

**CITY OF BALTIMORE  
COUNCIL BILL 12-0078  
(First Reader)**

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Introduced by: The Council President  
At the request of: The Administration (Department of General Services)  
Introduced and read first time: May 7, 2012  
Assigned to: Housing and Community Development Committee

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REFERRED TO THE FOLLOWING AGENCIES: Planning Commission, Department of Housing and Community Development, Department of General Services, Department of Transportation, Baltimore Development Corporation

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **City Streets – Closing – Certain Streets and Alleys Bounded by**  
3 **Sun Street, the CSX Transportation, Inc. Railroad Right of Way,**  
4 **Vera Street, and Chesapeake Avenue**

5 FOR the purpose of condemning and closing certain streets and alleys bounded by Sun Street, the  
6 CSX Transportation, Inc. Railroad right of way, Vera Street, and Chesapeake Avenue, as  
7 shown on Plat 114-A-55A in the Office of the Department of General Services; and  
8 providing for a special effective date.

9 BY authority of  
10 Article I - General Provisions  
11 Section 4  
12 and  
13 Article II - General Powers  
14 Sections 2, 34, 35  
15 Baltimore City Charter  
16 (1996 Edition)

17 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the  
18 Department of General Services shall proceed to condemn and close certain streets and alleys  
19 bounded by Sun Street, the CSX Transportation, Inc. Railroad right of way, Vera Street, and  
20 Chesapeake Avenue, and more particularly described as follows:

21 Beginning for Parcel No. 1 at the point formed by the intersection of the east side  
22 of Fairfield Road, 60 feet wide, and the north side of Brady Avenue, 50 feet wide,  
23 and running thence binding on the north side of said Brady Avenue, Westerly 60.0  
24 feet to intersect the west side of said Fairfield Road; thence binding on the west  
25 side of said Fairfield Road, Northerly 450.0 feet, more or less, to intersect the  
26 south side of Carbon Avenue, 50 feet wide; thence binding on the south side of  
27 said Carbon Avenue, Easterly 60.0 feet to intersect the east side of said Fairfield  
28 Road, and thence binding on the east side of said Fairfield Road, Southerly 450.0  
29 feet, 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 Beginning for Parcel No. 2 at the point formed by the intersection of the east side  
2 of Tate Street, 60 feet wide, and the north side of Brady Avenue, 50 feet wide, and  
3 running thence binding on the north side of said Brady Avenue, Westerly 60.0 feet  
4 to intersect the west side of said Tate Street; thence binding on the west side of  
5 said Tate Street, Northerly 450.0 feet, more or less, to intersect the south side of  
6 Carbon Avenue, 50 feet wide; thence binding on the south side of said Carbon  
7 Avenue, Easterly 60.0 feet to intersect the east side of said Tate Street, and thence  
8 binding on the east side of said Tate Street, Southerly 450.0 feet, more or less, to  
9 the place of beginning.

10 Beginning for Parcel No. 3 at the point formed by the intersection of the east side  
11 of a 20-foot alley, laid out in part in the rear of the property known as No. 3201  
12 Fairfield Road and in part contiguous to the east outline of the property known as  
13 No. 1714/1716 Brady Avenue, and the north side of Brady Avenue, 50 feet wide,  
14 said point of beginning being distant westerly 150.0 feet, more or less, measured  
15 along the north side of said Brady Avenue from the west side of Remley Street, 60  
16 feet wide, and running thence binding on the north side of said Brady Avenue,  
17 Westerly 20.0 feet to intersect the west side of said 20-foot alley; thence binding  
18 on the west side of said 20-foot alley, Northerly 450.0 feet, more or less, to  
19 intersect the south side of Carbon Avenue, 50 feet wide; thence binding on the  
20 south side of said Carbon Avenue, Easterly 20.0 feet to intersect the east side of  
21 said 20-foot alley, and thence binding on the east side of said 20-foot alley,  
22 Southerly 450.0 feet, more or less, to the place of beginning.

