



FROM	NAME & TITLE	CHRIS RYER, DIRECTOR 	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #20-0607 / CITY STREETS - NAMING AN UNNAMED ALLEY, LOCATED IN THE REAR OF 216 EAST BIDDLE STREET, MURA ALLEY		

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

DATE: November 13, 2020

At its regular meeting of November 12, 2020, the Planning Commission considered City Council Bill #20-0607, for the purpose of naming an unnamed alley, located in the rear of 216 East Biddle Street, between Hunter Street and Guilford Avenue, Mura Alley.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #20-0607 and adopted the following resolutions; nine members being present (nine in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #20-0607 be passed by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Mr. Nicholas Blendy, Mayor's Office
Mr. Matthew Stegman, Mayor's Office
Ms. Nina Themelis, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. Colin Tarbert, BDC
Ms. Livhu Ndou, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Stephanie Murdock, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Liam Davis, DOT
Ms. Natawna Austin, Council Services
Mr. Dominic McAlily, Council Services
Mr. Adam Chamy & Mr. Bradley Gallagher, owners



Bernard C. "Jack" Young
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Chris Ryer
Director

November 12, 2020

REQUEST: City Council Bill #20-0607/ City Streets – Naming an Unnamed Alley, Located in the Rear of 216 East Biddle Street, Mura Alley:

For the purpose of naming an unnamed alley, located in the rear of 216 East Biddle Street, between Hunter Street and Guilford Avenue, Mura Alley.

RECOMMENDATION: Approval

STAFF: Eric Tiso

INTRODUCED BY: Councilman Stokes

OWNER: Mayor & City Council (ROW)

SITE/GENERAL AREA

This block is located in the eastern end of the Mid-Town Belvedere neighborhood, which has a diversity of uses and scale of development. The alley to be named is a concrete "V" cross-section alley. The immediate block in this area are primarily residential, with occasional commercial uses along primary streets. The adjacent block has rowhomes in the 200-block of East Biddle street on the south side of the alley, as well as a two-story brick office building and surface parking lots on the north side of the alley.

HISTORY

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

ANALYSIS

Background: The owner of 216 East Biddle Street has a multi-family building with two dwelling units. The rear unit has access to the rear alley for entry to that unit. They would like the alley to be named, so that the rear unit can have an address. The purpose for addressing is so that the unit can be located by Fire and EMS services. Staff understands that there may be other units in the block that have rear entries as well.

When naming streets, staff is normally concerned for the purpose of the naming, as there can be other effects for development purposes. In this case, the alley is truly an alley in its construction, and not a street. If approved for naming, the street would not be eligible for use to create new property addresses by way of subdivision, as that would create inner-block parcels that would not independently meet the normal development rules and requirements. With that only reservation, staff has no objection to the naming of this alley. The block plat is included below, with the proposed portion for naming highlighted in yellow.

Notification: The Midtown Community Benefits District has been notified of this action.


Chris Ryer
 Director

