

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 17-0059**

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Introduced by: The Council President  
At the request of: The Administration (Department of Housing and Community Development)  
Introduced and read first time: April 24, 2017  
Assigned to: Taxation, Finance and Economic Development Committee  
Committee Report: Favorable  
Council action: Adopted  
Read second time: May 8, 2017

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**AN ORDINANCE CONCERNING**

**Sale of Property – Block 3434, Lots 2 and 1**

FOR the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as Block 3434, Lots 2 and 1 and no longer needed for public use; and providing for a special effective date.

BY authority of  
Article II - General Powers  
Section 15(c)  
Baltimore City Charter  
(1996 Edition)

**SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That, in accordance with Article II, § 15(c) of the City Charter, the Commissioner of Housing and Community Development may sell, at either public or private sale, all the interest of the Mayor and City Council of Baltimore in the property known as Block 3434, Lots 2 and 1, and more particularly described as follows:

All of Block 3434, Lot 2, which is an air space described as follows:

Beginning for the same at a point distant North 03°-08'-30" West 14.58 feet, measured from a point on the north side of North Avenue, 125 feet wide, distant North 86°-51'-30" East 523.83 feet from Linden Avenue, 66 feet wide, and at a horizontal plane having an elevation of 172.0 feet, said elevation intending to be the top of a concrete slab to be constructed and extending to a maximum elevation of 197.0 feet, said elevation being or intending to be twenty-five feet above the aforementioned concrete slab and running thence for new lines of division through Lot 12 of the Department of Housing and Community Development Madison Park North Renewal Project and calling all courses having bearings of North 86°-51'-30" East or South 86°-51'-30" West parallel with said North Avenue and all courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a right angle to said North Avenue the twenty following courses and distances;

**EXPLANATION:** CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.  
Underlining indicates matter added to the bill by amendment.  
~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

**Council Bill 17-0059**

1 namely, North 86°-51'-30" East 29.00 feet, South 03°-08'-30" East 4.00 feet, North  
2 86°-51'-30" East 7.67 feet, North 03°-08'-30" West 4.00 feet, North 86°-51'-30"  
3 East 112.00 feet, South 03°-08'-30" East 4.00 feet, North 86°-51'-30" East 7.67  
4 feet, North 03°-08'-30" West 4.00 feet, North 86°-51'-30" East 76.66 feet, North  
5 03°-08'-30" West 31.50 feet, North 86°-51'-30" East 3.67 feet, North 03°-08'-30"  
6 West 58.00 feet, South 86°-51'-30" West 3.67 feet, North 03°-08'-30" West 31.50  
7 feet, South 86°-51'-30" West 233.00 feet, South 03°-08'-30" East 31.50 feet, South  
8 86°-51'-30" West 3.67 feet, South 03°-08'-30" East 58.00 feet, North 86°-51'-30"  
9 East 3.67 feet and South 03°-08'-30" East 31.50 feet to the place of beginning.

10 All courses, distances and elevations referred to in the above description  
11 are referred to the True Meridian and Mean Low Tide as adopted by the  
12 Baltimore Survey Control System.

13 Part of Block 3434, Lot 1, which is an air space for a pedestrian walkway described as  
14 follows:

15 Beginning for the same at a point distant North 03°-08'-30" West 135.58 feet,  
16 measured from a point on the north side of North Avenue, 125 feet wide, distant  
17 North 86°-51'-30" East 701.33 feet from Linden Avenue, 66 feet wide, and at a  
18 horizontal plane having an elevation of 169.67 feet, said elevation intending to be  
19 the bottom of a concrete slab to be constructed and extending to a maximum  
20 elevation of 197.0 feet, said elevation being or intended to be 27.33 feet above the  
21 bottom of the aforementioned concrete slab and running thence for new lines of  
22 division through Lot 12 of the Department of Housing and Community  
23 Development Madison Park North Renewal Project and calling all courses having  
24 bearings of North 03°-08'-30" West or South 03°-08'-30" East at a right angle to  
25 said North Avenue and all courses having bearings of South 86°-51'-30" West or  
26 North 86°-51'-30" East parallel with said North Avenue the fourteen following  
27 courses and distances; namely, North 03°-08'-30" West 22.00 feet, South 86°-51'-  
28 30" West 9.33 feet, South 03°-08'-30" East 10.16 feet, South 86°-51'-30" West  
29 130.67 feet, North 03°-08'-30" West 15.00 feet, North 86°-51'-30" East 28.00 feet,  
30 North 03°-08'-30" , West 21.00 feet, South 86°-51'-30" West 8.08 feet, South 03°-  
31 08'-30" East 10.00 feet, South 86°-51'-30" West 1.92 feet, South 03°-08'-30" East  
32 1.00 feet, South 86°-51'-30" West 28.00 feet, South 03°-08'-30" East 36.83 feet,  
33 and North 86°-51'-30" East 150.00 feet to the place of beginning.

