



BALTIMORE CITY COUNCIL LAND USE & TRANSPORTATION COMMITTEE

Mission Statement

On behalf of the Citizens of Baltimore City, the Land Use & Transportation Committee is committed to shaping a reliable, equitable, and sustainable future for Baltimore's land use and transportation systems. Through operational oversight and legislative action, the committee aims to develop and support lasting solutions grounded in principles of good governance.

The Honorable Ryan Dorsey

CHAIR

PUBLIC HEARING

4/30/2026

9:00 AM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

25-0134

*City Streets – Closing – A Portion of Falls Road at
the Intersection of West Coldspring*

City Council Committees

BUDGET AND APPROPRIATIONS

Danielle McCray - Chair
Isaac “Yitzy” Schleifer – Vice Chair
Sharon Green Middleton
Paris Gray
Antonio Glover

*Staff: Paroma Nandi
(Paroma.Nandi@baltimorecity.gov)*

PUBLIC SAFETY

Mark Conway - Chair
Zac Blanchard – Vice Chair
Danielle McCray
Isaac “Yitzy” Schleifer
Paris Gray
Phylicia Porter
Antonio Glover

*Staff: Anthony Leva
(Anthony.Leva@baltimorecity.gov)*

HOUSING AND ECONOMIC DEVELOPMENT

James Torrence – Chair
Odette Ramos – Vice Chair
Zac Blanchard
Jermaine Jones
Antonio Glover

*Staff: Juliane Jemmott
(Juliane.Jemmott@baltimorecity.gov)*

PUBLIC HEALTH AND ENVIRONMENT

Phylicia Porter - Chair
Mark Conway - Vice Chair
Mark Parker
Ryan Dorsey
James Torrence
John Bullock
Odette Ramos

*Staff: Marguerite Currin
(Marguertie.Currin@baltimorecity.gov)*

LEGISLATIVE INVESTIGATIONS

Isaac “Yitzy” Schleifer - Chair
Antonio Glover – Vice Chair
Ryan Dorsey
Sharon Green Middleton
Paris Gray

*Staff: Ethan Navarre
(Ethan.Navarre@baltimorecity.gov)*

LAND USE AND TRANSPORTATION

Ryan Dorsey – Chair
Sharon Green Middleton – Vice Chair
Mark Parker
Paris Gray
John Bullock
Phylicia Porter
Zac Blanchard

*Staff: Anthony Leva
(Anthony.Leva@baltimorecity.gov)*

LABOR AND WORKFORCE

Jermaine Jones – Chair
James Torrence – Vice Chair
Danielle McCray
Ryan Dorsey
Phylicia Porter

*Staff: Paroma Nandi
(Paroma.Nandi@baltimorecity.gov)*

EDUCATION, YOUTH AND OLDER ADULT

John Bullock – Chair
Mark Parker – Vice Chair
Sharon Green Middleton
James Torrence
Zac Blanchard
Jermaine Jones
Odette Ramos

*Staff: Juliane Jemmott
(Juliane.Jemmott@baltimorecity.gov)*

CHARTER REVIEW SPECIAL COMMITTEE

Ryan Dorsey - Chair
John Bullock - Vice Chair
Zac Blanchard
Jermaine Jones
Odette Ramos

Staff: Ethan Navarre (Ethan.Navarre@baltimorecity.gov)

**LAND USE & TRANSPORTATION COMMITTEE****The Honorable Ryan Dorsey
CHAIR****Legislative Oversight Hearing***25-0134**City Streets – Closing – A Portion of Falls Road at the Intersection of West Coldspring*

Sponsor: City Council President (Administration)

Purpose: FOR the purpose of condemning and closing a portion of Falls Road located on the east side of Falls Road Northerly 135.5 Feet from the north side of West Coldspring Lane, as shown on a plat numbered 284 A 17A and dated March 1, 2025, prepared by the Survey Section, and filed in the Office of the Department of Transportation; and providing for a special effective date

REPORTING AGENCIES

Department of Transportation	Favorable
Planning Commission	Favorable
Department of Public Works	No Impact – defer to DOT
Department of Housing & Community Development	Favorable

BACKGROUND

The Baltimore City Charter gives the City government broad authority to regulate the roads and right-of-ways (ROW) in the City. This bill, if enacted, would close a portion of the ROW adjacent to 4533 Falls Road. Allowing this will allow for the ROW to be incorporated into the adjacent property and allow for redevelopment. Historically, the ROW has been used by the abutting property, so this, in essence, would help to formalize what is the current practice. DOT and Planning have both noted that this portion of the ROW is not needed by the City.

