



# **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**

**25-0133**

*City Streets – Opening – A Portion of Falls Road at  
the Intersection of West Coldspring Lane*

# City Council Committees

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Danielle McCray - Chair  
Isaac “Yitzy” Schleifer – Vice Chair  
Sharon Green Middleton  
Paris Gray  
Antonio Glover

*Staff: Paroma Nandi  
(Paroma.Nandi@baltimorecity.gov)*

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Zac Blanchard – Vice Chair  
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Isaac “Yitzy” Schleifer  
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Phylicia Porter  
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*Staff: Anthony Leva  
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Odette Ramos – Vice Chair  
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*Staff: Juliane Jemmott  
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Mark Conway - Vice Chair  
Mark Parker  
Ryan Dorsey  
James Torrence  
John Bullock  
Odette Ramos

*Staff: Marguerite Currin  
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Sharon Green Middleton  
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*Staff: Ethan Navarre  
(Ethan.Navarre@baltimorecity.gov)*

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Sharon Green Middleton – Vice Chair  
Mark Parker  
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Zac Blanchard

*Staff: Anthony Leva  
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*Staff: Paroma Nandi  
(Paroma.Nandi@baltimorecity.gov)*

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Mark Parker – Vice Chair  
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Zac Blanchard  
Jermaine Jones  
Odette Ramos

*Staff: Juliane Jemmott  
(Juliane.Jemmott@baltimorecity.gov)*

## **CHARTER REVIEW SPECIAL COMMITTEE**

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John Bullock - Vice Chair  
Zac Blanchard  
Jermaine Jones  
Odette Ramos

*Staff: Ethan Navarre (Ethan.Navarre@baltimorecity.gov)*

**LAND USE & TRANSPORTATION COMMITTEE****The Honorable Ryan Dorsey  
CHAIR****Bill Hearing**

25-0133

*City Streets – Opening – A Portion of Falls Road at the Intersection of West Coldspring Lane*

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Sponsor: City Council President (Administration)

Purpose: FOR the purpose of condemning and opening a portion of Falls Road located on the east side of Falls Road Northerly 135.5 Feet from the north side of West Coldspring Lane, as shown on a plat numbered 284 A 17A and dated March 1, 2025, prepared by the Survey Section, and filed in the Office of the Department of Transportation; and providing for a special effective date.

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**REPORTING AGENCIES**

|  |                  |
|--|------------------|
| <b>Department of Transportation</b>                      | <b>Favorable</b> |
| <b>Planning Commission</b>                               | <b>Favorable</b> |
| <b>Department of Housing &amp; Community Development</b> | <b>Favorable</b> |

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**BACKGROUND**

The Baltimore City Charter gives the City Government broad authority to regulate the roads, including their opening and closing. This bill, if enacted, would open a portion of Falls Road right-of-way (ROW), allowing it in future legislation to be consolidated into a piece of property that it currently abuts. According to both the Planning Department Staff report and the Department of Transportation report, the property is not needed for the ROW, and the property that abuts the ROW has, in historical practice, used the strip of land as part of the property's (4533 Falls Road) parcel. Allowing it to be incorporated would allow for future redevelopment.

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**FISCAL NOTE**No fiscal impact is expected from this bill

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**CITY OF BALTIMORE  
COUNCIL BILL 25-0133  
(First Reader)**

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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

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REFERRED TO THE FOLLOWING AGENCIES: Department of Transportation, Planning Commission,  
Department of Housing and Community Development

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 style="text-align:center">**City Streets – Opening – A Portion of**  
3 style="text-align:center">**Falls Road at the Intersection of West Cold Spring Lane**

4 FOR the purpose of condemning and opening a portion of Falls Road located on the east side of  
5 Falls Road Northerly 135.5 Feet from the north side of West Cold Spring Lane, as shown on  
6 a plat numbered 284-A-17A and dated March 1, 2025, prepared by the Survey Section, and  
7 filed in the Office of the Department of Transportation; and providing for a special effective  
8 date.

