



BALTIMORE CITY COUNCIL

LAND USE & TRANSPORTATION COMMITTEE

Mission Statement

On behalf of the Citizens of Baltimore City, the Land Use & Transportation Committee is committed to shaping a reliable, equitable, and sustainable future for Baltimore's land use and transportation systems. Through operational oversight and legislative action, the committee aims to develop and support lasting solutions grounded in principles of good governance.

The Honorable Ryan Dorsey

CHAIR

PUBLIC HEARING

9/25/2025

10:00 AM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

Bill: 25-0086

***Title: City Streets – Closing – A Portion of North
Chapel Street***

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Meeting: Bill Hearing

Committee: Land Use & Transportation

Bill # 25-0086

Title: City Streets – Closing – A Portion of North Chapel Street

Purpose: For the purpose of condemning and closing a portion of North Chapel Street extending northerly 305.2 feet more or less, from the north side of Jefferson Street bounded by McElderry Street, North Washington Street, Jefferson Street, and North Wolfe Street, as shown on a plat numbered 309 A 30A, prepared by the Survey Section and filed in the Office of the Department of Transportation; and providing for a special effective date.

REPORTING AGENCIES

Agency	Report
Department of Finance	Does Not Oppose
Department of Transportation	Favorable
Planning Commission	Favorable

BACKGROUND

Bill Summary

Council Bill 25-0086 authorizes the Department of Transportation to condemn and permanently close a portion of North Chapel Street in Baltimore. The area to be closed is about 6,100 square feet (0.14 acres). It begins at the intersection of the west side of North Chapel Street and the south side of McElderry Street, extends 20 feet east to the east side of North Chapel Street, continues south about 305 feet to Jefferson Street, goes 20 feet west, and then runs north about 305 feet back to the starting point.

The closing will follow all applicable state and local laws and Department of Transportation regulations. The City will retain ownership of all underground structures and utilities until they are formally abandoned or relocated, and anyone wishing to remove or alter them must obtain permission and pay all related costs. No buildings or other structures can be constructed on the closed portion until City-owned subsurface utilities are either abandoned

or relocated under City direction. Any privately owned subsurface structures must be removed by their owners when notified. The City will maintain ongoing access to the property and to any underground infrastructure for inspection, maintenance, and repairs without needing the property owner's consent or compensation.

ADDITIONAL INFORMATION

Fiscal Note: There should be no fiscal impact.

Information Source(s): 1st reader and agency reports

Analysis by: Juliane Jemmott
Analysis Date: 9/17/2025

Direct Inquiries to: 410 – 396 - 1268

**CITY OF BALTIMORE
COUNCIL BILL 25-0086
(First Reader)**

Introduced by: The Council President

At the request of: The Administration (Department of Transportation)

Introduced and read first time: July 21, 2025

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: Department of Finance, Department of Transportation,
Planning Commission

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **City Streets – Closing – A Portion of North Chapel Street**

3 FOR the purpose of condemning and closing a portion of North Chapel Street extending northerly
4 305.2 feet more or less, from the north side of Jefferson Street bounded by McElderry Street,
5 North Washington Street, Jefferson Street, and North Wolfe Street, as shown on a plat
6 numbered 309-A-30A, prepared by the Survey Section and filed in the Office of the
7 Department of Transportation; and providing for a special effective date.

8 BY authority of

9 Article I - General Provisions

10 Section 4

11 and

12 Article II - General Powers

13 Sections 2, 34, 35

14 Baltimore City Charter

15 (1996 Edition)

16 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
17 Department of Transportation shall proceed to condemn and close a portion of North Chapel
18 Street, and more particularly described as follows:

19 Beginning for Parcel 1 at the point formed by the intersection of the west side of
20 North Chapel Street 20 feet wide, and the south side of McElderry Street 66 feet wide,
21 said point of beginning being Easterly 140 feet more or less, measured along the south
22 side of said McElderry Street from the intersection of east side of North Wolfe Street 70
23 feet wide and the south side of said McElderry Street; thence binding on the south side of
24 said McElderry Street Easterly 20 feet to the east side of said North Chapel Street ; thence
25 binding on the east side of said North Chapel Street Southerly 305.2 feet more or less, to
26 the intersect the north side of Jefferson Street 60 feet wide; thence binding on the north
27 side of said Jefferson Street Westerly 20 feet to the west side of said North Chapel Street;
28 and thence binding on the west side of said North Chapel Street Northerly 305.2 feet
29 more or less, to the place of beginning.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Council Bill 25-0086

1 Containing 6,100 square feet or 0.140 acres more or less,
2 As delineated on a plat numbered 309-A-30A, prepared by the Survey Section, and
3 filed on May 8, 2024 in the Office of the Department of Transportation.