FISCAL NOTE

No anticipated fiscal impact from this bill.

**CITY OF BALTIMORE
COUNCIL BILL 25-0134
(First Reader)**

Introduced by: The Council President

At the request of: The Administration (Department of Transportation)

Introduced and read first time: November 24, 2025

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: Department of Transportation, Planning Commission,
Department of Public Works, Department of Housing and Community Development

A BILL ENTITLED

1 AN ORDINANCE concerning

2 style="text-align:center">**City Streets – Closing – A Portion of Falls Road at the**
3 style="text-align:center">**Intersection of West Cold Spring Lane**

4 FOR the purpose of condemning and closing a portion of Falls Road located on the east side of
5 Falls Road Northerly 135.5 Feet from the north side of West Cold Spring Lane, as shown on
6 a plat numbered 284-A-17A and dated March 1, 2025, prepared by the Survey Section, and
7 filed in the Office of the Department of Transportation; and providing for a special effective
8 date.

9 BY authority of

10 Article I - General Provisions

11 Section 4

12 and

13 Article II - General Powers

14 Sections 2, 34, 35

15 Baltimore City Charter

16 (1996 Edition)

17 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That the
18 Department of Transportation shall proceed to condemn and close a portion of Falls Road located
19 on the east side of Falls Road Northerly 135.5 Feet from the north side of West Cold Spring Lane
20 and more particularly described as follows:

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Council Bill 25-0134

**Description of a
Portion of Falls Road at the Intersection of
West Cold Spring Lane**

Ward 27, Section 16, Block 4778-G

Beginning for Parcel 1 at the point formed by the intersection of the south side of the property known as 4535/4539 Falls Road, variable width and the east side of said Falls Road said point of beginning being distant Northerly 320.5 feet measured along the east side of said Falls Road from the north side of West Cold Spring Lane variable width and the east side of said Falls Road; thence binding on the south side of said of said property known as 4535/4539 Falls Road Easterly 15 feet more or less, to the easternmost of Falls Road: thence on the easternmost side of said Falls Road Southerly 185 feet more or less, to the northern side of the property known as 4501 Falls Road; thence binding on said norther side of said property Westerly 15 feet more or less, and thence Northerly 185 feet more or less, to the place of beginning.

Containing 2775 square feet or 0.0637 acres more or less.

As delineated on a plat numbered 284-A-17A, prepared by the Survey Control Section, and filed on March 1, 2025 in the Office of the Department of Transportation.

SECTION 2. AND BE IT FURTHER ORDAINED, That the proceedings for the condemnation and closing of a portion of Falls Road located on the east side of Falls Road Northerly 135.5 Feet from the north side of West Cold Spring Lane and the rights of all interested parties shall be regulated by and in accordance with all applicable provisions of state and local law and with all applicable rules and regulations adopted by the Director of Department of Transportation and filed with the Department of Legislative Reference.

SECTION 3. AND BE IT FURTHER ORDAINED, That after the closing under this Ordinance, all subsurface structures and appurtenances now owned by the Mayor and City Council of Baltimore continue to be the property of the Mayor and City Council, in fee simple, until their use has been abandoned by the Mayor and City Council. If any person wants to remove, alter, or interfere with them, that person must first obtain permission from the Mayor and City Council and, in the application for this permission, must agree to pay all costs and expenses, of every kind, arising out of the removal, alteration, or interference.

SECTION 4. AND BE IT FURTHER ORDAINED, That no building or structure of any kind (including but not limited to railroad tracks) may be constructed or erected in or on any part of the street closed under this Ordinance until all subsurface structures and appurtenances owned by the Mayor and City Council of Baltimore have been abandoned by the Mayor and City Council or, at the expense of the person seeking to erect the building or structure, have been removed and relaid in accordance with the specifications and under the direction of the Director of Transportation of Baltimore City.