9 BY authority of

10 Article I - General Provisions

11 Section 4

12 and

13 Article II - General Powers

14 Sections 2, 34, and 35

15 Baltimore City Charter

16 (1996 Edition)

17 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the  
18 Department of Transportation shall proceed to condemn and open a portion of Falls Road located  
19 on the east side of Falls Road Northerly 135.5 Feet from the north side of West Cold Spring Lane  
20 and more particularly described as follows:

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

**Council Bill 25-0133**

**Description of a  
Portion of Falls Road at the Intersection of  
West Cold Spring Lane**

**Ward 27, Section 16, Block 4778-G**

Beginning for Parcel 1 at the point formed by the intersection of the south side of the property known as 4535/4539 Falls Road, variable width and the east side of said Falls Road said point of beginning being distant Northerly 320.5 feet measured along the east side of said Falls Road from the north side of West Cold Spring Lane variable width and the east side of said Falls Road; thence binding on the south side of said of said property known as 4535/4539 Falls Road Easterly 15 feet more or less, to the easternmost of Falls Road: thence on the easternmost side of said Falls Road Southerly 185 feet more or less, to the northern side of the property known as 4501 Falls Road; thence binding on said norther side of said property Westerly 15 feet more or less, and thence Northerly 185 feet more or less, to the place of beginning.

Containing 2775 square feet or 0.0637 acres more or less.

As delineated on Plat 284-A-17, prepared by the Survey Control Section and filed on March 1, 2025 in the Office of the Department of Transportation.

**SECTION 2. AND BE IT FURTHER ORDAINED,** That the proceedings for the condemnation and opening of a portion of Falls Road located on the east side of Falls Road Northerly 135.5 Feet from the north side of West Cold Spring Lane 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 this Ordinance takes effect on the date it is enacted.

# BALTIMORE CITY COUNCIL



## LAND USE & TRANSPORTATION COMMITTEE

*25-0133*

*City Streets – Opening – A Portion of Falls Road at  
the Intersection of West Coldspring Lane*

## **Agency Reports**



CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

|                |  |
|----------------|--|
| <b>TO</b>      | The Honorable President and Members of the Baltimore City Council                          |
| <b>FROM</b>    | Veronica P. McBeth, Director, Department of Transportation                                 |
| <b>CC</b>      | Mayor's Office of Government Relations   |
| <b>DATE</b>    | December 19, 2025  |
| <b>SUBJECT</b> | 25-0133 • City Streets – Opening – North Vincent Street, Forney Street, and a 2 Foot Alley |



**Position: Favorable**

### **BILL SYNOPSIS**

Council Bill 25-0133 would open a portion of land abutting Falls Road, adding it to the public right of way. This action would transfer ownership of the land from “ancient owners” to the Mayor and City Council of Baltimore. (Please note: This process of opening and subsequently closing a right of way is typically used in cases where the right of way may have been fully or properly dedicated, meaning that undefined “ancient” persons may own tiny portions of the right of way in question.) The opening on this piece of land would allow for the subsequent closing of this right of way through a related bill, Council Bill 25-0134.

### **SUMMARY OF POSITION**

This right of way is not needed by DOT; its opening and subsequent closing will allow for a parcel to be created and sold to the abutting property owner, facilitating local development. As such, the Department requests a favorable report on Council Bill 25-0133.

|      |                       |   |   |  |
|------|-----------------------|---|---|--|
| FROM | NAME & TITLE          | Eric W. Tiso, <br>Director of Development Oversight and Project Support | CITY of<br>BALTIMORE<br><br><b>MEMO</b> |  |
|      | AGENCY NAME & ADDRESS | Department of Planning<br>8 <sup>th</sup> Floor, 417 East Fayette Street  |   |  |
|      | SUBJECT               | City Council Bill #25-0133 / City Streets – Opening – A<br>Portion of Falls Road at the Intersection of West<br>Coldspring Lane                         |   |  |

TO

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

DATE: February 12, 2026

At its regular meeting of February 5, 2026, the Planning Commission considered City Council Bill #25-0133, for the purpose of condemning and opening a portion of Falls Road located on the east side of Falls Road Northerly 135.5 Feet from the north side of West Coldspring Lane, as shown on a plat numbered 284 A 17A and dated March 1, 2025, 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 #25-0133 and adopted the following resolution:

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #25-0133 be **approved** by the City Council.

