


F R O M	Name & Title	Walter Horton Real Estate Office	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Real Estate 304 City Hall		
	Subject	City Council Bill 011-0673 Sale of Property- Grant of Easement, a portion of 217 Park Avenue and 207 Park Avenue		

To: Honorable President and Members
of the City Council
c/o Karen Randle
Mayor's Legislative Liaison to the City Council
400 City Halls

Date: April 12, 2011

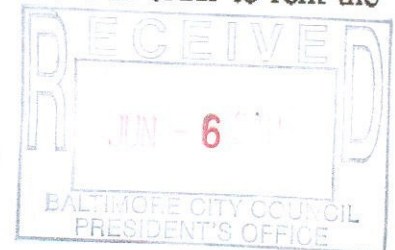
As requested, we have reviewed the subject bill, which, if approved, would authorize the Mayor and City Council to grant a Perpetual Easement for Egress through the parcel or parcels of land known as a portion of 215 Park Avenue (Block 600, Lots 12/14), and 207 Park Avenue (Block 600, Lot 10) as shown on Plat R.W. 20-36328 and filed in the Office of the Department of General Services; and providing for a special effective date.

The parcel which is the subject of this bill is located directly to the rear of the north side of the 100 block of W. Lexington Street, an area known as the Lexington Street Mall. The City of Baltimore has been interested on the 100 Block of W. Lexington Street as a potential link between the area designated as the "Super-Block" and the City's Central Business District. The focus of revitalization in the general neighborhood has been concentrated on mixed use development, especially first floor business/commercial uses with the upper stories redeveloped for apartment/residential use. The streets and sidewalks on the 100 block of W. Lexington Street are currently being redeveloped, including street resurfacing and installation of new brick sidewalks.

On November 08, 2007 the property known as 108 W. Lexington was purchased from the Mayor and City Council by NY 47th Street Corporation (Boris Kalikhman, President). The front façade and the first floor were extensively renovated and the first floor was opened as 47th Street Jewelers. In addition renovations were undertaken on the upper floors in order to convert them to rental apartments. However the necessary Use and Occupancy Permits cannot be issued at this time as the upper levels lack a rear exit.

The purpose of the proposed easement is to allow access from the rear of the building, across lot 12/14 to Park Avenue, once the owner/developer constructs code-conforming rear access to service the upper levels. Lot 12/14 is currently used for parking, and the easement, which will run along the southern and western edges of the parcel, will have no measurable effect on the current use of the lot. Upon completion of construction, the developer can apply for the Use and Occupancy Permits needed in order to rent the apartments.

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In the event that the building improvements located at 207 Park Avenue (Lot 10) are ever demolished, the perpetual easement will be modified in order to conform to the configuration of lots 10 and 12/14 as unimproved parcels.

Based on the above, the Department of Real Estate has no objections to the passage to City Council Bill 11-0673, which is to take effect on the date it is enacted.

MFS, Jr.

cc: Angela Gibson