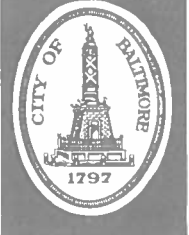


TJS

<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #14-0423/ SALE OF PROPERTY - 720 PENNSYLVANIA AVENUE

CITY of  
BALTIMORE  
**MEMO**



DATE: September 5, 2014

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

At its regular meeting of September 4, 2014, the Planning Commission considered City Council Bill #14-0423, for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as 720 Pennsylvania Avenue (Block 0544, Lot 022) and no longer needed for public use; and providing for a specific effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #14-0423 and adopted the following resolution; nine members being present (nine in favor).

**RESOLVED**, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #14-0423 be passed by the City Council.

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

TJS/WA

Attachment

- cc: Ms. Kaliopé Parthemos, Chief of Staff  
 Mr. Colin Tarbert, Deputy Mayor for Economic and Neighborhood Development  
 Mr. Leon Pinkett, Assistant Deputy Mayor for Economic and Neighborhood Development  
 Ms. Angela Gibson, Mayor's Office  
 The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission  
 Mr. David Tanner, BMZA  
 Mr. Geoffrey Veale, Zoning Administration  
 Ms. Sharon Daboin, DHCD  
 Ms. Barbara Zektick, DOT  
 Ms. Elena DiPietro, Law Dept.  
 Ms. Natawna Austin, Council Services  
 Mr. Henry Raymond, Finance Dept.  
 Mr. Pete Little, PABC  
 Ms. Melissa Krafchik, PABC



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**September 4, 2014**

**REQUEST:** City Council Bill #14-0423/Sale of Property – 720 Pennsylvania Avenue

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as 720 Pennsylvania Avenue (Block 0544, Lot 002) and no longer needed for public use; and providing for a special effective date.

**RECOMMENDATION:** Approval, subject to the recommendations of the Department of General Services and with the following amendment:

- Page 1, Line 5, strike "Lot 022" and substitute "Lot 002"

**STAFF:** Christina Gaymon

**COMPREHENSIVE PLANNER:** Heather Martin

**PETITIONER:** The Department of Housing and Community Development

**OWNER(S):** Mayor and City Council of Baltimore

#### **SITE AREA**

Site Conditions: The subject property is an irregularly-shaped, vacant lot located in the Seton Hill neighborhood at the southern corner of the N. Martin Luther King Jr. Boulevard and Pennsylvania Avenue intersection. The property is approximately 1.103 acres in size and surrounds a portion of the Orchard Gardens apartment community located at 714 Pennsylvania Avenue. This site is zoned R-9.

General Conditions: This site is located within the Seton Hill Master Plan Area. It does not lie within an Urban Renewal Area, Critical Area, regulated floodplain, Commission for Historical and Architectural Preservation (CHAP) district, or a Planned Unit Development.

#### **HISTORY**

No prior history exists for this property.

#### **CONFORMITY TO PLANS**

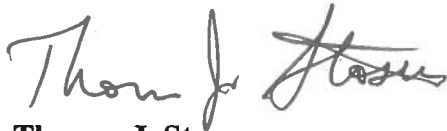
Comprehensive Master Plan: This City Council Bill is compatible with the Comprehensive Master Plan for Baltimore City, specifically LIVE; Goal 1: Build Human and Social Capital by Strengthening Neighborhoods; Objective 2: Strategically Redevelop Vacant Properties throughout the City.

## **ANALYSIS**

City Council Bill #14-0423 would authorize the sale of 720 Pennsylvania Avenue, which currently exists as a vacant lot surrounding a portion of the Orchard Gardens apartment community. It is improved with landscaping and outdoor plazas and is indistinguishable from the private grounds of the apartment complex. Various utilities run under the site, making it undevelopable without substantial investment. The owners of Orchard Gardens currently maintain the grounds of the subject property and, for this reason, is expressing interest its acquisition.

This sales ordinance will allow the disposition of the subject property, which is not needed for public purposes, is in support of the Comprehensive Master Plan for Baltimore City, and can be sold. The City may need to establish or preserve easements to the site to access utilities. An analysis by the Department of General Services will determine if and where potential easements should be located.

Community Notification: Seton Hill Organizations Together, The Seton Hill Association, and Pennsylvania Avenue Merchants Association were notified of the requested action.



**Thomas J. Stosur**  
**Director**