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**BALTIMORE CITY COUNCIL
WAYS AND MEANS
COMMITTEE**

Mission Statement

The Committee on Ways and Means (WM) is responsible for ensuring taxpayer dollars are expended prudently and equitably. WM will exercise regular oversight of the City's budget, expenditures, loans, and other financial matters. The committee's areas of jurisdiction include: budget & appropriations, taxation, financial services, consumer protection, audits, and the Comptroller's Office.

**The Honorable Eric T. Costello
Chairman**

PUBLIC HEARING

**TUESDAY, DECEMBER 6, 2022
10:00 AM**

COUNCIL CHAMBERS

Council Bill #22-0302

**Sale of Property – 2801 Harford Road; A Portion of Block 4199,
Revised Lot 9**

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BILL SYNOPSIS

Committee: Ways and Means

Bill: 22-0302

Sale of Property – 2801 Harford Road; A Portion of Block 4199, Revised Lot 9

Sponsor: President Mosby at the request of the Comptroller's Office/Department of Real Estate

Introduced: December 5, 2022

Purpose:

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either private sale, all its interest in certain property that is located at 2801 Harford Road, and consisting of a portion of Block 4199, Revised Lot 9, and is no longer needed for public use; and providing for a special effective date.

Effective: **On the date it is enacted.**

Agency Reports

| | |
|---|--------------------------------|
| Law Department | None as of this writing |
| Department of Planning | None as of this writing |
| Department of Housing and Community Development | None as of this writing |
| Department of Real Estate | None as of this writing |
| Department of Finance | None as of this writing |
| Board of Estimates | Must be approved by BOE |

Analysis

Current Law

Article V – Comptroller; Section 5(b); Baltimore City Charter; outlines the rules, laws, regulations, and mandates **for the disposition of city property.**

Background

If enacted, Bill 22-0302 would authorize the sale of the property located at 2801 Harford Road; A portion of (Block 4199; Revised Lot 9) near and/or is in Clifton Park; in [Council District #14](#).

Clifton Park is located at 2801 Harford Road and is a public urban park and national historic district located between the Coldstream-Homestead-Montebello and Waverly neighborhoods to the west and the Belair-Edison, Lauraville, Hamilton communities to the north in the northeast section of Baltimore, Maryland, United States.¹ *See attached pictures of the 2800 block of Harford Road.*

Also, see attached plat.

Upon approval by the Mayor and City Council, the Board of Estimates would have to approve the deal to finalize the disposition.

Additional Information

Fiscal Note: None

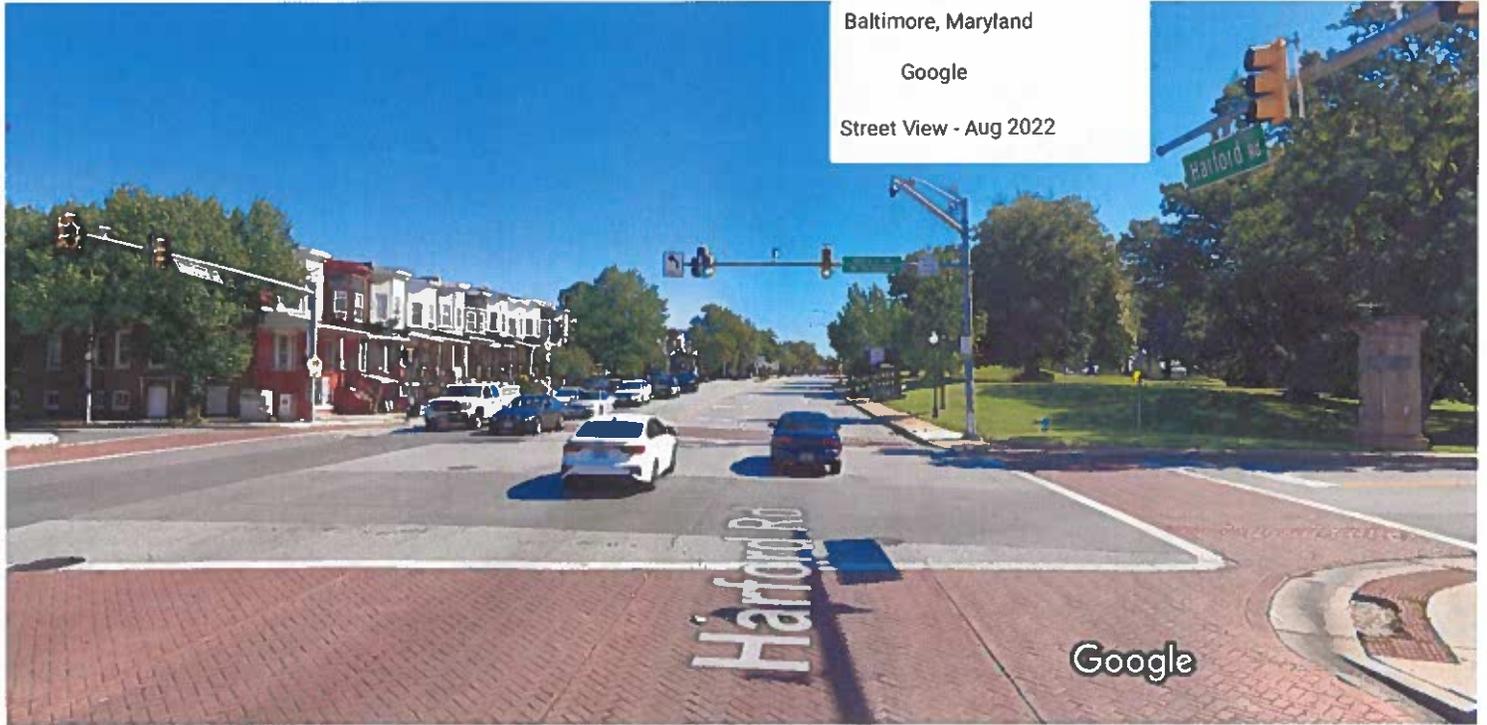
Information Source(s): City Charter, Wikipedia, and Introductory Bill 22-0302.