23 Beginning for Parcel No. 4 at the point formed by the intersection of the south  
24 side of a 10-foot alley, laid out in the rear of the properties known as Nos.  
25 1500/1502 through 1508/1510 Chesapeake Avenue, and the east side of Sun  
26 Street, 60 feet wide, said point of beginning being distant northerly 102.8 feet,  
27 more or less, measured along the east side of said Sun Street from the north side  
28 of Chesapeake Avenue, 50 feet wide, and running thence binding on the east side  
29 of said Sun Street, Northerly 10.2 feet, more or less, to intersect the north side of  
30 said 10-foot alley; thence binding on the north side of said 10-foot alley, Easterly  
31 103.5 feet, more or less, to the easternmost extremity of said 10-foot alley, there  
32 situate; thence binding on the easternmost extremity of said 10-foot alley,  
33 Southerly 10.0 feet to intersect the south side of said 10-foot alley, and thence  
34 binding on the south side of said 10-foot alley, Westerly 105.5 feet, more or less,  
35 to the place of beginning.

36 Beginning for Parcel No. 5 at the point formed by the intersection of the east side  
37 of a 20-foot alley, laid out in the rear of the properties known as Lot Nos. 16  
38 through 28 of Block 7364 as referred to among the Real Property Records of the  
39 Property Location Section of the Department of General Services of the City of  
40 Baltimore, and the north side of Chesapeake Avenue, 50 feet wide, said point of  
41 beginning being distant westerly 150.0 feet, more or less, measured along the  
42 north side of said Chesapeake Avenue from the west side of Fairfield Road, 60  
43 feet wide, and running thence binding on the north side of said Chesapeake  
44 Avenue, Westerly 20.0 feet to intersect the west side of said 20-foot alley; thence  
45 binding on the west side of said 20-foot alley, Northerly 450.0 feet, more or less,  
46 to intersect the south side of Brady Avenue, 50 feet wide; thence binding on the

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1 south side of said Brady Avenue, Easterly 20.0 feet to intersect the east side of  
2 said 20-foot alley, and thence binding on the east side of said 20-foot alley,  
3 Southerly 450.0 feet, more or less, to the place of beginning.

4 Beginning for Parcel No. 6 at the point formed by the intersection of the south  
5 side of Brady Avenue, 50 feet wide, and the east side of Fairfield Road, 60 feet  
6 wide, and running thence binding on the east side of said Fairfield Road,  
7 Northerly 50.0 feet to intersect the north side of said Brady Avenue; thence  
8 binding on the north side of said Brady Avenue, Easterly 760.0 feet, more or less,  
9 to the easternmost extremity of said Brady Avenue, there situate; thence binding  
10 on the easternmost extremity of said Brady Avenue, Southerly 50.0 feet to  
11 intersect the south side of said Brady Avenue, and thence binding on the south  
12 side of said Brady Avenue, Westerly 760.0 feet, more or less, to the place of  
13 beginning.

14 Beginning for Parcel No. 7 at the point formed by the intersection of the east side  
15 of Remley Street, 60 feet wide, and the north side of Chesapeake Avenue, 50 feet  
16 wide, and running thence binding on the north side of said Chesapeake Avenue,  
17 Westerly 60.0 feet to intersect the west side of said Remley Street; thence binding  
18 on the west side of said Remley Street, Northerly 450.0 feet, more or less, to  
19 intersect the south side of Brady Avenue, 50 feet wide; thence binding on the  
20 south side of said Brady Avenue, Easterly 60.0 feet to intersect the east side of  
21 said Remley Street, and thence binding on the east side of said Remley Street,  
22 Southerly 450.0 feet, more or less, to the place of beginning.

