URBAN RENEWAL PLAN

DRUID HEIGHTS

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URBAN RENEWAL PLAN

DRUID HEIGHTS

ORIGINALLY APPROVED BY

THE MAYOR AND CITY COUNCIL OF BALTIMORE

BY ORDINANCE NO. 376

JUNE 28, 1977

REVISIONS SINCE ORIGINAL APPROVAL BY THE MAYOR AND CITY COUNCIL OF BALTIMORE:

I. Amendment No. 1, dated January 5, 1978 and revised March 7, 1978, approved by the Mayor and City Council of Baltimore by Ordinance No. 696, dated April 17, 1978.

II. Amendment No. 2, dated January 17, 1979, approved by the Mayor and City Council of Baltimore by Ordinance No. 1027, dated May 24, 1979.

III. Amendment No. 3, dated October 1, 1984, approved by the Mayor and City Council of Baltimore by Ordinance No. 281, dated February 13, 1985. *

IV. Amendment No. 4, dated May 15, 1994, approved by the Mayor and City Council of Baltimore by Ordinance No. 361, dated June 22, 1994.

* *This Amendment incorporated the east side of the 1800 and 1900 blocks of McCulloh Street within the boundaries of Druid Heights and deleted these blocks from the Madison-Park North Urban Renewal Area.*

THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

BALTIMORE, MARYLAND

DRUID HEIGHTS URBAN RENEWAL PLAN
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EXHIBITS

1. Land Use Plan Map, dated as revised 5/15/94

2. Property Acquisition Map, dated as revised 10/1/84

3. Land Disposition Map, dated as revised 10/1/84

4. Zoning Districts Map, dated as revised 5/15/94

A. PROJECT DESCRIPTION

1. Boundary Description

Beginning for the same at the intersection formed by the north side of Laurens Street and the center line of Tiffany Alley; thence binding on the center line of Tiffany Alley northerly to intersect the north side of Gold Street; thence binding on the north side of Gold Street easterly to intersect the center line of North Avenue; thence binding on the center line of North Avenue westerly to intersect a line extending the east side of McCulloh Street; thence binding on the line extending the east side of McCulloh Street and the east side of McCulloh Street northwesterly to intersect a line extending the south side of the first 10 foot alley; thence binding on the line extending the south side of said 10 foot alley and the south side of said 10 foot alley westerly 267 feet, more or less, and continuing in a southwesterly direction 9 feet, more or less, on a line forming the south side of a 5 foot alley; thence binding on the south side of said 5 foot alley northerly 5 feet, more or less, to intersect the southern property line of Lot 18, Block 3415; thence binding on said property line and its extension in a straight line southerwesterly to intersect the west side of Druid Hill Avenue; thence binding on the west side of Druid Hill Avenue northerly and northwesterly to intersect the south side of the first 15 foot alley; thence binding on the south side of said 15/20 foot alley westerly to intersect the division line between Lots 23 and 24/25, Block 3414; thence binding on said division line southerly to intersect the center line of North Avenue; thence binding on the center line of North Avenue westerly to intersect a line extending the west side of Pennsylvania Avenue; thence binding on the line extending the west side of Pennsylvania Avenue and the west side of Pennsylvania Avenue southerly to intersect a line extending the north side of Bloom Street; thence binding on the line extending the north side of Bloom Street and the north side of Bloom Street easterly to intersect the east side of Division Street; thence binding on the east side of Division Street southerly to intersect the north side of Laurens Street; thence binding on the north side of Laurens Street easterly to the point of beginning.

2. Objectives and Reasons for the Various Provisions of this Plan

a. To protect the area from blighting influences through clearance of concentrations of blight, rehabilitation of basically sound structures, and establishment of regulations;

b. To provide housing resources for low- and moderate-income families through rehabilitation;

c. To facilitate the development of public and private facilities; and

d. To bring about a general physical improvement in the area by coordinated public improvements.

B. LAND USE PLAN

1. Permitted Land Use

Only the use categories shown on the Land Use Plan Map, Exhibit No. 1, shall be permitted within the project area. These are Residential, Community Business, Community Commercial, and Public.

In addition certain uses, for the most part mixed uses, will be permitted to continue subject to the provisions governing non-conforming and non-complying uses set forth below.

a. Residential and Community Business

Residential and Community Business uses permitted shall be those permitted by the Zoning Ordinance of Baltimore City. The Zoning Districts Map, Exhibit 4, indicates the applicable Zoning Districts.

b. Community Commercial

Community Commercial uses shall be limited to contractor and construction shops and offices, and plumbing, heating and electrical equipment showrooms and shops. Community Commercial uses for the parcel known as 1201 W. North Avenue, a property zoned or to be zoned B-3 Community Commercial, located within the 1200 W. North Avenue Business District, which Business District is further specified in Appendix B hereof, shall also include: (i) "Restaurants, drive-in", with drive-through windows, if approved by the Mayor and City Council pursuant to Article 30, Sections 6.3-1.d.3 and 11.0-6.d, Baltimore City Code (1983 Replacement Volume, as amended); (ii) "Outdoor table service where accessory to a restaurant use", if approved by the Baltimore City Board of Municipal and Zoning Appeals pursuant to Article 30, Sections 6.3-1.c. and 6-2-1.c.4b, Baltimore City Code (1983 Replacement Volume, as amended); and (iii), notwithstanding any other provision of this Plan to the contrary, restaurant signage as generally permitted for B-3 zoning districts by Article 30, Baltimore City Code (1983 Replacement Volume, as amended), Sections 10.0-1 and 10.0-3.

c. Public

In the area designated Public on the Land Use Plan Map, uses shall be limited to parks, playgrounds, plazas, and malls; active and passive recreation; schools and related educational facilities; neighborhood centers; public offices; libraries; fire houses; parking; other public facilities.

d. Non-Conforming Uses

A non-conforming use is any lawfully existing use of a building or other structure, or of land which does not conform to the applicable use regulations of the district in which it is located according to Article 30 of the Baltimore City Code (1983 Replacement Volume, as amended), titled "Zoning". Non-conforming uses shall be permitted to continue, subject to the provisions of Chapter 8 of said Article 30, titled "Non-Conformance".

e. Non-Complying

A non-complying use, as set forth in Chapter 8 of Article 30 of the Baltimore City Code (1983 Replacement Volume, as amended), titled "Zoning", is any lawfully existing structure which does not comply with the bulk regulations of the zoning district in which it is located. These non-complying uses shall be permitted to continue, subject to the provisions of said Chapter 8.

