


F R O M	Name & Title	Walter Horton Real Estate Officer <i>Walter Horton</i>	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Real Estate 304 City Hall		
	Subject	City Council Bill 011-0724 Sale of Property- Former Beds of Certain Alleys Bounded by Riverside Road, Levin Avenue and Meadow Road.		

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

Date: August 15, 2011

As requested, we have reviewed the subject bill, which, if approved, would authorize the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in the former beds of certain alleys bounded by Riverside Road, Levin Road and Meadow Road and no longer needed for public use; and providing for a special effective date.

Riverside LLC is the owner of several lots identified as part of Block 7027D. Riverside LLC operates a light manufacturing business at 121 Riverside Road. The block is located in the Brooklyn section of southern Baltimore City, adjacent to the Baltimore City/ Anne Arundel County line and the Harbor Tunnel Thruway. The area is zoned M-2. The three alleyways which are subject of the Council Bill are each 10 foot wide, directly border sites owned by Riverside LLC, and are unimproved in nature. Riverside LLC is proposing to expand and double the size of its operations at this site, and the three alleyways are reportedly needed as part of this proposed expansion. All properties adjacent to the alleyways in question are owned by Riverside LLC with the exception of 111 Riverside Road. The owner of 111 Riverside Road, Mr. Edward Bowen, has reported supplied a letter of consent. The staff of the Planning Commission has found that the alleyways in question are not needed in order to provide access to adjacent properties.

Council Bill 11-0724, along with companion legislation 11-0722 and 11-0723, if approved, will allow for the opening, closing and sale of the alleyways necessary for the proposed business expansion. The proposed sale, if permitted, will be subject to full width Perpetual Easements for all Municipal Utilities and Services, over the entire parcel as described in the bill.

The Department of Real Estate has no objections to the passage to City Council Bill 011-0681 (which is to take effect on the date it is enacted) on the condition that accompanying City Council Bills 11-0679 and 11-0680 are also approved and enacted.

Respectfully submitted,

MFS, Jr.
cc: Angela Gibson

