

URBAN RENEWAL PLAN  
EAST BALTIMORE MIDWAY

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URBAN RENEWAL PLAN  
EAST BALTIMORE MIDWAY  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
BALTIMORE, MARYLAND

ORIGINALLY APPROVED BY  
THE MAYOR AND CITY COUNCIL OF BALTIMORE  
BY ORDINANCE NO. 1076, DATED JUNE 20, 1979

REVISIONS SINCE ORIGINAL APPROVAL BY THE MAYOR AND CITY COUNCIL:

- I. Amendment No. 1, dated February 14, 1980 and revised May 1, 1980, approved by the Mayor and City Council of Baltimore by Ordinance No. 128, dated July 11, 1980.
- II. Amendment No. 2, dated August 27, 1987, approved by the Mayor and City Council of Baltimore by Ordinance No. 1143, dated December 4, 1987.
- III. Amendment No. 3, dated February 24, 1994, approved by the Mayor and City Council of Baltimore by Ordinance No. 334, dated June 2, 1994. \*

\* Changes in the Plan are identified in the margin to the left of the revisions.

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EXHIBITS

- \* 1. Land Use Plan, dated as revised 2/24/94
- 2. Property Acquisition, dated as revised 8/27/87
- 3. Land Disposition, dated as revised 8/27/87
- \* 4. Zoning Districts, dated as revised 2/24/94

## A. PROJECT DESCRIPTION

### 1. Boundary Description

Beginning for the same at the intersection of the south side of North Avenue and the east side of Greenmount Avenue; thence from said point of beginning and binding on the east side of Greenmount Avenue northerly to intersect the south side of 25<sup>th</sup> Street; thence binding on the south side of 25<sup>th</sup> Street easterly to intersect the east side of the first 10 foot alley east of Harford Road; thence binding on the east side of said 10 foot alley southerly to intersect the south side of Cliftview Avenue; thence binding on the south side of Cliftview Avenue westerly approximately 12 feet along the division line between Lot 18, Ward 8, Section 2, Block 4164 and Cliftview Avenue to intersect the first 10 foot alley east of Harford Road; thence binding on the east side of said 10 foot alley southerly to intersect the south side of the first 10 foot alley south of Cliftview Avenue; thence binding on the south side of said alley approximately 60 feet westerly to intersect the division line between Lot 1, Ward 8, Section 2, Block 4164 and Lot 3, Ward 8, Section 2, Block 4164; thence binding on said division line southerly to intersect the north side of Darley Avenue; thence binding on the north side of Darley Avenue easterly approximately 60 feet to intersect the extended line of the first 10 foot alley east of Harford Road; thence binding on the east side of said 10 foot alley southerly to intersect the south side of the first 15 foot alley south of Darley Avenue; thence binding on said 15 foot alley easterly to intersect the east side of Germania Avenue; thence binding on the east side of Germania Avenue southerly to intersect the north side of Holy Cross Lane; thence binding on the north side of Holy Cross Lane westerly to intersect the east side of Harford Road; thence binding on the east side of Harford Road southerly approximately 65 feet to intersect the center line of Broadway; thence binding on the center line of Broadway southeasterly to intersect the north side of North Avenue; thence binding on the north side of North Avenue westerly to intersect the west side of Kennedy Avenue; thence binding on the west side of Kennedy Avenue southerly to intersect the south side of North Avenue; thence binding on the south side of North Avenue westerly to the point of beginning.

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

- a. To achieve a strong residential neighborhood, including supporting commercial and public facilities in the East Baltimore Midway Project.
- b. To encourage revitalization of commercial areas which abut the community.
- c. To remove substandard buildings and to eliminate blighting influences.
- d. To keep to a minimum the involuntary displacement of individuals and families by providing, wherever possible, for residential rehabilitation.
- e. To bring about a general physical improvement in the area by coordinated private and public improvements.
- f. To encourage home ownership through the use of all applicable federal, state, and local programs.