4 **SECTION 2. AND BE IT FURTHER ORDAINED**, That the proceedings for the condemnation and
5 closing of the portion of North Chapel Street and the rights of all interested parties shall be
6 regulated by and in accordance with all applicable provisions of state and local law and with all
7 applicable rules and regulations.

8 **SECTION 3. AND BE IT FURTHER ORDAINED**, That after the closing under this Ordinance, all
9 subsurface structures and appurtenances now owned by the Mayor and City Council of Baltimore
10 continue to be the property of the Mayor and City Council, in fee simple, until their use has been
11 abandoned by the Mayor and City Council. If any person wants to remove, alter, or interfere with
12 them, that person must first obtain permission from the Mayor and City Council and, in the
13 application for this permission, must agree to pay all costs and expenses, of every kind, arising
14 out of the removal, alteration, or interference.

15 **SECTION 4. AND BE IT FURTHER ORDAINED**, That no building or structure of any kind
16 (including but not limited to railroad tracks) may be constructed or erected in or on any part of
17 the street closed under this Ordinance until all subsurface structures and appurtenances owned by
18 the Mayor and City Council of Baltimore have been abandoned by the Mayor and City Council
19 or, at the expense of the person seeking to erect the building or structure, have been removed and
20 relaid in accordance with the specifications and under the direction of the Director of
21 Transportation of Baltimore City.

22 **SECTION 5. AND BE IT FURTHER ORDAINED**, That after the closing under this Ordinance, all
23 subsurface structures and appurtenances owned by any person other than the Mayor and City
24 Council of Baltimore shall be removed by and at the expense of their owners, promptly upon
25 notice to do so from the Director of Transportation.

26 **SECTION 6. AND BE IT FURTHER ORDAINED**, That at all times after the closing under this
27 Ordinance, the Mayor and City Council of Baltimore, acting by or through its authorized
28 representatives, shall have access to the subject property and to all subsurface structures and
29 appurtenances used by the Mayor and City Council, for the purpose of inspecting, maintaining,
30 repairing, altering, relocating, or replacing any of them, without need to obtain permission from
31 or pay compensation to the owner of the property.

32 **SECTION 7. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date it is
33 enacted.

Baltimore City Council



Land Use & Transportation Committee

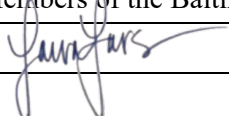
Bill: 25-0086

**Title: City Streets – Closing – A Portion of North
Chapel Street**

Agency Reports



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Laura Larsen, Budget Director 
DATE	September 3 rd , 2025
SUBJECT	25-0086 City Streets – Closing – A Portion of North Chapel Street

The Honorable President and
Members of the City Council
City Hall, Room 400

Position: Does Not Oppose

The Department of Finance is herein reporting on City Council Bill 25-0086, City Streets – Closing – A Portion of North Chapel Street. This bill authorizes the Department of Transportation to condemn and close a segment of North Chapel Street approximately 305.2 feet in length and 20 feet wide, located between McElderry Street and Jefferson Street. The bill preserves the City’s rights to existing subsurface infrastructure and places responsibility for relocation or removal on the requesting party.

Background

Introduced by the Council President at the request of the Administration, this ordinance facilitates the formal closure of a defined right-of-way segment. It expressly retains the City’s ownership and access rights to existing infrastructure and prohibits new construction until City infrastructure is abandoned or relocated at the developer’s expense. The closure is delineated on Plat No. 309-A-30A and is regulated by the City Charter and all applicable laws and rules adopted by the Director of Transportation.

Fiscal Impact

The Department of Finance anticipates no fiscal impact as a result of this legislation. All associated costs will be borne by the developer or requesting party. The City retains full access to existing infrastructure without incurring additional costs or liabilities.

Conclusion

Council Bill 25-0086 authorizes the orderly and legally supported closure of a designated portion of North Chapel Street, with appropriate safeguards to preserve the City’s infrastructure interests and operational authority. The ordinance reflects standard street closure practices and does not pose a financial risk to the City.

