

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 25-0055**

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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  
Committee Report: Favorable, with Amendments  
Council action: Adopted  
Read second time: December 4, 2025

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**AN ORDINANCE CONCERNING**

**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.

BY authority of  
Article 32 - Zoning  
Sections 5-201(a), 5-501, 5-508, 14-331, 9-301 (Table 9-301), and 9-401 (Table 9-401)  
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 a principal use parking lot on the property known as 701 Mura Street (Block 1155, Lot 70), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 9-301 and 14-331, subject to the condition that the parking lot complies with all applicable federal, state, and local licensing and certification requirements.

**SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority of §§ 5-305(a) and 5-308 of Article 32 – Zoning, permission is granted for a variance from the requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts – Bulk and Yard Regulations) for the minimum lot area, as 3,000 square feet are required and 1,344 square feet are proposed.

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.

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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 for a variance from the requirements of  
3 § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts – Bulk and Yard  
4 Regulations) for the minimum interior side yard, as 10 feet are required and 0.8 feet are  
5 proposed.

6       **SECTION 4. AND BE IT FURTHER ORDAINED,** That pursuant to the authority of §§ 5-305(a)  
7 and 5-308 of Article 32 – Zoning, permission is granted for a variance from the requirements of  
8 § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts – Bulk and Yard  
9 Regulations) for the minimum rear yard, as 25 feet are required and 1 foot is proposed.

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

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

**Council Bill 25-0055**

Certified as duly passed this 15th day of December, 2025



\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 17th day of December, 2025



