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FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #09-0280/ CITY STREETS- CLOSING – A 15- FOOT ALLEY		

TO

DATE:
 March 11, 2008

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

At its regular meeting of March 5, 2009 the Planning Commission considered City Council Bill #09-0280 for the purpose of condemning and closing a 15-foot alley laid out in the rear of the properties known as Nos. 2501/2507 through 2511/2517 Eutaw Place, extending from Chauncey Avenue, Northwesterly 108.0 feet, more or less, to the southeast side of a 15-foot alley laid out in the rear of the properties known as Nos. 914 through 934 Chauncey Avenue, as shows on Plat 316-C-1 in the Office of the Department of Public Works; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached agenda, summary and previous staff report which recommends approval of City Council Bill #09-0280 and adopted the following resolution, eight members being present (eight in favor).

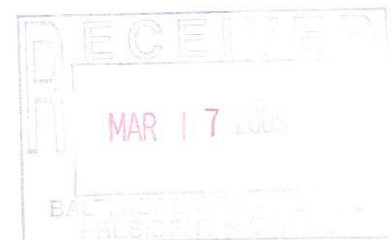
RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff and recommends that City Council Bill #09-0280 be passed by the City Council.

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

GWC/ttl

Attachments

- cc:
- Mr. Andy Frank, Deputy Mayor
 - Mr. Demaune Millard, Chief of Staff
 - Ms. Angela Gibson, Mayor's Office
 - The Honorable Rochelle "Rikki" Spector, Council Rep. for Planning Commission
 - Mr. David Tanner, BMZA
 - Mr. Geoffrey Veale, Zoning Administration
 - Ms. Nikol Nabors-Jackson, DHCD
 - Mr. Larry Greene, Councilmanic Services
 - Ms. Marcia Collins, DPW
 - Mr. Paul Barnes, DPW



PLANNING COMMISSION

STAFF REPORT

May 15, 2008

REQUEST: Street Closing/ 15-Foot Alley in the Rear of 2501-07 Eutaw Place

RECOMMENDATION: Approval subject to compliance with Department of Public Works requirements.

STAFF: Kenneth Hranicky

PETITIONER: Beth Am In Town Synagogue, Inc.

OWNER: Mayor and City Council of Baltimore

SITE/GENERAL AREA

Site Conditions: The requested street closing is a 15 foot alley located in the rear of 2501/2507 Eutaw Place, Beth Am Synagogue, between a 15 foot alley and Chauncey Avenue. This proposed street closing is approximately 15-foot wide by 108-foot long and is approximately 1,620 square feet in size.

General Area: The proposed street closing is located Reservoir Hill neighborhood. The area is predominantly residential. The surrounding area is zoned R-8.

HISTORY

- Ordinance #33, approved April 10, 1972, established the Reservoir Hill Urban Renewal Plan.
- Amendment No. 10 approved by the Mayor and City Council of Baltimore by Ordinance No. 187, dated November 10, 1988.

CONFORMITY TO PLANS

This site lies within the Reservoir Hill Urban Renewal Plan boundaries and the site plans and design must comply with its provisions. The street closing does comply with the Comprehensive Master Plan's Play Section, Goal 1, and Objective 2: Increase Everyday Historical and Cultural Encounters for Baltimore City Residents.

ANALYSIS

Beth Am In Town Synagogue, Inc. has requested the street closing. The synagogue has seen a revival in attendance and requires the additional space for offices. The proposed alley closing is located at the rear of Beth Am Synagogue. The applicant owns the property bordering the proposed street closing. On the other side of the alley are row houses that front Chauncey Avenue. The applicant owns the first two row houses directly behind the synagogue. Applicant plans to remove the two row houses and expand the

synagogue over the alleyway and the adjacent properties that they own, with a 3 story structure. Neighboring properties will still have ingress and egress access to adjoining alleyways from Linden Avenue and Brooks Lane.

- Architecture – Plans for the expansion require Commission for Historical and Architectural Preservation approval. Applicant is currently working with CHAP to secure that approval.

It is staff's opinion that this alley is not needed to provide access to adjacent properties and that it can be closed, declared surplus right-of-way, and be disposed of.

Central District Police-Community Relations Council and the Reservoir Hill Improvement Council, Inc. have been notified of this action.



Douglas B. McCoach, III
Director