## B. LAND USE PLAN

### 1. Permitted Land Uses

Only the use categories shown on the Land Use Plan Map, Exhibit No. 1, shall be permitted within the project area. These are Residential, Neighborhood Business, Community Business, Community Commercial, Community Commercial A, Industrial, and Public. Accessory uses including landscaping, off-street parking and loading will be permitted. 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 in Section B.1.h. and B.1.i. below.

#### a. Residential

In the area designated Residential on the Land Use Plan Map, the permitted uses shall be as follows:

dwelling; private schools, and other educational facilities; libraries; religious facilities of any denomination, sect, or rite; clubs and lodges; and public utility facilities. Subject to the regulations of the Zoning Ordinance of Baltimore City: convalescent homes; homes for the care of the aged; day nurseries and nursery schools; other public service uses; professional offices for not more than four physicians or dentists in a structure designed for residential use; and housing for the elderly.

#### b. Neighborhood Business

In the area designated as Neighborhood Business on the Land Use Plan Map, the following uses shall be permitted:

those uses permitted under the B-1 category of the Zoning Ordinance of Baltimore City, including residential uses. A maximum floor area ratio of 2.5 will be permitted.

#### c. Community Business

In the area designated as Community Business on the Land Use Plan Map, the following uses shall be permitted:

those uses permitted under the B-2 category of the Zoning Ordinance of Baltimore City, including residential uses, but excluding taverns, clubs, and liquor stores. A maximum floor area ratio of 5.0 will be permitted.

d. Community Commercial

In the area designated Community Commercial on the Land Use Plan Map, permitted uses shall be limited to those business establishments and related accessory uses permitted within a B-3 Zoning District by the Zoning Ordinance of Baltimore City, except taverns, clubs, and liquor stores.

e. Community Commercial A

In the area designated Community Commercial A on the Land Use Plan Map, permitted uses shall be limited to those establishments and related accessory uses permitted within the B-3 Zoning District by the Zoning Ordinance of Baltimore City except the following:

amusement establishments; amusement arcades; amusement parks and carnivals; bakeries; barber shops; beauty shops; candy and ice cream stores; carryout food shops; clubs and lodges; community correction centers; convalescent, nursing and rest homes; day nurseries; drug abuse rehabilitation centers; dry cleaners; foster homes; furrier shops; gift and card shops; homeless shelters; housing for the elderly; hobby shops; jewelry stores; laundrettes; laundries; liquor stores; massage salons; newsstands; novelty shops; parole and probation offices; pawn shops; phonograph record stores; pool halls; racetracks; radio and television sales; second hand stores; shoe and hat repair stores; tailors; taverns with live entertainment; tobacco shops; toy stores; variety shops; wearing apparel shops; and wig shops.

f. Industrial

In the area designated Industrial on the Land Use Plan Map, the uses permitted shall be those permitted under the M-1 and M-3 categories of the Zoning Ordinance of Baltimore City, excluding taverns.

g. Public

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

h. Non-Conforming

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 (1976 Edition, 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".

i. Non-Complying

A non-complying structure, as set forth in Chapter 8 of Article 30 of the Baltimore City Code (1976 Edition, 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 structures 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 12 months shall not be reestablished;
- (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 building, 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 the Department 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 treatment 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, soften and relieve the effects of structure and pavement, and provide visual harmony.
- (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.

- (f) 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 approved by the Commissioner of the Department of Housing and Community Development and authorized by the Board of Municipal and Zoning Appeals as a Special Exception or Variance.
- (g) 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 non-discrimination 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 not currently proposed to be acquired by this Plan if the owners thereof acquire adjacent project land made available by the Department of Housing and Community Development 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 Development shall authorize the issuance of the necessary permit. If the Commissioner finds that the proposal is inconsistent with the objectives of the 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 Property Acquisition Map, which designates those properties to be acquired, is attached as Exhibit No. 2.

