


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #14-0430/ SALE OF PROPERTY - 3314 - 3318 AYRDALE AVENUE		

TO

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

DATE: October 3, 2014

At its regular meeting of October 2, 2014, the Planning Commission considered City Council Bill #14-0430, 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 3314 - 3318 Ayrdale Avenue (Block 2900, Lot 009) and no longer needed for public use; and providing for a specific effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #14-0430 and adopted the following resolution; eight members being present (eight in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #14-0430 be passed by the City Council.

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

TJS/WA

Attachment

- cc: Ms. Kaliopé Parthemos, Chief of Staff
 Mr. Colin Tarbert, Deputy Mayor for Economic and Neighborhood Development
 Mr. Leon Pinkett, Assistant Deputy Mayor for Economic and Neighborhood Development
 Ms. Angela Gibson, Mayor's Office
 The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission
 Mr. David Tanner, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Ms. Sharon Daboin, DHCD
 Ms. Barbara Zektick, DOT
 Ms. Elena DiPietro, Law Dept.
 Ms. Natawna Austin, Council Services
 Mr. Henry Raymond, Finance Dept.
 Ms. Deatra Eggleston, Department of Real Estate



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

October 2, 2014

REQUEST: City Council Bill #14-0430/Sale of Property – 3314-3318 Ayrdale Avenue

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 3314-3318 Ayrdale Avenue (Block 2900, Lot 009) and no longer needed for public use; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Christina Gaymon

COMPREHENSIVE PLANNER: Chad Hayes

PETITIONER: The Department of Real Estate

OWNER(S): Mayor and City Council of Baltimore

SITE AREA

Site Conditions: The subject property is a rectangular lot located in the Forest Park neighborhood, a half block south of the Ayrdale Avenue and Liberty Heights intersection. The property is approximately 3,432 sq. ft. in size and is improved with a one and two-story structure that is approximately 3,900 sq. ft. This site is zoned B-2-2.

General Conditions: This site is located within the Liberty-Garrison Business Urban Renewal Plan area. It does not lie within a Critical Area, regulated floodplain, Commission for Historical and Architectural Preservation (CHAP) district, or a Planned Unit Development.

HISTORY

No prior Planning Commission action on this property.

CONFORMITY TO PLANS

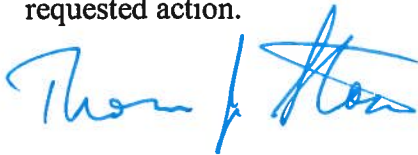
Comprehensive Master Plan: This City Council Bill is compatible with the Comprehensive Master Plan for Baltimore City, specifically LIVE; Goal 1: Build Human and Social Capital by Strengthening Neighborhoods; Objective 2: Strategically Redevelop Vacant Properties throughout the City.

ANALYSIS

City Council Bill #14-0430 would authorize the sale of 3314 - 3318 Ayrdale Avenue, which is currently improved with a commercial structure approximately 3,900 sq. ft. in size. The structure was once occupied by the Department of Housing and Community Development but is currently vacant and has fallen into disrepair. The Department of General Services surplused the property and received no interest from other City agencies. However, a private developer expressed interest in the property, with plans for a barber shop or beauty salon. The B-2-2 zoning permits this use by-right.

This sales ordinance will allow the disposition and sale of the subject property, which is no longer needed for public purpose. The subject bill is consistent with the Comprehensive Master Plan for Baltimore City.

Community Notification: Northwest Community Roundtable, Cold Spring Wabash Community Corporation, Garrison Restorative Action and Community Empowerment, Callaway-Garrison Improvement Association and Forest Park Neighborhood Association were notified of the requested action.



Thomas J. Stosur
Director