

TJA

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR
	SUBJECT	CITY COUNCIL BILL #09-0299/ CITY STREETS – CLOSING –HUNTER STREET

CITY of
BALTIMORE
MEMO



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

DATE:
April 20, 2009

At its regular meeting of April 2, 2009 the Planning Commission considered City Council Bill #09-0299, for the purpose of condemning and closing Hunter Street, extending from the north side of a 10-foot alley, laid out in the rear of the properties known as 210 through 218/220-222 East Preston Street, Northerly 94.1 feet, more or less, to the south side of a 7-foot alley, laid out in the rear of the properties known as 209 through 217 East Mount Royal Avenue, as shown on Plat 338-A-21 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 recommends approval of City Council Bill #09-0299 and adopted the following resolution, seven members being present (seven in favor).

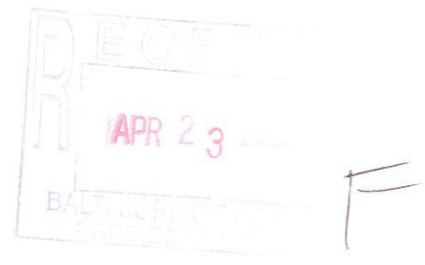
RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff and recommends that City Council Bill #09-0299 be passed by the City Council.

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

GWC/ttl

Attachments

- cc:
- Mr. Andy Frank, Deputy Mayor
- Mr. Demaune Millard, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable Rochelle "Rikki" Spector, Council Rep. for Planning Commission
- Mr. David Tanner, BMZA
- Mr. Geoffrey Veale, Zoning Administration
- Ms. Nikol Nabors-Jackson, DHCD
- Mr. Larry Greene, Councilmanic Services
- Ms. Marcia Collins, DPW
- Mr. Paul Barnes, DPW



PLANNING COMMISSION

STAFF REPORT

February 7, 2008

REQUEST: Street Closing /Portion of Hunter Street behind 1312 Guilford Avenue

RECOMMENDATION: Approval, subject to compliance with Department of Public Works requirements.

STAFF: Kenneth Hranicky

PETITIONER: Printer's Square Apartments, LLC

OWNER: Mayor and City Council of Baltimore

SITE/GENERAL AREA

Site Conditions: The requested street closing is a portion of Hunter Street approximately 20-foot wide by 100-foot lot (Block 0468), located between a 10 foot alley and a 7 foot alley, southwest of the intersection at East Mt. Royal Street, behind 1312 Guilford Avenue.

General Area: The proposed street closing is in the northern portion of the Midtown Belvedere community, where there is a mix of residential, office residential, and other business uses. Much of the surrounding area is zoned R-9. The street closing in question is in the Mid-Town Belvedere Urban Renewal Area and in the Mt. Vernon historic district.

HISTORY

- Ordinance 62-1238 granted permission to Williams and Wilkins Company to construct, use, and maintain a 3 story bridgeway from the rear of the property known as 1310 Guilford Avenue, to the front of the property now known as 1300/1314 Hunter Street.
- Ordinance #75-1037, approved December 1, 1975, established the Mid-Town Belvedere Urban Renewal Plan.
- Ordinance #01-156, approved April 30, 2001, was the last amendment to the Urban Renewal Plan.
- Ordinance #04-861, approved December 2, 2004, authorized the sale of former Firehouse No. 28 property.

CONFORMITY TO PLANS

This site lies within the Mid-Town Belvedere Urban Renewal Plan boundaries and the site plans comply with its provisions. The street closing also complies with the

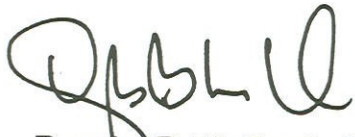
Comprehensive Master Plan's Earn Section, Goal 1, Objective 1: Retain and Attract Businesses in all Growth Sectors.

ANALYSIS

Osprey-Bolton Printer's Square, LLC has requested the street closing and is proposing to use the bed of Hunter Street as a private courtyard between its two apartment buildings at the site and to finish the consolidation of their bordering lots. No construction is being proposed. This portion of Hunter Street serves mainly as access to the Printer's Square Apartments and the staging of dumpsters.

The applicant owns the property bordering the proposed street closing. It is staff's opinion that this portion of Hunter Street is not needed to provide access to adjacent properties and that it can be closed, declared surplus right-of-way, and be disposed of.

The Mt. Vernon-Belvedere Association, the Midtown Community Benefits District, Central District Police – Community Relations Council, Charles – North Community Association have been notified of this action.



Douglas B. McCoach, III
Director