

URBAN RENEWAL PLAN  
PORT COVINGTON

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URBAN RENEWAL PLAN

PORT COVINGTON

ORIGINALLY APPROVED BY

THE MAYOR AND CITY COUNCIL OF BALTIMORE

ORDINANCE NO. 1075

OCTOBER 22, 1987

- I. Amendment No. 1, dated November 16, 1987, and revised November 30, 1987, approved by the Mayor and City Council of Baltimore by Ordinance No. 1179, dated December 7, 1987.
- II. Amendment No. 2, dated January 11, 1988, approved by the Mayor and City Council of Baltimore by Ordinance No. 1, dated January 26, 1988.

BALTIMORE ECONOMIC DEVELOPMENT CORPORATION  
36 SOUTH CHARLES STREET  
BALTIMORE, MARYLAND 21201

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BALTIMORE, MARYLAND 21201

Amendment No. 2 changes may be found in the Table of Contents and on Exhibits 1, 2, 3, 4.

Urban Renewal Plan  
Port Covington

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PORT COVINGTON

Urban Renewal Plan

A. DESCRIPTION OF PROJECT

1. BOUNDARY DESCRIPTION

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE EASTERN LINE OF LOT 1, WARD 24, SECTION 6, BLOCK 1053, AND THE SOUTHERN RIGHT-OF-WAY LINE OF EAST MCCOMAS STREET; THENCE RUNNING IN WESTERLY DIRECTION AND BINDING ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF EAST MCCOMAS STREET TO A POINT OF INTERSECTION WITH THE EASTERN RIGHT-OF-WAY LINE OF SOUTH HANOVER STREET; THENCE RUNNING IN A SOUTHERLY DIRECTION AND BINDING ALONG THE EASTERN RIGHT-OF-WAY LINE OF SOUTH HANOVER STREET TO A POINT OF INTERSECTION WITH THE U. S. GOVERNMENT PIERHEAD LINE ESTABLISHED IN 1917; THENCE RUNNING IN A MORE OR LESS SOUTHEASTERLY DIRECTION ALONG SAID PIERHEAD LINE TO A POINT OF INTERSECTION WITH THE WESTERN LOT LINE OF LOT 1, WARD 24, SECTION 6, BLOCK 1053; THENCE RUNNING IN A MORE OR LESS SOUTHERLY DIRECTION AND BINDING ALONG THE WESTERN LOT LINE OF SAID LOT 1 AND LOT 3, WARD 24, SECTION 6, BLOCK 1053, AND CONTINUING IN A MORE OR LESS NORTHEASTERLY DIRECTION AND BINDING ALONG THE SOUTHEASTERN LOT LINES OF SAID LOTS 1 AND 3 TO A POINT OF INTERSECTION WITH THE U. S. GOVERNMENT PIERHEAD LINE ESTABLISHED IN 1915; THENCE RUNNING IN A MORE OR LESS NORTHEASTERLY DIRECTION AND BINDING ALONG SAID LINE TO A POINT OF INTERSECTION WITH THE EXTENDED WESTERN LOT LINE OF LOT 4, WARD 24, SECTION 6, BLOCK 1053; THENCE RUNNING IN A NORTHWESTERLY DIRECTION ALONG SAID LOT 4 TO A POINT OF INTERSECTION WITH GOULD STREET; THENCE RUNNING IN A MORE OR LESS NORTHEASTERLY DIRECTION ALONG GOULD STREET TO A POINT OF INTERSECTION WITH THE EASTERN LOT LINE OF LOT 1, WARD 24, SECTION 6, BLOCK 1053; THENCE RUNNING IN A NORTHERLY DIRECTION ALONG SAID LOT 1 TO THE POINT OF BEGINNING.

A. DESCRIPTION OF PROJECT

2. OBJECTIVES

- a. To promote commercial, recreational and economic development in South Baltimore and provide job opportunities for City residents.
- b. To redevelop underutilized land for industrial and business use.
- c. To encourage the productive industrial and business re-use of waterfront land that is compatible with adjacent industrial and port areas.
- d. To stimulate major capital investment by existing and new business and property owners that will add significantly to the City tax base.
- e. To improve the visual appearance of the general area.
- f. To establish a plan review process to assure orderly and harmonious development in the area.

