



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

25-0130

City Streets – Closing – A Portion of Remington Avenue Bounded by West 27th Street, Remington Avenue, West 28th Street, and Cresmont Avenue

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**LAND USE & TRANSPORTATION COMMITTEE****The Honorable Ryan Dorsey****CHAIR****Bill Hearing****25-0130****City Streets – Closing – A Portion of Remington Avenue Bounded by West 27th Street,
Remington Avenue, West 28th Street, and Cresmont Avenue**

Sponsor: City Council President (Administration)

Purpose: FOR the purpose of condemning and closing a portion of Remington Avenue bounded by West 27th Street, Remington Avenue, West 28th Street, and Cresmont Avenue, as shown on a plat numbered 310 A 25A, 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 Public Works	No Impact (defers to Transportation)
Department of Transportation	Favorable
Department of Housing & Community Development	Favorable
Planning Commission	Approved by Commission

BACKGROUND

The City Charter gives the City Government the authority to open and close streets as needed. In this instance, the applicant is requesting that this portion of the Right of Way (ROW) be closed in order to support the development of a commercial construction on the property known as 211 West 28th Street. Previous ordinances have also approved this closure, and this ordinance updates this to account for an easement of a storm drain.

The property is located in the Remington community and is one block south of the R-House food hall. The Department of Transportation has noted in their report that this portion of the ROW is mostly grass and not needed by the City.

FISCAL NOTENo fiscal impact is expected from this bill.

CITY OF BALTIMORE
COUNCIL BILL 25-0130
(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 **City Streets – Closing – A Portion of Remington Avenue Bounded by West 27th Street,**
3 **Remington Avenue, West 28th Street, and Cresmont Avenue**

4 FOR the purpose of condemning and closing a portion of Remington Avenue bounded by West
5 27th Street, Remington Avenue, West 28th Street, and Cresmont Avenue as shown on a plat
6 numbered 310-A-25A, prepared by the Survey Section and filed in the Office of the
7 Department of Transportation; and providing for a special effective date.

8 BY authority of

9 Article I - General Provisions

10 Section 4

11 and

12 Article II - General Powers

13 Sections 2, 34, 35

14 Baltimore City Charter

15 (1996 Edition)

16 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
17 Department of Transportation shall proceed to condemn and close a portion of Remington
18 Avenue bounded by West 27th Street, Remington Avenue, West 28th Street, and Cresmont
19 Avenue, and more particularly described as follows:

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

Council Bill 25-0130

**Description of
A Portion of Remington Avenue
Bounded by West 27th Street, Remington Avenue,
West 28th Street, and Cresmont Avenue**

Beginning for Parcel 1 at the point formed by the intersection of the southeast side of West 28th Street 66 feet wide, and the northeast side of Remington Avenue 96 feet wide, said point of beginning being distant Northeasterly 126.96 feet, measured along the southeast side of said West 28th Street from the west side of Cresmont Avenue 56.83 feet wide; thence binding on the northeast side of said Remington Avenue Southeasterly 233.96 feet more or less, to intersect the west side of said Cresmont Avenue and the southeasternmost extremity of portion of Remington Avenue; thence binding on the southernmost extremity of said portion of Remington Avenue Southwesterly 14 feet more or less, to the west side of said portion of Remington Avenue, to be closed; thence binding on the west side of said portion of Remington Avenue, to be closed, Northwesterly 233.96 feet more or less, to intersect the southeast side of said West 28th Street and thence binding on the southeast side of said West 28th Street Northeasterly 14 feet more or less, to the place of beginning.

Containing 3,275.44 square feet or 0.0752 acres more or less

As delineated on a plat numbered 310-A-25A prepared by the Survey Section and filed on April 25, 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 Mulberry Street varying in width, extending Westerly 862 feet more or less, from the west side of Green Street to the east side of the former bed of Pine Street lying within the Orchard-Biddle Neighborhood Development 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 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.