In addition, a non-complying use – when such term is used herein – is any lawfully existing use of a building or other structure, or of land, which does not comply with the land use regulations of this Plan. These non-complying uses shall be permitted to continue for an indefinite period of time, except that:

(1) any non-complying land use which is discontinued for a period exceeding twelve (12) months shall not be re-established;

(2) no change in the permanent physical members of a structure, such as bearing walls, columns, beams, or girders, or no substantial change in the roof or in the exterior walls shall be made in or to a building or structure except those required by law or except to make the building and use thereof conform to the regulations of this Plan; and

(3) no non-complying land use shall be changed to any other non-complying land use.

2. Regulations, Controls and Restrictions

a. Provisions Applicable to All Land and Property to be Acquired

The following regulations, controls, and restrictions will be implemented where applicable by covenants, or other provisions in the agreements for land disposition and instruments of conveyance executed pursuant thereto:

(1) General Provisions

(a) No buildings, structure, or parking area shall be constructed over an easement within the Project Area without the prior consent of the Commissioner of the Department of Housing and Community Development and the Director of Public Works.

(b) No materials shall be stored or permitted to remain outside buildings. No waste material, refuse, or garbage shall be permitted to remain outside buildings except as permitted by the Baltimore City regulations regarding containers for garbage; the areas for such containers shall be properly screened from adjacent properties and public streets and alleys.

(c) All land not covered by structures, paved parking, loading or related service areas; paved areas for pedestrian circulation, or decorative surface treatments shall be provided with landscape treatment. Landscape treatment encompasses the planting of any, all or a combination of the following: trees, shrubs, ground cover, grass, flowers. The amount of landscape treatment should be determined by the nature of the development and should serve to improve the utility of the site, enhance building design, and soften and relieve the environmental and visual impact of the development. All screening and landscaping shall be maintained in good condition.

(d) Exterior ventilation equipment or any mechanical equipment placed outside of a building, including on the roof, shall be effectively screened.

(e) No sign shall extend above the roof line or parapet wall of the building to which it is attached; no sign shall project more than 12 inches from the building to which it is attached. No free-standing signs shall be permitted.

No animated or pulsating signs shall be permitted. The total area of exterior signs for each building shall not exceed in gross area one (1) foot times the street frontage, in feet, of the building except that signs not exceeding six (6) square feet in area erected for the purpose of directing motorists to the entrance or exit points of off-street parking areas shall be permitted when attached to a fence, screening wall or building wall and shall not be included in the total area calculated for exterior signs.

(2) Off-Street Parking Requirements

Parking spaces and effective screening from public streets and adjacent properties shall be provided according to the requirements as established by the Zoning Ordinance of Baltimore City, or in such lesser amount as may be authorized by the Commissioner of the Department of Housing and Community Development and the Board of Municipal and Zoning Appeals as a Special Exception or Variance.

(3) Redeveloper's Obligations

The redeveloper shall not enter into, execute, or be a party to any covenant, agreement, lease, deed, assignment, conveyance, or any other written instrument which restricts the sale, lease, use or occupancy of the property, or any part thereof or any improvements placed thereon, upon the basis of national origin, race, religion, sex or color. Such agreement or covenant providing for this nondiscrimination provision shall be included in the instruments and the City of Baltimore shall be deemed a beneficiary of such covenants and shall be entitled to enforce it. The Redeveloper shall comply with all State and local laws, in effect from time to time, prohibiting discrimination or segregation.

b. Provisions Applicable to All Land and Property Not to be Acquired

(1) General Provisions

The provisions of Section B.1. (Permitted Uses) above shall apply to all properties not to be acquired within the project area. The provisions of Section B.2.a. shall apply as appropriate to properties currently proposed to be acquired by this Plan if the owners thereof acquire adjacent project land made available under the provisions of this Plan.

(2) Review of Plans for New Construction, Exterior Rehabilitation, or Change in Use

All plans for new construction (including parking lots), exterior rehabilitation, or change in use on any property not to be acquired under the provisions of this Plan shall be submitted to the Department of Housing and Community Development for review. Only upon finding that the proposed plans are consistent with the objectives of the urban renewal plan, shall the Commissioner of the Department of Housing and Community Development authorize the

processing of the plans for issuance of a building permit. The provisions of this section are in addition to and not in lieu of all other applicable laws and ordinances relating to new construction.

(3) Demolition

All applications for Demolition permits shall be submitted to the Department of Housing and Community Development for review and approval. Upon finding that the proposed demolition is consistent with the objectives of the urban renewal plan, the Commissioner of the Department of Housing and Community shall authorize the issuance of the necessary permit. If the Commissioner finds that the proposal is inconsistent with the objectives of this urban renewal plan and therefore denies the issuance of the permit, he shall, within 90 days of such denial, seek approval of the Board of Estimates to acquire for and on behalf of the Mayor and City Council of Baltimore, the property, in whole or in part, on which said demolition was to have occurred, by purchase, lease, condemnation, gift or other legal means for the renovation, rehabilitation and disposition thereof. In the event that the Board of Estimates does not authorize the acquisition, the Commissioner shall, without delay, issue the demolition permit.

C. TECHNIQUES USED TO ACHIEVE PLAN OBJECTIVES

1. Acquisition

a. Purpose for Acquiring Properties Within the Project Area

Properties designated for acquisition on the Property Acquisition Map, Exhibit 2, will be acquired either for clearance and redevelopment, for rehabilitation, or for public facilities.

b. Conditions Under Which Properties Not Designated for Acquisition May Be Acquired

(1) Non-Salvable and Non-Compliance with Provisions

It may be necessary to acquire by purchase or by condemnation for urban renewal purposes the fee simple interest or any lesser interest in and to such of the remaining properties or portions thereof in Druid Heights not specifically designated for acquisition on the Property Acquisition Map, Exhibit 2, as may be deemed necessary and proper by the Commissioner of the Department of Housing and Community Development to effect the proper implementation of the project. This may include:

(a) Any property in the Project Area containing a non-salvable structure, i.e. a structure which in the opinion of the Commissioner of the Department of Housing and Community Development cannot be economically rehabilitated.

