

**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.

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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.