34 All courses, distances, and elevations referred to in the above description  
35 are referred to the True Meridian and Mean Low Tide as adopted by the  
36 Baltimore Survey Control System.

37 Part of Block 3434, Lot 1, which is an air space for stairs and an air space for a ramp  
38 described as follows:

39 Beginning for Stair "A" at a point distant North 03°-08'-30" West 157.58 feet  
40 measured from a point on the north side of North Avenue, 125 feet wide, distant  
41 North 86°-51'-30" East 672.33 feet from Linden Avenue, 66 feet wide, and at a  
42 horizontal plane having an elevation of 155.0 feet and extending to a maximum  
43 elevation of 197.0 feet, and running thence for new lines of division through Lot  
44 12 of the Department of Housing and Community Development Madison Park

## Council Bill 17-0059

1 North Renewal Project and calling all courses having bearings of North 86°-51'-  
2 30" East or South 86°-51'-30" West parallel with said North Avenue and all  
3 courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a  
4 right angle to said North Avenue the four following courses and distances;  
5 namely, North 86°-51'-30" East 29.0 feet, North 03°-08'-30" West 18.0 feet, South  
6 86°-51'-30" West 29.0 feet, and South 03°-08'-30" East 18.0 feet to the place of  
7 beginning.

8 Beginning for Stair "B" at a point distant North 03°-08'-30" West 67.58 feet  
9 measured from a point on the north side of North Avenue, 125 feet wide, distant  
10 North 86°-51'-30" East 760.50 feet from Linden Avenue, 66 feet wide, and at a  
11 horizontal plane having an elevation of 152.0 feet and extending to a maximum  
12 elevation of 197.0 feet, and running thence for new lines of division through Lot  
13 12 of the Department of Housing and Community Development Madison Park  
14 North Renewal Project and calling all courses having bearings of North 86°-51'-  
15 30" East or South 86°-51'-30" West parallel with said North Avenue and all  
16 courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a  
17 right angle to said North Avenue the four following courses and distances;  
18 namely, North 86°-51'-30" East 10.00 feet, North 03°-08'-30" West 26.50 feet,  
19 South 86°-51'-30" West 10.00 feet, and South 03°-08'-30" East 26.50 feet to the  
20 place of beginning.

21 Beginning for Stair "C" at a point distant North 03°-08'-30" West 0.58 feet  
22 measured from a point on the north side of North Avenue, 125 feet wide, distant  
23 North 86°-51'-30" East 672.50 feet from Linden Avenue, 66 feet wide, and at a  
24 horizontal plane having an elevation of 155.0 feet and extending to a maximum  
25 elevation of 197.0 feet, and running thence for new lines of division through Lot  
26 12 of the Department of Housing and Community Development Madison Park  
27 North Renewal Project and calling all courses having bearings of North 86°-51'-  
28 30" East or South 86°-51'-30" West parallel with said North Avenue and all  
29 courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a  
30 right angle to said North Avenue the four following courses and distances;  
31 namely, North 86°-51'-30" East 23.08 feet, North 03°-08'-30" West 10.00 feet,  
32 South 86°-51'-30" West 23.08 feet, and South 03°-08'-30" East 10.00 feet to the  
33 place of beginning.

34 Beginning for Stair "D" at a point distant North 03°-08'-30" West 0.58 feet  
35 measured from a point on the north side of North Avenue, 125 feet wide, distant  
36 North 86°-51'-30" East 552.83 feet from Linden Avenue, 66 feet wide, and at a  
37 horizontal plane having an elevation of 157.0 feet and extending to a maximum  
38 elevation of 197.0 feet, and running thence for new lines of division through Lot  
39 12 of the Department of Housing and Community Development Madison Park  
40 North Renewal Project and calling all courses having bearings of North 86°-51'-  
41 30" East or South 86°-51'-30" West parallel with said North Avenue and all  
42 courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a  
43 right angle to said North Avenue the four following courses and distances;  
44 namely, North 86°-51'-30" East 23.08 feet, North 03°-08'-30" West 10.00 feet,  
45 South 86°-51'-30" West 23.08 feet, and South 03°-08'-30" East 10.00 feet to the  
46 place of beginning.