#### a. 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 the East Baltimore Midway project not specifically designated for acquisition on the Property Acquisition Map, exhibit No. 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 has 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; or
- (b) rehabilitation on a structure-by-structure basis is infeasible, 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.

b. 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. Cleaning of masonry façades by means of sandblasting shall not be permitted.

Rehabilitation within the Harford Road Commercial Area shall comply with the standards contained in Appendix B of this Plan entitled “Non-Residential Property Rehabilitation – Harford Road Commercial Area.”

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, 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 and industrial 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 such 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 surroundings.

- (2) Land not to be Acquired

Under the provisions of Sections B.2.b.(2) and B.2.b.(3), 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 shall submit to the East Baltimore Midway Community 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 Association, 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 East Baltimore Midway Community Association, or its 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 three (3) weeks after the proposals and/or plans have been submitted to the East Baltimore Midway Community 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.

Additional requirements regarding Community Review of plans and permits for the Harford Road Commercial Area may be found in Appendix B. of this Plan.

#### 5. Land Disposition

- a. Land and property interest 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 3 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 purpose 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 the East Baltimore Midway Project Area. 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 East Baltimore Midway Urban Renewal Plan, as it may be amended from time to time, shall remain in full force and effect for a period of 40 years from the date of approval of this Plan by 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 East Baltimore Midway Community 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 East Baltimore Midway Community Association, or its successor; otherwise, 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 East Baltimore Midway Community 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 circumstance 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 ACQUISITION AND DISPOSITION FOR REHABILITATION

In addition to certain properties in Disposition Lot 1, 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.

2001 Boone Street

2106 Homewood Avenue

1901 Kennedy Avenue

1903 Kennedy Avenue

508 E. North Avenue

510 E. North Avenue

512 E. North Avenue

522 E. North Avenue

706 E. North Avenue

724 E. North Avenue

732 E. North Avenue

800 E. North Avenue

802 E. North Avenue

806 E. North Avenue

920 E. North Avenue

1014 E. North Avenue

1130 E. North Avenue

1232 E. North Avenue

1234 E. North Avenue

1236 E. North Avenue

1264 E. North Avenue

1901 Sherwood Avenue

1902 Sherwood Avenue

1910 Sherwood Avenue

1912 Sherwood Avenue

1914 Sherwood Avenue

1915 Sherwood Avenue

1920 Sherwood Avenue

1927 Sherwood Avenue

1928 Sherwood Avenue

717 E. 20<sup>th</sup> Street

1120 E. 20<sup>th</sup> Street

524 E. 21<sup>st</sup> Street

530 E. 21<sup>st</sup> Street

701 E. 22<sup>nd</sup> Street

713 E. 22<sup>nd</sup> Street

715 E. 22<sup>nd</sup> Street

725 E. 22<sup>nd</sup> Street

820 E. 22<sup>nd</sup> Street

## APPENDIX B

### NON-RESIDENTIAL PROPERTY REHABILITATION

#### HARFORD ROAD COMMERCIAL AREA

Over and above the codes and ordinances of the City of Baltimore, the following additional standards shall be applied to all non-residential properties, whether occupied or vacant, in the Harford Road Commercial Area, which comprises those properties fronting on Harford Road between North Avenue and 25<sup>th</sup> Street together with the properties at 1311-13 E. 20<sup>th</sup> Street, 1900 N. Broadway, 1314 Darley Avenue, and 1400 E. North Avenue.

#### A. Property Rehabilitation Objectives

To rehabilitate non-residential buildings in the Harford Road Commercial Area so as to:

- (1) relate the diverse building types and create a visually identifiable commercial area.
- (2) preserve original façade and design characteristics of parts of buildings visible from the public streets.

#### B. Exterior Rehabilitation Standards

Over and above the codes and ordinances of the City of Baltimore, the following additional standards shall be applied to all non-residential properties within the Harford Road Commercial Area, whether occupied or vacant.

