


<b>FROM</b>	NAME & TITLE	DOUGLAS B. MCCOACH, III - DIRECTOR <i>DBM</i>	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 <sup>th</sup> FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0014/SALE OF PROPERTY- SES WALTHER AVENUE NEC FLEETWOOD AVENUE- BLOCK 5603E, LOT 3A		

**TO**

DATE:

April 11, 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 April 3, 2008 the Planning Commission considered City Council Bill #08-0014, 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 located at Block 5603E, Lot 3A. This portion of land is approximately 5, 822.5 square feet in size and no longer needed for public use and can be sold.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #08-0014 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 #08-0014 be passed by the City Council.

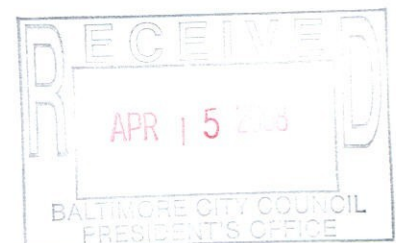
If you have questions, please contact Mr. Gary Cole, Deputy Director at 410-396-8337.

DBM/GC/ttl

Attachments

cc:

- Mr. Andy Frank, Deputy Mayor
- Mr. Demuane Millard, Mayor's Office
- Ms. Angela Gibson, Mayor's Office
- The Honorable "Rikki" Spector, City Council Commission Representative
- Ms. Nikol Nabors-Jackson, DHCD
- Ms. Deepa Bhattacharyya, Law Department
- Ms. Jennifer Coates, Council Services
- Ms. Danise Bowden, Department of Real Estate



## PLANNING COMMISSION

### STAFF REPORT

April 3, 2008

**REQUEST:** City Council Bill #08-0014/Sale of City Property-SES of Walther Avenue NEC Fleetwood Avenue (Block 5603E, Lot 3A)

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 SES Walther Avenue NEC Fleetwood Avenue (Block 5603E, Lot 3A) and no longer needed for public use; and providing for a special effective date.

**RECOMMENDATION:** Approval, subject to the following:

- The applicant has to move the proposed fence on the street corner sides back three-feet to accommodate landscaping on both sides of the fence; and
- A utility easement for municipal utilities has to be reserved for the Department of Public Works. This easement should be fifteen feet wide and located along the easternmost side of the property.

**STAFF:** Melvin Hicks

**PETITIONER:** The Comptroller on behalf of the Mayor & City Council of Baltimore

**OWNER:** Mayor & City Council (Department of Public Works)

#### **SITE/GENERAL AREA**

Site Conditions: The subject property is known as Block 5603-E, Lot 3A is located on the corner of Walther Avenue and Fleetwood Avenue. The property is an unimproved, grass cover and is approximately 5,822.5 square feet in size. Additionally, the property is and is zoned R-5.

General Area: The subject area is located in Northeast Baltimore and is in the Overlea neighborhood. The property resides on the northeast corner of Walther and Fleetwood Avenues.

#### **HISTORY**

There have been no previous Planning Commission actions pertaining to the subject site.

#### **CONFORMITY TO PLANS**

This project 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 #08-0014 authorizes the sale of the property known as Block 5603E, Lot 3A. This unimproved property is considered surplus by the Mayor & City Council of Baltimore. This bill is the required legislation that will allow the property to be sold the Boys Hope Girls



Hope, the adjacent property owner. This none profit organization will use the subject property to expand its site. The proposed landscape plan shows that the expanded Boys Hope Girls Hope property will be landscaped with a variety of shrubbery. The site will also be fenced using an ionized black coating chain link fence that will blend with the landscape and ultimately protect the children residents from the traffic at the nearby intersection. Staff has recommended that the applicant move the proposed fence on the street corner sides back three-feet to accommodate landscaping on both sides of the fence for aesthetic purposes. Additionally, the Department of Public Works maintains an existing 15" sanitary sewer and a 72" x 48" storm drain along the easternmost side of the property. The Department of Public Works has requested a 15-foot wide utility easement be reserved for municipal utilities along the easternmost side of the property. This easement should be recorded in the land records of Baltimore City.

Therefore, it is staff's findings that the aforementioned Lot 3A of Block 5603-E property is no longer needed for public purposes and can be sold.

Staff has notified East Rosemont Community Association, Harbel Community Organization, Overlea Community Association, Department of Real Estate and City Council Representatives of this action.



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