(b) Any property the owner of which is unable or unwilling to comply or conform to the codes and ordinances of Baltimore City within 12 months from the date of written notice of the required improvements, the Department of Housing and Community Development, after due consideration that the property owner has failed to achieve substantial conformity with the codes and ordinances of Baltimore City may acquire such property pursuant to the

Eminent Domain Law of this State as if the property had originally been planned for acquisition after 90 days written notice to the owner. The Department of Housing and Community Development reserves the right to acquire any such non-complying property for a period of two (2) years from the date of said written 90 days notice by the Department of Housing and Community Development.

(2) Rehabilitation by the Department of Housing and Community Development or others

It may be necessary to acquire by purchase or condemnation the fee simple interest, or any lesser interest in and to such of the remaining properties not specifically designated for acquisition on the Property Acquisition Map in order to carry out rehabilitation by the Department of Housing and Community Development or for resale.

These properties are being acquired because:

(a) It is necessary to make residential structures available for use for low- and moderate-income families; and

(b) rehabilitation on a structure-by-structure basis is in-feasible, and assemblage of a group of properties is required to carry out the objectives set forth in this Plan; or

(c) rehabilitation of individual, scattered properties is necessary in order to remove blighting influences from otherwise sound residential blocks.

c. Actions to be Followed by the Department of Housing and Community Development Upon Acquisition of Properties

Upon the acquisition of properties, the Department of Housing and Community Development will either:

(1) Demolish the structure or structures thereon and dispose of the land for redevelopment for uses in accordance with this Plan; or

(2) Sell or lease the property subject to rehabilitation in conformance with the codes and ordinances of Baltimore City; or

(3) Rehabilitate the property in conformance with the codes and ordinances of Baltimore City and dispose of property in accordance with applicable regulations. If sale cannot be consummated by the time rehabilitation is accomplished, property may be rented pending continuing sale efforts.

2. Rehabilitation

Property rehabilitation shall comply with the codes and ordinances of the City of Baltimore. Over and above the codes and ordinances of Baltimore City, cleaning of masonry facades by means of sandblasting shall not be permitted, except where sandblasting is determined by the Commissioner of the Department of Housing and Community Development to be the only feasible means of surface cleaning and where, in the Commissioner's opinion, it will not cause damage to historic building materials.

Appendix B of this Plan contains special rehabilitation standards which are to be applied to the 1200 W. North Avenue Business District.

3. Relocation

   a. The Department of Housing and Community Development assures that before individuals or families are displaced from their dwelling units due to the requirements of this Plan, standard housing within the displacees' financial means shall be provided. Residents living within the Project Area, if displaced through the requirements of this Plan, shall be given a priority by the Department of Housing and Community Development to any housing within the Project Area over which the Department has direct control.

   b. The Department of Housing and Community Development assures that before firms or individual businesses are displaced from their present location of operation due to the requirements of this Plan, standard commercial structures within the displacees' financial means, in or near the Project Area shall be identified. Businesses displaced because of the requirements of this Plan shall be given favorable consideration, but not necessarily priority, by the Department of Housing and Community Development in the review of commercial redevelopment proposals.

4. Review of Development

   a. Department of Housing and Community Development Review

      (1) Land to be Acquired and Disposed of

      The Department of Housing and Community Development specifically reserves the right to review and approve the Redeveloper's plans and specifications for development or rehabilitation with respect to their conformance with the provisions of the Renewal Plan and in order to achieve harmonious development of the Project Area. The Department also reserves the right to refuse to approve any drawings, plans or specifications that are not suitable or desirable, in its opinion, for aesthetic or functional reasons; and in so passing upon such drawings, plans and specifications, it shall have the right to take into consideration, but shall not be limited to, the suitability of the site plan, architectural treatment, building plans, elevations, materials and color, construction details, access, parking, loading, landscaping, identification signs, exterior lighting, refuse collection details, streets, sidewalks, and the harmony of the plans with the surrounding.

      The Department of Housing and Community Development will fully utilize its Design Advisory Panel to work with developers in the achievement of high quality site, building, and land design.

      (2) Land Not to be Acquired

      Under the provisions of Section B.2.b., the Department of Housing and Community Development has the right to review all plans for new construction, exterior rehabilitation, change in use or demolition on any property not to be acquired.

b. Community Review

The Department of Housing and Community Development may submit to the Druid Action Association, or its successor or its assignee, for its review and comment, the form and content of all proposals to redevelop land to be disposed of and the Preliminary and proposed Final Construction Plans for each disposition lot designated in this Plan. The Commissioner of the Department of Housing and Community Development may also, at his discretion, submit to the above named Committee, or its successor or its assignee, for its review and comment, the plans for development or rehabilitation on any property not to be acquired. The Druid Action Association, or is successor or its assignee, shall advise the Department of Housing and Community Development of its recommendations regarding the acceptability and/or priority of all plans and proposals. The written comments shall be transmitted to the Department of Housing and Community Development no later than 3 weeks after the proposals and/or plans have been submitted to the Druid Action Association, or its successor or its assignee; otherwise, it is presumed that the proposals and/or plans are acceptable. The Commissioner of the Department of Housing and Community Development retains final authority to approve or disapprove all plans and to grant or withhold development priorities, disposing of redevelopment land through procedures established by the Department of Housing and Community Development.

5. Land Disposition

a. Land and property interests acquired by the Mayor and City Council within the Project Area will be disposed of by sale, lease, conveyance, or transfer or other means available to the City, in accordance with the Land Disposition Map, Exhibit 3.

b. The parcels shown on the Exhibit are schematic and approximate. The Department of Housing and Community Development shall have the right, in its discretion, to fix their precise boundaries and size. For purposes of disposition, the parcels, or lots, as shown on Exhibit 3 may be subdivided or combined.

6. Zoning

All appropriate provisions of the Zoning Ordinance of Baltimore City shall apply to properties in Druid Heights. Any change in the Zoning Ordinance embodied in this Urban Renewal Plan, and Designated on Exhibit 4, Zoning Districts, shall be approved by ordinance in accordance with the procedural requirements of the Zoning Ordinance and Article 66-B of the Annotated Code of Maryland (1957 Edition, as amended).

D. DURATION OF PROVISIONS AND REQUIREMENTS

The Druid Heights Renewal Plan, as it may be amended from time to time, shall be in full force and effect for a period of forty (40) years from the date of original adoption of this Renewal Plan by Ordinance of the Mayor and City Council of Baltimore.