If you have any questions, please contact me at [eric.tiso@baltimorecity.gov](mailto: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



Brandon M. Scott  
Mayor

## PLANNING COMMISSION

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

### STAFF REPORT



Chris Ryer  
Director

**March 28, 2024**

**REQUEST:** Street Closing/ Closing a portion of Falls Road – 4533 Falls Road

**RECOMMENDATION:** Approval

**STAFF:** Eric Tiso

**PETITIONER:** Two Farms, Inc.

**OWNER:** Two Farms, Inc.

#### **SITE/GENERAL AREA**

Site Conditions: The portion of right-of-way (ROW) to be closed is on the eastern side of Falls Road, adjacent to 4533 Falls Road, and has been partially improved by a paved surface.

General Area: This property is part of the Roland Park neighborhood, which is predominantly residential in character, with commercial uses along major corridors, and with institutional uses scattered throughout the neighborhood.

#### **HISTORY**

There are no previous legislative or Planning Commission actions regarding this site.

#### **ANALYSIS**

Background: The portion of right-of-way (ROW) to be closed has already been in practical use by the adjacent property for many years, and appears to be part of that property, even though it is technically part of the ROW. Closure and sale of this portion of the ROW will allow for that strip of land to be consolidated into the property formally. A proposal for the redevelopment of 4533 Falls Road will incorporate the expanded parcel into the redevelopment project.

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 it is not needed to be part of the roadway or sidewalks of Falls Road. Staff notes that this part of the ROW is somewhat unique, in that the front parcel boundary of 4533 Falls Road is set back from the adjacent property front lot lines by a little over fifteen feet, which makes the ROW of Falls Road abnormally deep in this location, and for no obvious reason. Because of this condition, staff believes that the Planning Commission can find that there is no public need for that strip of land, and that it can be closed and sold.

Equity:

The closure and sale of this portion of the ROW will not affect the function of the existing Falls Road roadway. Aligning the front lot lines will allow for reasonable redevelopment of the property. There will not be any undue impacts to staff time or resources as part of this routine review.

Notification: The Roland Park Civic League, Medfield Community Association, and the Hampden Community Council have been notified of this action.



**Chris Ryer**  
**Director**



CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

|                |  |
|----------------|--|
| <b>TO</b>      | The Honorable President and Members of the Baltimore City Council                                    |
| <b>FROM</b>    | Timothy Keane, Acting Commissioner, Housing and Community Development                                |
| <b>CC</b>      | Mayor's Office of Government Relations   |
| <b>DATE</b>    | April 22, 2026   |
| <b>SUBJECT</b> | 25-0133 City Streets – Opening – A Portion of Falls Road at the Intersection of West Coldspring Lane |

**Position: Favorable**

**BILL SYNOPSIS**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0133 City Streets – Opening – A Portion of Falls Road at the Intersection of West Coldspring Lane for the purpose of condemning and opening a portion of Falls Road located on the east side of Falls Road Northerly 135.5 Feet from the north side of West Coldspring Lane, as shown on a plat numbered 284 A 17A and dated March 1, 2025, 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 25-0133 would condemn and open a portion of Falls Road located on the east side of Falls Road Northerly 135.5 Feet from the north side of West Coldspring Lane. If approved, this Bill will take effect on the date of its enactment.

