


FROM	NAME & TITLE	Laurie Feinberg, Acting Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #18-0303/ STREET CLOSING – A PORTION OF WEST BARNEY STREET		

DATE:

TO

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

November 20, 2018

At its regular meeting of September 27, 2018, the Planning Commission considered this street closing, which will “square off” the block, and allow for a better development parcel in the adjacent block. It was determined that these portions of right-o-way are no longer needed for public purpose, and can be closed and sold. City Council Bill #18-0303 will now formally authorize this street closure. The Department of Planning recommends approval of this bill.

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

LF/ewt

attachment

- cc: Mr. Pete Hammen, Chief Operating Officer
 Mr. Jim Smith, Chief of Strategic Alliances
 Ms. Karen Stokes, Mayor’s Office
 Mr. Colin Tarbert, Mayor’s Office
 Mr. Kyron Banks, Mayor’s Office
 The Honorable Edward Reisinger, Council Rep. to Planning Commission
 Mr. William H. Cole IV, BDC
 Mr. Derek Baumgardner, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Ms. Sharon Daboin, DHCD
 Mr. Tyrell Dixon, DHCD
 Ms. Elena DiPietro, Law Dept.
 Mr. Francis Burnszynski, PABC
 Mr. Josh Taylor, DOT
 Ms. Natawna Austin, Council Services
 Mr. Ervin Bishop, Council Services



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Thomas J. Stosur
Director

September 27, 2018

REQUEST: Street Closing/ A Portion of Clarkson Street and West Barney Street – In The Vicinity of 1800 South Hanover Street

RECOMMENDATION: Approval

STAFF: Anthony Cataldo, AICP

PLANNING DISTRICT: South

PETITIONER: Mr. Joseph Woolman, III on behalf of South Hanover Street Properties, LLC.

OWNER: The Mayor and City Council

SITE/GENERAL AREA

Site Conditions: The portion of Clarkson Street that is proposed to be closed is located perpendicular to West Barney Street and solely between two parcels owned by South Hanover Street Properties, LLC. The portion of West Barney Street that is proposed to be closed is along the frontage of the property known as 1800 South Hanover Street to the west of the intersection of Clarkson and W. Barney Street.

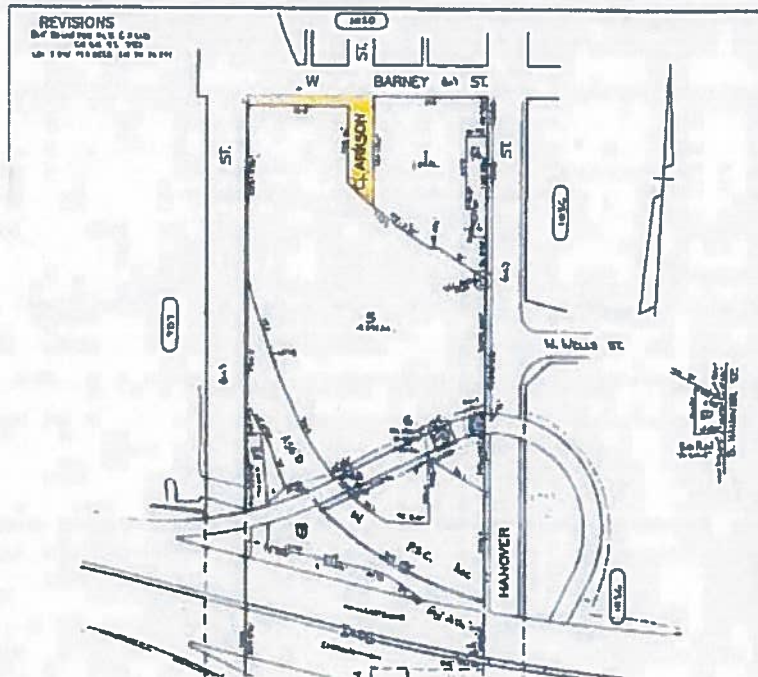
General Area: The streets proposed to be closed are located in the South Baltimore Neighborhood in south Baltimore. The streets and abutting parcels are within the larger site known as 1800 S. Hanover Street and back up to the I-95 on ramp.

HISTORY

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

ANALYSIS

Proposal: The applicant has requested the Department of Transportation to close Clarkson Street and a portion of W. Barney Street as indicated on the plat below:



All of the abutting parcels have sole ownership and the ROW portion of W. Barney Street is currently overgrown with utility poles and no pedestrian access. As the street has already been effectively functioning as a private surface parking area, there will be no practical change as a consequence of its closing. The landowner is in the process of investigating future redevelopment of the site, and as such wishes to consolidate the street portions with the remainder of his parcels.

This action has been referred to the Planning Commission for review as an extension of the Master Plan review authority assigned by the City Charter, Art. VII, §§72 and 74. Given that the all of the parcels abutting these street portions proposed for closure are under sole ownership and comprise a possible redevelopment site, staff recommends that the Planning Commission find that there is no further need for public use of the street portions and that they can be closed. Any utilities in the area to be closed will need to either be removed or will require an easement.

Community Notification: The Riverside Neighborhood Association, South Baltimore Business Alliance, South Baltimore Neighborhood Association, and South Baltimore Partnership have been notified of this action.

Thomas J. Stosur
Director