Marguerite M. Currin
Analysis by: Marguerite M. Currin
Analysis Date: December 5, 2022

Direct Inquiries to: (443) 984-3485

¹ Wikipedia

This is the 2800 Block of Harford Road - house on the even side and Clifton Park on the other side



Baltimore, Maryland

Google

Street View - Aug 2022

Google

Image capture: Aug 2022 © 2022 Google



2807 Harford Rd





Baltimore, Maryland
Google
Street View - Sep 2022

Google

Image capture: Sep 2022 © 2022 Google

← 2807 Harford Rd



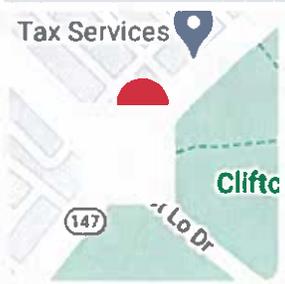


Baltimore, Maryland
Google
Street View - Aug 2022

Image capture: Aug 2022 © 2022 Google



2807 Harford Rd



WBCM CONTROL POINTS

| PT | NORTH | EAST | DESCRIPTION |
|-----|-----------|------------|-------------|
| 900 | 7771.0856 | 10578.9851 | WBCM RCS |
| 901 | 7644.5941 | 10226.1095 | WBCM RCS |
| 902 | 8011.2232 | 9696.9666 | WBCM RCS |
| 903 | 8155.2774 | 10042.4942 | WBCM RCS |

BALTIMORE CITY CONTROL POINTS

| PT | NORTH | EAST | DESCRIPTION | CHECK COORDINATE |
|-------|------------|------------|-----------------|----------------------|
| X414 | 6694.6500 | 9970.6280 | STANDARD MARKER | |
| 18783 | 7114.9310 | 10351.1000 | T.S.B.C. MARKER | |
| 24016 | 7695.1320 | 8075.9030 | GALV. PLUG | |
| 34654 | 7666.9190 | 6369.0030 | PLUG | |
| 34907 | 10736.4500 | 8656.0400 | PLUG | |
| 34918 | 8526.9112 | 11608.4788 | PLUG | CHECK COORDINATE |
| 34918 | 8526.894 | 11608.452 | | PUBLISHED COORDINATE |

PARCEL 'A' - LOT 1/2 (THIS SHEET)