**SUMMARY OF POSITION**

City Council Bill 25-0133 is at the request of the Administration (The Department of Transportation) and is a necessary precursor for both the closure, and eventual sale, of the area condemned and opened 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 right-of-way (ROW) to be opened has already been functionally contiguous with the adjacent property for years, even though it is technically part of the ROW. Opening, closing, and selling this property will allow this segment of land to be formally consolidated within that adjacent property. This Bill is a companion to City Council Bills 25-0134 *City Streets – Closing – A Portion of Falls Road at the Intersection of West Coldspring Lane* and 25-0135 *Sale of Property – A Portion of Falls Road at the Intersection of*

*West Coldspring Lane.*

**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.

# BALTIMORE CITY COUNCIL



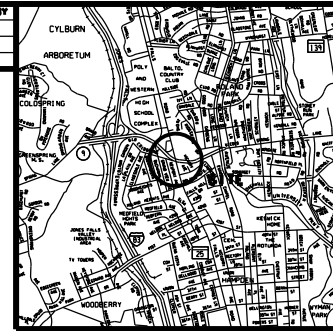
## LAND USE & TRANSPORTATION COMMITTEE

*25-0133*

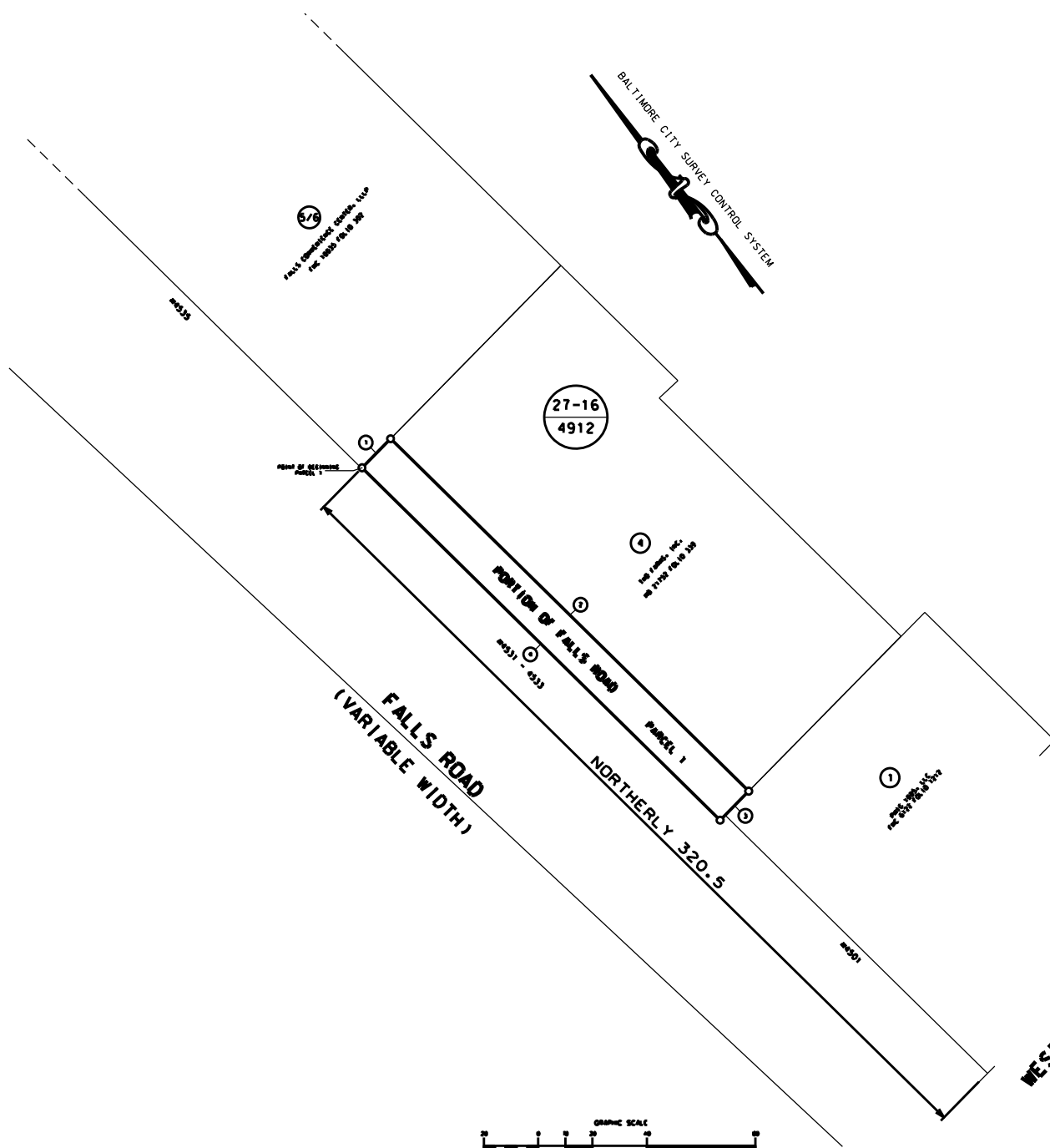
*City Streets – Opening – A Portion of Falls Road at  
the Intersection of West Coldspring Lane*

