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**BALTIMORE CITY COUNCIL  
WAYS AND MEANS  
COMMITTEE**

*Mission Statement*

*The Committee on Ways and Means (WM)* is responsible for ensuring taxpayer dollars are expended prudently and equitably. WM will exercise regular oversight of the City's budget, expenditures, loans, and other financial matters. The committee's areas of jurisdiction include: budget & appropriations, taxation, financial services, consumer protection, audits, and the Comptroller's Office.

**The Honorable Eric T. Costello  
Chairman**

**PUBLIC HEARING**

**Tuesday, October 15, 2024  
10:00 AM**

**COUNCIL CHAMBERS**

**Council Bill #24-0592**

**Zoning - Conditional Use Parking Lot - 301 East Lombard Street (a/k/a 300  
East Pratt Street)**

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## BILL SYNOPSIS

**Committee:** Ways and Means

**Bill 24-0592**

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**Zoning - Conditional Use Parking Lot - 301 East Lombard Street (a/k/a 300 East Pratt Street)**

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**Sponsor:** Councilmember Costello

**Introduced:** September 16, 2024

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

**Effective:** 30<sup>th</sup> day after enacted.

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### Agency Reports

Law Department	None as of this writing
Department of Housing & Community Development	None as of this writing
Planning Commission	None as of this writing
Office of Equity and Civil Rights	None as of this writing
Baltimore Development Corporation	None as of this writing
Department of Transportation	None as of this writing
Fire Department	No Objection
Board of Municipal & Zoning Appeals	None as of this writing
Parking Authority of Baltimore City	Favorable

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### Analysis

#### Current Law

[Article 32 – Zoning](#), Sections -201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203, and 16-602 Table (16-406) – [Baltimore City Code](#).

To approve a conditional use, the City Council must find, based on facts presented at a hearing on the bill:

1. the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare,
2. the use would not be precluded by any other law, including an applicable Urban Renewal Plan,
3. the authorization would not be contrary to the public interest; and
4. the authorization would be in harmony with the purpose and intent of the Baltimore City Zoning Code.

## **Background**

If enacted this bill would permit the property at 301 East Lombard Street (a/k/a 300 East Pratt Street) to be used as an open, off-street parking lot.

The property is owned by MCB 300 East LLC, located in the 11<sup>th</sup> Council District in the downtown area. *See [Certificate of Posting](#) and picture of property included in this writing.*

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## **Additional Information**

**Fiscal Note:** None

**Information Source(s):** City Code, Bill 24-0592 and all agency reports and correspondence received as of this writing.

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Analysis by: Niya N. Garrett      Direct Inquiries to: (410) 396-1268  
Analysis Date: October 10, 2024



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RENAISSANCE  
HARBORPLACE HOTEL


PUBLIC  
LOADING



# **Council Bill 24-0592**

## **Agency Reports**

**SEE ATTACHED**

<b>F R O M</b>	Name & Title	James W. Wallace, Fire Chief <i>JW</i> 9-27-2024	CITY OF BALTIMORE  <b>MEMO</b>  
	Agency Name & Address	Baltimore City Fire Department 401 E. Fayette Street, Mezzanine	
	Subject	City Council Bill #24-0592 – Zoning- Conditional Use Parking Lot- 301 East Lombard Street (a/k/a 300 East Pratt Street)	

TO: The Honorable Nick J. Mosby, President                      DATE: September 26, 2024  
 And All Members of the Baltimore City Council  
 City Hall, Room 408

The Baltimore City Fire Department (BCFD) has no opposition to Council Bill 24-0592. The location must comply with all applicable codes, ordinances, and laws and shall be required to obtain all required approvals. The location shall comply with the Building, Fire, and Related Codes of Baltimore City 2021 Edition (As enacted by Ord. 24-341 on May 22, 2024) and applicable Maryland laws.

The above does not negate any requirements for submission of plans to the Office of the Fire Marshal for review of construction, fire detection/notification/suppression systems, and automatic sprinkler installation. The location may be subject to an annual fire inspection and/or permits from the Office of the Fire Marshal.

JW/abl



## MEMORANDUM

**To:** Nick J. Mosby, President, Baltimore City Council

**From:** Peter Little, Executive Director

**Date:** October 3, 2024

**Subject:** City Council Bill 24-0592

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I am herein reporting on City Council Bill 24-0592, introduced by Councilmember Costello at the request of MCB 300 East LLC.

The purpose of this bill is to reauthorize and continue the permission for the establishment, maintenance, and operation of an open off-street parking area on the property known as 301 E Lombard Street (Block 1381 Lot 002).

