

TJS

<b>FROM</b>	<b>NAME &amp; TITLE</b>	THOMAS J. STOSUR, DIRECTOR	<b>CITY of</b> <b>BALTIMORE</b> <b>MEMO</b>	
	<b>AGENCY NAME &amp; ADDRESS</b>	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 <sup>th</sup> FLOOR		
	<b>SUBJECT</b>	CITY COUNCIL BILL #09-0296/CITY STREETS – CLOSING- OAKHILL AVENUE		

**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 #09-0296, for the purpose of condemning and closing Oakhill Avenue, extending from 20<sup>th</sup> Street, Northerly 90.9 feet, more or less, to south side of 15-foot alley laid out in the rear of the properties known as 800 through 928 East 20<sup>th</sup> Street, as shown on Plat 190-A-27 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 #09-0296 and adopted the following resolution, seven members being present (seven in favor)

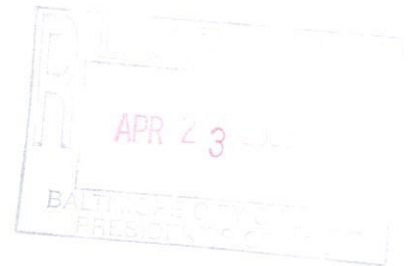
RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #09-0296 be passed by the City Council.

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

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Attachments

- cc:
- Mr. Andy Frank, Deputy Mayor
  - Mr. Demuane 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
  - Mr. Larry Greene, Councilmanic Services
  - Ms. Marcia Collins, DPW
  - Mr. Paul Barnes, DPW
  - Ms. Nikol Nabors-Jackson, DHCD



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# PLANNING COMMISSION

## STAFF REPORT

February 21, 2008

**REQUEST:** Street Closing – Portion of Oakhill Avenue

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

**STAFF:** Kenneth Hranicky

**PETITIONER:** Blazing Star Pentecostal Church, represented by Reverend Kelvin A. Roane, Sr.

**OWNER:** Mayor and City Council of Baltimore

### **SITE/GENERAL AREA**

**Site Conditions:** The requested street closing is a portion of Oakhill Avenue approximately 59-foot wide by 100-foot lot (Block 4013B), located between a 10 foot alley and E. 20<sup>th</sup> Street.

**General Area:** The proposed street closing is in the East Baltimore Midway neighborhood which is predominantly residential. The Cecil Elementary School and Cecil Kirk Recreation Center is located just north of the proposed street closing. Much of the surrounding area is zoned R-8.

### **HISTORY**

- Ordinance #79-1076, approved December 20, 1979, established the East Baltimore Midway Urban Renewal Plan.
- Amendment No. 3, dated February 24, 1994, approved by the Mayor and City Council of Baltimore by Ordinance No. 334, dated June 2, 1994.

### **CONFORMITY TO PLANS**

This site lies within the East Baltimore Midway 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.

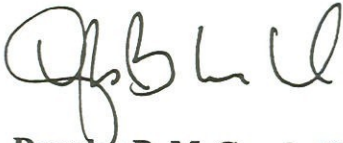
### **ANALYSIS**

Blazing Star Pentecostal Church, represented by Reverend Kelvin A. Roane, Sr. has requested the street closing and is proposing to consolidate with neighboring properties and build a church and associated parking on the site. The applicant owns the property bordering the proposed street closing.

- Site Plan Review: This site was reviewed and approved by the Site Plan Review Committee on May 30, 2007.
- Architectural Elevations: Applicant will be providing a brick façade along 20<sup>th</sup> Street along with an entry vestibule. Staff Architect reviewed and approved the plans.

It is staff's opinion that this portion of Oakhill Avenue is not needed to provide access to adjacent properties and is no longer needed for public purposes and that it can be closed, declared surplus right-of-way, and be disposed of.

The Greater Greenmount Community Association has been notified of this action.



**Douglas B. McCoach, III**  
**Director**