##### (1) Building Façades

- (a) All defective structural and decorative elements of building fronts and sides, including storefronts, cornices, and porches, shall be repaired or replaced in a workmanlike manner.
- (b) All brick walls and natural stone walls shall be kept clean, repaired, and repointed as required. Cleaning of masonry façades by means of sandblasting shall not be permitted. Brick walls shall be either preserved in their natural color or painted a color to be approved by the Department of Housing and Community Development.
- (c) No new formstone, stucco, metal or wood finishes shall be permitted over brick wall surfaces. All such existing finishes that are defective over 10 percent of their area shall be repaired, over more than 50 percent defective shall be removed and the walls behind them restored.
- (d) Existing metal siding which is undamaged, structurally sound, and permissible under the Baltimore City Building Code may be retained.

All metal siding that remains shall be kept clean, in a state of good repair, and in a color compatible with the colors of the neighboring structures.

- (e) All miscellaneous elements on the exterior walls of the structures such as empty electrical boxes, conduits, pipes, unused sign brackets, etc., shall be removed.

Side walls, shall be finished in a manner that is harmonious with the front of the building.

## (2) Storefronts

- (a) New storefronts that project beyond the original property line of the commercial properties are not permitted.
- (b) Show windows, entrances, signs, lighting, sun protection, security grilles, etc., shall be compatible, harmonious and consistent with the original scale and character of the structures.
- (c) Enclosures and housing for security grilles and screens shall be as inconspicuous as possible and compatible with other elements of the façade.
- (d) 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.
- (e) Show windows shall not be painted for advertising purposes, but may be painted for authorized identification of the place of business.
- (f) Solid or permanently enclosed or covered storefronts shall not be permitted, unless treated as an integral part of the building façade using wall materials and window detailing compatible with the upper floors.
- (g) Soft, retractable, flameproofed awnings are permitted. Aluminum awnings are not permitted.
- (h) Enclosure of porch fronts to develop new storefronts is not permitted, after the date of the enactment of this ordinance.
- (i) Conversion of basements under porches into storefronts is not permitted.

## (3) Windows

All of the windows in a single façade, with the exception of show windows in a multi-story building, shall be of matching design. All window openings shall have the same heights and width they did at the time that the wall in which the openings are located was originally built. Filling in these openings at the top, bottom or sides is not permitted. The following additional requirements shall apply:

- (a) 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 with glass or other approved transparent material. All exposed wood shall be repaired and painted.
- (b) Window openings in upper floors of the front of the building shall not be filled or boarded up on the exterior. Windows in unused area of the upper floors may be backed by a solid surface on the inside of the glass. Window panes shall not be painted.
- (c) Window openings in sides of buildings that are filled or boarded on the date of enactment of this ordinance are permitted to remain for a period of one (1) year from that date at which time they must comply with the provisions of paragraph (B)(3)(a) and (b) above. During this period, the filled or boarded openings shall be treated in a manner that is compatible and harmonious with the façade in which they are located and shall be maintained in good condition.

#### (4) Roofs

- (a) Chimneys or any other auxiliary structures on roofs shall be kept clean and in good repair.
- (b) Roof mounted structures for the support of signs, billboards, etc., are not permitted.
- (c) Any mechanical equipment placed on a roof shall be so located as to be hidden from view from Harford Road and to be as inconspicuous as possible from other viewpoints. Otherwise, such equipment shall be screened with suitable elements of a permanent nature finish. Where such screening is unfeasible, equipment shall be installed in a neat, presentable manner, and shall be painted so as to minimize its visibility.

#### (5) Signs

- (a) Product advertising or supplier product signs shall be permitted provided such sign or signs in total are no larger than 25% of the area of the allowable sign for the building or 12 square feet, whichever is smaller.

All lighting and electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches and panel boxes shall be properly screened.

