



FROM	NAME & TITLE	Eric W. Tiso,  Director of Development Oversight and Project Support	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of Planning 8 <sup>th</sup> Floor, 417 East Fayette Street		
	SUBJECT	City Council Bill #25-0130/ City Streets – Closing – A Portion of Remington Avenue Bounded by West 27th Street, Remington Avenue, West 28th Street, and Cresmont Avenue		

TO

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

DATE: March 16, 2026

At its regular meeting of March 12, 2026, the Planning Commission considered City Council Bill #25-0130, for the purpose of condemning and closing a portion of Remington Avenue bounded by West 27th Street, Remington Avenue, West 28th Street, and Cresmont Avenue as shown on a plat numbered 310 A 25A, 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 #25-0130 and adopted the following resolution:

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, adopts the findings and equity analysis outlined in the staff report, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #25-0130 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  
 Ms. Caroline Hecker, Esq.



Brandon M. Scott  
Mayor

## PLANNING COMMISSION

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

### STAFF REPORT



Renata Southard  
Director

March 12, 2026

**REQUEST:** Revised Street Closing/ Closing a 14-foot portion of Remington Avenue between West 28th Street and Cresmont Avenue

**RECOMMENDATION:** Approval

**STAFF:** Caitlin Audette

**PETITIONER:** 211 W. 28th Street, LLC, c/o Drew Tildon, Esq.

**OWNER:** 211 W. 28th Street, LLC

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

Site Conditions: The portion of right-of-way (ROW) to be closed is located on the northeast side of Remington Avenue, between the intersections with West 28<sup>th</sup> Street and both West 27<sup>th</sup> Street and Cresmont Avenue. The ROW to be closed is mostly grass and landscaping that already appears to be part of 211 West 28<sup>th</sup> Street, which is currently improved with 7-Eleven store.

General Area: This site is located in the northern portion of the Remington neighborhood, which features a mix of residential, commercial, and institutional uses. Remington Row is located on the west side of the street, and R House is one block to the north.

#### **HISTORY**

- On March 28, 2024, the Planning Commission approved the closing of a 12-foot portion of Remington Avenue between West 28th Street and Cresmont Avenue.
- On April 18 2024, the Planning Commission approved the closing of the 13.5-foot portion of Remington Avenue between West 28th Street and Cresmont Avenue.

#### **ANALYSIS**

Background: At the March 28th meeting, a question was raised as to why an exhibit showed a new building extending more than 13' into the right-of-way (ROW) of Remington Avenue, when only a 12' strip of that ROW was proposed for closure. The applicants then amended their request to correct this oversight, to ask for a closure of a total of 13.5' (an additional 1.5' more than the last approval). Today, we're reviewing a request to extend this to 14'. This is needed in order to support the proposed commercial development for 211 West 28<sup>th</sup> Street. That redevelopment is constrained by a large storm drain easement bisecting the triangular parcel that limits its practical use. The proposed street closing will increase the parcel size in order to fit a proposed seven-story mixed-use building.

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 there is no need to expand the roadway of Remington Avenue. For that reason, staff believes that the Planning Commission can find that there is no public need for that additional 2' strip of land, and that it can be closed and sold.

Equity:

The closure and sale of this portion of the ROW should not have any negative impact on the surrounding community, but insofar as it allows for reasonable redevelopment of the odd adjacent triangular parcel it will support the overall redevelopment efforts in the immediate area in recent years. There will not be any undue impacts to staff time or resources as part of this routine review.

Notification: The Greater Remington Improvement Association (GRIA) and the Remington Neighborhood Alliance (RNA) have been notified of this action.



**Renata Southard**  
**Director**