E. PROCEDURES FOR CHANGES IN APPROVED PLAN

The Department of Housing and Community Development shall submit to the Druid Action Association, or its successor, for its review and comments all proposed amendments to the urban renewal plan no later than at the time the proposed amendments are submitted to the Director of the Department of Planning by the Department of Housing and Community Development. The written comments and recommendations from this review shall be submitted to the Department of Housing and Community Development no later than 3 weeks after they have been submitted to the Druid Action Association, or its successor; other wise, it is presumed the proposed changes are satisfactory. Prior to passage of any ordinance amending the urban renewal plan, a public hearing shall be held. The Druid Action Association, or its successor, shall receive, at least ten days prior to such hearing, written notice of the time and place of such hearing. With respect to any land in the Project Area previously disposed of by the City for use in accordance with the urban renewal plan, the then owner of such land whose interests therein are materially affected by such changes shall receive at least ten days prior to such hearing written notice of the time and place of such hearing and information as to where a copy of the proposed amendments may be inspected.

F. SEPARABILITY

In the event it be judicially determined that any word, phrase, clause, sentence, paragraph, section or part in or of this Plan, or the application thereof to any person or circumstances is invalid, the remaining provisions and the application of such provisions to other persons or circumstances shall not be affected thereby, it being hereby declared that the remaining provisions of the Plan without the word, phrase, clause, sentence, paragraph, section or part, or the application thereof, so held invalid would have been adopted and approved.

APPENDIX A

PROPERTIES FOR ACQUISTION AND DISPOSITION FOR REHABILITATION

The following properties are being acquired and disposed of for rehabilitation. Certain properties listed below may be used, in whole or in part, as rear or side yard space for adjacent property.

578 Baker Street
589 Baker Street
593 Baker Street

1837 Division Street

2047 Division Street

2101 Division Street
2108 Division Street
2143 Division Street

2307 Division Street

1802 Druid Hill Avenue
1812 Druid Hill Avenue
1821 Druid Hill Avenue

2000 Druid Hill Avenue
2002 Druid Hill Avenue
2004 Druid Hill Avenue
2006 Druid Hill Avenue

2225 Druid Hill Avenue

1924 McCulloh Street
1926 McCulloh Street

2100-1/2 McCulloh Street

APPENDIX B

1200 W. NORTH AVENUE BUSINESS DISTRICT
PROPERTIES AND EXTERIOR REHABILITATION STANDARDS

PROPERTIES WITHIN THE BUSINESS DISTRICT

The following properties constitute the 1200 W. North Avenue Business District as of the effective date of the ordinance approving Amendment No. 3 to this Plan:

1200 through 1228/30 W. North Avenue
1201 through 1221 W. North Avenue
2301 Druid Hill Avenue

EXTERIOR REHABILITATION STANDARDS

In addition to Section C.2., the following additional standards shall be applied to all non-residential properties, whether occupied or vacant, within the 1200 W. North Avenue Business District.

a. Windows

(1) Windows not in the front of the buildings shall be kept properly repaired or, with Fire Department approval, may be closed, in which case sills, lintels and frames must be removed and the opening properly closed to match the material, design and finish of the adjacent wall.

(2) All windows must be tight-fitting and have sashes of proper size and design. Sashes with rotten wood, broken joints or loose mullions or muntins shall be replaced. All broken and missing window glass shall be replaced with glass or approved plastic glazing. All exposed wood shall be repaired and painted.

(3) Window openings in upper floors of buildings with fronts or sides on Druid Hill Avenue, North Avenue, and McCulloh Street, shall not be filled or boarded up. Windows in unused areas of the upper floors may be backed by a solid surface on the inside of the glass. Window panes shall not be painted.

(4) Shutters may not be provided on windows above the first floor level on the front or sides of the buildings.

b. Building Fronts and Sides Abutting Streets

(1) All defective structural and decorative elements of building fronts and sides abutting streets shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of that building. All damaged, sagging or otherwise deteriorated storefronts, show windows or entrances shall be repaired or replaced.

(2) All cornices, upper store windows (and all other portions of a building containing wood trim) shall be made structurally sound. Rotten or weakened portions shall be removed and repaired, or replaced to match as closely as possible the original patterns. All exposed wood shall be painted or stained, or otherwise treated for protection.

(3) A show window, as a part of the building façade, shall be defined to include:

(a) the building face and the entrance area leading to the door; plus

(b) the door, sidelights, transoms, display platform, devices including lighting and signing designed to be viewed from the public right-of-way and/or the area visible to the public prior to entering the interior portion of the structure.

Show windows, entrances, signs, lighting, sun protection, security grilles, etc. shall be compatible, harmonious and consistent with the original scale and character of the structure. All show window elements must be located within 13 feet of grade.

Enclosures and housings for security grilles and screens shall be as inconspicuous as possible and compatible with other elements of the façade. Metal enclosures must be painted to match trim unless they are incorporated in the sign structure.

All exposed portions of the grille, screen or enclosure which are normally painted and all portions which require painting to preserve, protect or renovate the surface shall be painted.

All screens and grilles protecting entrances and show windows must be constructed so they can be opened or removed. Such screens and grilles shall be opened or removed during the normal business hours of that business.

No temporary or permanent sign affixed or placed against the inside surface of a show window shall exceed 20% of the area of that show window.

Decals one square foot or less in area may be affixed to show windows or entrance door windows.

(4) Solid or permanently enclosed storefronts shall not be permitted, unless treated as integral part of the building façade using wall materials and window detailing compatible with the upper floors.

(5) Awnings – No awnings, sun screens, or canopies shall be permitted over the first floor and on the upper floors over the windows.

(6) Adjoining buildings used by the same occupant shall be rehabilitated in a unified and harmonious manner. Each building shall be rehabilitated and repaired with materials and in a manner consistent with the original construction techniques where feasible.

(7) All exterior front or side walls which have not been wholly or partially resurfaced or built over shall be repaired, cleaned, and repointed if necessary, in an acceptable manner. Brick walls shall be pointed where necessary. Painted masonry walls shall have loose material removed and be painted a single color except for trim which may be another color. Patched walls shall match the existing adjacent surfaces as to materials, color, bond and jointing.

(8) Masonry walls shall be treated in the following manner:

(a) Natural stone shall be clean and mortar joints pointed, where necessary.

(b) Brick will be cleaned and repointed if necessary; or if the brick has been previously painted, it will be chemically cleaned.

(c) Existing formstone applied over brick will be removed, the brick cleaned and repointed if necessary.