For the reasons stated above, the Department of Finance does not oppose City Council Bill 25-0086.

cc: Michael Mocksten
Nina Themelis

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #25-0086 / CITY STREETS – CLOSING – A PORTION OF NORTH CHAPEL STREET		

TO

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

DATE: September 19, 2025

At its regular meeting of September 18, 2025, the Planning Commission considered City Council Bill #25-0086, for the purpose of condemning and closing a portion of North Chapel Street extending northerly 305.2 feet more or less, from the north side of Jefferson Street bounded by McElderry Street, North Washington Street, Jefferson Street, and North Wolfe Street, as shown on a plat numbered 309 A 30A, 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 adopted the following resolution:

RESOLVED, That the Planning Commission recommends that City Council Bill #25-0086 be **approved** by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor's Office
The Honorable John Bullock, Council Rep. to Planning Commission
Ms. Rebecca Witt, BMZA
Mr. Geoffrey Veale, Zoning Administration
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.



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Veronica P. McBeth, Director, Department of Transportation (BCDOT)
CC	Mayor's Office of Government Relations
DATE	August 25, 2025
SUBJECT	25-0086 • City Streets – Closing – A Portion of North Chapel Street

Position: Favorable

BILL SYNOPSIS

The Johns Hopkins School of Public Health has requested the closure of the block of N Chapel St between McElderry St south to Jefferson St. Johns Hopkins has undertaken extensive development in the surrounding area in recent years, and the portion of N Chapel St in question is abutted by two other Hopkins properties which will be consolidated because of this closure. This ordinance would close the portion of N Chapel St between McElderry St and Jefferson St at the request of the Johns Hopkins School of Public Health. The closed alley will be consolidated into existing Johns Hopkins properties in Block 1649. The City will retain an easement for utilities which are not abandoned or relocated within the footprint of the closure. Johns Hopkins will pay for all costs and expenses in connection with this matter.

SUMMARY OF POSITION

The Department has determined that the requested closure will have little to no impact on traffic operations. Therefore, BCDOT respectfully requests a favorable report on Council Bill 25-0086.