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. PABC staff conducted a site visit in September 2024. This property is adjacent to PABC-administered metered parking on Commerce Street.

Passage of this bill would have little to no fiscal impact on PABC programs.

Based on the comments above, the PABC respectfully requests a favorable report for City Council Bill 24-0592.



# **Council Bill 24-0592**

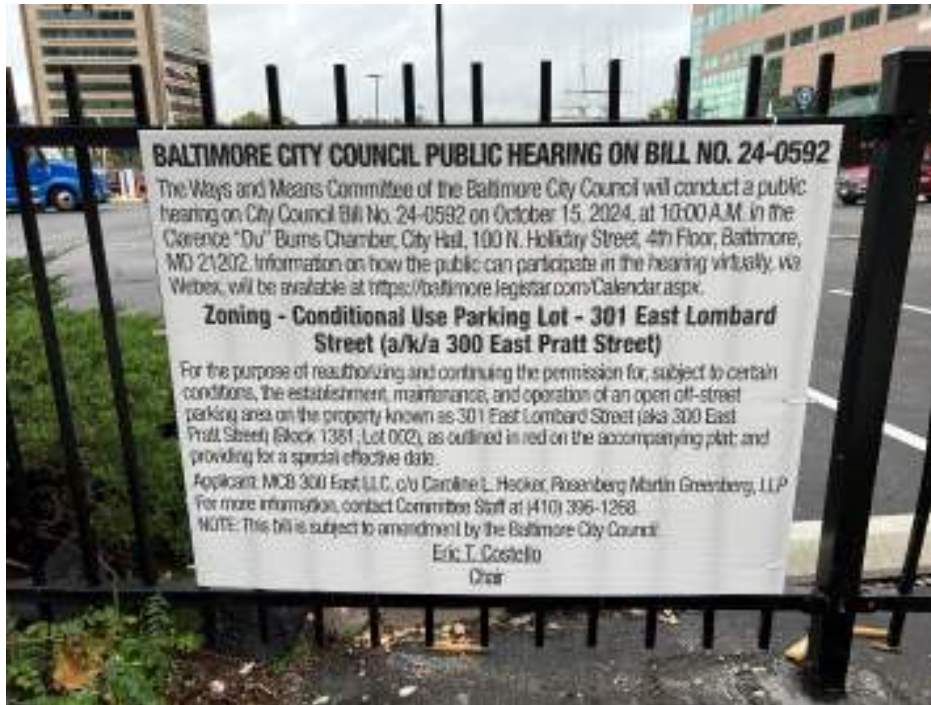
## **Additional Materials**

**SEE ATTACHED**

**Baltimore City Council**  
**Certificate of Posting - Public Hearing Notice**

Today's Date: [8/24/2024]

**City Council Bill No.: 24-0592**



*(Place a picture of the posted sign in the space below.)*

**Address: 301 East Lombard Street Frontage**

**Date Posted: September 22, 2024**

**Name: Martin Ogle**

**Address: 9912 Maidbrook Road Parkville Md, 21234**

**Telephone: 443-629-3411**

- 
- Email to: [Natawnab.Austin@baltimorecity.gov](mailto:Natawnab.Austin@baltimorecity.gov)
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

**Baltimore City Council**  
**Certificate of Posting - Public Hearing Notice**

Today's Date: [8/24/2024]

**City Council Bill No.: 24-0592**



*(Place a picture of the posted sign in the space below.)*

**Address: 301 East Lombard Street East Pratt Street Frontage**

**Date Posted: September 22, 2024**

**Name: Martin Ogle**

**Address: 9912 Maidbrook Road Parkville Md, 21234**

**Telephone: 443-629-3411**

- 
- Email to: [Natawnab.Austin@baltimorecity.gov](mailto:Natawnab.Austin@baltimorecity.gov)
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

**Baltimore City Council**  
**Certificate of Posting - Public Hearing Notice**

Today's Date: [8/24/2024]