SECTION 5. AND BE IT FURTHER ORDAINED, That after the closing under this Ordinance, all subsurface structures and appurtenances owned by any person other than the Mayor and City Council of Baltimore shall be removed by and at the expense of their owners, promptly upon notice to do so from the Director of Transportation.

Council Bill 25-0134

1 **SECTION 6. AND BE IT FURTHER ORDAINED**, That at all times after the closing under this
2 Ordinance, the Mayor and City Council of Baltimore, acting by or through its authorized
3 representatives, shall have access to the subject property and to all subsurface structures and
4 appurtenances used by the Mayor and City Council, for the purpose of inspecting, maintaining,
5 repairing, altering, relocating, or replacing any of them, without need to obtain permission from
6 or pay compensation to the owner of the property.

7 **SECTION 7. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date it is
8 enacted.

BALTIMORE CITY COUNCIL





LAND USE & TRANSPORTATION COMMITTEE

25-0134

*City Streets – Closing – A Portion of Falls Road at
the Intersection of West Coldspring*

Agency Reports

FROM	NAME & TITLE	Eric W. Tiso,  Director of Development Oversight and Project Support	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Planning 8 th Floor, 417 East Fayette Street		
	SUBJECT	City Council Bill #25-0134 / City Streets – Closing – A Portion of Falls Road at the Intersection of West Coldspring Lane		

TO

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

DATE: February 12, 2026

At its regular meeting of February 5, 2026, the Planning Commission considered City Council Bill #25-0134, for the purpose of condemning and closing a portion of Falls Road located on the east side of Falls Road Northerly 135.5 Feet from the north side of West Coldspring Lane, as shown on a plat numbered 284 A 17A and dated March 1, 2025, prepared by the Survey Section, and filed in the Office of the Department of Transportation; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #25-0134 and adopted the following resolution:

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #25-0134 be **approved** by the City Council.

If you have any questions, please contact me at eric.tiso@baltimorecity.gov or by phone at 410-396-8358.

attachment

- cc: Ms. Nina Themelis, Mayor’s Office
 The Honorable John Bullock, Council Rep. to Planning Commission
 Mr. Justin Williams, BMZA
 Mr. Geoffrey Veale, Zoning Administrator
 Ms. Stephanie Murdock, DHCD
 Ms. Hilary Ruley, Law Dept.
 Mr. Francis Burnszynski, PABC
 Mr. Luciano Diaz, DOT
 Ms. Nancy Mead, Council Services



Brandon M. Scott
Mayor

PLANNING COMMISSION

Sean D. Davis, Chair; Eric Stephenson, Vice Chair

STAFF REPORT



Chris Ryer
Director

March 28, 2024

REQUEST: Street Closing/ Closing a portion of Falls Road – 4533 Falls Road

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER: Two Farms, Inc.

OWNER: Two Farms, Inc.

SITE/GENERAL AREA

Site Conditions: The portion of right-of-way (ROW) to be closed is on the eastern side of Falls Road, adjacent to 4533 Falls Road, and has been partially improved by a paved surface.

General Area: This property is part of the Roland Park neighborhood, which is predominantly residential in character, with commercial uses along major corridors, and with institutional uses scattered throughout the neighborhood.

HISTORY

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

ANALYSIS

Background: The portion of right-of-way (ROW) to be closed has already been in practical use by the adjacent property for many years, and appears to be part of that property, even though it is technically part of the ROW. Closure and sale of this portion of the ROW will allow for that strip of land to be consolidated into the property formally. A proposal for the redevelopment of 4533 Falls Road will incorporate the expanded parcel into the redevelopment project.

The action before the Planning Commission is to determine whether the portion of right-of-way (ROW) is needed for public purpose, as part of its authority over the master plan of the City, which includes its streets. In this case, the portion of the ROW already appears to be a part of the site, and it is not needed to be part of the roadway or sidewalks of Falls Road. Staff notes that this part of the ROW is somewhat unique, in that the front parcel boundary of 4533 Falls Road is set back from the adjacent property front lot lines by a little over fifteen feet, which makes the ROW of Falls Road abnormally deep in this location, and for no obvious reason. Because of this condition, staff believes that the Planning Commission can find that there is no public need for that strip of land, and that it can be closed and sold.