Council Bill 25-0130

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

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

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

BALTIMORE CITY COUNCIL





LAND USE & TRANSPORTATION COMMITTEE

25-0130

*City Streets – Closing – A Portion of Remington
Avenue Bounded by West 27th Street, Remington
Avenue, West 28th Street, and Cresmont Avenue*

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 #25-0130/ City Streets – Closing – A Portion of Remington Avenue Bounded by West 27th Street, Remington Avenue, West 28th Street, and Cresmont Avenue		

TO

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

DATE: March 16, 2026

At its regular meeting of March 12, 2026, the Planning Commission considered City Council Bill #25-0130, for the purpose of condemning and closing a portion of Remington Avenue bounded by West 27th Street, Remington Avenue, West 28th Street, and Cresmont Avenue as shown on a plat numbered 310 A 25A, 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 #25-0130 and adopted the following resolution:

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, adopts the findings and equity analysis outlined in the staff report, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #25-0130 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
 Ms. Caroline Hecker, Esq.



Brandon M. Scott
Mayor

PLANNING COMMISSION

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

STAFF REPORT



Renata Southard
Director

March 12, 2026

REQUEST: Revised Street Closing/ Closing a 14-foot portion of Remington Avenue between West 28th Street and Cresmont Avenue

RECOMMENDATION: Approval

STAFF: Caitlin Audette

PETITIONER: 211 W. 28th Street, LLC, c/o Drew Tildon, Esq.

OWNER: 211 W. 28th Street, LLC

SITE/GENERAL AREA

Site Conditions: The portion of right-of-way (ROW) to be closed is located on the northeast side of Remington Avenue, between the intersections with West 28th Street and both West 27th Street and Cresmont Avenue. The ROW to be closed is mostly grass and landscaping that already appears to be part of 211 West 28th Street, which is currently improved with 7-Eleven store.

General Area: This site is located in the northern portion of the Remington neighborhood, which features a mix of residential, commercial, and institutional uses. Remington Row is located on the west side of the street, and R House is one block to the north.

HISTORY

- On March 28, 2024, the Planning Commission approved the closing of a 12-foot portion of Remington Avenue between West 28th Street and Cresmont Avenue.
- On April 18 2024, the Planning Commission approved the closing of the 13.5-foot portion of Remington Avenue between West 28th Street and Cresmont Avenue.

ANALYSIS

Background: At the March 28th meeting, a question was raised as to why an exhibit showed a new building extending more than 13' into the right-of-way (ROW) of Remington Avenue, when only a 12' strip of that ROW was proposed for closure. The applicants then amended their request to correct this oversight, to ask for a closure of a total of 13.5' (an additional 1.5' more than the last approval). Today, we're reviewing a request to extend this to 14'. This is needed in order to support the proposed commercial development for 211 West 28th Street. That redevelopment is constrained by a large storm drain easement bisecting the triangular parcel that limits its practical use. The proposed street closing will increase the parcel size in order to fit a proposed seven-story mixed-use building.

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 there is no need to expand the roadway of Remington Avenue. For that reason, staff believes that the Planning Commission can find that there is no public need for that additional 2' strip of land, and that it can be closed and sold.

Equity:

The closure and sale of this portion of the ROW should not have any negative impact on the surrounding community, but insofar as it allows for reasonable redevelopment of the odd adjacent triangular parcel it will support the overall redevelopment efforts in the immediate area in recent years. There will not be any undue impacts to staff time or resources as part of this routine review.

Notification: The Greater Remington Improvement Association (GRIA) and the Remington Neighborhood Alliance (RNA) have been notified of this action.



Renata Southard
Director



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 9, 2025
SUBJECT	25-0130 City Streets – Closing – A Portion of Remington Avenue Bounded by West 27th Street, 3 Remington Avenue, West 28th Street, and Cresmont Avenue

Position: No Impact

BILL SYNOPSIS

The purpose of City Council Bill 25-0130 is to condemn and close a portion of Remington Avenue bounded by West 27th Street, Remington Avenue, West 28th Street, and Cresmont Avenue as shown on a plat numbered 310-A-25A, prepared by the Survey Section and filed in the Office of the Department of Transportation; and providing for a special effective date.

SUMMARY OF POSITION

City Council Bill 25-0130 authorizes the condemnation and closure of a portion of Remington Avenue, as depicted on Plat 310-A-25A. The Department of Public Works defers to the Department of Transportation on this bill, as it has no impact on DPW.



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	25-0130 City Streets – Closing – A Portion of Remington Avenue Bounded by West 27th Street, Remington Avenue, West 28th Street, and Cresmont Avenue

Position: Favorable

BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0130 City Streets – Closing – A Portion of Remington Avenue Bounded by West 27th Street, Remington Avenue, West 28th Street, and Cresmont Avenue for the purpose of condemning and closing a portion of Remington Avenue bounded by West 27th Street, Remington Avenue, West 28th Street, and Cresmont Avenue as shown on a plat numbered 310 A 25A, 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 25-0130 would condemn and close a portion of Remington Avenue bounded by West 27th Street, Remington Avenue, West 28th Street, and Cresmont Avenue. If approved, this Bill will take effect on the date of its enactment.

