



*Stephanie Rawlings-Blake  
Mayor*

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*



*Thomas J. Stosur  
Director*

### STAFF REPORT

**May 10, 2012**

**REQUEST:** Street Closing / Closing Portion Howil Terrace

**RECOMMENDATION:** Approval, subject to requirements from Department of Public Works.

**STAFF:** Kenneth Hranicky

**PETITIONER:** Mr. Pietro Rugolo

**OWNERS:** Mayor and City Council

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

**Site Conditions:** The right-of-way proposed to be closed known as Howil Terrace is currently improved as a paved area with no vehicular access. This portion of Howil Terrace runs along the northern edge of 5928 York Road, Jerry's Belvedere Tavern and Restaurant. This portion of Howil Terrace measures approximately 16 feet wide and 138 feet long. The area is zoned B-2-2.

**General Area:** The site is located in the Rosebank neighborhood. The area is characterized by residential, commercial, and business uses.

#### **HISTORY:**

- No prior Planning Commission action for this site.

#### **CONFORMITY TO PLANS**

This action supports EARN Goal 1: Strengthen Identified Growth Sectors, Objective 1 Retain and Attract Business in all Growth Sectors.

#### **ANALYSIS**

The applicant operates a restaurant at the corner of Howil Terrace and York Road and will use the closed portion of Howil Terrace to improve the entrance to the restaurant and provide outdoor seating. This portion of Howil Terrace has been closed to vehicular traffic since the construction of E. Northern Parkway. No building expansion is planned with this proposed street closing.

It is staff's finding that right-of-way is not needed to provide access to adjacent properties. Thus, the subject right-of-way is no longer needed for public purposes and can be closed, declared surplus property and sold.

The following community organizations were notified of this meeting: Belvedere Improvement Association, Chinquapin Park Community Organization, Govanstowne Business Association, Greater Homewood Community Corporation, Lake Evesham Community Association, Mutual Housing Association of Baltimore, Inc., York Road Partnership, Govans Ecumenical Development Corporation, Evesham Park Neighborhood Association, and the Northeast Development Alliance, Inc.

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