



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Commissioner, Housing and Community Development
CC	Mayor's Office of Government Relations
DATE	June 20th, 2025
SUBJECT	25-0055 Zoning – Conditional Use – Parking Lot (Principal Use) – Variances 701 Mura Street

Position: Favorable

BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0055 Zoning – Conditional Use – Parking Lot (Principal Use) – Variances 701 Mura Street for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a principal use parking lot on the property known as 701 Mura Street (Block 1155, Lot 70), as outlined in red on the accompanying plat; granting certain variances from minimum lot area, minimum interior side yard, and minimum rear yard requirements; and providing for a special effective date.

If enacted, City Council Bill 25-0055 would permit a principle use parking lot on the property known as 701 Mura Street while granting variances from minimum lot area, minimum interior side yard, and minimum rear yard requirements. If approved, this Bill will take effect on the date of its enactment.

SUMMARY OF POSITION

At its regular meeting of April 24th, 2025, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be amended and approved by the City Council. In their report, the Commission noted that the proposed conditional use parking lot would support the use and preservation of existing nearby rowhouses while otherwise minimizing its impact on the surrounding neighborhood. This project is accompanied by another conditional use parking lot, immediately adjacent to the property and located at 702 Mura St and represented by City Council Bill 25-0056.

The property in reference is not located within any of DHCD's Streamlined Code Enforcement Areas or Community Development Zones but does fall within the Johnston Square Impact

Investment Area.

FISCAL IMPACT

As drafted, this Bill would have minimal fiscal impact on DHCD.

AMENDMENTS

DHCD supports the Planning Commission's amendments permitting 81.4% impervious surface rather than the 65% permitted by right, and the condition that the parking spaces be attributed to the recently renovated homes on the same block for their use.