Equity:

The closure and sale of this portion of the ROW will not affect the function of the existing Falls Road roadway. Aligning the front lot lines will allow for reasonable redevelopment of the property. There will not be any undue impacts to staff time or resources as part of this routine review.

Notification: The Roland Park Civic League, Medfield Community Association, and the Hampden Community Council have been notified of this action.



Chris Ryer
Director



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Timothy Keane, Acting Commissioner, Housing and Community Development
CC	Mayor's Office of Government Relations
DATE	April 22, 2026
SUBJECT	25-0134 City Streets – Closing – A Portion of Falls Road at the Intersection of West Coldspring Lane

Position: Favorable

BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0134 City Streets – Closing – A Portion of Falls Road at the Intersection of West Coldspring Lane FOR the purpose of condemning and closing a portion of Falls Road located on the east side of Falls Road Northerly 135.5 Feet from the north side of West Coldspring Lane, as shown on a plat numbered 284 A 17A and dated March 1, 2025, prepared by the Survey Section, and filed in the Office of the Department of Transportation; and providing for a special effective date.

If enacted, City Council Bill 25-0134 would condemn and close a portion of Falls Road located on the east side of Falls Road Northerly 135.5 Feet from the north side of West Coldspring Lane. If approved, this Bill will take effect on the date of its enactment.

SUMMARY OF POSITION

City Council Bill 25-0134 is at the request of the Administration (The Department of Transportation) and is a necessary precursor to the eventual sale of the area condemned and closed by this Bill. The property is not located within any of DHCD's Impact Investment Areas, Community Development Zones or Streamlined Code Enforcement Areas. It is our understanding that the portion of right-of-way (ROW) to be closed has already been functionally contiguous with the adjacent property for years, even though it is technically part of the ROW. Opening, closing, and selling this property will allow this segment of land to be formally consolidated within that adjacent property. This Bill is a companion to City Council Bills 25-0133 *City Streets – Opening – A Portion of Falls Road at the Intersection of West Coldspring Lane* and 25-0135 *Sale of Property – A Portion of Falls Road at the Intersection of West*

Coldspring Lane.

FISCAL IMPACT

As drafted, this Bill would have minimal fiscal or administrative impact on DHCD.

AMENDMENTS

DHCD does not seek any amendments to this Bill at this time.



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Veronica P. McBeth, Director, Department of Transportation
CC	Mayor's Office of Government Relations
DATE	December 19, 2025
SUBJECT	25-0134 • City Streets – Closing – A Portion of Falls Road at the Intersection of West Coldspring Lane

Position: Favorable

BILL SYNOPSIS

Council Bill 25-0134 would close a portion of land abutting Falls Road, removing it from the public right of way. In doing so, the land will be converted into a parcel which may then be designated for sale through Council Bill 25-0135. It is in the City's interest to sell this piece of land as it is currently in use by the abutting property and serves no purpose as transportation right of way. Additionally, the property owner will need to acquire this occupied parcel before redeveloping the abutting property.

SUMMARY OF POSITION

This closing and subsequent sale of this currently occupied right of way will facilitate local development. Therefore, the Department requests a favorable report on Council Bill 25-0134.



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Matthew W. Garbark, Director, Department of Public Works
CC	Mayor's Office of Government Relations
DATE	December 10, 2025
SUBJECT	25-0134 City Streets – Closing – A Portion of Falls Road at the Intersection of West Coldspring Lane

Position: No Impact

BILL SYNOPSIS

The purpose of City Council Bill 25-0134 is to condemn and close a portion of Falls Road located on the east side of the roadway, approximately 135.5 feet north of West Cold Spring Lane, as depicted on Plat 284-A-17A prepared by the Survey Section and filed with the Department of Transportation. (DOT) The bill also provides for a special effective date.