(d) Any other applied facing materials which are decorative only shall be removed within 24 months if not original; if original and corrugated metal siding or plywood, they shall be removed and replaced with approved harmonious materials; if original and other than corrugated metal siding or plywood, they shall be repaired as necessary according to the minimum standards set forth herein.

(e) Any facing materials applied for reasons other than decoration shall be painted or otherwise treated in a manner harmonious to the rest of the structure as approved by the Department of Housing and Community Development.

(9) Existing miscellaneous elements on the building fronts, such as empty electrical or other conduits, unused sign brackets, etc., shall be removed and the building repaired as necessary.

(10) Sheet metal gutters and downspouts shall be repaired or replaced as necessary and shall be neatly located and securely installed. Gutters and downspouts shall be painted to harmonize with other building front colors.

c. Rear and Side Walls

(1) Rear and side walls shall be repaired and painted to present a neat and fresh appearance. Rear walls shall be painted to cover evenly all miscellaneous patched and filled areas or be stuccoed to present an even and uniform surface.

(2) Side walls, where visible from any street, shall be finished or painted so as to harmonize with the front of the building.

d. Roofs

(1) Chimneys, elevator penthouses or any other auxiliary structures on the roofs shall be repaired and cleaned as required for rear and side walls. Any construction visible from the street or from other buildings shall be finished so as to be harmonious with other visible building walls.

(2) Any new mechanical equipment placed on a roof shall be so located as to be hidden from view from the shopping streets, and to be as inconspicuous as possible from other viewpoints. New equipment shall be screened with suitable elements of a permanent nature, finished so as to harmonize with the rest of the building. Where such screening is infeasible, equipment shall be installed in a neat, presentable manner, and shall be painted in such a manner as to minimize its visibility.

(3) Television and radio antennae shall be located so as to be as inconspicuous as possible.

(4) Roofs shall be kept free of trash, debris, or any other element which is not a permanent part of the building or a functioning element of its mechanical or electrical system.

e. Auxiliary Structures

Structures at the rears of buildings attached or unattached to the principal commercial structure which are structurally deficient, shall be properly repaired or demolished.

f. Rear Yards

Where a rear yard exists or is created through the demolition of structures, the owner shall condition the open area in one of the two ways outlined below.

(1) Enclosure of Yards

A rear yard may be enclosed along side and rear property lines by a masonry wall, consistent and harmonious in design with the rear walls of the building. Solid doors or solid gates may be used to the extent necessary for access and delivery. Such walls must be not less than five feet in height.

(2) Provision of Parking Area

An unenclosed rear yard may be used as a parking or loading area providing that it is properly paved, illuminated and maintained. A sign not exceeding six (6) square feet may be used to identify and control parking and loading. The building occupant shall be responsible for maintenance of the parking area in a neat and clean manner. No storage of trash containers shall be allowed in this area except when housed in permanent structures of acceptable design. Parking of unlicensed and abandoned vehicles shall not be permitted in rear yards, air way or alley and unenclosed areas.

g. Signs

(1) All lighting and electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches, and panel boxes shall be concealed from view as much as possible.

(2) Flat signs shall be placed parallel to the building face and shall not project more than 12" from the surface of the building and shall not exceed in area three times the width in feet of the frontage of the building. In the case of corner properties, each facade is to be calculated separately as to size allowed for each. Flat signs shall be placed no higher than one inch below the sill of the bottom of the second story windows where windows exist or 13 feet above grade level, whichever is lower. Signs shall be permitted at rear entrance doors but shall not exceed six square feet in size, except where authorized by the Department of Housing and Community Development.

(3) Marquees or projecting signs shall not be placed on any portion of any building. Existing projecting or otherwise non-complying signs shall be removed within 24 months of the passage of the ordinance approving Amendment No. 3 to this Plan.

(4) Painted signs on building surfaces or use of separate cutout letters shall be permitted in accordance with the above limits for flat signs or as authorized by the Department of Housing and Community Development.

(5) Non-illuminated secondary signs shall not exceed two (2) square feet in area and shall not project more than one inch beyond the surface of the building, nor shall they be placed higher than 13 feet above grade level.

(6) Roof top signs, signs above the parapet of building, signs painted or mounted on structures other than billboards, except as otherwise herein provided, shall not be permitted.

(7) Flashing or moving signs other than barber poles shall not be permitted.

(8) All signs not conforming to the above regulations shall be removed within two years from the date of enactment of Amendment No. 3 to this Plan. Future minor privilege permits for signs shall be issued only for those signs meeting project design criteria.

(9) No private signs shall be permitted except as herein provided or as otherwise authorized by the Department of Housing and Community Development for temporary purposes not exceeding thirty days.

(10) Notwithstanding any other provision of this Plan to the contrary, the standards for restaurant signage within B-3 Community Commercial zoned properties located at 1201 W. North Avenue, a property within the 1200 W. North Avenue Business Area, shall be as generally permitted for B-3 zoning districts by Article 30, Baltimore City Code (1983 Replacement Volume, as amended), Sections 10.0-1 and 10.0-3.

h. Lighting

(1) The following lighting methods are not permitted:

(a) Exposed fluorescent lighting.

(b) Exposed quartz or mercury vapor lamps.

(c) Exposed incandescent lamps other than low wattage, purely decorative lighting.

(2) The following lighting methods are permitted:

(a) Fully recessed downlights or wallwashers in projecting metal box. Box must run full length of storefront at top of sign area.

(b) Shielded fluorescent lamps with diffusers in projecting metal box. Box must run full length of storefront at top of sign zone.

(c) "Gooseneck incandescents," porcelain enamel reflector on bent metal tube arm. Housing to prevent glare at pedestrian eyeline.

(d) Internally illuminated signs or back-lit (halo) letters.

(3) All lighting and electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches and panel boxes shall be concealed from view as much as possible.

i. Footways

Footways adjacent to all properties within the 1200 W. North Avenue Business District shall be maintained in a manner consistent with applicable Baltimore City Codes. In addition, when required, footways shall be repaired or replaced to present a neat and even appearance and in a manner that is compatible with the materials, design and finish of adjacent footways surfaces.

j. Off-Street Parking Requirements

(1) Parking spaces shall be provided on all lots as established in the Zoning Ordinance of Baltimore City, or in such lesser amount as may be authorized by the Board of Municipal and Zoning Appeals as a Special Exception or variance. In addition to these requirements, off-street parking areas shall be visually screened from public streets and adjacent properties.