SUMMARY OF POSITION

City Council Bill 25-0130 is at the request of the Administration (The Department of Transportation) and is a necessary precursor for 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 the right-of-way (ROW) to be condemned and closed is mostly grass and landscaping and will assist in the redevelopment of the triangular-shaped parcel located at 211 W. 28th Street. This Bill is a companion to City Council Bill 25-0131 *Sale of Property – A Portion of Remington Avenue*.

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	25-0130 • City Streets – Closing – A Portion of Remington Avenue Bounded by West 27th Street, Remington Avenue, West 28th Street, and Cresmont Avenue

Position: Favorable

BILL SYNOPSIS

Council Bill 25-0130 would narrow the right-of-way of Remington Avenue between 28th Street and Cresmont Avenue. The portion of right-of-way being closed is a grassy strip that is not needed by the Department. Allowing for this small area to be converted into a parcel is a prerequisite for its subsequent sale. This closing is associated with development proposed for 211 W 28th Street.

SUMMARY OF POSITION

This portion of the right-of-way is not needed by DOT, and its closing will facilitate the eventual redevelopment of the adjacent property. As such, the Department requests a favorable report on Council Bill 25-0130.

BALTIMORE CITY COUNCIL

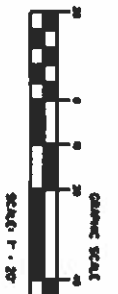
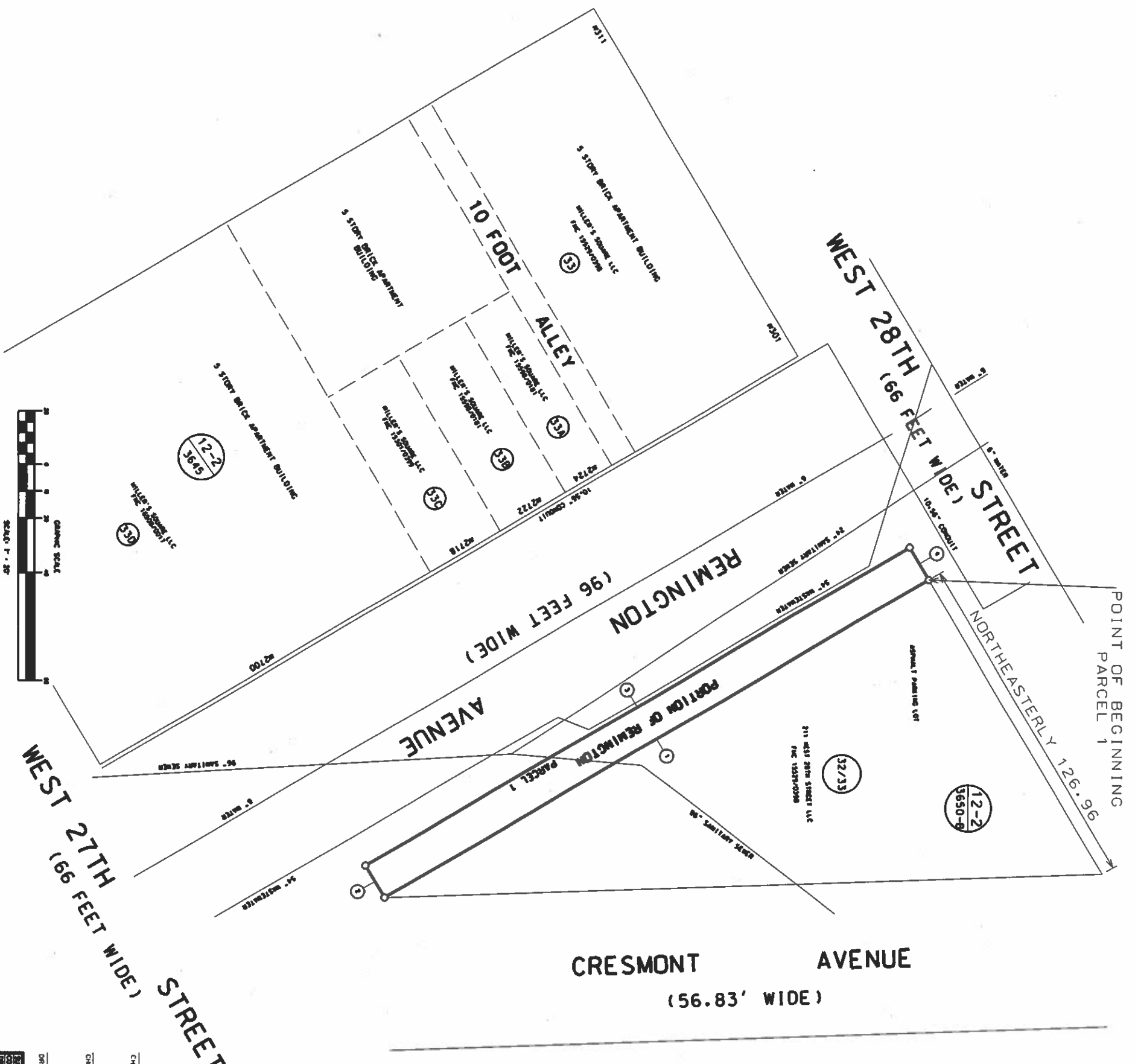
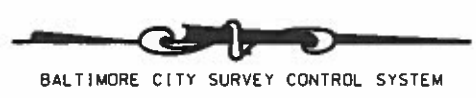