- (b) Flat signs shall be placed parallel to the building face, 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 façade is to be calculated separately as to size allowed for each. Flat signs shall be placed no higher than the bottom of the second story window where windows exist or 13 feet above sidewalk grade, whichever is lower.

- (c) Painted signs on building surfaces or use of separate cutout letters shall be permitted in accordance with the above limits for flat signs.
- (d) Secondary signs on upper floors of a building shall not exceed three (3) square feet in area and shall not project more than one (1) inch beyond the surface of the building, nor shall they be placed higher than at the bottom of the second story window.
- (e) Painted or inlaid signs on cloth awnings are not permitted.
- (f) Flashing, pulsating or animating signs other than barber poles shall not be permitted.
- (g) 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.
- (h) Secondary signs on the lower floors of porch front buildings shall not exceed twenty-four (24) square feet in area and shall not project more than one (1) inch beyond the surface of the building, nor shall they be placed higher than the top of the porch railing above.
- (i) Signs attached at right angles to a building are not permitted.
- (j) Future minor privilege permits for signs shall be issued only for those signs meeting project design criteria.
- (k) No 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 (30) days.

(6) Refuse Storage

All outdoor refuse storage areas shall be screened from the view of adjacent properties and public rights-of-way on Harford Road. Screening shall consist of a masonry wall or opaque fence, or combination thereof, not less than four feet nor more than eight feet in height.

(7) Off-Street Parking, Outdoor General Storage Areas, Off-Street Parking Areas, Vacant Lots As Visible From Harford Road

All such areas shall be effectively screened on property lines adjacent to public sidewalks in the following manner:

- (a) Appropriate screening shall be provided at a minimum of 3'6" in height above the adjacent sidewalk. The screening shall consist of a masonry wall or opaque fence, or a combination with plant material of an acceptable design.
- (b) It is the intent of this Plan that the screening shall extend over openings for access and be continuous along the entire property line adjacent to a public street and match as closely as possible the material and construction techniques of one of the adjacent structures.

- (c) Screening and landscaping shall be designed and placed so as not to obstruct vehicle sight distances at entrances and exits.

(8) Compliance

No alteration or improvement work shall be undertaken which does not conform with the requirements herein unless the requirements have been waived by the Commissioner.

(9) Design Review and Approval

- (a) Designs for all building improvement, modifications, repair, rehabilitation or painting concerning the exterior of the existing buildings, their show windows, and for all signs, shall be submitted to the Commissioner of the Department of Housing and Community Development and written approval by the Department shall be required before proceeding with the work.
- (b) The Commissioner of the Department of Housing and Community Development shall be concerned with all aspects of the designs affecting exterior appearance and in particular with the following:
  - Colors to be uses on buildings and signs;
  - Design of show windows and entrance area, including choice of materials and types of security devices;
  - Design of signs, methods of illumination, colors, materials, methods of suspension.

(10) Community Review

The Department of Housing and Community Development shall submit to the East Baltimore Midway Community Corporation or its successor or its assignee for its review and comment, the form and content of all plans and proposals to redevelop land, all property rehabilitation plans, and all work and occupancy permits. The East Baltimore Midway Community Corporation or its successor or its assignee, shall advise the Department of Housing and Community Development of its recommendation regarding the acceptability and/or priority of all plans, proposals, and permits. The Commissioner of the Department of Housing and Community Development retains the final authority to approve or disapprove all plans and/or permits and to grant or withhold development priorities, disposing of redevelopment land through procedures established by the Department of Housing and Community Development.

