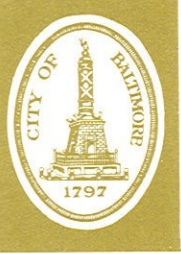


FROM

| | |
|-----------------------|---|
| NAME & TITLE | GARY W. COLE, ACTING DIRECTOR <i>GWC</i> |
| AGENCY NAME & ADDRESS | DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR |
| SUBJECT | CITY COUNCIL BILL #08-0238/ CITY STREETS – CLOSING – TWO 10- FOOT ALLEYS |

CITY of
BALTIMORE
MEMO



TO

DATE:
December 26, 2008

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

At its regular meeting of December 18, 2008, the Planning Commission considered City Council Bill #08-0238 for the purpose of closing several alleys at the rear of 115 West 25th and Howard Streets. City Council Bill #08-0238 is the required legislation that will formally close the aforementioned alleys. This is the third step in a four step process that is needed to dispose of surplus right-of-way property. This action is consistent with previous Planning Commission action.

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 #08-0238 and adopted the following resolution, eight members being present (eight in favor).

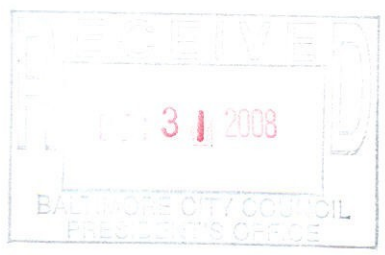
RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff and recommends that City Council Bill #08-0238 be passed by the City Council.

If you have questions, please contact Mr. Wolde Ararsa, Acting 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

May 18, 2006

REQUEST: Street Closing/Alleys in the Rear of 115 West 25th Street for the Twenty-Fifth Street Partnership

RECOMMENDATION: Approval

STAFF: Kenneth Hranicky

OWNER: Mayor and City Council and Twenty-Fifth Street Partnership

PETITIONER: Twenty-Fifth Street Partnership

SITE/GENERAL AREA

Site Condition: The alleys to be closed abut the properties owned by the applicant, Twenty-Fifth Street Partnership. The applicant is a business entity related to Anderson Automotive Group, Inc. and these alleys are paved and are used for storing vehicles by the automotive dealership. Four alleys are west side of Mace Street and a fifth alley is a combination of three alleys that is located on the east side of Mace Street.

General Area: Portion of the alley closing lies at the southwestern side of 25th and Mace Streets and the other portion of the alleys are at the southeastern side of 25th and Mace Streets. The site of the alley closings is in a mixed use area, with residential and business areas located across the main streets along Maryland Avenue on the east, 24th Street on the south, Howard Street on the west and 25th Street on the north.

HISTORY

- There are no legislation or Planning Commission actions for the subject right-of-way property.
- It is noted that, notwithstanding earlier correspondence in connection with the alley closings, the owner does not intend to close Mace Street at this time

CONFORMITY TO PLANS

The area of the alleys closings is not affected by any master plans.

ANALYSIS

The Twenty-Fifth Street Partnership is requesting the closings of these alleys to consolidate the various parcels on both sides of Mace Street into a single tax lot. These alleys are only "paper" rights-of-ways and do not physically exist except on tax plats. However, these alleys have not yet been legally closed. This action will formalize the

closings of these alleys in order to facilitate the consolidation of the parcels. The alleys requested for closure abut the petitioner's property on all sides and Mace Street.

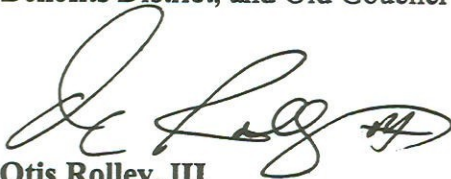
The Anderson Automotive Group, Inc. is one of the few remaining automobile dealerships within Baltimore City. This firm is a major employer and has a long history at this location. The firm has made a conscientious decision to expand and remain in the City and to continue to provide valuable services to the residents of the City and surrounding areas.

The subject alleys are described as follows and are designated in the attached drawing:

- The alley five (5) feet wide, seventy (70) feet more or less north of 24th Street, extending one hundred twenty-four (124) feet more or less east from Howard Street, in Block 3625; and
- The alley ten (10) feet wide, seventy-two (72) feet more or less east from Howard Street, and sixty-eight (68) feet more or less west from Mace Street, extending seventy-eight (78) feet north then terminating, in Block 3625; and
- The alley ten (10) feet wide, one hundred (100) feet more or less north of 24th Street, extending from Howard Street east to Mace Street, in Block 3625; and
- The alley five (5) feet wide, seventy-five (75) feet more or less north from 24th Street, sixty-eight (68) feet more or less east from Howard Street and seventy-seven (77) feet more or less west from Mace Street, extending twenty-five (25) feet more or less in a north/south direction, in Block 3625; and
- The alley ten (10) feet wide, eighty (80) feet more or less west from Maryland Avenue and fifty-five (55) feet more or less east from Mace Street, extending one hundred eighty-four (184) feet more or less north, branching off approximately sixty (60) feet north of west 24th Street and extending west to meet Mace Street and branching off again approximately one hundred seventy-four (174) north of west 24th Street and extending west to meet Mace Street, in Block 3625.

Staff has reviewed the request to close the subject alleys and find that the alleys and their right-of ways are no longer needed for public purposes, can be declared surplus right-of-way, closed and sold.

Staff notified the Charles Village Civic Association, Charles Village Community Benefits District, and Old Goucher Community Association, Inc. about this action.



Otis Rolley, III
Director