23 Beginning for Parcel No. 8 at the point formed by the intersection of the east side  
24 of Weedon Street, 60 feet wide, and the north side of Chesapeake Avenue, 50 feet  
25 wide, and running thence binding on the north side of said Chesapeake Avenue,  
26 Westerly 60.0 feet to intersect the west side of said Weedon Street; thence binding  
27 on the west side of said Weedon Street, Northerly 450.0 feet, more or less, to  
28 intersect the south side of Brady Avenue, 50 feet wide; thence binding on the  
29 south side of said Brady Avenue, Easterly 60.0 feet to intersect the east side of  
30 said Weedon Street, and thence binding on the east side of said Weedon Street,  
31 Southerly 450.0 feet, more or less, to the place of beginning.

32 Beginning for Parcel No. 9 at the point formed by the intersection of the east side  
33 of Tate Street, 60 feet wide, and the north side of Chesapeake Avenue, 50 feet  
34 wide, and running thence binding on the north side of said Chesapeake Avenue,  
35 Westerly 60.0 feet to intersect the west side of said Tate Street; thence binding on  
36 the west side of said Tate Street, Northerly 450.0 feet, more or less, to intersect  
37 the south side of Brady Avenue, 50 feet wide; thence binding on the south side of  
38 said Brady Avenue, Easterly 60.0 feet to intersect the east side of said Tate Street,  
39 and thence binding on the east side of said Tate Street, Southerly 450.0 feet, more  
40 or less, to the place of beginning.

41 Beginning for Parcel No. 10 at the point formed by the intersection of the south  
42 side of Carbon Avenue, 50 feet wide, and the west side of Tate Street, 60 feet  
43 wide, and running thence binding on the west side of said Tate Street, Northerly  
44 50.0 feet, more or less, to intersect the north side of said Carbon Avenue; thence  
45 binding on the north side of said Carbon Avenue, Easterly 820.0 feet, more or

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1 less, to the easternmost extremity of said Carbon Avenue, there situate; thence  
2 binding on the easternmost extremity of said Carbon Avenue, Southerly 50.0 feet  
3 to intersect the south side of said Carbon Avenue, and thence binding on the south  
4 side of said Carbon Avenue, Westerly 820.0 feet, more or less, to the place of  
5 beginning.

6 Beginning for Parcel No. 11 at the point formed by the intersection of the east side  
7 of Fairfield Road, 60 feet wide, and the north side of Chesapeake Avenue, 50 feet  
8 wide, and running thence binding on the north side of said Chesapeake Avenue,  
9 Westerly 60.0 feet to intersect the west side of said Fairfield Road; thence binding  
10 on the west side of said Fairfield Road, Northerly 450.0 feet, more or less, to  
11 intersect the south side of Brady Avenue, 50 feet wide; thence binding on the  
12 south side of said Brady Avenue, Easterly 60.0 feet to intersect the east side of  
13 said Fairfield Road, and thence binding on the east side of said Fairfield Road,  
14 Southerly 450.0 feet, more or less, to the place of beginning.

15 Beginning for Parcel No. 12 at the point formed by the intersection of the east side  
16 of a 20-foot alley, laid out in the rear of the properties known as Nos. 3201  
17 through 3225 Tate Street, and the north side of Brady Avenue, 50 feet wide, said  
18 point of beginning being distant westerly 150.0 feet, more or less, measured along  
19 the north side of said Brady Avenue from the west side of Fairfield Road, 60 feet  
20 wide, and running thence binding on the north side of said Brady Avenue,  
21 Westerly 20.0 feet to intersect the west side of said 20-foot alley; thence binding  
22 on the west side of said 20-foot alley, Northerly 450.0 feet, more or less, to  
23 intersect the south side of Carbon Avenue, 50 feet wide; thence binding on the  
24 south side of said Carbon Avenue, Easterly 20.0 feet to intersect the east side of  
25 said 20-foot alley, and thence binding on the east side of said 20-foot alley,  
26 Southerly 450.0 feet, more or less, to the place of beginning.

