

CITY OF BALTIMORE
COUNCIL BILL 24-0567
(First Reader)

Introduced by: Councilmember Torrence and the Council President
At the request of: The Administration (Department of Transportation)
Introduced and read first time: July 22, 2024
Assigned to: Ways and Means Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Finance, Department of Planning, Department of Housing and Community Development, Office of Equity and Civil Rights, Department of Real Estates, Department of Public Works

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – Subterranean Portions of Streets and Alleys Bounded by**
3 **Portions of North Mount Street, Presstman Street,**
4 **Appleton Street, and Westwood Avenue**

5 FOR the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public
6 or private sale, all its interest in certain parcels of land known as subterranean portions of
7 streets and alleys bounded by portions of N. Mount Street, Presstman Street, Appleton Street,
8 and Westwood Avenue, as shown on Plat 316-C-4B, Sheets 1 through 5, and filed with the
9 Department of Transportation, and no longer needed for public use; and providing for a
10 special effective date.

11 BY authority of
12 Article V - Comptroller
13 Section 5(b)
14 Baltimore City Charter
15 (1996 Edition)

16 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That, in
17 accordance with Article V, § 5(b) of the City Charter, the City Comptroller may sell, at either
18 public or private sale, all the interest of the Mayor and City Council of Baltimore in certain
19 parcels of land known as the former bed of a subterranean portions of streets and alleys bounded
20 by portions of N. Mount Street, Presstman Street, Appleton Street and Westwood Avenue:

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

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**Description of
Subterranean Portions of Certain Streets and Alleys Lying Within the Area Bounded by N.
Monroe Street, Presstman Street, Appleton Street, and Baker Street**

**Ward 15, Section 38, Block 0019,
Ward 15, Section 08, Block 0020, and
Ward 15, Section 38, Block 0024**

All that land known as Parcel 1C at a horizontal plane having an elevation of plus 158.00 feet which has reference to the North American Vertical Datum of 1988 (NAVD 88) extending to an unlimited depth and contained within the following metes and bounds: BEGINNING on the west side of N. Monroe Street at its intersection with the south side of Presstman Street, thence leaving N. Monroe Street and binding on the south side of Presstman Street, with all courses of this description referred to the meridian established in the Baltimore City Survey Control System, South 87 degrees 27 minutes 46 seconds West 183.20 feet to the east side of Appleton Street, thence binding thereon, North 02 degrees 31 minutes 42 seconds West 66.00 feet to the north side of Presstman Street, thence binding thereon, North 87 degrees 27 minutes 46 seconds East 183.13 feet to the west side of N. Monroe Street, thence binding thereon, South 02 degrees 35 minutes 24 seconds East 66.00 feet to the place of beginning.

Containing 12,089 sq. ft. or 0.278 acres, more or less.

All that land known as Parcel 1D at a horizontal plane having an elevation of plus 158.00 feet which has reference to the North American Vertical Datum of 1988 (NAVD 88) extending to an unlimited depth and contained within the following metes and bounds: BEGINNING on the west side of N. Monroe Street, at a point distant 69.00 feet from the north side of Presstman Street, thence binding on the west side of N. Monroe Street, with all courses of this description referred to the meridian established in the Baltimore City Survey Control System, North 02 degrees 36 minutes 17 seconds West 331.72 feet, thence by a new line of division, North 87 degrees 23 minutes 43 seconds East 66.00 feet to the east side of N. Monroe Street, thence binding thereon, South 02 degrees 36 minutes 17 seconds East 331.72 feet, thence by a new line of division, South 87 degrees 23 minutes 43 seconds West 66.00 feet to the place of beginning.

Containing 21,893 sq. ft. or 0.503 acres, more or less.

As delineated on plats numbered 316-C-4B, Sheet 1 of 5, dated September 26, 2023 and filed in the Office of the Department of Transportation.

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**Description of
Subterranean Portions of Certain Streets and Alleys Lying Within the Area Bounded by
Baker Street, Mckean Avenue, Presstman Street, and N. Monroe Street**

**Ward 15, Section 08, Block 0020 and
Ward 15, Section 15, Block 0013a**

All that land known as Parcel 2E at a horizontal plane having an elevation of plus 158.00 feet which has reference to the North American Vertical Datum of 1988 (NAVD 88) extending to an unlimited depth and contained within the following metes and bounds: BEGINNING on the north side of Baker Street at its intersection with the east side of N. Monroe Street, thence binding on the north side of Baker Street, with all courses of this description referred to the meridian established in the Baltimore City Survey Control System, North 87 degrees 31 minutes 40 seconds East 170.36 feet to the west side of McKean Avenue, thence binding thereon, South 02 degrees 34 minutes 10 seconds East 66.00 feet to the south side of Baker Street, thence binding thereon, South 87 degrees 31 minutes 40 seconds West 170.34 feet to the east side of N. Monroe Street, thence binding thereon, North 02 degrees 35 minutes 23 seconds West 66.00 feet to the place of beginning.

