



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

June 26, 2025

9:00 AM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

Bill:25-0049

***Title: Release of Access Easement – Vehicular Access
to U.S. Route 40 through 6709 Pulaski Highway***

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Meeting: Legislative Oversight Hearing

Committee: Land Use & Transportation

Bill # 25-0049

Title: Release of Access Easement – Vehicular Access to U.S. Route 40 through 6709 Pulaski Highway

Purpose: For the purpose of authorizing the release and surrender by the Mayor and City Council of Baltimore of all of its interests in and to the access easement generally described as a 30 foot wide parcel, which extends from Pulaski Highway on the north to the southern boundary of the Property along the entire eastern boundary of the Property (“the Easement Area”), previously granted by WH-Pulaski, LLC, predecessor in interest to the current land owner, 6709 Pulaski, LLC; the location and course of the access easement to be released being created and described by that certain Access Easement Agreement dated October 7, 2011 and recorded among the Land Records of Baltimore City, Liber 13806, Page 235 (“the Access Easement”)

REPORTING AGENCIES

Agency	Report
Department of Finance	Not Received
Planning Commission	Favorable
Department of Transportation	Favorable

BACKGROUND

Current Law

Article I - General Provisions Section 4 and Article II - General Powers Section 31, Baltimore City Charter (1996 Edition)

Bill Summary

This bill authorizes the Mayor and City Council of Baltimore to release and terminate the City’s interest in a 30-foot-wide vehicular access easement located along the eastern

boundary of 6709 Pulaski Highway. This easement was originally granted to the City in 2011 to allow access from Pulaski Highway to a separate City-owned parcel.

The bill permits the Comptroller to execute and deliver a deed of release and surrender to the property owner, formally extinguishing the easement. No release may proceed without approval from the City Solicitor.

ADDITIONAL INFORMATION

Fiscal Note: This bill should have no fiscal impact.

Information Source(s): Baltimore City Code, Reporting Agencies, Bill 25-0049 1st reader.

Analysis by: Juliane Jemmott
Analysis Date: 6/18/2025

Direct Inquiries to: (410) 396 - 1268

CITY OF BALTIMORE
COUNCIL BILL 25-0049
(First Reader)

Introduced by: Councilmember McCray

Introduced and read first time: March 24, 2025

Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Release of Access Easement – Vehicular Access to U.S. Route 40**
3 **through 6709 Pulaski Highway**

4 FOR the purpose of authorizing the release and surrender by the Mayor and City Council of
5 Baltimore of all of its interests in and to the access easement generally described as a 30 foot
6 wide parcel, which extends from Pulaski Highway on the north to the southern boundary of
7 the Property along the entire eastern boundary of the Property (“the Easement Area”),
8 previously granted by WH-Pulaski, LLC, predecessor in interest to the current land owner,
9 6709 Pulaski, LLC; the location and course of the access easement to be released being
10 created and described by that certain Access Easement Agreement dated October 7, 2011 and
11 recorded among the Land Records of Baltimore City, Liber 13806, Page 235 (“the Access
12 Easement”).

13 BY authority of
14 Article I - General Provisions
15 Section 4
16 and
17 Article II - General Powers
18 Section 31
19 Baltimore City Charter
20 (1996 Edition)

21 **Recitals**

22 **WHEREAS**, by the Access Easement, the City of Baltimore was granted the right to vehicular
23 access over the Easement Area to access a different parcel of land owned by the City of
24 Baltimore.

25 **WHEREAS**, the City of Baltimore does not have the legal right to cross the railroad tracks
26 between the Property and the parcel owned by the City of Baltimore and the determination that
27 the cost of grading the Easement Area and constructing a road thereon if the City of Baltimore
28 were to be able to obtain the right to cross the railroad tracks would be prohibitively expensive
29 and impractical.

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

Council Bill 25-0049

1 **WHEREAS**, because the Access Easement has never been used for public use and cannot
2 practically be used in the future, the City of Baltimore has determined that the Access Easement
3 should be released of record and terminated.

4 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That the
5 Comptroller of Baltimore City be and is hereby authorized on behalf of the Mayor and City
6 Council of Baltimore to execute and deliver unto the owner or owners of the Property, a release,
7 termination, and surrender of all the interest of the City of Baltimore in the Access Easement and
8 the Easement Area.

9 The Easement Area is generally described as a thirty foot wide parcel, which extends from
10 Pulaski Highway on the north to the southern boundary of Block 6235, Lots 009 and 009A, and
11 along the entire eastern boundary of Block 6235, Lots 009 and 009A.

12 The use of the Access Easement and the Easement Area described hereinabove is no longer
13 needed for public purposes and has not been used for public purposes.

14 **SECTION 2. AND BE IT FURTHER ORDAINED**, That no deed may pass under this Ordinance
15 unless the deed, release, and surrender has been approved by the City Solicitor.

16 **SECTION 3. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date it is
17 enacted.

Baltimore City Council




Land Use & Transportation

Committee

Bill: 25-0049

**Title: Release of Access Easement –
Vehicular Access to U.S. Route 40 through
6709 Pulaski Highway**

Agency Reports

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 #25-0049 / RELEASE OF ACCESS EASEMENT – VEHICULAR ACCESS TO U.S. ROUTE 40 THROUGH 6709 PULASKI HIGHWAY		

TO

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

DATE:

April 28, 2025

At its regular meeting of April 28, 2025, the Planning Commission considered City Council Bill #25-0049, for the purpose of authorizing the release and surrender by the Mayor and City Council of Baltimore of all of its interests in and to the access easement generally described as a 30 foot wide parcel, which extends from Pulaski Highway on the north to the southern boundary of the Property along the entire eastern boundary of the Property (“the Easement Area”), previously granted by WH-Pulaski, LLC, predecessor in interest to the current land owner, 6709 Pulaski, LLC; the location and course of the access easement to be released being created and described by that certain Access Easement Agreement dated October 7, 2011 and recorded among the Land Records of Baltimore City, Liber 13806, Page 235 (“the Access Easement”).

In its consideration of this Bill, the Planning Commission reviewed City Council Bill #25-0049 and adopted the following resolution, with eight members being present (eight in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #25-0049 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



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
CC	Mayor's Office of Government Relations
DATE	April 23, 2025
SUBJECT	DOT 25-0049 • Release of Access Easement – Vehicular Access to U.S. Route 40 through 6709 Pulaski Highway

Position: Favorable

BILL SYNOPSIS

Council Bill 25-0049 would release an Easement located in the property known as 6709 Pulaski Highway. The Easement is generally described as a 30-foot-wide parcel extending from Pulaski Highway on the north to the southern boundary of the Property along the entire eastern boundary of the Property. The Easement connects Pulaski Highway to an undeveloped City-Owned parcel behind the property.

The Easement was originally granted as part of an agreement dated October 7, 2011, when the City sold the Property to WH-Pulaski, LLC., for just over \$1M. The Property was previously the site of the Pulaski Incinerator. The Property is now owned by 6709 Pulaski, LLC., and is in use as an industrial warehouse.

SUMMARY OF POSITION

This Easement cannot be practically used by the City, and so its release is recommended. First and foremost, the City would have to acquire the right to cross the railroad tracks between the Property and the City-owned Parcel by the railroad owner. Furthermore, the cost of grading and building a road on the Easement would be prohibitively high. For these reasons, the Department respectfully requests a favorable bill report.

FISCAL IMPACT

The Department projects no fiscal impacts as a result of the proposed legislation.