



## Legislation Details (With Text)

**File #:** 24-0592      **Version:** 0      **Name:** Zoning - Conditional Use Parking Lot - 301 East Lombard Street (a/k/a 300 East Pratt Street)

**Type:** Ordinance      **Status:** Enacted

**File created:** 9/16/2024      **In control:** Baltimore City Council

**On agenda:**      **Final action:** 11/27/2024

**Enactment date:**      **Enactment #:** 24-413

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

**Sponsors:** Eric T. Costello

**Indexes:** Conditional Use, Parking Lot, Zoning

**Code sections:**

**Attachments:** 1. 301 East Lombard St - Parking Plan, 2. 301 East Lombard St - Plat, 3. 301 East Lombard St - Statement of Intent, 4. 24-0592~1st Reader, 5. Lisa Bikle RMG CCB 24 0592 Commerce St Frontage, 6. Lisa Bikle RMG CCB 24 0592 E Lombard St Frontage, 7. Lisa Bikle RMG CCB 24 0592 E Pratt St Frontage, 8. Lisa Bikle RMG CCB 24 0592 South St Frontage, 9. BCFD 24-0592, 10. PABC 24-0592, 11. Planning Commission 24-0592, 12. Law - 24-0592, 13. OECD 24-0592, 14. DOT 24-0592, 15. BDC 24-0592 1, 16. BMZA 24-0592, 17. DHCD 24-0592, 18. Findings of Fact\_24-0592, 19. 24-0592~3rd Reader, 20. Plat 24-0592, 21. WM Hearing Notes 24-0592, 22. Final Bill Synopsis\_24-0592, 23. 24-0592 Meeting Minutes, 24. 24-0592 Signed, 25. Plat 24-0592 Signed, 26. Completed Ordinance 24-0592 - 24-413

Date	Ver.	Action By	Action	Result
12/2/2024	0	Mayor	Signed by Mayor	
11/4/2024	0	Baltimore City Council	Approved and Sent to the Mayor	
10/21/2024	0	Baltimore City Council	3rd Reader, for final passage	
10/21/2024	0	Ways and Means	Recommended Favorably	
10/15/2024	0	Ways and Means	Recommended Favorably	Pass
9/22/2024	0	Ways and Means	Scheduled for a Public Hearing	
9/19/2024	0	Baltimore City Council	Refer to Baltimore Development Corporation	
9/19/2024	0	Baltimore City Council	Refer to Fire Department	
9/19/2024	0	Baltimore City Council	Refer to Parking Authority Board	
9/19/2024	0	Baltimore City Council	Refer to Office of Civil Rights and Wage Enforcement	
9/19/2024	0	Baltimore City Council	Refer to City Solicitor	
9/19/2024	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals	
9/19/2024	0	Baltimore City Council	Refer to Planning Commission	
9/19/2024	0	Baltimore City Council	Refer to Dept. of Transportation	

9/19/2024	0	Baltimore City Council	Refer to Dept. of Housing and Community Development
9/16/2024	0	Baltimore City Council	Assigned
9/16/2024	0	Baltimore City Council	Introduced
9/16/2024	0	Ways and Means	Scheduled for a Public Hearing

\* **Warning:** This is an unofficial, introductory copy of the bill.  
The official copy considered by the City Council is the first reader copy.

### **Introductory\***

## **City of Baltimore Council Bill**

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

### **A Bill Entitled**

An Ordinance concerning

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

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.

By authority of

Article 32 - Zoning

Section(s) 5-201(a) and Table 10-301 (C-5)

Baltimore City Revised Code

(Edition 2000)

### **Recitals**

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

**Section 1. Be it ordained by the Mayor and City Council of Baltimore,** That permission is reauthorized and continued for the establishment, maintenance, and operation of a parking lot on the property known as 301 East Lombard Street (a/k/a 300 East Pratt Street) (Block 1381, Lot 002), as outlined in red on the plat accompanying this Ordinance, in accordance with the Baltimore City Zoning Code § 5-201(a) and Table 10-301 (C-5), subject to the condition that the parking lot complies with all federal, state, and local licensing and certification requirements.

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

**Section 3. And be it further ordained,** That as evidence of the authenticity of the accompanying plat and in order to give notice to the agencies that administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of Housing and Community Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

**Section 4. And be it further ordained,** That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.