SUMMARY OF POSITION

City Council Bill 25-0134 authorizes the condemnation and closure of a specified portion of Falls Road at its intersection with West Cold Spring Lane, as shown on Plat 284-A-17A.

The closure area covers approximately 2,775 square feet and includes provisions for how existing subsurface structures will be managed and how the closed right-of-way may be used in the future. DOT oversees the process in accordance with all applicable state and local laws. The Department of Public Works defers to the DOT on this bill, as it has no operational impact on DPW.

BALTIMORE CITY COUNCIL



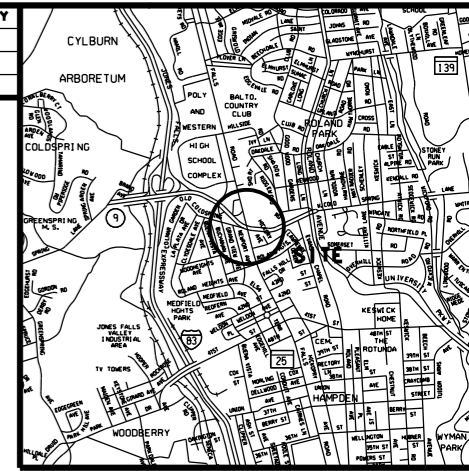
LAND USE & TRANSPORTATION COMMITTEE

25-0134

*City Streets – Closing – A Portion of Falls Road at
the Intersection of West Coldspring*

Additional Materials

NO.	REVISIONS	DATE	BY



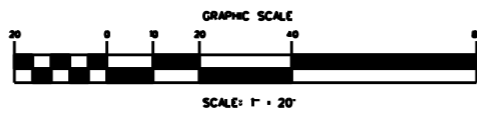
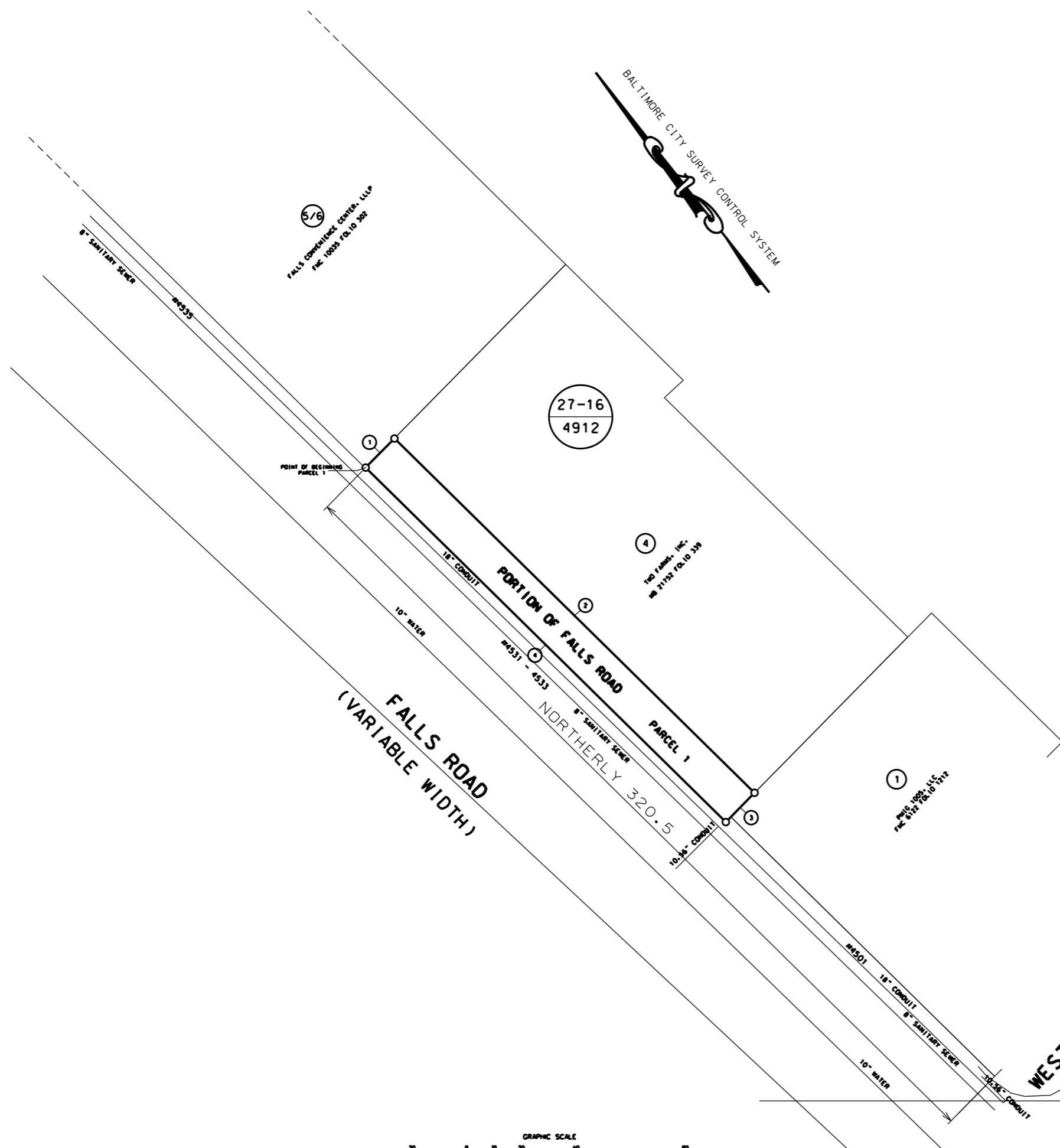
VICINITY MAP
1"=2000'

