

FROM	NAME & TITLE	Eric W. Tiso,  Director of Development Oversight and Project Support	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Planning 8 th Floor, 417 East Fayette Street		
	SUBJECT	City Council Bill #25-0133 / City Streets – Opening – A Portion of Falls Road at the Intersection of West Coldspring Lane		

TO

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

DATE: February 12, 2026

At its regular meeting of February 5, 2026, the Planning Commission considered City Council Bill #25-0133, for the purpose of condemning and opening a portion of Falls Road located on the east side of Falls Road Northerly 135.5 Feet from the north side of West Coldspring Lane, as shown on a plat numbered 284 A 17A and dated March 1, 2025, prepared by the Survey Section, and filed in the Office of the Department of Transportation; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #25-0133 and adopted the following resolution:

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #25-0133 be **approved** by the City Council.

If you have any questions, please contact me at eric.tiso@baltimorecity.gov or by phone at 410-396-8358.

attachment

- cc: Ms. Nina Themelis, Mayor’s Office
 The Honorable John Bullock, Council Rep. to Planning Commission
 Mr. Justin Williams, BMZA
 Mr. Geoffrey Veale, Zoning Administrator
 Ms. Stephanie Murdock, DHCD
 Ms. Hilary Ruley, Law Dept.
 Mr. Francis Burnszynski, PABC
 Mr. Luciano Diaz, DOT
 Ms. Nancy Mead, Council Services



Brandon M. Scott
Mayor

PLANNING COMMISSION

Sean D. Davis, Chair; Eric Stephenson, Vice Chair

STAFF REPORT



Chris Ryer
Director

March 28, 2024

REQUEST: Street Closing/ Closing a portion of Falls Road – 4533 Falls Road

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER: Two Farms, Inc.

OWNER: Two Farms, Inc.

SITE/GENERAL AREA

Site Conditions: The portion of right-of-way (ROW) to be closed is on the eastern side of Falls Road, adjacent to 4533 Falls Road, and has been partially improved by a paved surface.

General Area: This property is part of the Roland Park neighborhood, which is predominantly residential in character, with commercial uses along major corridors, and with institutional uses scattered throughout the neighborhood.

HISTORY

There are no previous legislative or Planning Commission actions regarding this site.

ANALYSIS

Background: The portion of right-of-way (ROW) to be closed has already been in practical use by the adjacent property for many years, and appears to be part of that property, even though it is technically part of the ROW. Closure and sale of this portion of the ROW will allow for that strip of land to be consolidated into the property formally. A proposal for the redevelopment of 4533 Falls Road will incorporate the expanded parcel into the redevelopment project.

The action before the Planning Commission is to determine whether the portion of right-of-way (ROW) is needed for public purpose, as part of its authority over the master plan of the City, which includes its streets. In this case, the portion of the ROW already appears to be a part of the site, and it is not needed to be part of the roadway or sidewalks of Falls Road. Staff notes that this part of the ROW is somewhat unique, in that the front parcel boundary of 4533 Falls Road is set back from the adjacent property front lot lines by a little over fifteen feet, which makes the ROW of Falls Road abnormally deep in this location, and for no obvious reason. Because of this condition, staff believes that the Planning Commission can find that there is no public need for that strip of land, and that it can be closed and sold.

Equity:

The closure and sale of this portion of the ROW will not affect the function of the existing Falls Road roadway. Aligning the front lot lines will allow for reasonable redevelopment of the property. There will not be any undue impacts to staff time or resources as part of this routine review.

Notification: The Roland Park Civic League, Medfield Community Association, and the Hampden Community Council have been notified of this action.



Chris Ryer
Director