27 Beginning for Parcel No. 13 at the point formed by the intersection of the south  
28 side of a 20-foot alley, laid out contiguous to the south outline of the property  
29 known as Lot No. 8 of Block 7362 as referred to among the Real Property  
30 Records of the Property Location Section of the Department of General Services  
31 of the City of Baltimore, and the east side of Sun Street, 60 feet wide, said point  
32 of beginning being distant northerly 163.0 feet, more or less, measured along the  
33 east side of said Sun Street from the north side of Brady Avenue, 50 feet wide,  
34 and running thence binding on the east side of said Sun Street, Northerly 20.4 feet,  
35 more or less, to intersect the north side of said 20-foot alley; thence binding on the  
36 north side of said 20-foot alley, Easterly 203.4 feet, more or less, to intersect the  
37 west side of a 20-foot alley, laid out in the rear of the properties known as Lot  
38 Nos. 18 through 31 of Block 7362 as referred to among said Real Property  
39 Records, Lot No. 31 is also known as No. 3200 Tate Street; thence binding on the  
40 west side of last said 20-foot alley, Southerly 20.0 feet to intersect the south side  
41 of said 20-foot alley, mentioned firstly herein, and thence binding on the south  
42 side of said 20-foot alley, mentioned firstly herein, Westerly 207.2 feet, more or  
43 less, to the place of beginning.

44 Beginning for Parcel No. 14 at the point formed by the intersection of the north  
45 side of Brady Avenue, 50 feet wide, and the west side of a 20-foot alley, laid out  
46 in the rear of the properties known as Lot Nos. 18 through 31 of Block 7362 as

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1 referred to among the Real Property Records of the Property Location Section of  
2 the Department of General Services of the City of Baltimore, Lot No. 31 is also  
3 known as No. 3200 Tate Street, and running thence binding on the west side of  
4 said 20-foot alley, Northerly 450.0 feet, more or less, to intersect the south side of  
5 Carbon Avenue, 50 feet wide; thence binding on the south side of said Carbon  
6 Avenue, Easterly 20.0 feet to intersect the east side of said 20-foot alley; thence  
7 binding on the east side of said 20-foot alley, Southerly 450.0 feet, more or less, to  
8 intersect the north side of said Brady Avenue, and thence binding on the north  
9 side of said Brady Avenue, Westerly 20.0 feet to the place of beginning.

10 Beginning for Parcel No. 15 at the point formed by the intersection of the east side  
11 of Sun Street, 60 feet wide, and the north side of a 20-foot alley, laid out in the  
12 rear of the properties known as Nos. 1503 through 1521 Brady Avenue, said point  
13 of beginning being distant southerly 220.0 feet, more or less, measured along the  
14 east side of said Sun Street from the south side of Brady Avenue, 50 feet wide,  
15 and running thence binding on the north side of said 20-foot alley, Easterly 289.4  
16 feet, more or less, to intersect the west side of a 20-foot alley, laid out contiguous  
17 to the east outlines of the properties known as No. 1521 Brady Avenue and No.  
18 1526 Chesapeake Avenue; thence binding on the west side of last said 20-foot  
19 alley, Southerly 20.0 feet to intersect the south side of said 20-foot alley,  
20 mentioned firstly herein; thence binding on the south side of said 20-foot alley,  
21 mentioned firstly herein, Westerly 293.3 feet, more or less, to intersect the east  
22 side of said Sun Street, and thence binding on the east side of said Sun Street,  
23 Northerly 20.4 feet, more or less, to the place of beginning.

24 Beginning for Parcel No. 16 at the point formed by the intersection of the east side  
25 of a 20-foot alley, laid out in part in the rear of the properties known as Nos. 3300  
26 through 3324 Remley Street and in part contiguous to the east outline of the  
27 property known as No. 1710/1714 Chesapeake Avenue, and the north side of  
28 Chesapeake Avenue, 50 feet wide, and running thence binding on the north side of  
29 said Chesapeake Avenue, Westerly 20.0 feet to intersect the west side of said 20-  
30 foot alley; thence binding on the west side of said 20-foot alley, Northerly 450.0  
31 feet, more or less, to intersect the south side of Brady Avenue, 50 feet wide;  
32 thence binding on the south side of said Brady Avenue, Easterly 20.0 feet to  
33 intersect the east side of said 20-foot alley, and thence binding on the east side of  
34 said 20-foot alley, Southerly 450.0 feet, more or less, to the place of beginning.

