


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #13-0296 /SALE OF PROPERTY - 3814 EDNOR ROAD		

TO

DATE:

The Honorable President and
 Members of the City Council
 City Hall, Room 400
 100 North Holliday Street

January 13, 2014

At its regular meeting of December 19, 2013, the Planning Commission considered City Council Bill #13-0296, for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as 3814 Ednor Road and no longer needed for public use; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached agenda, staff report which recommended approval of City Council Bill #13-0296 and adopted the following resolution; eight (8) members being present (eight (8) in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #13-0296 be passed by the City Council.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

cc: Ms. Kaliopé Parthemos, Deputy Chief for Economic and Neighborhood Development
 Mr. Alex Sanchez, Chief of Staff
 Ms. Angela Gibson, Mayor's Office
 The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission
 Mr. David Tanner, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Mr. Nicholas Blendy, DHCD
 Ms. Barbara Zektick, DOT
 Ms. Elena DiPietro, Law Dept.
 Ms. Karen Randle, Council Services
 Ms. Marcia Collins, DPW
 Mr. David Framm, DGS



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

December 19, 2013

REQUEST: City Council Bill #13-0296/ Sale of Property – 3814 Ednor Road

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as 3814 Ednor Road (Ward 9, Section 22, Block 2972N, Lot 026) and no longer needed for public use; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Ken Hranicky

PETITIONER(S): The Administration (Department of Housing and Community Development)

OWNER: Mayor and City Council

SITE/ GENERAL AREA

Site Conditions: 3814 Ednor Road (Block 2972N, Lot 026) is a two-story row-home situated midblock along the 3800 block of Ednor Road, north of Chestnut Hill Avenue and south of Andover Road. The subject property is roughly 20 feet wide and 105.5 feet in length. The land is zoned R-6.

General Area: This property is located in the Ednor Gardens-Lakeside neighborhood. The immediate area is characterized by rowhomes.

HISTORY There have been no prior Planning Commission actions on this site.

CONFORMITY TO PLANS

This project is compatible with the Baltimore City Comprehensive Mater Plan's LIVE section, Goal 1: Build Human and Social Capital by Strengthening Neighborhoods; Objective 2: Strategically Redevelop Vacant Properties Throughout the City.

ANALYSIS

City Council Bill #13-0296 would authorize the sale of 3814 Ednor Road. This property was acquired by the City through a Deed-in-lieu of Foreclosure. The prior owner operated a day-care center out of this address. Since acquiring the property, the City has auctioned off the property and requires this sales ordinance to close the contract. The purchaser plans to rehab the house to a residential dwelling.

The sales ordinance will allow disposition of the property. It is staff's finding that the subject property is not needed for public purposes, is in support of the City's Master Plan and can be sold. Planning is in support of City Council Bill #13-0296 that authorizes the sale and to allow the City to dispose of the lot.

Ednor Gardens-Lakeside Community Corporations, Inc., Historic Original Northwood Association, and Govans Ecumenical Development Corporation were notified about this action.



Thomas J. Stosur
Director