

**CITY OF BALTIMORE
COUNCIL BILL 25-0056
(First Reader)**

Introduced by: Councilmember Jones
At the request of: ReBuild Johnston Square Phase I, LLC
Address: c/o Drew E. Tildon, Esq., Rosenberg Martin Greenberg LLP
25 S. Charles Street, 21st Floor
Baltimore, Maryland 21201
Telephone: (410) 727-6600

Introduced and read first time: April 7, 2025

Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use – Parking Lot (Principal Use) – Variances**
3 **702 Mura Street**

4 FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and
5 operation of a principal use parking lot on the property known as 702 Mura Street
6 (Block 1155, Lot 101), as outlined in red on the accompanying plat; granting certain
7 variances from minimum lot area, minimum interior side yard, and minimum rear yard
8 requirements; and providing for a special effective date.

9 BY authority of

10 Article 32 - Zoning
11 Sections 5-201(a), 5-501, 5-508, 14-331, 9-301 (Table 9-301), and 9-401 (Table 9-401)
12 Baltimore City Revised Code
13 (Edition 2000)

14 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
15 permission is granted for the establishment, maintenance, and operation of a principal use
16 parking lot on the property known as 702 Mura Street (Block 1155, Lot 101), as outlined in red
17 on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code
18 §§ 9-301 and 14-331, subject to the condition that the parking lot complies with all applicable
19 federal, state, and local licensing and certification requirements.

20 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority of §§ 5-305(a)
21 and 5-308 of Article 32 – Zoning, permission is granted from the requirements of § 9-401
22 (Table 9-401: Rowhouse and Multi-Family Residential Districts – Bulk and Yard Regulations)
23 for the minimum lot area, as 3,000 square feet are required and 2,395 square feet are proposed.

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

Council Bill 25-0256

1 **SECTION 3. AND BE IT FURTHER ORDAINED,** That pursuant to the authority of §§ 5-305(a)
2 and 5-308 of Article 32 – Zoning, permission is granted from the requirements of § 9-401
3 (Table 9-401: Rowhouse and Multi-Family Residential Districts – Bulk and Yard Regulations)
4 for the minimum interior side yard, as 10 feet are required and 0 feet are proposed.

5 **SECTION 4. AND BE IT FURTHER ORDAINED,** That pursuant to the authority of §§ 5-305(a)
6 and 5-308 of Article 32 – Zoning, permission is granted from the requirements of § 9-401
7 (Table 9-401: Rowhouse and Multi-Family Residential Districts – Bulk and Yard Regulations)
8 for the minimum rear yard, as 25 feet are required and 1.3 feet are proposed.

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

17 **SECTION 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
18 enacted.