

CITY OF BALTIMORE
ORDINANCE **21.013**
Council Bill 21-0015

Introduced by: Councilmember Bullock
At the request of: Innovation Alley, LLC
Address: Alyssa Domzal, Esquire, Ballard Spahr LLP, 300 East Lombard Street, 18th Floor,
Baltimore, Maryland 21202
Telephone: 410-528-5510
Introduced and read first time: January 11, 2021
Assigned to: Economic and Community Development Committee

Committee Report: Favorable with amendments
Council action: Adopted
Read second time: March 8, 2021

AN ORDINANCE CONCERNING

Zoning – Conditional Use Parking Lots –
115 and 118 Mount Clare Street

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of parking lots on the properties known as 115 Mount Clare Street (Block 0251, Lot 068) and 118 Mount Clare Street (Block 0251, Lot 072), as outlined in red on the accompanying plat; and providing for a special effective date.

BY authority of
Article 32 - Zoning
Section(s) 5-201(a) and Table 9-301 (R-8)
Baltimore City Revised Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That permission is granted for the establishment, maintenance, and operation of parking lots on the properties known as 115 Mount Clare Street (Block 0251, Lot 068) and 118 Mount Clare Street (Block 0251, Lot 072, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code § 5-201(a) and Table 9-301 (R-8), subject to the ~~condition that~~ the following conditions:

1. The proposed parking lots must be approved by the Site Plan Review Committee.
2. The parking lots must comply with the requirements of the Landscape Manual.
3. The parking lots must comply with all applicable federal, state, and local licensing and certification requirements.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike-out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

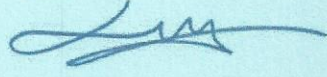
Council Bill 21-0015

1 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
2 accompanying plat and in order to give notice to the agencies that administer the City Zoning
3 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
4 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
5 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
6 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
7 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
8 the Zoning Administrator.

9 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
10 enacted.

Council Bill 21-0015

Certified as duly passed this 22 day of March, 2021



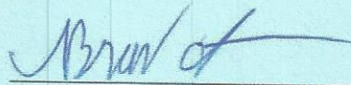
President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,
this 22 day of March, 2021



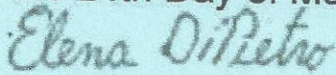
Chief Clerk

Approved this 21 day of March, 2021



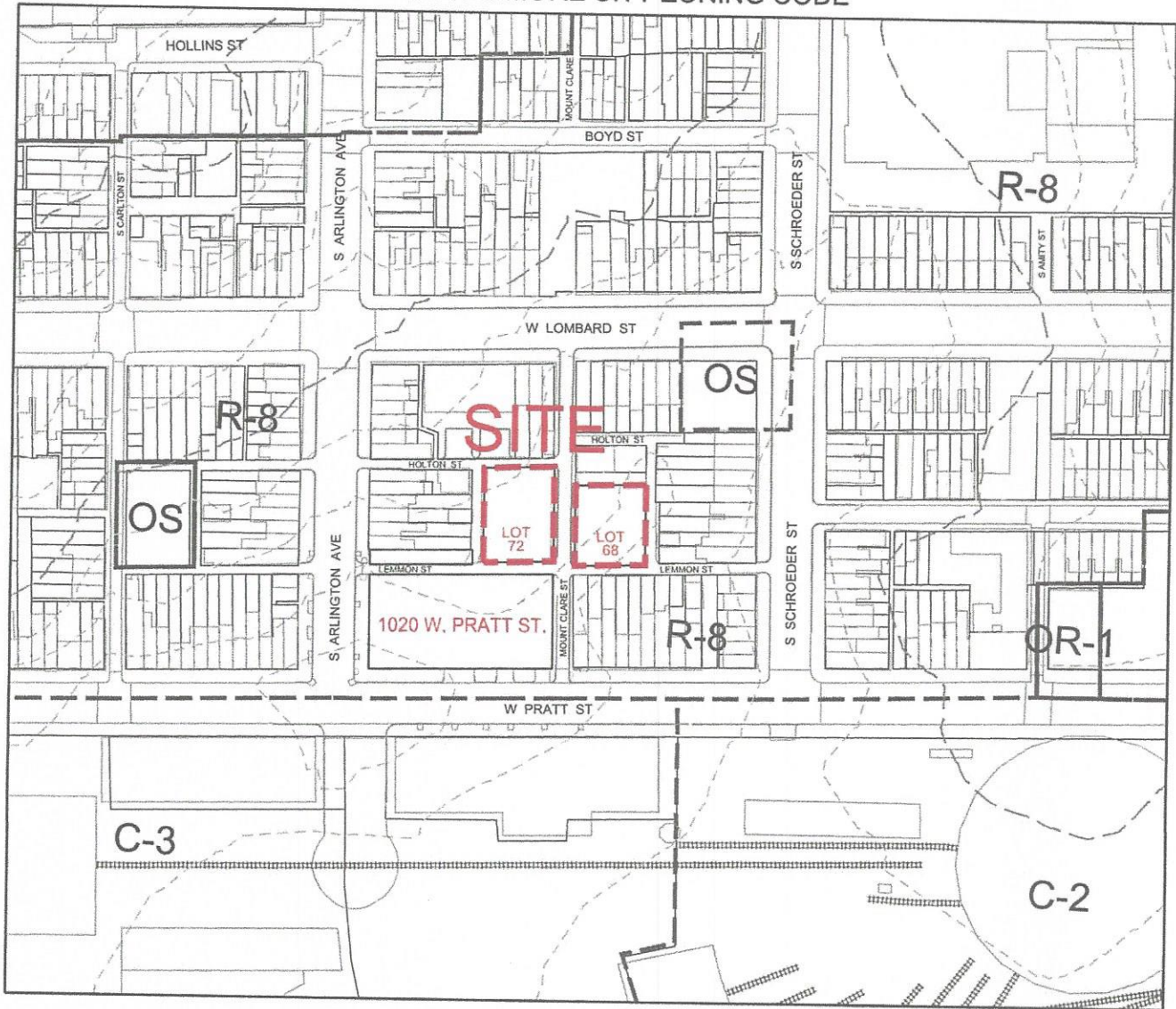
Mayor, Baltimore City

Approved for Form and Legal Sufficiency
This 24th Day of March, 2021.



Chief Solicitor

SHEET NO. XX OF THE ZONING DISTRICT MAP
OF THE BALTIMORE CITY ZONING CODE



NOTE:

THE APPLICANT REQUESTS, FOR THE PURPOSE OF PERMITTING, SUBJECT TO CERTAIN CONDITIONS, THE ESTABLISHMENT, MAINTENANCE, AND OPERATION OF OPEN OFF-STREET PARKING AREAS TO SERVE THE BUILDING AT 1020 W. PRATT STREET ON THE PROPERTIES AS OUTLINED HEREON IN RED.

Brown

MAYOR

[Signature]

PRESIDENT CITY COUNCIL

PLAT PREPARED BY:



STV INCORPORATED
7125 AMBASSADOR ROAD, STE 200
BALTIMORE, MD 21244

APPLICANT

INNOVATION ALLEY, LLC
900 E. FORT AVE., STE 900
BALTIMORE, MD 21230

C/O TODD JAMES
PHONE: (443) 478-1200

PLAT TO ACCOMPANY CONDITIONAL USE
1020 WEST PRATT STREET

1020 WEST PRATT STREET
BALTIMORE, MD 21223

WARD: 18 SECTION: 8 BLOCK: 251 LOTS: 68, 72

SCALE: 1"=150'

DATE: AUG. 7, 2020

21.013