

**CITY OF BALTIMORE  
COUNCIL BILL 19-0400  
(First Reader)**

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Introduced by: Councilmember Costello

At the request of: MCB 300 East LLC

Address: c/o P. David Bramble, 2701 North Charles Street, Suite 400, Baltimore, Maryland  
21218

Telephone: 410-662-0105

Introduced and read first time: June 17, 2019

Assigned to: Land Use and Transportation Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Planning Commission, Board of  
Municipal and Zoning Appeals, Baltimore Development Corporation, Department of  
Transportation, Baltimore City Parking Authority Board

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Parking Lot – 301 East Lombard Street**  
3 **(Aka 300 East Pratt Street)**

4 For the purpose of reauthorizing and continuing the permission for, subject to certain conditions,  
5 the establishment, maintenance, and operation of an open off-street parking area on the  
6 property known as 301 East Lombard Street (aka 300 East Pratt Street) (Block 1381, Lot  
7 002), as outlined in red on the accompanying plat; and providing for a special effective date.

8 BY authority of  
9 Article 32 – Zoning  
10 Sections 5-201(a) and Table 10-301 (C-5)  
11 Baltimore City Revised Code  
12 (Edition 2000)

13 **Recitals**

14 Pursuant to Ordinance 13-154, the Mayor and City Council of Baltimore  
15 approved, subject to certain conditions, the establishment, maintenance, and  
16 operation of a parking lot on the property known as 301 East Lombard Street (aka  
17 300 East Pratt Street), which approval, as extended, expires on September 18,  
18 2019.

<p><b>Explanation:</b> CAPITALS indicate matter added to existing law. [Brackets] indicate matter deleted from existing law.</p>
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**Council Bill 19-0400**

1       **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
2 permission is reauthorized and continued for the establishment, maintenance, and operation of a  
3 parking lot on the property known as 301 East Lombard Street (aka 300 East Pratt Street) (Block  
4 1381, Lot 002), as outlined in red on the plat accompanying this Ordinance, in accordance with  
5 the Baltimore City Zoning Code § 5-201(a) and Table 10-301 (C-5), subject to the condition that  
6 the parking lot complies with all federal, state, and local licensing and certification requirements.

7       **SECTION 2. AND BE IT FURTHER ORDAINED,** That the permission granted by this Ordinance  
8 applies for 3 years from the date that this Ordinance becomes effective; and, at the end of that  
9 period, with no further action by the Mayor and City Council, this permission will be abrogated  
10 and of no further effect. If bona fide efforts have been made to develop the property, as  
11 determined in the reasonable judgment of the Director of Planning, the property owner shall be  
12 entitled to no more than two 1-year extensions of this permission, each extension to be  
13 conclusively evidenced by a letter from the Director of Planning.

14       **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
15 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
16 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
17 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
18 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
19 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
20 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
21 the Zoning Administrator.

22       **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is  
23 enacted.