

CITY OF BALTIMORE
ORDINANCE 26 • 084
Council Bill 25-0056

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

AN ORDINANCE CONCERNING

Zoning – Conditional Use – Parking Lot (Principal Use) – Variances
702 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 702 Mura Street (Block 1155, Lot 101), 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 702 Mura Street (Block 1155, Lot 101), 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 2,395 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 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 for a variance from the requirements of §
7 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts – Bulk and Yard
8 Regulations) 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.

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Certified as duly passed this 9th day of February, 2026



President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 10th day of February, 2026



Chief Clerk

Approved this 24 day of February, 2026

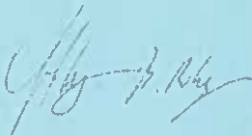


Mayor, Baltimore City

A TRUE COPY
Director of Finance

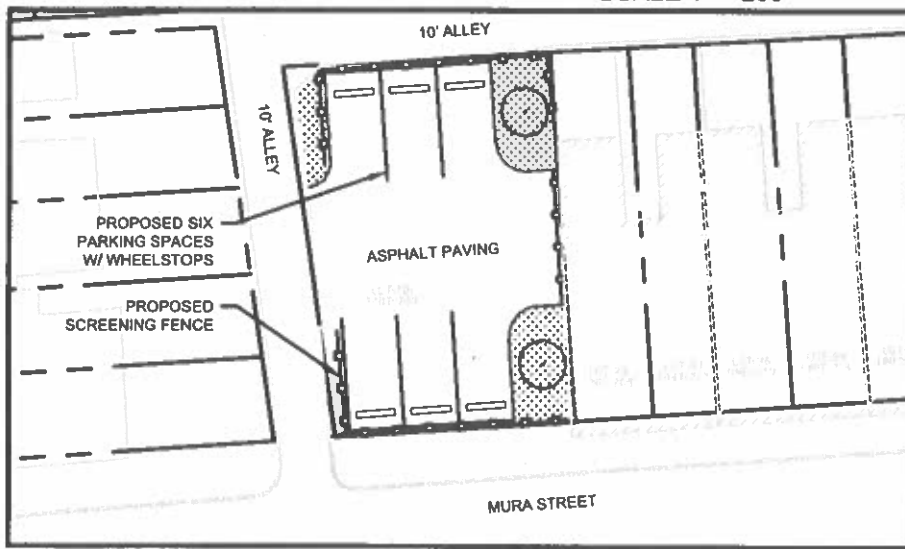
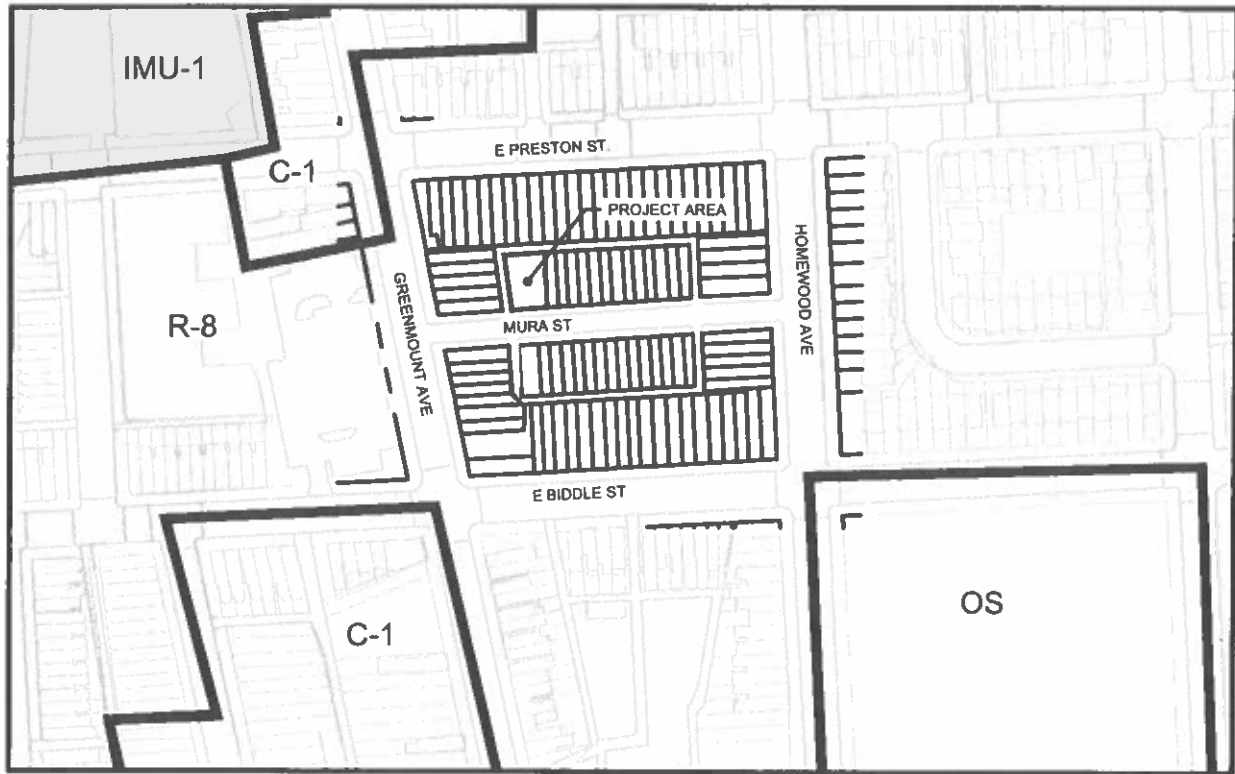
Approved for Form and Legal Sufficiency,

this 10th day of February, 2026



Chief Solicitor

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



NOTES:
IN CONNECTION WITH THE PROPERTY
KNOWN AS LOT NO. 101 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 99,100,
AND 101 WERE RECENTLY
CONSOLIDATED UNDER REQUEST
#008-25. THE PARKING WILL BE FOR
PRIVATE PARKING FOR HOMEOWNERS
OR THEIR GUESTS ONLY.

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

MURA STREET LOT 101- ZONING PLAT

WARD: 10 SECTION: 040
BLOCK: 1155 LOT: 101

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:
ROBERT HAASE, P.E.
CITYSCAPE ENGINEERING, LLC
3600 CLIPPER MILL ROAD
SUITE #214
BALTIMORE, MD 21211
PHONE: 410-601-3290



MAYOR

PRESIDENT CITY COUNCIL

DATE PREPARED: 02/18/2025