



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

August 6, 2015

REQUEST: City Council Bill #14-0544/Sale of Property- 3306 N. Hilton Street, Unit 203

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 3306 North Hilton Street, Unit 203 (Block 2913, Lot 028) and no longer needed for public use; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Christina Hartsfield

COMPREHENSIVE PLANNER: Chad Hayes

PETITIONER: Department of Real Estate

OWNER(S): Mayor and City Council of Baltimore

SITE AREA

Site Conditions: The subject property is a 1,045 SF condominium unit located in Hanlon Park Condominium Complex at the corner of Liberty Heights Avenue and N. Hilton Street. The complex is in the Forest Park neighborhood, which is in the West Planning District.

HISTORY

No prior Planning Commission 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.

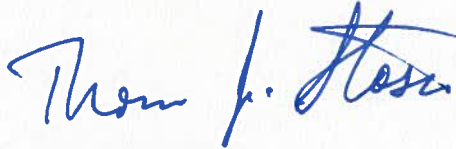
ANALYSIS

City Council Bill #15-0544 would authorize the sale of 3306 N. Hilton Street, Unit 203. The City was granted title of this property from the Estate of William Randolph Lee on February 6, 2015. Mr. Lee's will identified the Mayor and City Council of Baltimore and Associated Black Charities as tenants-in-common of the property. The Associated Black Charities declined interest in the property and signed a deed authorizing full conveyance of the property to the City.

This sales ordinance will allow the disposition and sale of the subject property, which is not needed for public purpose. The subject bill is consistent with the Comprehensive Master Plan for Baltimore City.

Community Notification:

The Forest Park Neighborhood Association and Northwest Development Roundtable were notified of this public hearing.



Thomas J. Stosur
Director