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 Industrial and Public. Accessory uses (uses incidental and subordinate to and serving the principal use) including landscaping, off-street parking and loading will be permitted. In addition, certain uses will be permitted to continue subject to the provisions governing non-conforming and non-complying uses set forth below.

a. Industrial

In the area designated on the General Land Use Plan Map as Industrial, uses shall include those permitted under the M-1-2 or M-3 Zoning Classification of the Zoning Ordinance of Baltimore City, in addition to those commercial uses allowed under a Planned Unit Development ordinance adopted by the Mayor and City Council. Offices and Hotels are permitted as a conditional use as approved by the Board of Municipal Zoning Appeals.

b. Public

In the area designated on the General Land Use Plan as Public, uses shall be limited to parks; recreation and cultural centers; off-street parking facilities; fire houses; other public facilities; and landscaping, parking and loading facilities related to above uses.

c. 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 (1983 Replacement Volume as amended), title "Zoning". Non-conforming uses other than those acquired shall be permitted to continue, subject to the provisions of Chapter 8 of said Article 30, title "Non-Conformance".

d. Non-Complying

A non-complying structure, 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 structures shall be permitted to continue subject to the provisions of 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

- (1) All structural and decorative elements of a building shall be repaired and maintained in good condition.
- (2) The following regulations, shall apply to all plans for new construction (including parking lots), exterior rehabilitation, change in use or demolition on any property.
  - (a) All parking areas and storage lots shall be maintained in good condition. The amount and nature of any screening shall be determined by the nature of the storage area and surrounding land uses but should consider the need for adequate security and surveillance.
  - (b) 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, the Commissioner 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.

b. 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.

(2) Redevelopers Obligations

- (a) The Redeveloper shall not enter into, execute, or be a party to any covenant, agreement, lease, deed, assignment, conveyances, or any other written instrument which restricts the sale, lease, use of 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 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) The Redeveloper shall devote the land to those uses specified in the Plan and to no other uses.

- (c) The Redeveloper shall agree to retain the interest he acquires in the property transferred to him until he has completed the improvement, construction, and development in the area required by this Plan and the disposition instruments, and he shall further agree not to sell, lease or otherwise transfer the interest he acquires or any part thereof without the prior written consent of the Commissioner of the Department of Housing and Community Development or until the Department shall have certified in writing that the Redeveloper has completed the improvement, construction and development in the area.

C. TECHNIQUES USED TO ACHIEVE PLAN OBJECTIVES

1. Acquisition

Properties designated for acquisition are indicated on the revised Property Acquisition Map, Exhibit 2. In the event that the acquisition of other properties is necessary in order to accomplish the objectives of the Urban Renewal Plan, such acquisition shall be in accordance with the appropriate provisions of Article 13 of the Baltimore City Code (1983 Replacement Volume as amended) or any other applicable codes, ordinances, or regulations.

2. Rehabilitation

Property rehabilitation shall comply with the codes and ordinances of the City of Baltimore. 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 of masonry and, where in her/his opinion, it will not cause damage to historic building materials.

3. Relocation

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 displaced 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 redevelopment proposals.

4. Review of Development

The Department of Housing and Community Development specifically reserves the right to review and approve plans and specifications for development or rehabilitation with respect to their conformance with the provisions of the Urban Renewal Plan.

5. Land Disposition

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 legal means available to the City, in accordance with the Land Disposition Map, Exhibit 3.

The parcels shown on Exhibit 3 are schematic and approximate. The Department of Housing and Community Development shall have the right, in its discretion, to fix its precise boundaries and size. For purposes of disposition, the parcels or lot, 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 project area. Any change in the Zoning Ordinance embodied in this Urban Renewal Plan and designated on Exhibit 4, Zoning District Map, 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 Port Covington Urban Renewal Plan, as it may be amended from time to time, shall remain in full force and effect for a period of forty (40) years from the date of approval of this Plan by ordinance of the Mayor and City Council of Baltimore.