Exhibit 1: Land Use Plan

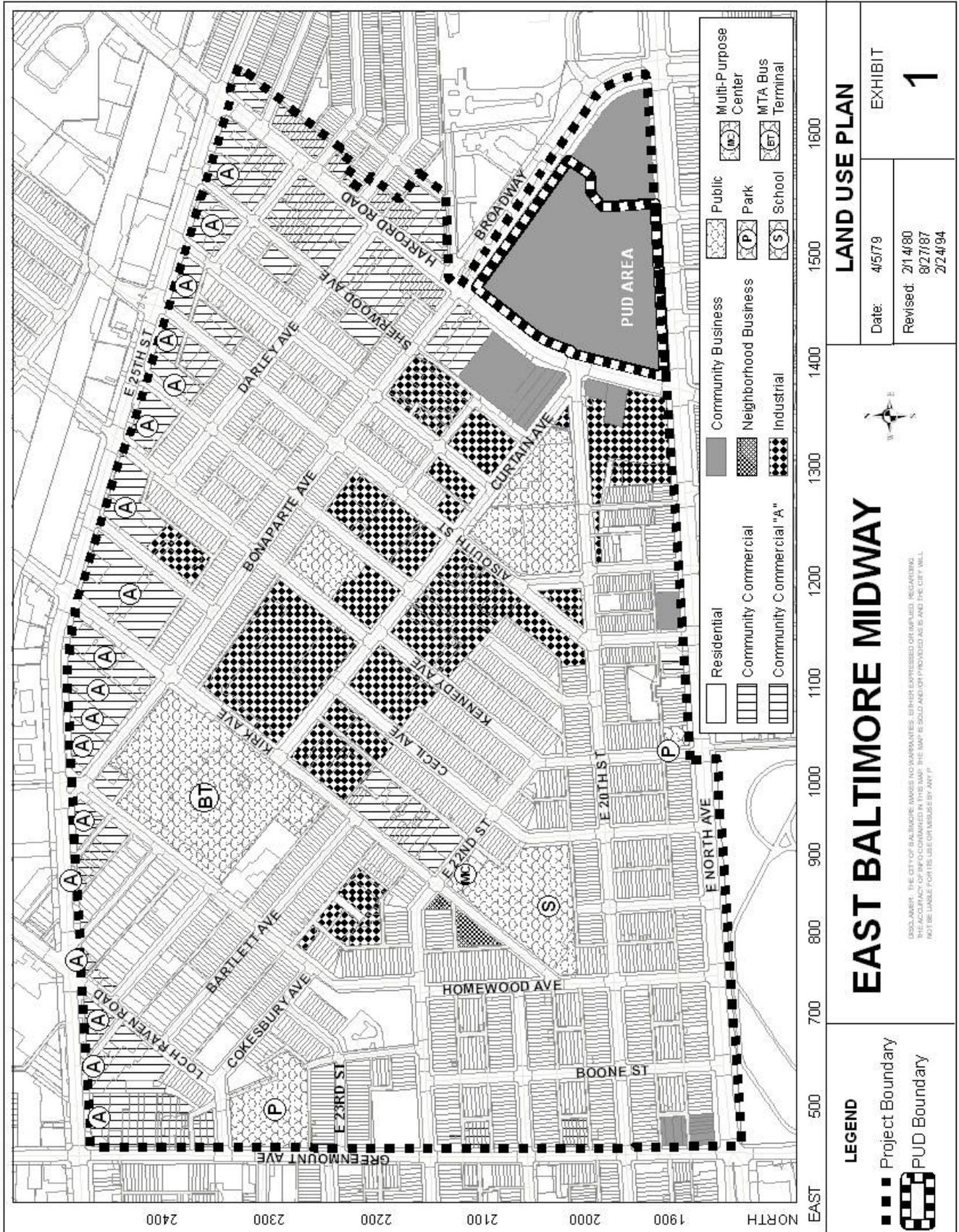


Exhibit 2: Property Acquisition

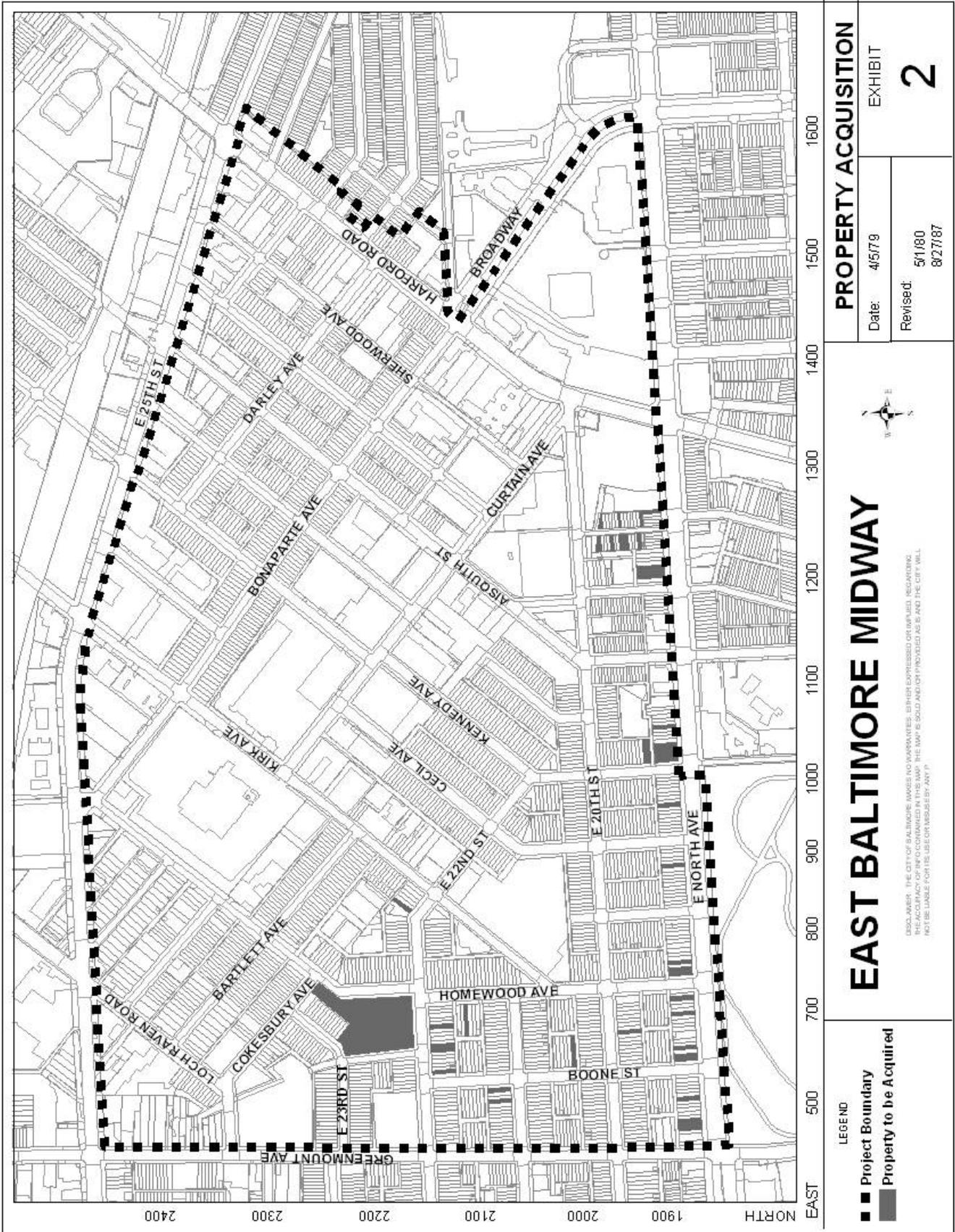