35 Beginning for Parcel No. 17 at the point formed by the intersection of the east side  
36 of a 20-foot alley, laid out in part in the rear of the properties known as Nos. 3304  
37 through 3320 Weedon Street and in part contiguous to the west outline of the  
38 property known as No. 1753 Brady Avenue, and the north side of Chesapeake  
39 Avenue, 50 feet wide, said point of beginning being distant westerly 150.0 feet,  
40 more or less, measured along the north side of said Chesapeake Avenue from the  
41 west side of Weedon Street, 60 feet wide, and running thence binding on the north  
42 side of said Chesapeake Avenue, Westerly 20.0 feet to intersect the west side of  
43 said 20-foot alley; thence binding on the west side of said 20-foot alley, Northerly  
44 450.0 feet, more or less, to intersect the south side of Brady Avenue, 50 feet wide,  
45 and thence binding on the south side of said Brady Avenue, Easterly 20.0 feet to  
46 intersect the east side of said 20-foot alley, and thence binding on the east side of  
47 said 20-foot alley, Southerly 450.0 feet, more or less, to the place of beginning.

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1 Beginning for Parcel No. 18 at the point formed by the intersection of the east side  
2 of Remley Street, 60 feet wide, and the north side of Brady Avenue, 50 feet wide,  
3 and running thence binding on the north side of said Brady Avenue, Westerly 60.0  
4 feet to intersect the west side of said Remley Street; thence binding on the west  
5 side of said Remley Street, Northerly 450.0 feet, more or less, to intersect the  
6 south side of Carbon Avenue, 50 feet wide; thence binding on the south side of  
7 said Carbon Avenue, Easterly 60.0 feet to intersect the east side of said Remley  
8 Street, and thence binding on the east side of said Remley Street, Southerly 450.0  
9 feet, more or less, to the place of beginning.

10 Beginning for Parcel No. 19 at the point formed by the intersection of the north  
11 side of Chesapeake Avenue, 50 feet wide, and the east side of a 20-foot alley, laid  
12 out contiguous to the east outlines of the properties known as Nos. 1526  
13 Chesapeake Avenue and 1521 Brady Avenue, said point of beginning being  
14 distant easterly 334.8 feet, more or less, measured along the north side of said  
15 Chesapeake Avenue from the east side of Sun Street, 60 feet wide, and running  
16 thence binding on the west side of said 20-foot alley, Northerly 450.0 feet, more  
17 or less, to intersect the south side of Brady Avenue, 50 feet wide; thence binding  
18 on the south side of said Brady Avenue, Easterly 20.0 feet to intersect the east side  
19 of said 20-foot alley; thence binding on the east side of said 20-foot alley,  
20 Southerly 450.0 feet, more or less, to intersect the north side of said Chesapeake  
21 Avenue, and thence binding on the north side of said Chesapeake Avenue,  
22 Westerly 20.0 feet to the place of beginning.

23 Beginning for Parcel No. 20 at the point formed by the intersection of the east side  
24 of Tate Street, 60 feet wide, and the south side of a 20-foot alley, laid out in the  
25 rear of the property known as No. 1600 Carbon Avenue, said point of beginning  
26 being distant northerly 306.9 feet, more or less, measured along the east side of  
27 said Tate Street from the north side of Carbon Avenue, 20 feet wide, and running  
28 thence binding on the east side of said Tate Street, Northerly 20.1 feet, more or  
29 less, to intersect the north side of said 20-foot alley; thence binding on the north  
30 side of said 20-foot alley, Easterly 321.4 feet, more or less, to intersect the west  
31 side of Fairfield Road, 60 feet wide; thence binding on the west side of said  
32 Fairfield Road, Southerly 20.1 feet, more or less, to intersect the south side of said  
33 20-foot alley, and thence binding on the south side of said 20-foot alley, Westerly  
34 321.4 feet, more or less, to the place of beginning.

