

**CITY OF BALTIMORE  
COUNCIL BILL 20-0538  
(First Reader)**

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Introduced by: Councilmember Costello

Introduced and read first time: June 15, 2020

Assigned to: Housing and Urban Affairs Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Planning, Department of Housing and Community Development, Department of Transportation, Baltimore Development Corporation

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 style="text-align:center">**City Streets – Closing –**  
3 **2 Portions of East Cromwell Street**

4 FOR the purpose of condemning and closing 2 portions of East Cromwell Street between the  
5 south side of East McComas Street and the east side of West Peninsula Drive, as shown on  
6 Plat 347-A-77 in the Office of the Department of Transportation; and providing for a special  
7 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 2 portions of East Cromwell  
18 Street between the south side of East McComas Street and the east side of West Peninsula Drive,  
19 and more particularly described as follows:

20 Beginning for Parcel No. 1 at a point on West Side of Distillery Street (70 feet  
21 wide) at the point designated “157” as shown on the Subdivision Plat entitled  
22 “Port Covington, Subdivision II Amendment 1” and recorded among the Land  
23 Records of Baltimore City, Maryland as Plat M.B. 4379; thence binding on the  
24 West Side of Distillery Street and the outlines of Lot 19 as shown on the plat,  
25 referring all courses of this description to the Baltimore City Survey Control  
26 System, (1) South 44 degrees 07 minutes 13 seconds East for a distance of 146.10  
27 feet to a point of non-curvature at the division line of Lots 19 and 20 as shown on  
28 the plat; thence running with the line of division (2) Southwesterly by a curve to  
29 the right having a radius of 700.00 feet for a length of 68.67 feet (the arc of the  
30 curve being subtended by a chord bearing South 04 degrees 54 minutes 18

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

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1 seconds West 68.64 feet) to a point of non-tangency on the North Side of East  
2 Cromwell Street (variable width); thence binding on the North Side of East  
3 Cromwell Street, (3) South 45 degrees 52 minutes 47 seconds West for a distance  
4 of 194.80 feet to a point of non-curvature at the division line of Lots 1-I and 19 as  
5 shown on the plat; thence running with the lines of division the 2 following  
6 courses and distances viz: (4) Northeasterly by a curve to the left having a radius  
7 of 600.00 feet for a length of 269.85 feet (the arc of the curve being subtended by  
8 a chord bearing North 09 degrees 58 minutes 05 seconds East 267.58 feet) to a  
9 point of tangency, and thence (5) North 02 degrees 54 minutes 59 seconds West  
10 for a distance of 45.40 feet to the place of beginning.

11 Containing 18,382 square feet or 0.422 acres of land, more or less.

12 Being known as Lot 19 as shown on the Subdivision Plat entitled "Port  
13 Covington, Subdivision II Amendment 1" and recorded among the Land  
14 Records of Baltimore City, Maryland as Plat M.B. 4379.

15 As delineated on a plat numbered 347-A-77 prepared by AECOM and filed on May 22, 2020, in  
16 the Office of the Department of Transportation.

17 Beginning for Parcel No. 2 at intersection of the Southeast Side of Atlas Street  
18 (varied width) and the Southwest Side of Tidewater Street (85 feet wide) at the  
19 point designated "87" as shown on the Subdivision Plat entitled "Port Covington,  
20 Subdivision II Amendment 1" and recorded among the Land Records of  
21 Baltimore City, Maryland as Plat M.B. 4379; thence binding on the Southwest  
22 Side of Tidewater Street, referring all courses of this description to the Baltimore  
23 City Survey Control System, (1) South 44 degrees 07 minutes 13 seconds East for  
24 a distance of 25.07 feet to the division line of Lots 21 and 11C of the plat; thence  
25 running with the line of division (2) South 02 degrees 54 minutes 37 seconds East  
26 for a distance of 160.89 feet to the Northeast Side of Distillery Street (70 feet  
27 wide); thence binding on the Northeast Side of Distillery Street (3) North 44  
28 degrees 07 minutes 13 seconds West for a distance of 146.11 feet to the Southeast  
29 Side of Atlas Street; thence binding on the Southeast Side of Atlas Street (4)  
30 North 45 degrees 52 minutes 47 seconds East for a distance of 106.00 feet to the  
31 place of beginning.

32 Containing 9,072 square feet or 0.208 acres of land, more or less.

33 Being known as Lot 21 as shown on the Subdivision Plat entitled "Port  
34 Covington, Subdivision II Amendment 1" and recorded among the Land  
35 Records of Baltimore City, Maryland as Plat M.B. 4379.

36 As delineated on a plat numbered 347-A-77 prepared by AECOM and filed on May 22, 2020, in  
37 the Office of the Department of Transportation.

38 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the proceedings for the condemnation and  
39 closing of 2 portions of East Cromwell Street and the rights of all interested parties shall be  
40 regulated by and in accordance with all applicable provisions of state and local law and with all  
41 applicable rules and regulations adopted by the Director of Transportation and filed with the  
42 Department of Legislative Reference.

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

8       **SECTION 4. AND BE IT FURTHER ORDAINED,** That no building or structure of any kind  
9 (including but not limited to railroad tracks) may be constructed or erected in or on any part of  
10 the street closed under this Ordinance until all subsurface structures and appurtenances owned by  
11 the Mayor and City Council of Baltimore have been abandoned by the Mayor and City Council  
12 or, at the expense of the person seeking to erect the building or structure, have been removed and  
13 relaid in accordance with the specifications and under the direction of the Director of  
14 Transportation of Baltimore City.

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

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

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