\_\_\_\_\_  
Chief Clerk

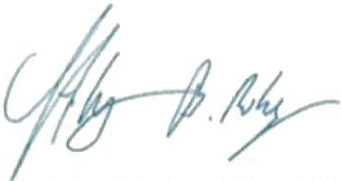
Approved this 27 day of Decm, 2027



\_\_\_\_\_  
Mayor, Baltimore City

Approved for Form and Legal Sufficiency,

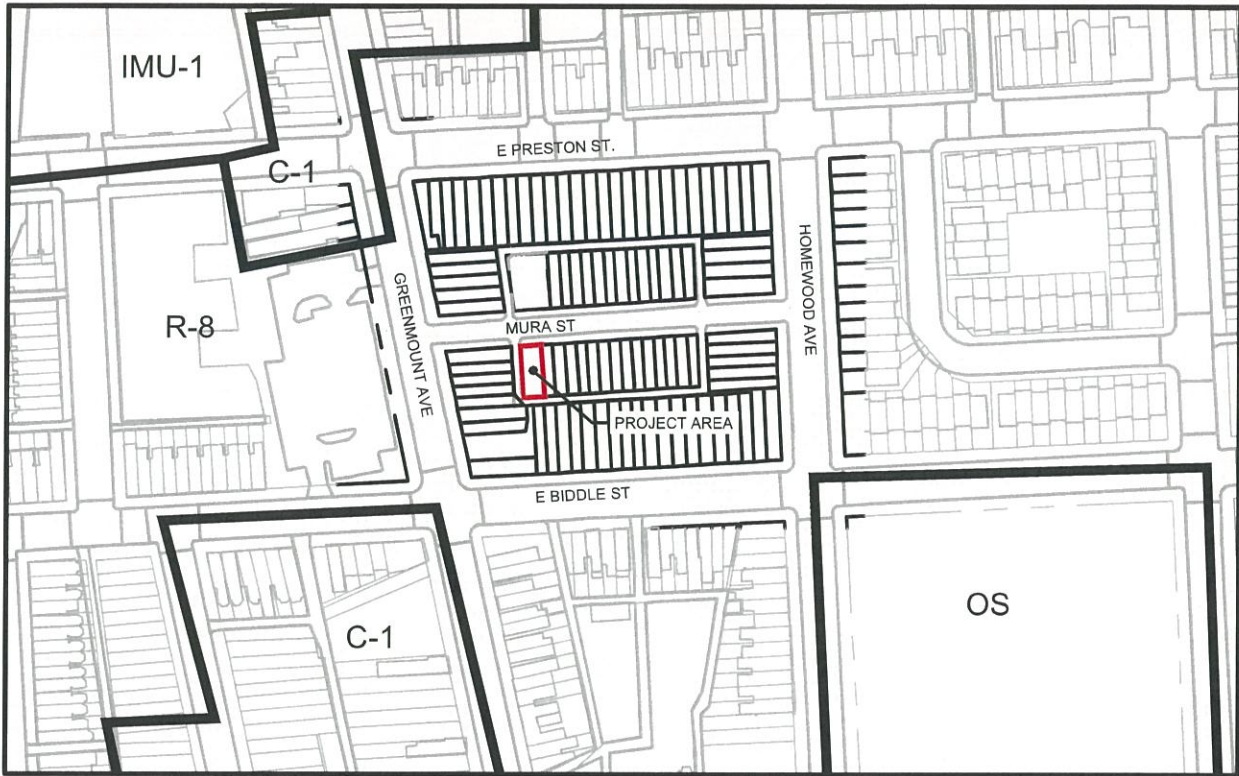
this 17th day of December, 2025



\_\_\_\_\_  
Chief Solicitor

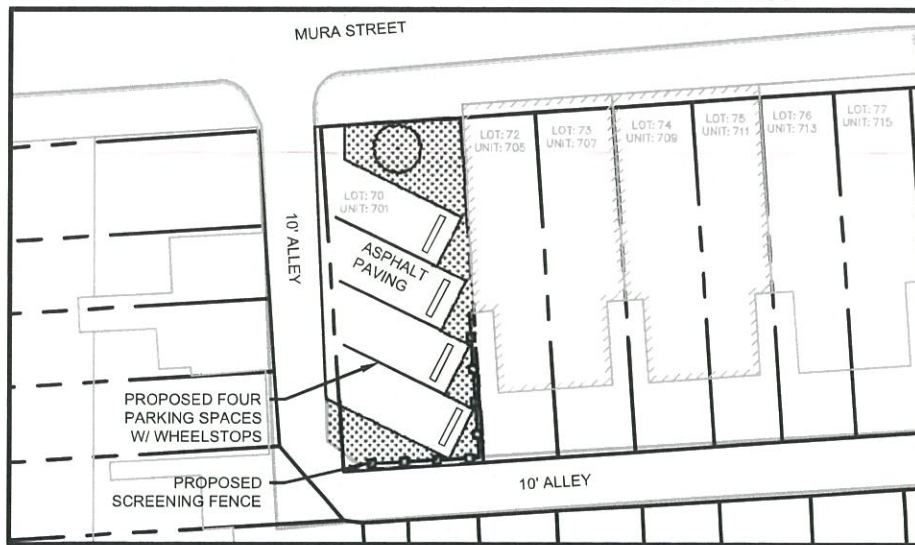


SHEET NO. 46 OF THE ZONING MAP OF THE  
ZONING CODE OF BALTIMORE CITY



0' 100' 200' 400'  
SCALE 1" = 200'

NOTES:  
IN CONNECTION WITH THE PROPERTY KNOWN AS LOT NO. 70 ON BALTIMORE CITY BLOCK PLAT 1155. THE APPLICANT WISHES TO REQUEST CONDITIONAL USE APPROVAL FOR A PRINCIPAL USE PARKING LOT IN R-8 ZONING, AS OUTLINED IN RED ABOVE. LOTS 70 AND 71 WERE RECENTLY CONSOLIDATED UNDER REQUEST #037-25. THE PARKING WILL BE FOR PRIVATE PARKING FOR HOMEOWNERS OR THEIR GUESTS ONLY.



0' 15' 30' 60'  
SCALE 1" = 30'

- LEGEND:
- PROPERTY LINE
  - ZONING BOUNDARY
  - 6' SCREEN FENCING
  - PROPOSED TREE PLANTING
  - PARKING SPACE W/ WHEELSTOP

MURA STREET LOT 70 - ZONING PLAT

WARD: 10 SECTION: 040  
BLOCK: 1155 LOT: 70

PROPERTY OWNER:  
MAYOR AND CITY COUNCIL  
417 E FAYETTE ST, STE 1001  
BALTIMORE, MD 21202

APPLICANT:  
REBUILD JOHNSTON  
SQUARE PHASE 1, LLC  
1129 N CAROLINE STREET  
BALTIMORE, MD 21213  
PHONE: 410-563-6220  
MOBILE: 443-956-6638

PREPARED BY:  
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CITYSCAPE ENGINEERING, LLC  
3600 CLIPPER MILL ROAD  
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BALTIMORE, MD 21211  
PHONE: 410-601-3290



MAYOR  
PRESIDENT CITY COUNCIL

DATE PREPARED: 02/18/2025