**City Council Bill No.: 24-0592**



*(Place a picture of the posted sign in the space below.)*

**Address: 301 East Lombard Street Commerce Street Frontage**

**Date Posted: September 22, 2024**

**Name: Martin Ogle**

**Address: 9912 Maidbrook Road Parkville Md, 21234**

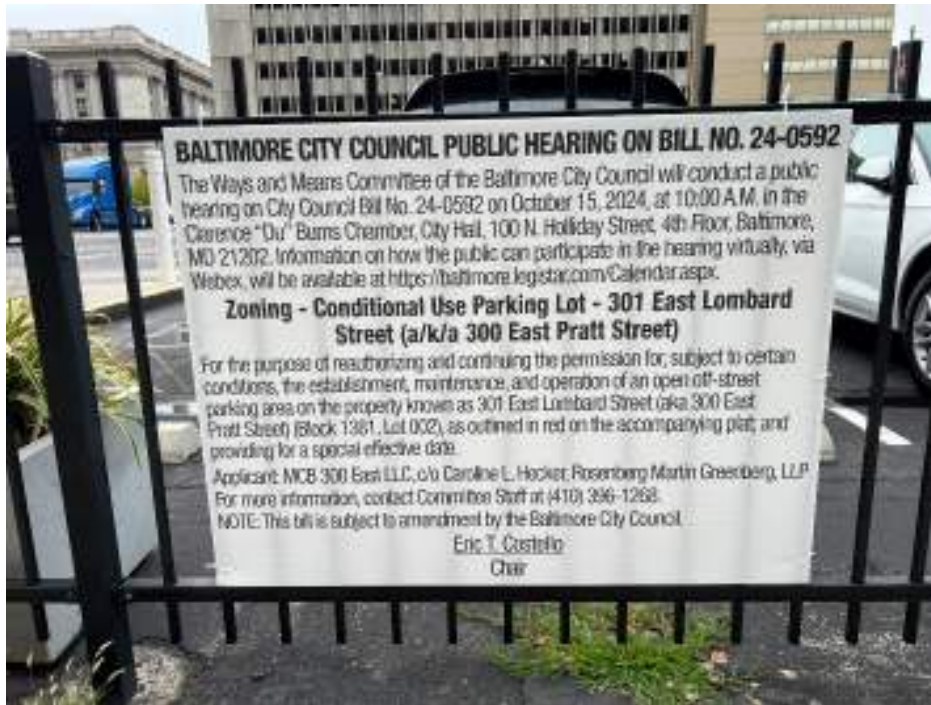
**Telephone: 443-629-3411**

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- Email to: [Natawnab.Austin@baltimorecity.gov](mailto:Natawnab.Austin@baltimorecity.gov)
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

**Baltimore City Council  
Certificate of Posting - Public Hearing Notice**

Today's Date: [8/24/2024]

**City Council Bill No.: 24-0592**



*(Place a picture of the posted sign in the space below.)*

**Address: 301 East Lombard Street South Street Frontage**

**Date Posted: September 22, 2024**

**Name: Martin Ogle**

**Address: 9912 Maidbrook Road Parkville Md, 21234**

**Telephone: 443-629-3411**

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- Email to: [Natawnab.Austin@baltimorecity.gov](mailto:Natawnab.Austin@baltimorecity.gov)
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

**STATEMENT OF INTENT  
FOR**

Conditional Use Parking Lot – 301 East Lombard Street  
(Aka 300 East Pratt Street)

**1. Applicant's Contact Information:**

Name: MCB 300 East LLC, c/o Caroline L. Hecker, Rosenberg Martin Greenberg, LLP  
Mailing Address: 25 S. Charles Street, 21<sup>st</sup> Floor, Baltimore, MD 21201  
Telephone Number: (410) 727-6600  
Email Address: checker@rosenbergmartin.com

**2. All Proposed Zoning Changes for the Property:** Conditional use of the property as an open, off-street parking lot

**3. All Intended Uses of the property:** Open, off-street parking lot

**4. Current Owner's Contact Information:**

Name: MCB 300 East LLC  
Mailing Address: 2701 N. Charles Street, Ste. 404  
Baltimore, MD 21218  
Telephone Number: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**5. Property Acquisition:**

The property was acquired by the current owner on September 30, 2019 by deed recorded in the Land Records of Baltimore City in Liber MB 21550, Folio 034.

**6. Contract Contingency:**

(a) There is \_\_\_\_\_ is not X a contract contingent on the requested legislative authorization.

(b) If there is a contract contingent on the requested legislative authorization:

(i) The names and addresses of all parties on the contract are *{use additional sheet if necessary}*:

(ii) The purpose, nature and effect of the contract are:

7. **Agency:**

(a) The applicant is \_\_\_ is not X acting as an agent for another.

(b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority stockholders of any corporation, are as follows *{use additional sheet if necessary}*: N/A

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**AFFIDAVIT**

I, Caroline L. Hecker, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information and belief.