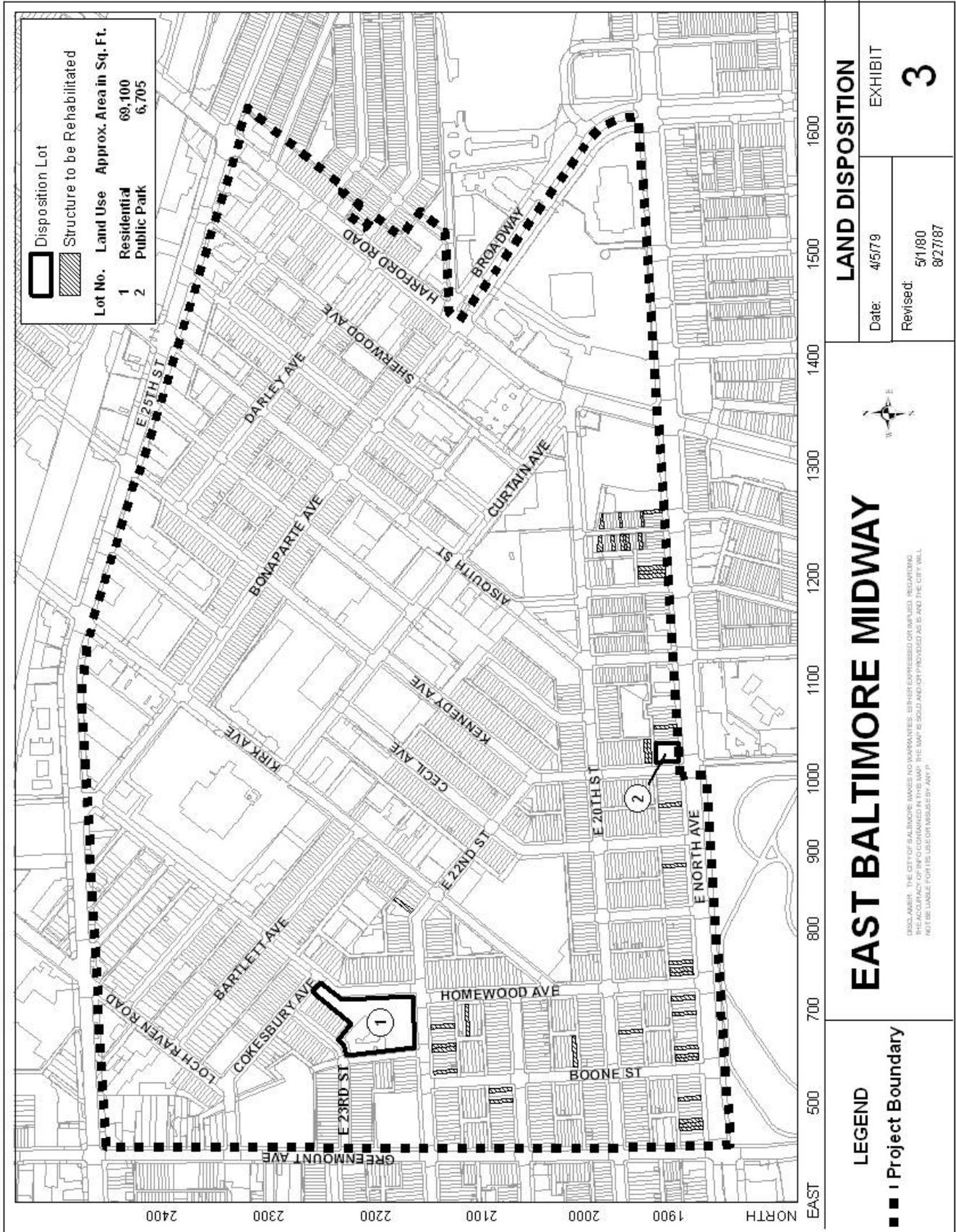


Exhibit 3: Land Disposition



**LAND DISPOSITION**  
 EXHIBIT  
**3**

Date: 4/5/19  
 Revised: 5/1/80  
 8/27/87



**EAST BALTIMORE MIDWAY**

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**LEGEND**  
 ■ ■ Project Boundary

Exhibit 4: Zoning Districts

