



# City of Baltimore

City Council  
City Hall, Room 408  
100 North Holliday Street  
Baltimore, Maryland 21202

## Legislation Text

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File #: 19-0400, Version: 0

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### Introductory\*

#### City of Baltimore Council Bill \_\_\_\_

Introduced by: Councilmember Costello

At the request of: MCB 300 East LLC

Address: c/o P. David Bramble, 2701 North Charles Street, Suite 400, Baltimore, Maryland  
21218

Telephone: 410-662-0105

#### A Bill Entitled

An Ordinance concerning

#### **Zoning - Conditional Use Parking Lot - 301 East Lombard Street (Aka 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

Sections 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 (aka 300 East Pratt Street), which approval, as extended, expires on September 18, 2019.

**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 (aka 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 in 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 date it is enacted.