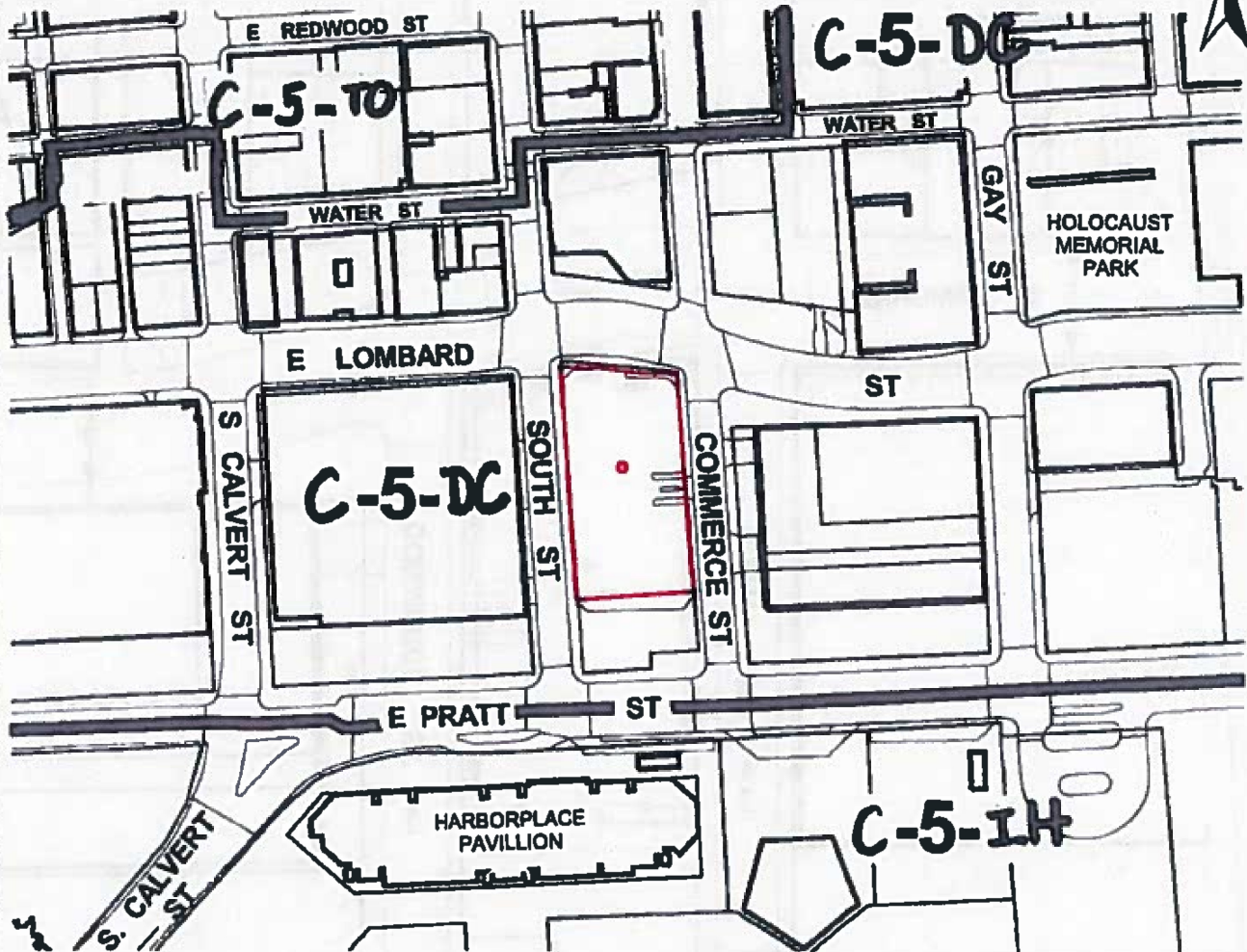


\_\_\_\_\_  
Caroline L. Hecker, Authorized Agent for Applicant

September 9, 2024  
Date







1" = 200'

**Note:**

In Connection With Property Known As  
No. 301 EAST LOMBARD STREET  
A.K.A. 300 EAST PRATT STREET.  
The Applicant Wishes To Request The Conditional  
Use Of The Aforementioned Property  
As A Parking Lot,  
As Outlined In Red Above.

