
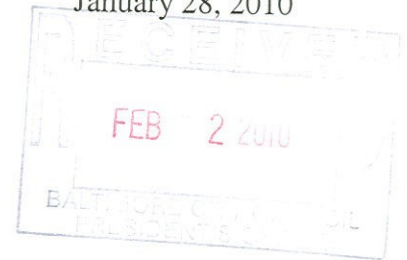


FROM	NAME & TITLE	Khalil A. Zaied, Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of General Services 800 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 09-0427		

TO

The Honorable President and Members
of the Baltimore City Council
c/o Karen Randle
Room 400 - City Hall

DATE: January 28, 2010



I am herein reporting on City Council Bill 09-0427 introduced by Council Member Cole on behalf of Wylie Funeral Homes, P.A.

The purpose of the Bill is to approve the application of the Mayor and City Council of Baltimore and Wylie Funeral Homes, P.A., which are either the owner, potential owner, developer, and/or contract purchaser of the following properties: 1602, 1604, 1606, 1606 ½, 1608, 1610, 1612, 1614, 1616, 1618, 1620, 1622, 1624, and 1626 Harlem Avenue; 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, and 725 North Mount Street; and 634, 636, and 638 North Gilmore Street (collectively, the "Property"), to have the Property designated a Residential Planned Unit Development; and to approve the Development Plan submitted by the applicant.

Wylie Funeral Home submitted a proposal to the Department of Housing and Community Development to construct a mixed-use development governed by a Planned Unit Development (PUD). The site is located within the Urban Renewal Plan for Harlem Park Project II and includes the properties known as 1602 through 1626 Harlem Avenue, 703 through 725 North Mount Street, and 634 through 638 North Gilmore Street. The mixed use proposal would allow the Wylie Funeral Home to expand its business and would also provide an opportunity for residential and office development. City Council Bill 09-0427 would establish a Planned Unit Development (PUD) for these properties and companion City Council Bill 09-0426 would amend the Urban Renewal Plan for Harlem Park Project II to accommodate the proposed PUD.


Wylie Funeral Home is located at 634-638 North Gilmore Street, three converted rowhomes. The remaining parcels in the proposed PUD are either City-owned or in the process of being acquired by the City. The structures that were on these parcels have been demolished. The applicant would like to build a new one-story funeral home along the 1600 block of Harlem Avenue. A five-car garage for the funeral cars would be attached and a 77-space surface parking lot would be located to the rear of the new funeral parlor to provide adequate parking for their business. Ingress and egress would be provided from Harlem Avenue and from two driveways along North Mount Street. The plans provide for a perimeter fence and for a

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landscaping plan. The plans would require adjustments to the location of an existing sanitary sewer line and an easement for the Department of Public Works to access the utility.

The Department of General Services supports passage of City Council Bill 09-0427 provided that a utility easement for the sanitary line is accommodated.



Khalil A. Zaied
Director

KAZ/MMC:pat