**Council Bill 17-0059**

1 Beginning for a ramp at a point distant North 03°-08'-30" West 173.42 feet  
2 measured from a point on the north side of North Avenue, 125 feet wide, distant  
3 North 86°-51'-30" East 536.08 feet from Linden Avenue, 66 feet wide, and at a  
4 horizontal plane having an elevation of 164.0 feet and extending to a maximum  
5 elevation of 197.0 feet, and running thence for new lines of division through Lot  
6 12 of the Department of Housing and Community Development Madison Park  
7 North Renewal Project and calling all courses having bearings of North 86°-51'-  
8 30" East or South 86°-51'-30" West parallel with said North Avenue and all  
9 courses having bearings of South 03°-08'-30" East or North 03°-08'-30" West at a  
10 right angle to said North Avenue the four following courses and distances;  
11 namely, North 86°-51'-30" East 45.17 feet, North 03°-08'-30" West 10.00 feet,  
12 South 86°-51'-30" West 45.17 feet, and South 03°-08'-30" East 10.00 feet to the  
13 place of beginning.

14 All courses, distances and elevations referred to in the above description  
15 are referred to the True Meridian and Mean Low Tide as adopted by the  
16 Baltimore Survey Control System.

17 Part of Block 3434, Lot 1, which is an easement for a playground described as follows:

18 Beginning for the same at a point distant North 03°-08'-30" West 145.00 feet,  
19 measured from a point on the north side of North Avenue, 125 feet wide, distant  
20 North 86°-51'-30" East 356.16 feet from Linden Avenue, 66 feet wide, and  
21 running thence binding on a line drawn parallel with said North Avenue, North  
22 86°-51'-30" East 110.00 feet; thence for a new line of division through Lot 12 of  
23 the Department of Housing and Community Development Madison Park North  
24 Renewal Project, North 56°-51'-30" East 66.59 feet; thence binding on a line  
25 drawn at a right angle to said North Avenue, North 03°-08'-30" West 59.04 feet to  
26 intersect a line drawn parallel with and distant 92.33 feet northerly, measured at  
27 right angles from the first line of this description; thence binding on last said line  
28 so drawn, South 86°-51'-30" West 167.67 feet and thence binding on a line drawn  
29 at a right angle to said North Avenue, South 03°-08'-30" East 92.33 feet to the  
30 place of beginning.

31 All courses and distances in the above description are referred to the true  
32 meridian as adopted by the Baltimore Survey Control System.

33 Part of Block 3434, Lot 1, which is an easement for a parking lot, described as follows:

34 Beginning for the same at a point distant North 03°-08'-30" West 41.00 feet  
35 measured from a point on the north side of North Avenue, 125 feet wide, distant  
36 North 86°-51'-30" East 881.33 feet from Linden Avenue, 66 feet wide, and  
37 running thence for new lines of division through Lot 12 of the Department of  
38 Housing and Community Development Madison Park North Renewal Project and  
39 calling all courses having bearings of South 86°-51'-30" West or North 86°-51'-30"  
40 East parallel with said North Avenue and all courses having bearings of North  
41 03°-08'-30" West or South 03°-08'-30" East at a right angle to said North Avenue  
42 the four following courses and distances; namely, South 86°-51'-30" West 20.00  
43 feet, North 03°-08'-30" West 90.00 feet, North 86°-51'-30" East 20.00 feet, and  
44 South 03°-08'-30" East 90.00 feet to the place of beginning.

**Council Bill 17-0059**

1 All courses and distances in the above description are referred to the true  
2 meridian as adopted by the Baltimore Survey Control System.

3 This property being no longer needed for public use.

4 **SECTION 2. AND BE IT FURTHER ORDAINED,** That no deed may pass under this Ordinance  
5 unless the deed has been approved by the City Solicitor.

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

Certified as duly passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Chief Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Mayor, Baltimore City