## **Additional Materials**

| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |



VICINITY MAP  
1-2020



**GENERAL NOTES**

1. THIS PLAN WAS PREPARED USING AVAILABLE DEEDS AND BALTIMORE CITY BLOCK PLAT INFORMATION.
2. THIS PLAN WAS PREPARED WITH THE BENEFIT OF A TITLE SEARCH PROVIDED BY CAPITAL TITLE COMPANY, DATED NOVEMBER 1ST, 2017.
3. AN EASEMENT WILL BE RETAINED FOR ALL UTILITIES NOT TO BE ABANDONED.
4. ANY UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM BALTIMORE CITY UTILITY RECORD DRAWINGS AND ARE FOR THE CONVIENENCE OF THE USER OF THE DRAWING AND THE CITY OF BALTIMORE OFFERS NO WARRANTY OR GUARANTEE AS TO THE ACCURACY, CORRECTNESS, COMPLETENESS, EXISTENCE, OR NON-EXISTENCE OF THE INFORMATION SHOWN HEREON. THE USER OF THIS PLAN MUST VERIFY ALL SUCH INFORMATION TO HIS/HER OWN SATISFACTION.
5. RIGHT OF WAY WIDTHS SHOWN HEREON ARE BASED ON INFORMATION PROVIDED BY MAP AND RECORDS SECTION.
6. N/W - NOW OR FORMERLY.

**COURSES AND DISTANCES**

- PARCEL 1
- 1. EASTERLY 1, 15.0' ±
- 2. SOUTHERLY 2, 185.0' ±
- 3. WESTERLY 3, 15.0' ±
- 4. NORTHERLY 4, 185.0' ±
- AREA: 2775 SQUARE FEET ±  
0.0637 ACRES ±



**WEST COLDSRING LANE  
(VARIABLE WIDTH)**

\_\_\_\_\_  
 CHIEF, SURVEY SECTION

\_\_\_\_\_  
 CHIEF, TRANSPORTATION ENGINEERING AND CONSTRUCTION DIVISION

\_\_\_\_\_  
 DIRECTOR, DEPARTMENT OF TRANSPORTATION

|                                     |                       |
|-------------------------------------|-----------------------|
| DESIGNED BY: BVA                    | FIELD CHECKED BY: BVA |
| COMPUTED BY: SHAN SONG              | SCALE: 1" = 20'       |
| DRAWN BY: SHAN SONG                 | DATE: MARCH 1, 2025   |
| CHECKED BY: SHAN SONG & BRUCE MOORE |                       |

694-25-003

CITY OF BALTIMORE  
 DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION ENGINEERING AND CONSTRUCTION DIVISION

**PRELIMINARY PLAT FOR THE CONDEMNATION AND  
 OPENING  
 OF  
 A PORTION OF FALLS ROAD  
 LOCATED ON THE EAST SIDE OF FALLS ROAD  
 NORTHERLY 135.5 FEET FROM THE  
 NORTH SIDE OF WEST COLDSRING LANE**

WARD 27, SECTION 16, BLOCK 4912

SURVEY SECTION

SCALE: 1" = 20'      SHEET 1 OF 2