35 Beginning for Parcel No. 21 at the point formed by the intersection of the south  
36 side of Carbon Avenue, 50 feet wide, and the west side of Fairfield Road, 60 feet  
37 wide, and running thence binding on the west side of said Fairfield Road,  
38 Northerly 296.7 feet, more or less, to the northernmost extremity of said Fairfield  
39 Road, there situate; thence binding on the northernmost extremity of said Fairfield  
40 Road, Easterly 60.3 feet, more or less, to intersect the east side of said Fairfield  
41 Road; thence binding on the east side of said Fairfield Road, Southerly 291.0 feet,  
42 more or less, to intersect the north side of said Carbon Avenue, and thence  
43 binding on the north side of said Carbon Avenue, Westerly 60.0 feet to the place  
44 of beginning.

45 Beginning for Parcel No. 22 at the point formed by the intersection of the north  
46 side of Carbon Avenue, 50 feet wide, and the west side of Tate Street, 60 feet

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1 wide, and running thence binding on the west side of said Tate Street, Northerly  
2 312.7 feet, more or less, to intersect the south side of a 20-foot alley, laid out in  
3 the rear of the property known as No. 1500 Carbon Avenue; thence binding on the  
4 south side of said 20-foot alley, Easterly 60.3 feet, more or less, to intersect the  
5 east side of said Tate Street; thence binding on the east side of said Tate Street,  
6 Southerly 306.9 feet, more or less, to intersect the north side of said Carbon  
7 Avenue, and thence binding on the north side of said Carbon Avenue, Westerly  
8 60.0 feet to the place of beginning.

9 Beginning for Parcel No. 23 at the point formed by the intersection of the south  
10 side of a 10-foot alley, laid out in the rear of the properties known as Nos. 1700  
11 through 1714/1716 Brady Avenue, and the east side of Fairfield Road, 60 feet  
12 wide, said point of beginning being distant northerly 110.0 feet, more or less,  
13 measured along the east side of said Fairfield Road from the north side of Brady  
14 Avenue, 50 feet wide, and running thence binding on the east side of said Fairfield  
15 Road, Northerly 10.0 feet to intersect the north side of said 10-foot alley; thence  
16 binding on the north side of said 10-foot alley, Easterly 150.0 feet, more or less, to  
17 intersect the west side of a 20-foot alley, laid out in part in the rear of the property  
18 known as No. 3201 Fairfield Road and in part contiguous to the east outline of the  
19 property known as No. 1714/1716 Brady Avenue; thence binding on the west side  
20 of said 20-foot alley, Southerly 10.0 feet to intersect the south side of said 10-foot  
21 alley, and thence binding on the south side of said 10-foot alley, Westerly 150.0  
22 feet, more or less, to the place of beginning.

23 As delineated on Plat 114-A-55A, prepared by the Survey Control Section and filed on April 13,  
24 2012, in the Office of the Department of General Services.

25 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the proceedings for the condemnation and  
26 closing of certain streets and alleys and the rights of all interested parties shall be regulated by  
27 and in accordance with all applicable provisions of state and local law and with all applicable  
28 rules and regulations adopted by the Director of General Services and filed with the Department  
29 of Legislative Reference.

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

37 **SECTION 4. AND BE IT FURTHER ORDAINED,** That no building or structure of any kind  
38 (including but not limited to railroad tracks) may be constructed or erected in or on any part of  
39 the street closed under this Ordinance until all subsurface structures and appurtenances owned by  
40 the Mayor and City Council of Baltimore have been abandoned by the Mayor and City Council  
41 or, at the expense of the person seeking to erect the building or structure, have been removed and  
42 relaid in accordance with the specifications and under the direction of the Director of General  
43 Services of Baltimore City.

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

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

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