


FROM	NAME & TITLE	DOUGLAS B. McCOACH III, DIRECTOR <i>DBM</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0089/STREET ENCROACHMENT- 2400 NORTH HOWARD STREET		

DATE:

TO

June 2, 2008

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

At its regular meeting of May 29, 2008 the Planning Commission considered City Council Bill #08-0089, which will allow a one foot wide encroachment on a portion of West 24th Street for the North Howard Storage, LLC, owner of the 2400 N. Howard Street.

In its consideration of this Bill, the Planning Commission reviewed the staff report which recommended approval of City Council Bill #08-0089 and adopted the following resolution, nine members being present (nine in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #08-0089 be passed by the City Council.

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

DBM/GWC/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
Mr. Donald Small, Zoning Enforcement
Mr. David Tanner, BMZA
Ms. Nikol Nabors-Jackson, DHCD
Ms. Deepa Bhattacharyya, Law Department
Ms. Jennifer Coates, Councilmanic Services

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PLANNING COMMISSION

STAFF REPORT

May 29, 2008

REQUEST: City Council Bill #08-0089/ Street Encroachment – 2400 North Howard Street

For the purpose of permitting, subject to certain conditions, the construction and maintenance of a portion of a building, projecting into the public right-of-way on the north side of West 24th Street, of the property known as 2400 North Howard Street; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Kenneth Hranicky

PETITIONERS: North Howard Storage, LLC

OWNER: Mayor and City Council of Baltimore

SITE/GENERAL AREA

Site Conditions: The City right-of-way affected by the street encroachment is located on the south side of 2400 North Howard Street along West 24th St. The property is improved with a multi-story parking garage. The properties adjacent to or abutting the street encroachment are zoned B-3-3 to the north and south, B-2-3 to the east and M-2-2 to the West.

General Area: The site is located in the Remington neighborhood. This area is characterized by a mix of light industrial, commercial, office and residential uses.

HISTORY

There have been no previous Planning Commission actions on this site.

CONFORMITY TO PLANS

This proposed street encroachment is in conformance with the Baltimore City Comprehensive Master Plan with respect to that addresses the City's Comprehensive Master Plan's Earn Section, Goal 1, Objective 1: Retain and Attract Businesses in all Growth Sectors.

ANALYSIS

North Howard Storage, LLC, owner of 2400 N. Howard Street, is investing approximately \$6.5 million to convert the multi-story parking garage to a self-storage facility. The conversion of the existing parking structure to a self storage facility will also


include parking, dumpster and loading activities. The building will also contain 1500 sf. of office and 1500 sf. of apartment space for the caretaker. In order to provide their clients with access to all floors, an elevator structure is proposed at the front entrance of the facility along West 24th Street. To integrate the elevator structure requires cutting the structural cables, shoring up the entire building, and cutting holes through each floor to restrung the new cables. This adaptation causes the 20 foot long elevator addition to project approximately 10 inches into the City's right-of-way. The current sidewalk is 20 feet wide and will be 19 feet wide at the encroachment.

It is staff's opinion that this portion of the West 24th Street right-of-way will not impede pedestrian or vehicular traffic or come into conflict with the provision of utilities. Therefore, the construction and maintenance of that portion of the building projecting into the right-of-way can be allowed.

The following outlines the staff's additional review requirements for this project:

- Site Plan: The site plan for the adaptive reuse was reviewed and approved April 9, 2008 by the Site Plan Review Committee (SPRC). Plans submitted for building permit must conform to those SPRC approved drawings.
- Architecture Building Elevation Drawings: Plans were reviewed and approved by Staff architect.
- Department of Public Works: Memo to City Council dated April 22, 2008, states that no public utilities or other interests would be harmed by this request.

Staff notified Charles Village Community Benefits District, Remington Neighborhood Alliance and Old Goucher Business Alliance of this Planning Commission action.



Douglas B. McCoach, III
Director