

**Joan L. Floyd**

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18 April 2024

Baltimore City Planning Commission  
417 E. Fayette Street, 8th Floor  
Baltimore, MD 21202

***Re: Postponement Request***

***18 April 2024 - Item 12 - Closing a 13.5 Portion of Remington Avenue***

Dear Planning Commission Chair, Vice Chair, and Commissioners:

Matthew Petrus and I, owners of 2736 and 2828 N. Howard Street respectively, request the removal of this item from today's Planning Commission agenda. In the interest of fairness to neighborhood interests, more time and information are needed before the closure of this section of the Remington Avenue right-of-way should be given any further consideration.

First, the land in question includes a considerable strip of open green space. Please see the accompanying photo. This open green space is a neighborhood amenity that should be retained. There is no prevailing necessity, nor any compelling argument, for eliminating it so a Developer can build on it.

Secondly, the consequences of a Planning Commission recommendation at this time will be unfair to nearby residents and homeowners who are negatively affected by the Developer's plan for a larger redevelopment site. Concerned citizens are likely to be deprived of their right to participate meaningfully in the public process, as explained below.

At the March 28th Planning Commission meeting assurances were made, on the record, that a street closure recommendation does not actually green-light the right-of-way closure or the proposed development, and that a City Council ordinance is needed. But neighborhood history with this same Developer suggests otherwise:

**In 2014 the Planning Commission recommended the closure of two alleys to accommodate the same Developer's plan to consolidate land for a large redevelopment directly across Remington Ave. By the time a City Council bill to close the alleys was introduced, three years had passed and the large development was already constructed and occupied.**

The Planning Commission's **2014** recommendation had been sufficient for the Developer to obtain a permit in **2015** to excavate and construct an area that included the two alleys.

In mid-**2016**, construction was completed on a new building and parking garage that occupied the public property previously used as two alleys. The new building began to be leased to residents and businesses, and a commercial parking garage was opened.

It was not until **2017** — three years after the Planning Commission's recommendation to close the two alleys — that City Council Bill 17-0040 was introduced to officially close them.

When the bill to officially close the alleys was enacted as Ord. 17-0127, the building had already been occupied for a full year.

Moreover, a search of the City Council website for "Sale of Property" bills introduced since that time has not turned up a bill to authorize the sale of those two alleys. **It certainly appears from public records that the public still owns a portion of the land within that 8-year-old development.**

Mr. Petrus and I believe this history, with this same Developer, raises legitimate questions that are immediately relevant to the Developer's plan to build over the portion of Remington Avenue right-of-way that is currently proposed for closure.

Under the circumstances, we believe it would be inappropriate for the Planning Commission to proceed with this request at this time.

Sincerely, and on behalf of Mr. Petrus,

A handwritten signature in black ink, appearing to read 'Joan L. Floyd', with a long horizontal stroke extending to the right.

Joan L. Floyd



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Service, Inc.

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