(2) All required parking spaces shall be provided with the proper ingress and egress to a public street or alley by means of access drives and aisles.

(3) All parking facilities shall be effectively screened. Screening shall consist of a masonry wall or durable fence, or combination thereof, not less than four (4) feet in height; in lieu of such

(4) wall or fence a compact evergreen hedge of not less than four (4) feet in height at time of original planting may be used. Screening and landscaping shall be maintained in good condition and shall be so designed and placed so as not to obstruct vehicle sight distances at entrances and exits. The design of the lot screening shall be approved by the Department of Housing and Community Development.

(5) All exterior (surface) parking areas shall be paved with a hard, dust-free surface, and shall be properly illuminated, and maintained in a neat and clean manner.

(6) A sign not exceeding six (6) square feet may be used to identify and control parking and loading.

k. Off-Street Loading, Storage and Service

(1) Where permitted by the Zoning Ordinance of Baltimore City, front, side or rear yards may be used for loading, storage and service. In addition to any requirements of the Zoning Ordinance, these areas shall be appropriately screened/landscaped from all adjacent streets and properties. Appropriate screening/landscaping shall include, but is not necessarily limited to, solid and perforated masonry walls at least five feet, six inches in height, solid fences and trees, and shrubs planted at appropriate intervals or a combination of these.

(2) All yards used for loading and vehicle storage and service shall be provided with the proper ingress and egress to a public street or alley by means of access drives and aisles. Such drives and aisles shall be consistent with the intended uses of the property and shall not be excessive in size.

(3) All outside storage of vehicles shall be restricted to three per service bay.

(4) No storage of trash containers shall be allowed except when housed in or screened by permanent structures of acceptable design. Trash storage areas shall be maintained in a neat and clean manner at all times.

i. Period of Compliance

To the extent that rehabilitation requirements for commercial uses are specifically applicable to the 1200 W. North Avenue Business District and are not generally required elsewhere, the work necessary to meet such requirements shall be completed within two (2) years from the date of approval of the Ordinance enacting Amendment No. 3 to this Plan, unless specifically outlined elsewhere in these Standards. No work, alterations or improvements shall be undertaken after enactment of the Ordinance approving Amendment No. 3 to this Plan which do not conform with the requirements herein.

However, the Commissioner of the Department of Housing and Community Development may waive compliance with one or more of these standards provided that the proposed improvements do not adversely affect objectives for the 1200 W. North Avenue Business District.

Nothing herein shall be construed to permit any sign, construction, alteration, change, repair, use or any other matter otherwise forbidden or restricted or controlled by any other public law.

m. Design Review and Approval

(1) It shall be the responsibility of the Department of Housing and Community Development to supervise that part of this Renewal Plan dealing with design, code enforcement and inspection.

(2) Designs for all improvements, modifications, repairs, rehabilitation or painting affecting the exterior of the existing buildings, yards, or show windows, signs, and new construction shall be submitted to the Department of Housing and Community Development and written approval by the Department shall be required before proceeding with the work. It shall be the responsibility of the property owner or an authorized agent to secure all the necessary permits in order to undertake the proposed work.

(3) The Commissioner of the Department of Housing and Community Development shall be concerned with all aspects of the designs affecting the exterior appearance of properties, and in particular with the following:

(a) Colors to be used on buildings and signs.

(b) Design of show windows and entrance area, including choice of material and types of security devices.

(c) Design of signs, methods of illumination, colors, materials and methods of suspension.

(d) Conditioning of rear yard spaces and location of delivery signs.

(e) All exterior materials and colors.

(f) Design of awnings, shutters and upper floor windows.

(g) Compatibility of new construction, as to scale, color, materials and signing.