LAND USE & TRANSPORTATION COMMITTEE

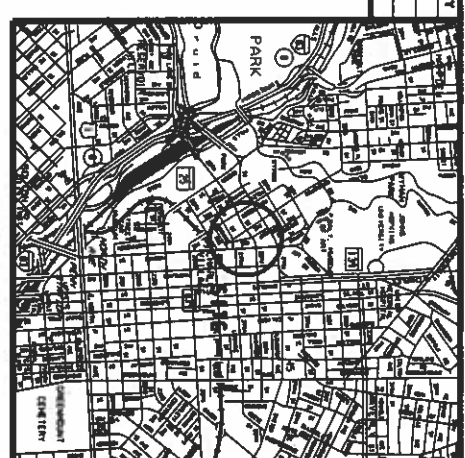
25-0130

*City Streets – Closing – A Portion of Remington
Avenue Bounded by West 27th Street, Remington
Avenue, West 28th Street, and Cresmont Avenue*

Additional Materials



NO.	REVISIONS	DATE	BY



- GENERAL NOTES**
1. THIS PLAN WAS PREPARED USING AVAILABLE DEEDS AND BALTIMORE CITY BLOCK PLAN INFORMATION.
 2. THIS PLAN WAS PREPARED WITH THE BENEFIT OF A TITLE SEARCH PROVIDED BY CAPITAL TITLE COMPANY, DATED NOVEMBER 21, 2012.
 3. AN EGRESSWAY SHALL BE RETAINED FOR ALL UTILITIES NOT TO BE REMOVED.
 4. ALL 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 OF THE INFORMATION SHOWN HEREON. THE USER OF THIS PLAN MUST VERIFY ALL SUCH INFORMATION TO HIS/HER OWN SATISFACTION.
 5. POINT OF BEGINNING SHOWN HEREON ARE BASED ON INFORMATION PROVIDED BY MAP AND RECORDS SECTION.
 6. N/A - NOT ON FORMERLY.

- COURSES AND DISTANCES**
- PARCEL 1
1. SOUTHEASTERLY 233.962
 2. SOUTHWESTERLY 14.072
 3. NORTHWESTERLY 233.9672
 4. NORTHEASTERLY 14.072
- AREA: 3215.44 SQUARE FEET
0.0752 ACRES

CITY OF BALTIMORE
DEPARTMENT OF TRANSPORTATION
TRANSPORTATION ENGINEERING AND CONSTRUCTION DIVISION

694-25-036

PRELIMINARY PLAN FOR THE CONDEMNATION AND CLOSING OF A PORTION OF REMINGTON AVENUE BOUNDED BY WEST 27TH STREET, REMINGTON AVENUE, WEST 28TH STREET AND CRESMONT AVENUE.

WARD 12, SECTION 2, BLOCK 3650-B / 3645

SCALE: 1" = 20'

DATE: 4/23/25

SHEET 1 OF 1