



# Facts About...

Charles Village West  
(VOLUNTARY CLEANUP PROGRAM)

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## Site Location

This 1.12-acre property, located at 3204-3222 St. Paul Street, 3 East 33<sup>rd</sup> Street, 5 East 33<sup>rd</sup> Street and 3203 Lovegrove Street, is in the Charles Village area of Baltimore City. Bordering the property to the east is the 3201 St. Paul Street property. The property is bordered to the south by the Jefferson House apartments, to the west by various residences and commercial entities, and to the north by East 33<sup>rd</sup> Street, beyond which is construction activities.

There are no surface water bodies located on or near the property. Groundwater beneath the property flows to the southwest. The site and vicinity are served by municipal water and sewer systems provided by the City of Baltimore.

## Site History

As indicated in the environmental reports, the property was undeveloped land until 1926, when single-family town homes were constructed. 3203 Lovegrove Street is comprised of 18 single-car garages. 3 East 33<sup>rd</sup> Street was utilized as a fraternity house until 2004. 5 East 33<sup>rd</sup> Street contained a dry-cleaner and dye shop from 1934 to 1940, and various commercial businesses until 2004. No major physical changes have occurred at the property.

The property is currently owned by North Charles Street Investments, LLC and consists of two vacant buildings, vacant row homes, single-car garages, sidewalks and landscaping.

## Environmental Investigations and Actions

There are no recorded environmental actions associated with this property. Two investigations have been performed at the property, a Phase I site assessment was completed in October 2004 and a Phase II site assessment was completed in January 2005. The assessments noted several aboveground heating oil storage tanks in the basements of the vacant row homes on the property.

The assessments also identified a dry cleaning operation and dye shop, which existed on the ground floor level of the building located at 5 East 33<sup>rd</sup> Street, from 1934 to 1940. Most recently, a florist shop has occupied this tenant space.

## Current Status

CJUF Charles Village LLC submitted an application package to the Voluntary Cleanup Program on September 14, 2005, seeking a No Further Requirements Determination as a responsible person. On October 6, 2005, the Department issued a No Further Requirements Determination for the property conditioned on the use of the property for restricted residential, restricted commercial, or restricted industrial purposes with a prohibition on the use of groundwater beneath the property for any purpose.



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