Exhibit 1: Land Use Plan

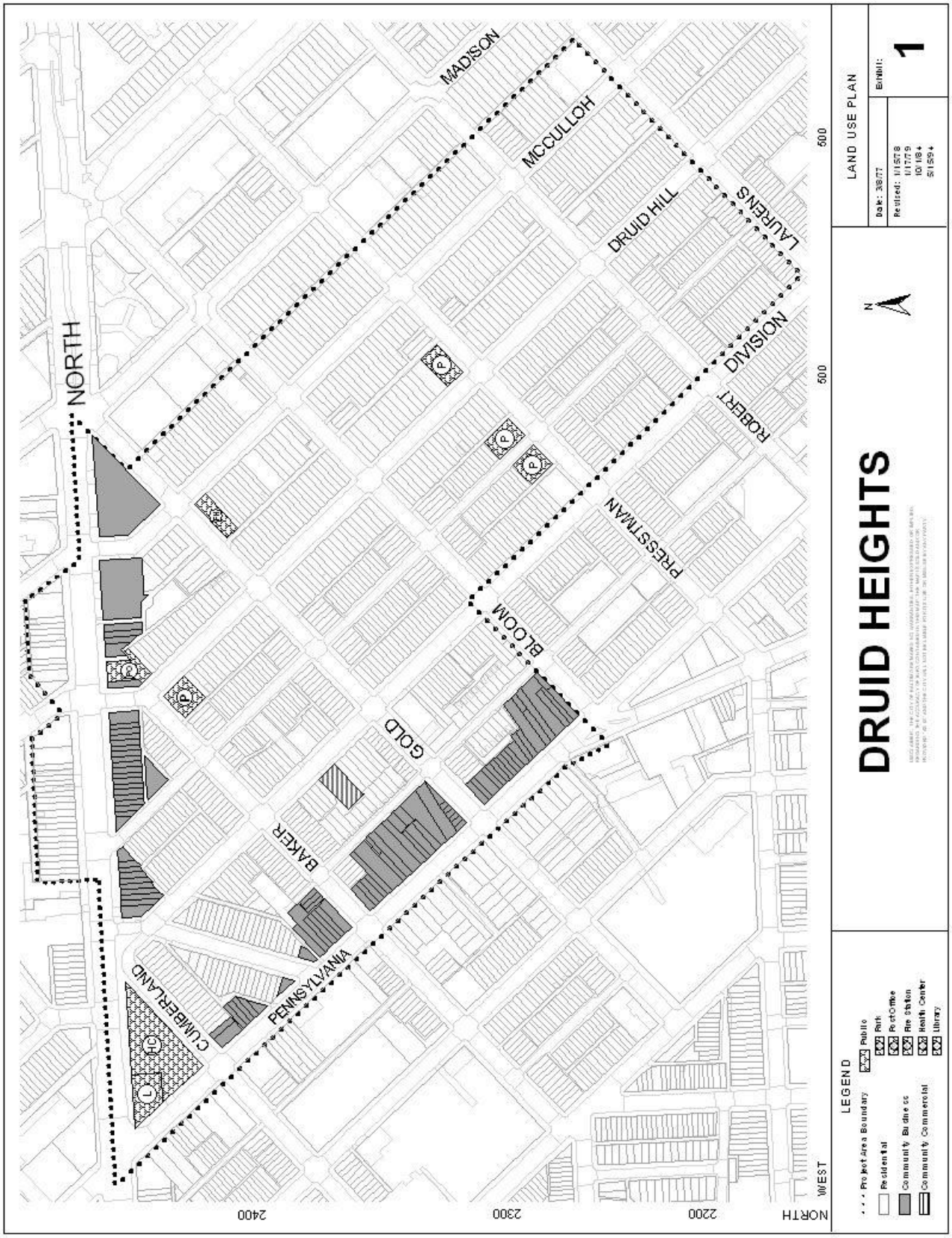

Exhibit 2: Property Acquisition

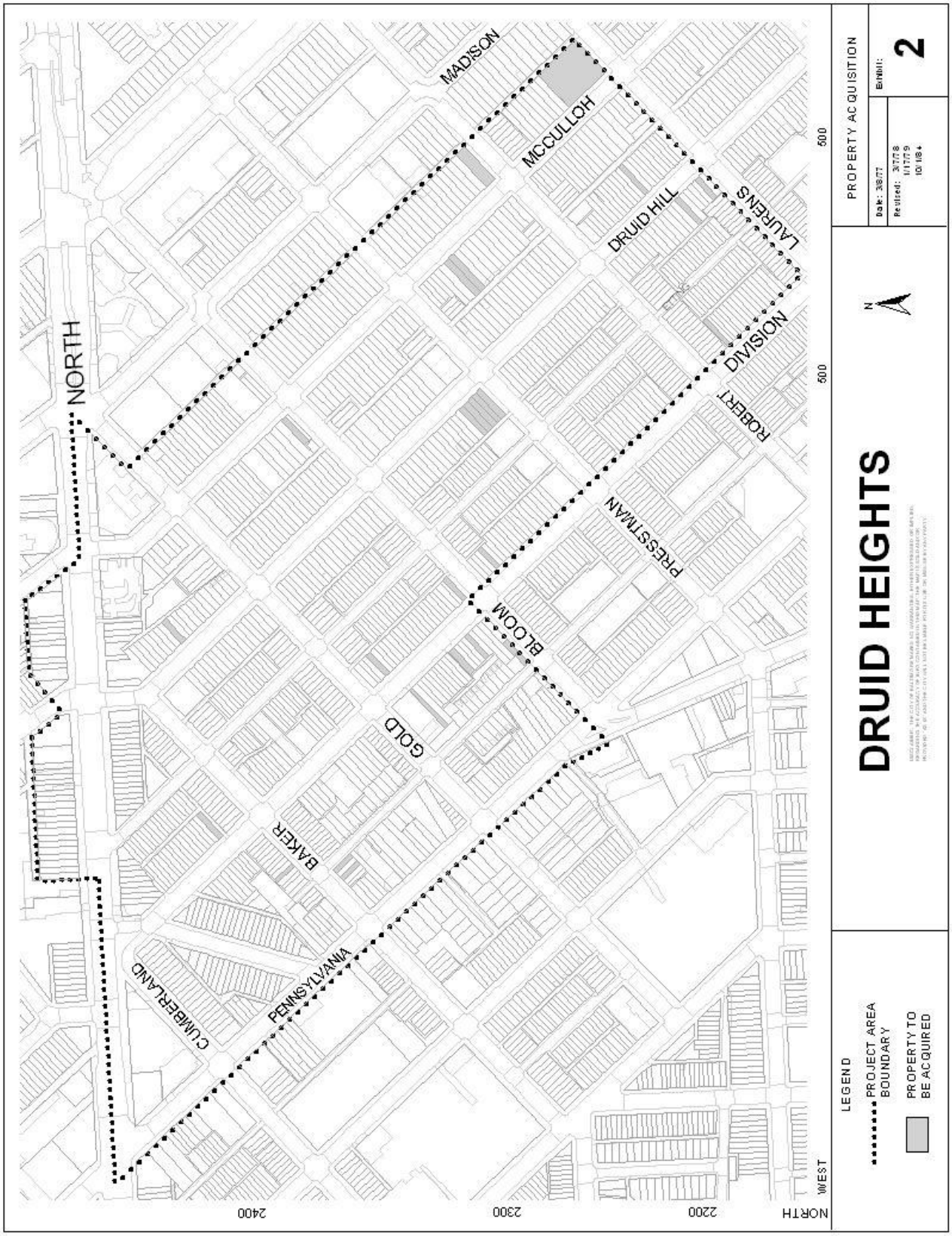