| PT | NORTH | EAST | DESCRIPTION |
|-----|------------|------------|------------------|
| 332 | 7594.4518 | 9425.3850 | PARCEL A LOT 1/2 |
| 333 | 8324.2314 | 10119.6957 | PARCEL A LOT 1/2 |
| 334 | 8388.3615 | 10638.7592 | PARCEL A LOT 1/2 |
| 335 | 7355.4728 | 11091.9814 | PARCEL A LOT 1/2 |
| 336 | 8501.5473 | 11583.8548 | PARCEL A LOT 1/2 |
| 337 | 9149.6294 | 10901.7386 | PARCEL A LOT 1/2 |
| 338 | 9367.1739 | 11109.2168 | PARCEL A LOT 1/2 |
| 339 | 10116.4221 | 10210.3374 | PARCEL A LOT 1/2 |
| 340 | 11040.7895 | 9074.7119 | PARCEL A LOT 1/2 |
| 341 | 10120.1197 | 10161.0728 | PARCEL A LOT 1/2 |
| 342 | 10873.6259 | 8952.7664 | PARCEL A LOT 1/2 |
| 343 | 10030.3494 | 8426.8928 | PARCEL A LOT 1/2 |
| 344 | 9541.3273 | 8102.8317 | PARCEL A LOT 1/2 |
| 345 | 10018.9664 | 7382.0578 | PARCEL A LOT 1/2 |
| 346 | 9329.4404 | 7903.7935 | PARCEL A LOT 1/2 |
| 347 | 3608.1304 | 12233.2037 | PARCEL A LOT 1/2 |
| 348 | 8854.8807 | 7339.4533 | PARCEL A LOT 1/2 |
| 349 | 7986.6295 | 8149.2226 | PARCEL A LOT 1/2 |
| 350 | 8723.9023 | 7218.6232 | PARCEL A LOT 1/2 |
| 351 | 7665.1407 | 6379.8125 | PARCEL A LOT 1/2 |
| 352 | 7458.5881 | 6211.2481 | PARCEL A LOT 1/2 |
| 358 | 7021.1715 | 6584.2067 | PARCEL A LOT 1/2 |
| 359 | 6802.5459 | 7285.0106 | PARCEL A LOT 1/2 |
| 360 | 7323.0157 | 6656.6061 | PARCEL A LOT 1/2 |
| 361 | 9134.2037 | 7657.1931 | PARCEL A LOT 1/2 |
| 362 | 9099.8702 | 7686.4989 | PARCEL A LOT 1/2 |
| 363 | 9040.8898 | 7617.8212 | PARCEL A LOT 1/2 |
| 364 | 9075.7474 | 7587.4852 | PARCEL A LOT 1/2 |

FOUND MONUMENTATION

| PT | NORTH | EAST | DESCRIPTION |
|-----|------------|------------|---|
| 602 | 7735.8780 | 10583.5751 | 1" IPF |
| 603 | 7620.2834 | 10207.2036 | 1" IPF |
| 604 | 7844.1919 | 9662.9622 | CONC MON W/ PINNACLE IN DISC 'S. J. MARTINET' |
| 605 | 7615.5661 | 9901.8644 | CONC MON W/ PINNACLE IN DISC 'S. J. MARTINET' |
| 606 | 8095.6390 | 10359.3323 | CONC MON W/ PINNACLE IN DISC 'S. J. MARTINET' |
| 607 | 8324.4955 | 10120.0558 | 12" CONC CASSON W/ REBAR |
| 608 | 10038.6474 | 10080.6043 | 1" IPF |

PARCEL LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L10 | S89°21'13"W | 33.00' |
| L11 | N40°28'58"W | 45.14' |
| L12 | N49°19'50"E | 90.81' |
| L13 | S40°40'58"E | 46.23' |
| L14 | N77°05'37"W | 72.28' |

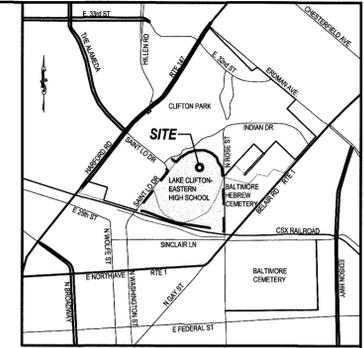
PARCEL CURVE DATA

| NO. | RADIUS | LENGTH | CHORD BEARING | CHORD LENGTH | DELTA | TANGENT |
|-----|----------|---------|---------------|--------------|-----------|---------|
| C1 | 1424.00' | 207.08' | N38°08'50"E | 206.90' | 8°19'56" | 103.72' |
| C2 | 864.67' | 292.10' | N43°12'33"E | 290.71' | 19°21'19" | 147.45' |
| C3 | 7174.76' | 314.55' | N51°37'43"E | 314.53' | 2°30'43" | 157.30' |
| C4 | 7174.76' | 332.15' | N48°19'12"E | 332.12' | 2°39'09" | 166.10' |
| C5 | 1187.26' | 178.37' | N42°41'32"E | 178.20' | 8°36'28" | 89.35' |

APPENDIX A

ABBREVIATIONS

- RCF = REBAR CAP FOUND
- RCS = REBAR CAP SET
- IPF = IRON PIPE FOUND
- PPF = PINCH PIPE FOUND
- PL = PROPERTY LINE
- CM = CONCRETE MONUMENT
- △ = TRAVERSE POINT



AREA TABULATION

LOT 1/2 - PARCEL 'A'

| | | |
|--------------------------------|----------------|--------------------|
| LOT 1/2 - PARCEL 'A' | 9,880,480 S.F. | 226.8246 ACRES +/- |
| EXCEPTION LOT 9 REVISED | 617,267 S.F. | 14.1705 ACRES +/- |
| REMAINDER LOT 1/2 - PARCEL 'A' | 9,263,213 S.F. | 212.6541 ACRES +/- |