Containing 11,243 sq. ft. or 0.258 acres, more or less.

As delineated on plats numbered 316-C-4B, Sheet 2 of 5 and dated September 26, 2023 and filed in the Office of the Department of Transportation.

**Description of
Subterranean Portions of Certain Streets and Alleys Lying Within the Area Bounded by
Presbury Street, Mckean Avenue, Baker Street, and N. Monroe Street**

**Ward 15, Section 15, Block 0013a and
Ward 15, Section 15, Block 0014**

All that land known as Parcel 2F at a horizontal plane having an elevation of plus 158.00 feet which has reference to the North American Vertical Datum of 1988 (NAVD 88) extending to an unlimited depth and contained within the following metes and bounds: BEGINNING on the west side of McKean Avenue at its intersection with the north side of Baker Street, thence binding on the west side of McKean Avenue, with all courses of this description referred to the meridian established in the Baltimore City Survey Control System, North 02 degrees 34 minutes 10 seconds West 279.92 feet, thence by a new line of division, North 87 degrees 25 minutes 50 seconds East 66.00 feet to the east side of McKean Avenue, thence binding thereon, South 02 degrees 34 minutes 10 seconds East 280.08 feet to the north side of Baker Street, thence binding thereon, South 87 degrees 34 minutes 18 seconds West 66.00 feet to the place of beginning.

Containing 18,480 sq. ft. or 0.424 acres, more or less.

As delineated on plats numbered 316-C-4B, Sheet 3 of 5 and dated September 26, 2023 and filed in the Office of the Department of Transportation.

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**Description of
Subterranean Portions of Certain Streets and Alleys Lying Within the Area Bounded by
Westwood Avenue, Mckean Avenue, Baker Street, and N. Fulton Avenue**

**Ward 15, Section 15, Block 0008,
Ward 15, Section 15, Block 0009,
Ward 15, Section 15, Block 0014, and
Ward 15, Section 15, Block 0015**

All that land known as Parcel 3A1 at a horizontal plane having an elevation of plus 113 feet which has reference to the North American Vertical Datum of 1988 (NAVD 88) extending to an unlimited depth and contained within the following metes and bounds: BEGINNING on the north side of Presbury Street at its intersection with the west side of N. Fulton Avenue, thence binding on the west side of N. Fulton Avenue, with all courses of this description referred to the meridian established in the Baltimore City Survey Control System, South 02 degrees 40 minutes 14 seconds East 66.00 feet to the south side of Presbury Street, thence binding thereon, South 87 degrees 40 minutes 51 seconds West 90.42 feet to the east side a 10 foot wide Alley there situate, thence leaving the south side of Presbury Street and running for a new line of division, North 01 degrees 51 minutes 01 seconds East 66.18 feet to the intersection of the north side of Presbury Street and the east side of another 10 foot wide Alley there situate, thence binding on the north side of Presbury Street, North 87 degrees 40 minutes 51 seconds East 85.20 feet to the place of beginning.

Containing 5,795 sq. ft. or 0.133 acres, more or less.

All that land known as Parcel 3A2 at a horizontal plane having an elevation of plus 113 feet which has reference to the North American Vertical Datum of 1988 (NAVD 88) extending to an unlimited depth and contained within the following metes and bounds: BEGINNING on the north side of Presbury Street at its intersection with the west side of N. Fulton Avenue, thence binding on the west side of N. Fulton Avenue, with all courses of this description referred to the meridian established in the Baltimore City Survey Control System, North 02 degrees 55 minutes 53 seconds West 173.45 feet, thence by a new line of division, North 87 degrees 04 minutes 07 seconds East 100.00 feet to the east side of N. Fulton Avenue, thence binding thereon, the three following courses and distances: South 02 degrees 55 minutes 53 seconds East 174.35 feet, South 02 degrees 40 minutes 01 seconds East 66.00 feet, and South 02 degrees 24 minutes 18 seconds East 56.49 feet, thence by a new line of division, South 87 degrees 52 minutes 29 seconds West 100.00 feet to the west side of N. Fulton Avenue, thence binding thereon, North 02 degrees 24 minutes 18 seconds West 55.99 feet to the south side of Presbury Street, thence continuing to bind on the west side of N. Fulton Avenue, North 02 degrees 40 minutes 14 seconds West 66.00 feet to the place of beginning.

Containing 29,614 sq. ft. or 0.680 acres, more or less.

As delineated on plats numbered 316-C-4B, Sheet 4 of 5 and dated September 26, 2023 and filed in the Office of the Department of Transportation.