Exhibit 3: Land Disposition

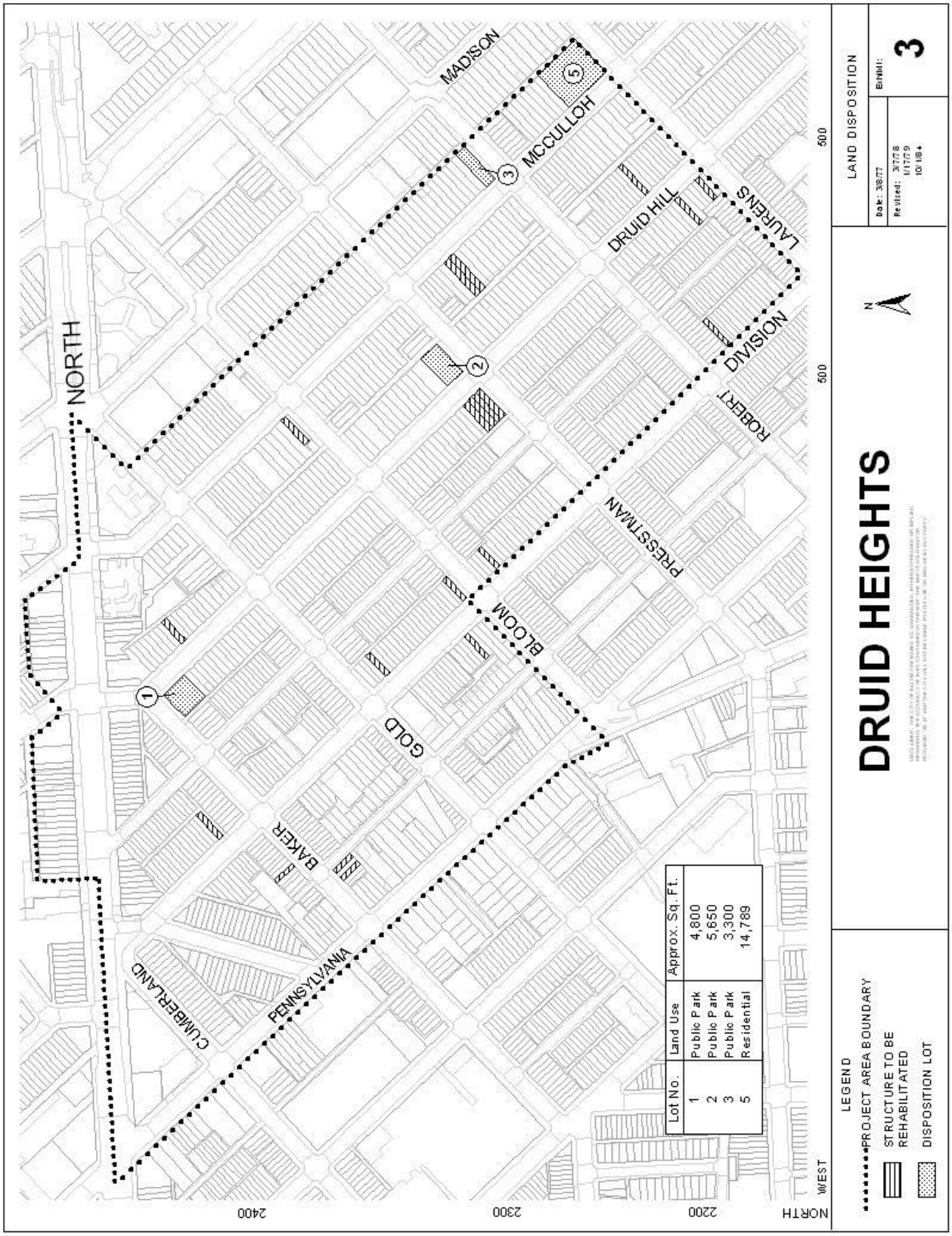
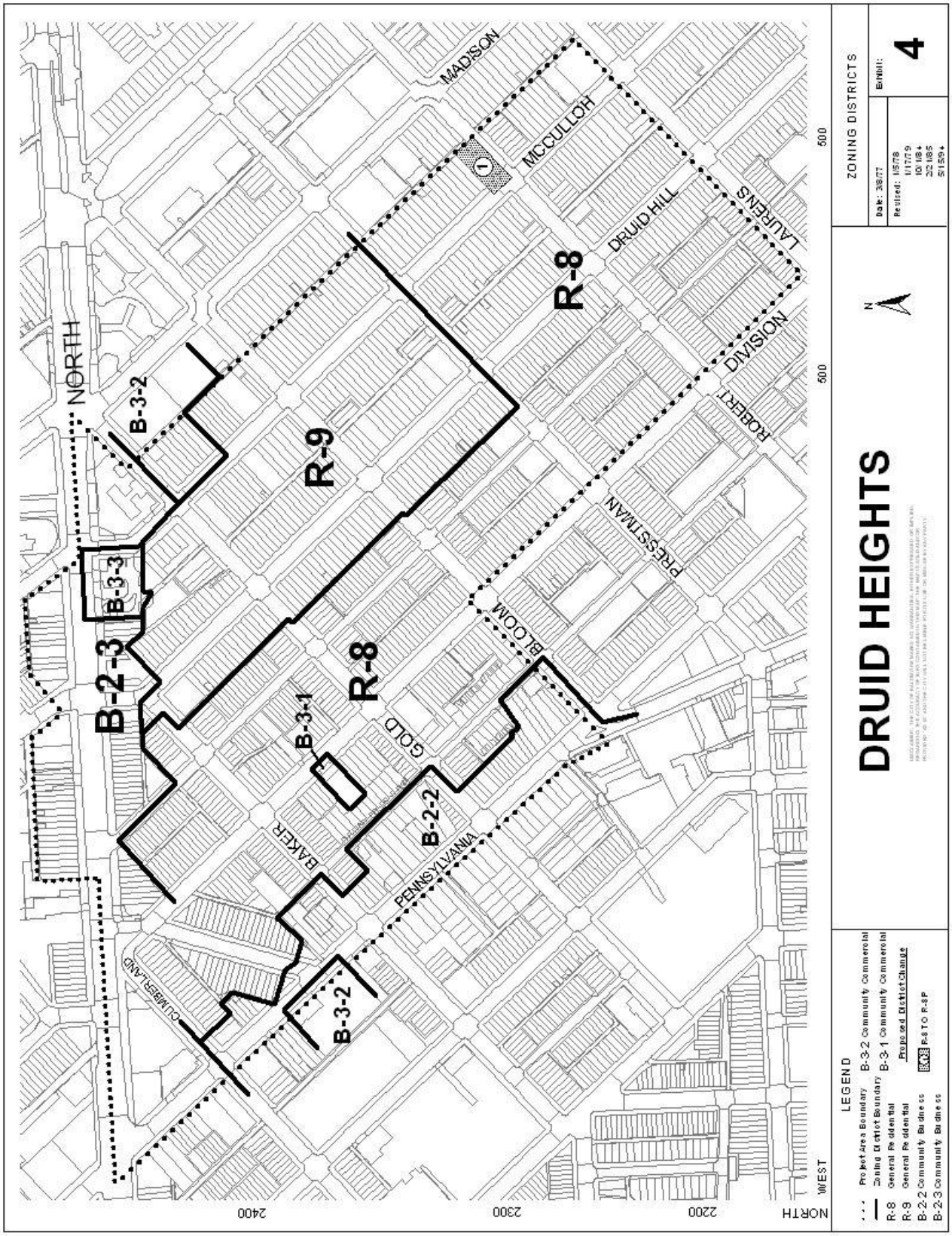
Exhibit 4: Zoning Districts