

**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, Board of Municipal and Zoning Appeals

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.

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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.