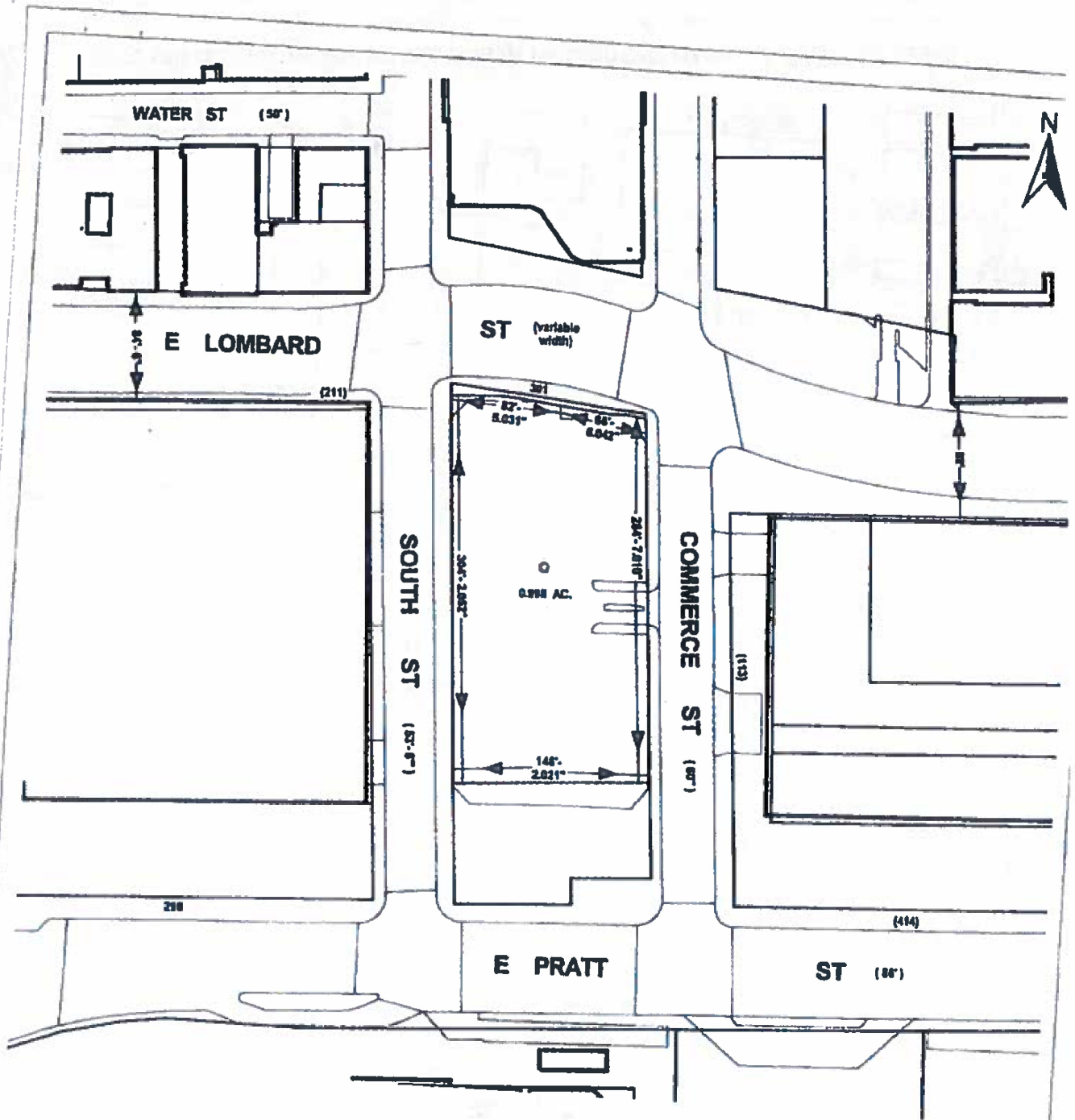
WARD - 4 SECTION - 11 BLOCK - 1381 LOT - 2

\_\_\_\_\_

MAYOR

\_\_\_\_\_

PRESIDENT CITY COUNCIL



1" = 100'

**301 EAST LOMBARD STREET  
A.K.A. 300 EAST PRATT STREET**

**CITY OF BALTIMORE  
COUNCIL BILL 24-0592  
(First Reader)**

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Introduced by: Councilmember Costello

At the request of: MCB 300 East LLC

Address: c/o Caroline L. Hecker, Esq., Rosenberg Martin Greenberg LLP

Telephone: (410) 727-6600

Introduced and read first time: September 16, 2024

Assigned to: Ways and Means Committee

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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Parking Lot –**  
3 **301 East Lombard Street**  
4 **(a/k/a 300 East Pratt Street)**

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

10 BY authority of  
11 Article 32 - Zoning  
12 Section(s) 5-201(a) and Table 10-301 (C-5)  
13 Baltimore City Revised Code  
14 (Edition 2000)

15 **Recitals**

16 Pursuant to Ordinance 13-154, the Mayor and City Council of Baltimore approved, subject to  
17 certain conditions, the establishment, maintenance, and operation of a parking lot on the property  
18 known as 301 East Lombard Street (a/k/a 300 East Pratt Street) (Block 1381, Lot 002), which  
19 approval, as extended, expires on September 25, 2024.

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

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

**Council Bill 24-0592**

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

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

16       **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
17 after the date it is enacted.