


FROM	NAME & TITLE	GARY W. COLE, ACTING DIRECTOR <i>Globe</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0190/ CITY STREETS – CLOSING BREXTON STREET		

TO

DATE:
October 7, 2008

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

At its regular meeting of September 25, 2008 the Planning Commission considered City Council Bill #08-0190, for the purpose of condemning and closing Brextion Street, extending from Park Avenue Northwesterly 71.1 feet, more or less, to Tyson Street, as shown on the Plat 114-A40 in the Office of the Department of Public Works; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached agenda, summary, and previous staff report which recommended approval of City Council Bill #08-0190 and adopted the following resolution, 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 #08-0190 be passed by the City Council.

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

GC/ttl

Attachments

cc:
Mr. Andy Frank, Deputy Mayor
Mr. Demuane Millard, Chief of Staff
Ms. Angela Gibson, Mayor's Office
The Honorable "Rikki" Spector, City Council Commission Representative
Ms. Nikol Nabors-Jackson, DHCD
Ms. Deepa Bhattacharyya, Law Department
Mr. Larry Greene, Councilmanic Services
Mr. David Tanner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Marcia Collins, DPW
Mr. Paul Barnes, DPW

PLANNING COMMISSION

STAFF REPORT

February 7, 2002

REQUEST: Street Closing Brexton Street – Between Park Avenue and Tyson Street

RECOMMENDATION: Approval

STAFF: Susan Williams

PETITIONER: Zumot Real Estate Management, Inc.

OWNER: Mayor and City Council

SITE/ GENERAL AREA

Site Conditions: Brexton Street is an alley street, which runs from Park Avenue to West Chase Street and is about two blocks long. The portion proposed to be closed is the block between Park Avenue and Tyson Street. It is twenty feet wide and about eighty feet long. The street is improved.

General Area: The site is located within the Midtown-Belvedere Urban Renewal Area, the Mount Vernon Historic District, the Midtown Benefits District and is zoned B-4-2. Directly to the north, is the former Brexton Apartment building, a six-story historic building. Along Tyson Street are quaint two-story rowhomes. One block to the south along Read Street is a commercial node, and to the north are the Symphony Hall and University of Baltimore Complex.

HISTORY

- Ordinance #64-229, created the Mount Vernon City Historic District
- Ordinance #75-1037 established the Midtown Belvedere Urban Renewal Plan
- Ordinance #79-1187, was the most recent amendment to the Mount Vernon Historic District
- Ordinance #01-0156 is the most recent amendment to the Mid-town Belvedere Urban Renewal Plan

CONFORMITY TO PLANS

The closing of this right-of-way and its reuse in conjunction with the Brexton Building is in conformance with the goals and objectives of the Midtown Belvedere Urban Renewal Plan.

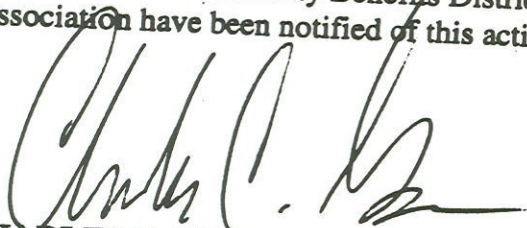
ANALYSIS

Zumot Real Estate Management, Inc. is proposing to renovate the historic Brexton apartment building, located on the property known as 868 Park Avenue. This six-story building is to be renovated for a 22-unit apartment-hotel. They intend to renovate the building in accordance with the Commission for Historical and Architectural Preservation guidelines as required by the Mount Vernon Historic District Designation. They also anticipate using historic tax credits for this project. This vacant building has been a blighting influence on the area for some time. The community strongly prefers the renovation of this historic building to the razing of the building.

The Brexton Building takes up the entire lot, leaving no area for refuse pick-up, parking of a van to serve the apartment-hotel or to provide other parking. During the Site Plan Review process the applicants proposed using this portion of Brexton Street for the parking of a van that would serve the tenants and as access for their refuse. The proposal is to gate the street off for private use.

Since public rights-of-way may not be for private purposes, it was suggested that the developer pursue the closing of the right-of-way. This portion of Brexton Street is an alley street, and is not well traveled. It is also the staff's understanding that the adjacent property owner, on the opposite side of Brexton Street, is supportive of the closing. The portion of Brexton Street between Tyson Street and Park Avenue is no longer needed for public purpose.

The Midtown Community Benefits District and the Mt. Vernon Belvedere Neighborhood Association have been notified of this action.



CHARLES C. GRAVES III
Director