Baltimore City Council

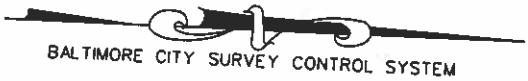


Land Use & Transportation Committee

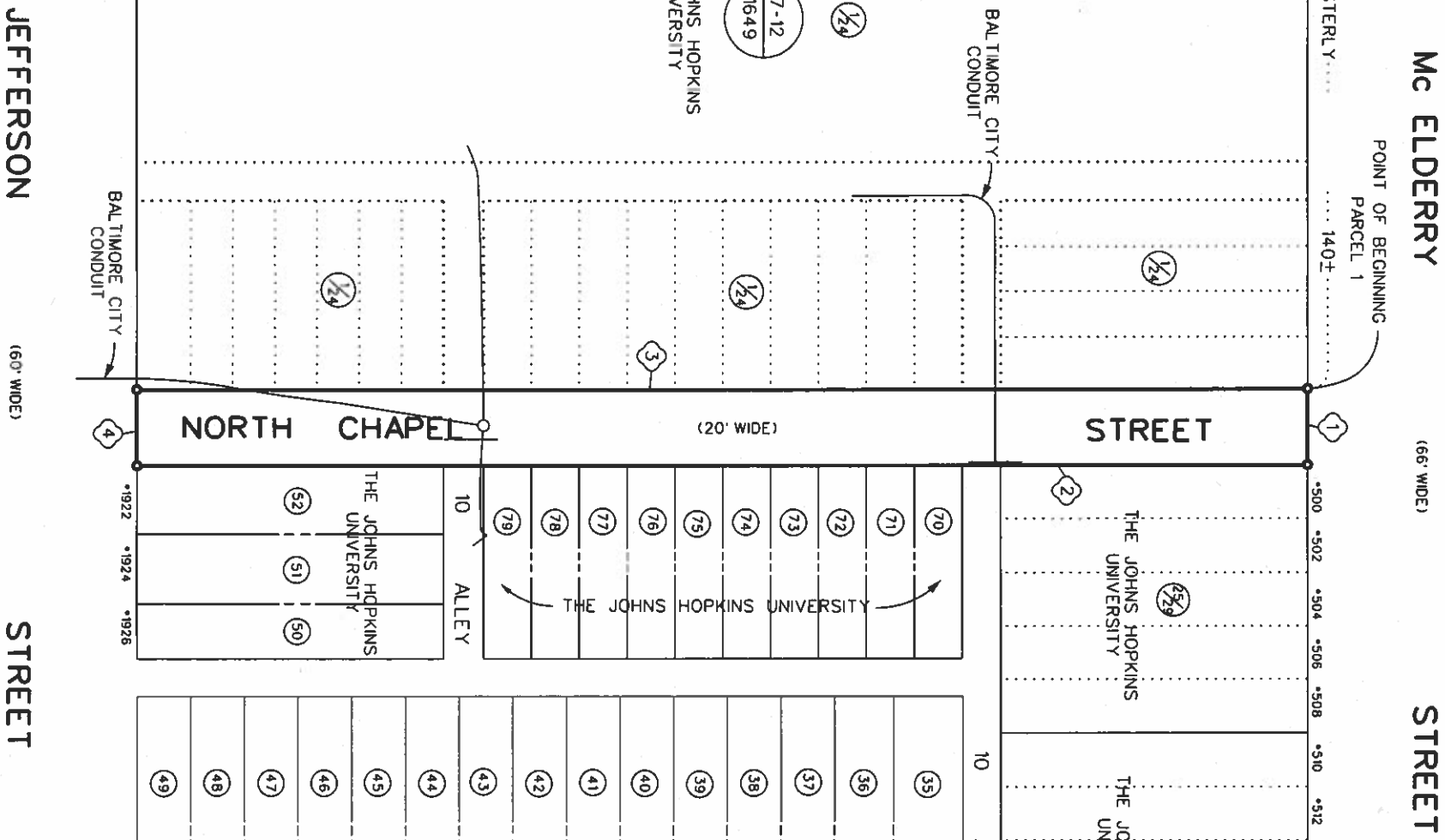
Bill:25-0086

**Title: City Streets – Closing – A Portion of North
Chapel Street**

Additional Materials



NORTH WOLFE STREET (70' WIDE)



NORTH WASHINGTON STREET (70' WIDE)

NO.	REVISIONS	DATE

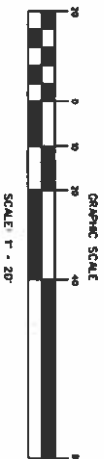


COURSES AND DISTANCES

- PARCEL No. 1
1. EASTERLY 20'
 2. SOUTHERLY 305.2'-2
 3. WESTERLY 20'
 4. NORTHERLY 305.2'-2
- AREA: 6,100 SQ. FT. OR 0.140 ACRES

GENERAL NOTES

1. THIS PLAT WAS PREPARED USING AVAILABLE DEEDS AND BALTIMORE CITY BLOCK PLAT INFORMATION.
2. THIS PLAT WAS PREPARED WITH THE BENEFIT OF TITLE SEARCHES PROVIDED BY STEWARD TITLE GUARANTY - COMMERCIAL SERVICES, DATED APRIL 18, 1996 PREPARED BY ELLER WESTER.
3. UNDERGROUND UTILITIES ARE SHOWN ON THIS DRAWING ONLY FOR THE CONVENIENCE OF THE USER OF THE DRAWING AND THERE IS NO WARRANTY OR GUARANTEE OF THE CORRECTNESS OR COMPLETENESS OF THE INFORMATION GIVEN. THE USER OF THIS DRAWING MUST VERIFY ALL SUCH INFORMATION TO HIS OR HER OWN SATISFACTION.
4. AN EASEMENT WILL BE RETAINED FOR ALL UTILITIES NOT TO BE ABANDONED.
5. N/W - NOW OR FORMERLY.
6. RIGHT OF WAY MOTIONS SHOWN HEREON ARE BASED ON INFORMATION PROVIDED BY MAP AND RECORDS SECTION.



CITY OF BALTIMORE
DEPARTMENT OF TRANSPORTATION
TRANSPORTATION ENGINEERING & CONSTRUCTION DIVISION
PRELIMINARY PLAT
FOR THE CONDEMNATION AND
CLOSING
OF NORTH CHAPEL STREET BOUNDED BY
MC ELDERRY STREET, NORTH WASHINGTON
STREET, JEFFERSON STREET AND
NORTH WOLFE STREET.

WARD 6, SECTION 7, BLOCK 1681
SURVEY SECTION
DATE: MAY 8, 2023
SHEET 1 OF 1

DESIGNED BY: [Name]
CHECKED BY: [Name]
DATE: [Date]