GENERAL NOTES

1. THIS PLAT WAS PREPARED USING AVAILABLE DEEDS AND BALTIMORE CITY BLOCK PLAT INFORMATION.
2. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE SEARCH PROVIDED BY CAPITAL TITLE COMPANY, DATED NOVEMBER 1ST, 2017.
3. AN EASEMENT WILL BE RETAINED FOR ALL UTILITIES NOT TO BE ABANDONED.
4. ANY UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM BALTIMORE CITY UTILITY RECORD DRAWINGS, AND ARE FOR THE CONVENIENCE OF THE USER OF THE DRAWING, AND THE CITY OF BALTIMORE OFFERS NO WARRANTY OR GUARANTEE AS TO THE ACCURACY, CORRECTNESS, COMPLETENESS, EXISTENCE OR NON-EXISTENCE OF THE INFORMATION SHOWN HEREON. THE USER OF THIS PLAT MUST VERIFY ALL SUCH INFORMATION TO HIS/HER OWN SATISFACTION.
5. RIGHT OF WAY WIDTHS SHOWN HEREON ARE BASED ON INFORMATION PROVIDED BY MAP AND RECORDS SECTION.
6. N/F - NOW OR FORMERLY.

COURSES AND DISTANCES

- PARCEL 1
1. EASTERLY 1. 15.0'±
 2. SOUTHERLY 2. 185.0'±
 3. WESTERLY 3. 15.0'±
 4. NORTHERLY 4. 185.0'±
- AREA: 2775 SQUARE FEET±
0.0637ACRES±



CHIEF, SURVEY SECTION

CHIEF, TRANSPORTATION ENGINEERING AND CONSTRUCTION DIVISION

DIRECTOR, DEPARTMENT OF TRANSPORTATION

SURVEYED BY: N/A FIELD CHECKED: N/A
 COMPUTED BY: SEAN SMS SCALE: 1" = 20'
 DRAWN BY: SEAN SMS
 CHECKED BY: JOHN STALEY & PRINCE MACKAY

694-25-003

CITY OF BALTIMORE
DEPARTMENT OF TRANSPORTATION
TRANSPORTATION ENGINEERING AND CONSTRUCTION DIVISION

PRELIMINARY PLAT FOR THE CONDEMNATION AND CLOSING
OF
A PORTION OF FALLS ROAD
LOCATED ON THE EAST SIDE OF FALLS ROAD
NORTHERLY 135.5 FEET FROM THE
NORTH SIDE OF WEST COLDSRING LANE

WARD 27, SECTION 16, BLOCK 4912
SURVEY SECTION

SCALE: 1" = 20' DATE: MARCH 1, 2025 SHEET 2 OF 2