

**CITY OF BALTIMORE
COUNCIL BILL 13-0210
(First Reader)**

Introduced by: Councilmember Cole

At the request of: 301 East Lombard Development, LLC

Address: c/o Jon Dooley, Managing Director, 15601 Dallas Parkway, Suite 600, Addison,
Texas 75001

Telephone: 469-341-2355

Introduced and read first time: April 8, 2013

Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Parking Lot District – 301 East Lombard Street**
3 **(aka 300 East Pratt Street)**

4 FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and
5 operation of an open off-street parking area on the property known as 301 East Lombard Street
6 (aka 300 East Pratt Street), as outlined in red on the accompanying plat.

7 BY authority of

8 Article - Zoning

9 Section(s) 6-609(1), 10-504, and 16-102

10 Baltimore City Revised Code

11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That
13 permission is granted for the establishment, maintenance, and operation of an open off-street
14 parking area on the property known as 301 East Lombard Street (aka 300 East Pratt Street), as
15 outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning
16 Code §§ 6-609(1), 10-504, and 16-102, subject to the following conditions:

- 17 1. The site plan is made a part of this Ordinance.
- 18 2. The requirements of the Department of Planning, including those for landscaping and
19 lighting, must be implemented and maintained.
- 20 3. The parking area must comply with all applicable federal, state, and local licensing
21 and certification requirements.

22 **SECTION 2. AND BE IT FURTHER ORDAINED**, That the permission granted by this Ordinance
23 applies for 4 years from the date that this Ordinance becomes effective; and, at the end of that
24 period, with no further action by the Mayor and City Council, this permission will be abrogated
25 and of no further effect. If development commences on the property within the 4 year period, the

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

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1 owner may apply for one 2-year extension of the permission, provided that the extension meets the
2 approval of the Director of Planning.

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

11 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
12 after the date it is enacted.