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**Description of
Subterranean Portions of Certain Streets and Alleys Lying Within the Area Bounded by N.
Mount Street, Presbury Street, N. Fulton Avenue, and Westwood Avenue**

Ward 15, Section 15, Block 0009

All that land known as Parcel 3B at a horizontal plane having an elevation of plus 113.00 feet which has reference to the North American Vertical Datum of 1988 (NAVD 88) extending to an unlimited depth and contained within the following metes and bounds: BEGINNING on the south side of Westwood Avenue at its intersection with the east side of Bruce Street, thence binding on the east side of Bruce Street, with all courses of this description referred to the meridian established in the Baltimore City Survey Control System, South 02 degrees 24 minutes 11 seconds East 100.00 feet, thence by a new line of division, South 87 degrees 32 minutes 32 seconds West 20.00 feet to the west side of Bruce Street, thence binding thereon, North 02 degrees 24 minutes 11 seconds West 100.00 feet to the south side of Westwood Avenue, thence binding thereon, North 87 degrees 32 minutes 32 seconds East 20.00 feet to the place of beginning.

Containing 2,000 sq. ft. or 0.046 acres, more or less.

All that land known as Parcel 3D at a horizontal plane having an elevation of plus 113.00 feet which has reference to the North American Vertical Datum of 1988 (NAVD 88) extending to an unlimited depth and contained within the following metes and bounds: BEGINNING on the south side of Westwood Avenue at its intersection with the east side of a 10 foot wide Alley lying parallel to and distant 80 feet, more or less, easterly of the east side of N. Fulton Avenue, thence leaving Westwood Avenue and binding on the east side of said Alley, with all courses of this description referred to the meridian established in the Baltimore City Survey Control System, South 02 degrees 29 minutes 13 seconds East 184.04 feet, thence by a new line of division, South 87 degrees 29 minutes 32 seconds West 10.00 feet to the west side of said Alley, thence binding thereon, North 02 degrees 29 minutes 13 seconds West 184.05 feet to the south side of Westwood Avenue aforesaid, thence binding thereon, North 87 degrees 32 minutes 32 seconds East 10.00 feet to the place of beginning.

Containing 1,840 sq. ft. or 0.042 acres, more or less.

All that land known as Parcel 3E1 at a horizontal plane having an elevation of plus 113.00 feet which has reference to the North American Vertical Datum of 1988 (NAVD 88) extending to an unlimited depth and contained within the following metes and bounds: BEGINNING on the west side of Bruce Street, 20 feet wide at its intersection with the south side of an unnamed 8 foot wide Alley which is parallel to and 80 feet, more or less, south of Westwood Avenue, 66 feet wide, thence leaving Bruce Street and binding on the south side of the 8 foot wide Alley, with all courses of this description referred to the meridian established in the Baltimore City Survey Control System, South 87 degrees 29 minutes 33 seconds West 56.17 feet to the east side of an unnamed 10 foot wide Alley which is parallel to and 80 feet, more or less east of N. Fulton Avenue, 100 feet wide, thence binding thereon, North 02 degrees 29 minutes 13 seconds West 4.00 feet to the centerline of the 8 foot wide Alley, thence binding thereon, North 87 degrees 29 minutes 33 seconds East 56.17 feet to the west side of Bruce Street, thence binding thereon, South 02 degrees 24 minutes 11 seconds East 4.00 feet to the place of beginning.

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1 Containing 225 square feet or 0.005 acres, more or less.

2 All that land known as Parcel 3E5 at a horizontal plane having an elevation of plus
3 113.00 feet which has reference to the North American Vertical Datum of 1988 (NAVD
4 88) extending to an unlimited depth and contained within the following metes and
5 bounds: BEGINNING on the east side of a 10 foot wide Alley which is parallel to and 80
6 feet, more or less, east of N. Fulton Avenue, 100 feet wide at its intersection with the
7 north side of an unnamed 8 foot wide Alley which is parallel to and 80 feet, more or less,
8 south of Westwood Avenue, 66 feet wide, and at the end of the second or Westerly 14
9 foot line of the land which by deed dated August 24, 1994 and recorded among the Land
10 Records of Baltimore City, Maryland in Liber S.E.B. 4479, Folio 207 was granted and
11 conveyed by William R. Brown, Jr. Director of Finance and Collector of State Taxes for
12 the City of Baltimore to The Mayor and City Council of Baltimore, thence leaving the 10
13 foot wide Alley and binding on the north side of the 8 foot wide Alley and said second
14 line, with all courses of this description referred to the meridian established in the
15 Baltimore City Survey Control System, North 87 degrees 29 minutes 33 seconds East
16 13.97 feet, thence leaving the north side of the 8 foot wide Alley, South 02 degrees 29
17 minutes 13 seconds East 4.00 feet to the centerline of the 8 foot wide Alley, thence
18 binding thereon, South 87 degrees 29 minutes 33 seconds West 13.97 feet to the east side
19 of the 10 foot wide Alley, thence binding thereon, North 02 degrees 29 minutes 13
20 seconds West 4.00 feet to the place of beginning.

21 Containing 56 square feet or 0.001 acres, more or less.

22 As delineated on plats numbered 316-C-4B, Sheet 5 of 5 and dated September 26, 2023 and filed
23 in the Office of the Department of Transportation.

24 This property being no longer needed for public use.

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

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