LOT 8 - PUMP HOUSE PARCEL

| | | |
|-------------------------------------|-------------|------------------|
| LOT 8 - PUMP HOUSE PARCEL | 35,048 S.F. | 0.8046 ACRES +/- |
| EXCEPTION LOT 9 REVISED | 28,680 S.F. | 0.6584 ACRES +/- |
| REMAINDER LOT 8 - PUMP HOUSE PARCEL | 6,368 S.F. | 0.1462 ACRES +/- |

REVISED LOT 9

| | | |
|-----------------------------|----------------|-------------------|
| LOT 9 - LAKE CLIFTON PARCEL | 1,920,822 S.F. | 44.0960 ACRES +/- |
| LOT 8 - PUMP HOUSE PARCEL | 28,680 S.F. | 0.6584 ACRES +/- |
| LOT 1/2 - PARCEL 'A' | 617,267 S.F. | 14.1705 ACRES +/- |
| TOTAL REVISED LOT 9 | 2,566,769 S.F. | 58.9249 ACRES +/- |

TOTAL AREA

| | | |
|-----------------------|-----------------|--------------------|
| Lot 1/2, Lot 8, Lot 9 | 11,836,351 S.F. | 271.7252 ACRES +/- |
|-----------------------|-----------------|--------------------|

GENERAL NOTES

- THIS PLAT IS BASED UPON A FIELD-RUN BOUNDARY PERFORMED BY WBCM IN JANUARY, 2021.
- TOPOGRAPHIC SURVEY BASED UPON AERIAL PHOTOGRAPHY BY MCKENZIE SNYDER, INC. FLOWN IN DECEMBER OF 2020, AND REFLECT SITE CONDITIONS AS OF THAT DATE.
- HORIZONTAL COORDINATES AND DIRECTIONS SHOWN HEREON ARE REFERRED TO THE MERIDIAN OF THE BALTIMORE CITY SURVEY CONTROL SYSTEM AS DETERMINED FROM THE FOLLOWING BALTIMORE CITY SURVEY CONTROL STATIONS:

| LOCALIZATION RESIDUALS | NORTH | EAST |
|------------------------|---------|---------|
| X414 | 0.024' | -0.020' |
| 18783 | 0.010' | 0.031' |
| 24016 | 0.005' | -0.032' |
| 34654 | -0.024' | -0.010' |
| 34907 | -0.014' | 0.031' |

OWNERS' CERTIFICATE

THE REQUIREMENTS OF ARTICLE 21, SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND AS THEY CONCERN THE MAKING OF THIS PLAT AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

OWNER: MAYOR & CITY COUNCIL
 100 N. HOLIDAY STREET
 BALTIMORE, MARYLAND 21202

NAME: *Reginald Moore*
 TITLE: *Executive Director*

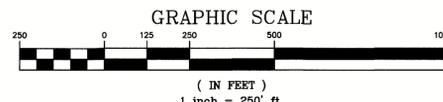
DATE: 10/18/2022

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN ACCURATELY SURVEYED AND THAT THE PLAT THEREOF PREPARED IN COMPLIANCE WITH ARTICLE 21, SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

Jeffrey A. McDonald 06/21/2022
 JEFFREY A. McDONALD DATE

PROFESSIONAL LAND SURVEYOR, MARYLAND REGISTRATION NO. 21322
 LICENSE EXPIRATION/RENEWAL DATE: JANUARY 07, 2023



PROPERTY LOCATION SECTION

APPROVED AND CHECKED:

Street Name: _____

House Number: _____

Date: 10/7/22

APPROVED: _____

APPROVED

CITY OF BALTIMORE
 PLANNING COMMISSION
 DEPARTMENT OF PLANNING

APR 28 2022

APPROVED AS TO STREET AND
 SUBDIVISION PLAN ONLY

AS NOTED AND SUBJECT TO THE REQUIREMENTS OF
 THE DEPARTMENT OF PUBLIC WORKS AND THE
 PLANNING COMMISSION.

FINAL SUBDIVISION PLAT

LAKE CLIFTON-EASTERN HIGH SCHOOL

MAYOR & CITY COUNCIL
 100 N. HOLIDAY STREET
 BALTIMORE, MARYLAND 21202

FIELD BOOK: HB 468A
 DRAWN: J.A.M./L.F.
 CHECKED: J.A.M.
 SCALE: 1"=250'
 DATE: 06/21/2022
 PROJECT: 2020.1021.00
 DRAWING: 1 OF 2

Benke J. J. J. 9/20/2022
 DEPARTMENT OF GENERAL SERVICES DATE

J. J. J. 8/20/2022
 BALTIMORE CITY RECREATION AND PARKS DATE

for Jason Mitchell
 DEPARTMENT OF PUBLIC WORKS DATE

P:\surveys\JCSB_2020\102100 - LAKE CLIFTON HSD\202102100-Subdivision Plat.dwg

