


FROM	NAME & TITLE	GARY W. COLE, ACTING DIRECTOR <i>Shle</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0180/SALE OF PROPERTY- 3904 WHITE AVENUE		

TO DATE:
October 7, 2008

The Honorable President and
Members of the City Council
City Hall, Room 400
100 N. Holliday Street
Baltimore, MD 21202

At its regular meeting of September 25, 2008 the Planning Commission considered City Council Bill #08-0180 which is for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as 3904 White Avenue (Block 5691, Lot 005) and no longer needed for public use; 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 #08-0180 and adopted the following resolution, six members being present (six in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #08-0180 be passed by the City Council.

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

GC/ttl

Attachments

cc:

- Mr. Andy Frank, Deputy Mayor
- Mr. Demuane Millard, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable "Rikki" Spector, City Council Commission Representative
- Ms. Nikol Nabors-Jackson, DHCD
- Ms. Deepa Bhattacharyya, Law Department
- Mr. Larry Greene, Council Services
- Mr. Walter Horton, Department of Real Estate

PLANNING COMMISSION

STAFF REPORT

September 25, 2008

REQUEST: City Council Bill #08-0180/Sale of Property – 3904 White Avenue

RECOMMENDATION: Approve subject to comments from the Department of Public Works.

STAFF: Kenneth Hranicky

PETITIONER: The Department of Real Estate, on behalf of the Mayor and City Council

OWNER: Mayor and City Council

SITE/ GENERAL AREA

Site Conditions: The property known as 3904 White Avenue, Block 5691, Lot 005, is located on the easterly side of White Avenue, roughly in the middle of the block bounded by Belle Vista Avenue, and Hilltop Avenue. The site is an unimproved lot that is approximately 0.352 acres (15,300 square feet) in size. The site is zoned R-1.

General Area: The property lies within Glenham-Belford neighborhood. Buildings in the immediate are single-family detached dwellings and multi-family buildings.

HISTORY

- There are no prior Planning Commission actions on this site.

CONFORMITY TO PLANS

This proposal is in conformance with the Baltimore City Comprehensive Master Plan with respect to Live Goal #1, Objective #2: Strategically Redevelop Vacant Properties throughout the City.

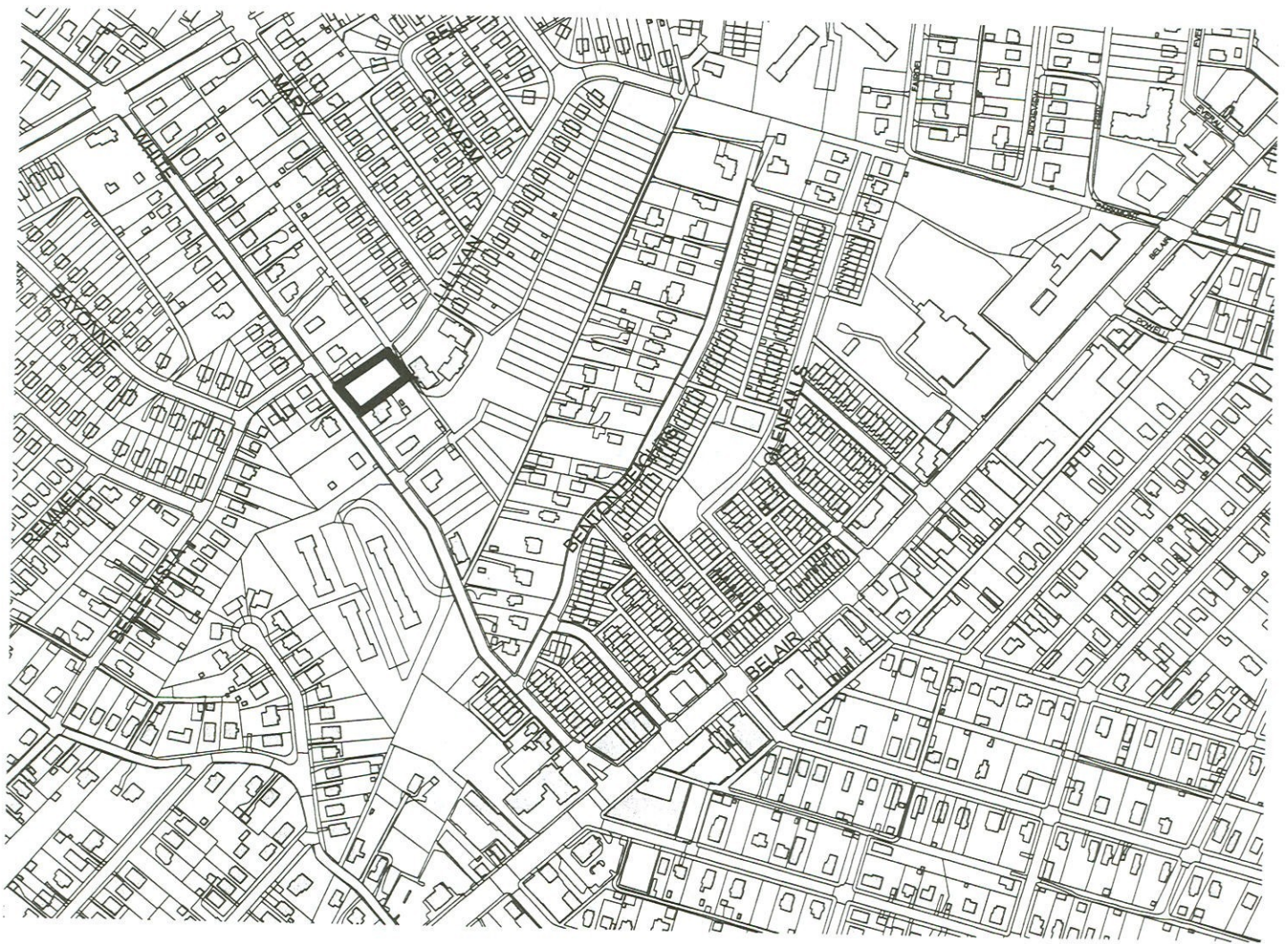
ANALYSIS

City Council Bill #08-0180 authorizes the sale of property known as 3904 White Avenue, Block 5691 Lot 005 which is located along the easterly side of White Avenue bounded by Belle Vista and Hilltop Avenue. The lot is unimproved and covered in grass. The Department of Planning understands that a nearby apartment complex wishes to purchase the property. A large public storm drain crosses the property. Planning concurs with the Department of Public Works that a full width easement be established to allow for continued access to the utility. It is staff's opinion that this property is no longer needed for public use.

The Belair-Edison Healthy Community Coalition, the Eastern Community Action Center, and the HARBEL Community Organization, Inc. were notified of this action.



Gary W. Cole
Acting Director



City Council Bill #08-0180
Sale of City Property
3904 White Avenue



Planning Commission
September 25, 2008