

**CITY OF BALTIMORE
COUNCIL BILL 14-0332
(First Reader)**

Introduced by: The Council President
At the request of: The Administration (Department of General Services)
Introduced and read first time: March 10, 2014
Assigned to: Housing and Community Development Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **City Streets – Closing –**
3 **Portion of 62nd Street**

4 FOR the purpose of condemning and closing a portion of 62nd Street, extending from the eastern
5 boundary line of Baltimore City westerly and southwesterly, as shown on Plat 311-A-30A in
6 the Office of the Department of General Services; and providing for a special effective date.

7 BY authority of

8 Article I - General Provisions
9 Section 4

10 and

11 Article II - General Powers
12 Sections 2, 34, 35
13 Baltimore City Charter
14 (1996 Edition)

15 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
16 Department of General Services shall proceed to condemn and close a portion of 62nd Street,
17 extending from the eastern boundary line of Baltimore City westerly and southwesterly, and more
18 particularly described as follows:

19 Beginning for the same at the point on the northwest side of 62nd Street (60 feet
20 wide) and designated as LC32 as shown on “Final Subdivision Plat Three,
21 Hollander 95 Business Park”, dated November 2, 2005, to be recorded among the
22 Land Records of Baltimore City, Maryland in Plat Packet F.M.C. 3871; thence
23 departing said point so fixed, binding on and running with the northwest side of
24 said 62nd Street with meridian reference to the Baltimore City Survey Control
25 System, the following courses and distances:

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

Council Bill 14-0332

- 1 1. By a tangent curve to the left, having a radius of 470.00 feet, an arc
2 length of 74.80 feet, said curve being subtended by a chord bearing
3 North 26° 54' 31" East for a distance of 74.72 feet to a point
4 designated as LC34 as shown on said plat; thence
- 5 2. North 22° 20' 58" East 168.33 feet to a point designated as LC37 as
6 shown on said plat; thence
- 7 3. By a tangent curve to the right, having a radius of 530.00 feet, an arc
8 length of 92.22 feet, said curve being subtended by a chord bearing
9 North 27° 20' 03" East for a distance of 92.10 feet to a point
10 designated as LC39 as shown on said plat; thence
- 11 4. North 32° 19' 08" East said distance of 199.00 feet to a point
12 designated as LC45 as shown on said plat; thence
- 13 5. By a tangent curve to the right having a radius of 180.00, an arc length
14 of 181.20 feet, said curve being subtended by a chord bearing North
15 61° 09' 27" East for a distance of 173.64 feet to a point designated as
16 LC43 as shown on said plat; thence
- 17 6. North 89° 59' 45" East for a distance of 128.59 feet, to a point
18 designated as 387 as shown on said plat; thence
- 19 7. By a tangent curve to the left, having a radius of 60.00 feet, an arc
20 length of 62.83 feet, said curve being subtended by a chord bearing
21 North 59° 59' 45" East for a distance of 60.00 of feet to a point
22 designated as 386 as shown on said plat; thence
- 23 8. By a tangent curve to the right, having a radius of 60.00 feet, an arc
24 length of 251.33 feet, said curve being subtended by a chord bearing
25 South 30° 00' 15" East for a distance of 103.92 feet to a point
26 designated as 384 as shown on said plat; thence
- 27 9. South 89° 59' 45" West for a distance of 232.52 feet to a point
28 designated as LC44 as shown on said plat; thence
- 29 10. By a tangent curve to the left, having a radius of 120.00 feet, an arc
30 length of 120.80 feet, said curve being subtended by a chord bearing
31 South 61° 09' 27" West for a distance of 115.76 feet to a point
32 designated as LC46 as shown on said plat; thence
- 33 11. South 32° 19' 08" West for a distance of 199.00 feet to a point
34 designated as LC40 as shown on said plat; thence
- 35 12. By a tangent curve to the left, having a radius of 470.00 feet, an arc
36 length of 81.78 feet, said curve being subtended by a chord bearing
37 South 27° 20' 03" West for a distance of 81.68 feet to a point
38 designated as LC32 as shown on said plat; thence

Council Bill 14-0332

1 13. South 22° 20' 58" West for a distance of 168.33 feet to a point
2 designated as LC35 as shown on said plat; thence

3 14. By a tangent curve to the right, having a radius of 530.00 feet, an arc
4 length of 24.33 feet, said curve being subtended by a chord bearing
5 South 23° 39' 44" West for a distance of 24.33 feet to a point; thence

6 15. By a non-tangent curve to the left, having a radius of 60.00 feet, an arc
7 length of 90.89 feet, said curve being subtended by a chord bearing
8 South 74° 51' 51" West for a distance of 82.44 feet to the point of
9 beginning.

10 Containing 61,064 square feet or 1.4018 acres of land.

11 Being part of the same land as shown and labeled "62nd Street" on a plat entitled "Final
12 Subdivision Plat Three, Hollander 95 Business Park," dated November 2, 2005, and recorded
13 among the Land Records of Baltimore City, Maryland in Plat Pocket 3871.

14 Also being part of the same land as shown and designated as Lot 41, and Lot 42, on a plat
15 entitled "Final Subdivision, Lots 39, 40, 41, 41A & 42, Hollander 95 Business Park, sheet 1 of 2,"
16 dated April 22, 2013, and recorded in said land records in Plat Pocket FMC 4155.

17 As delineated on Plat 311-A-30A, prepared by the Survey Control Section and filed on October
18 16, 2013, in the Office of the Department of General Services.

19 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the proceedings for the condemnation and
20 closing of a portion of 62nd Street and the rights of all interested parties shall be regulated by and
21 in accordance with all applicable provisions of state and local law and with all applicable rules
22 and regulations adopted by the Director of General Services and filed with the Department of
23 Legislative Reference.

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

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

Council Bill 14-0332

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.