E. PROCEDURES OF CHANGES IN APPROVED PLAN

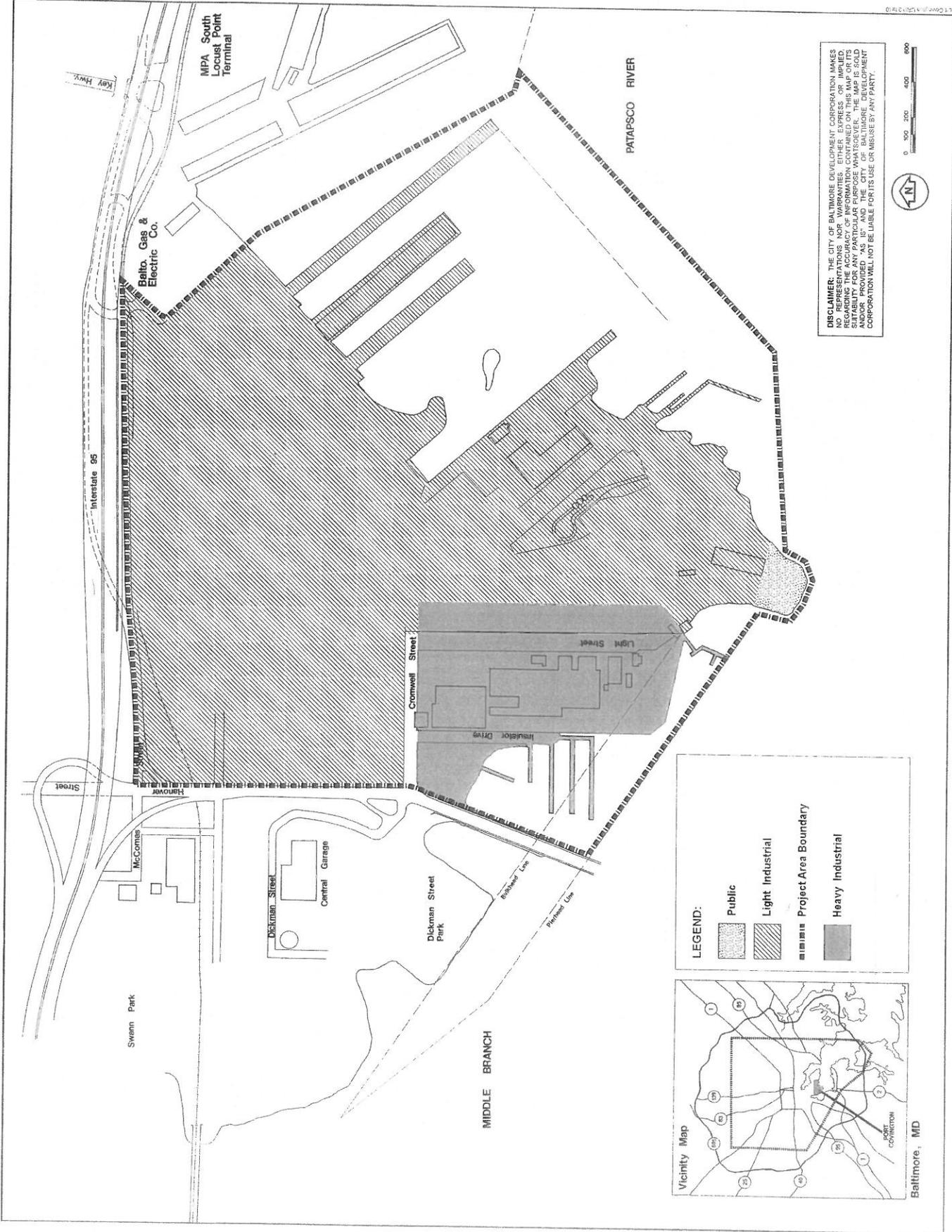
The Urban Renewal Plan may be amended from time to time upon compliance with the requirements of law, provided that prior to passage of any ordinance approving substantial plan changes a public hearing be held. With respect to any land in the Project Area previously disposed of by the City for use in 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. SEVERABILITY

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 this Plan without the word, phrase, clause, sentence, paragraph section or part, or the application thereof, so held invalid would have been adopted and approved.

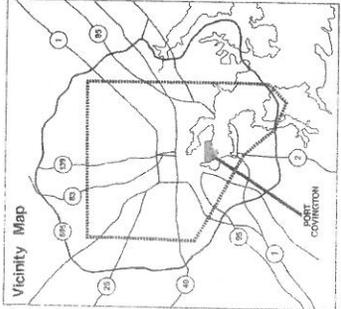
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# Port Covington



**LEGEND:**

- Public
- Light Industrial
- Project Area Boundary
- Heavy Industrial



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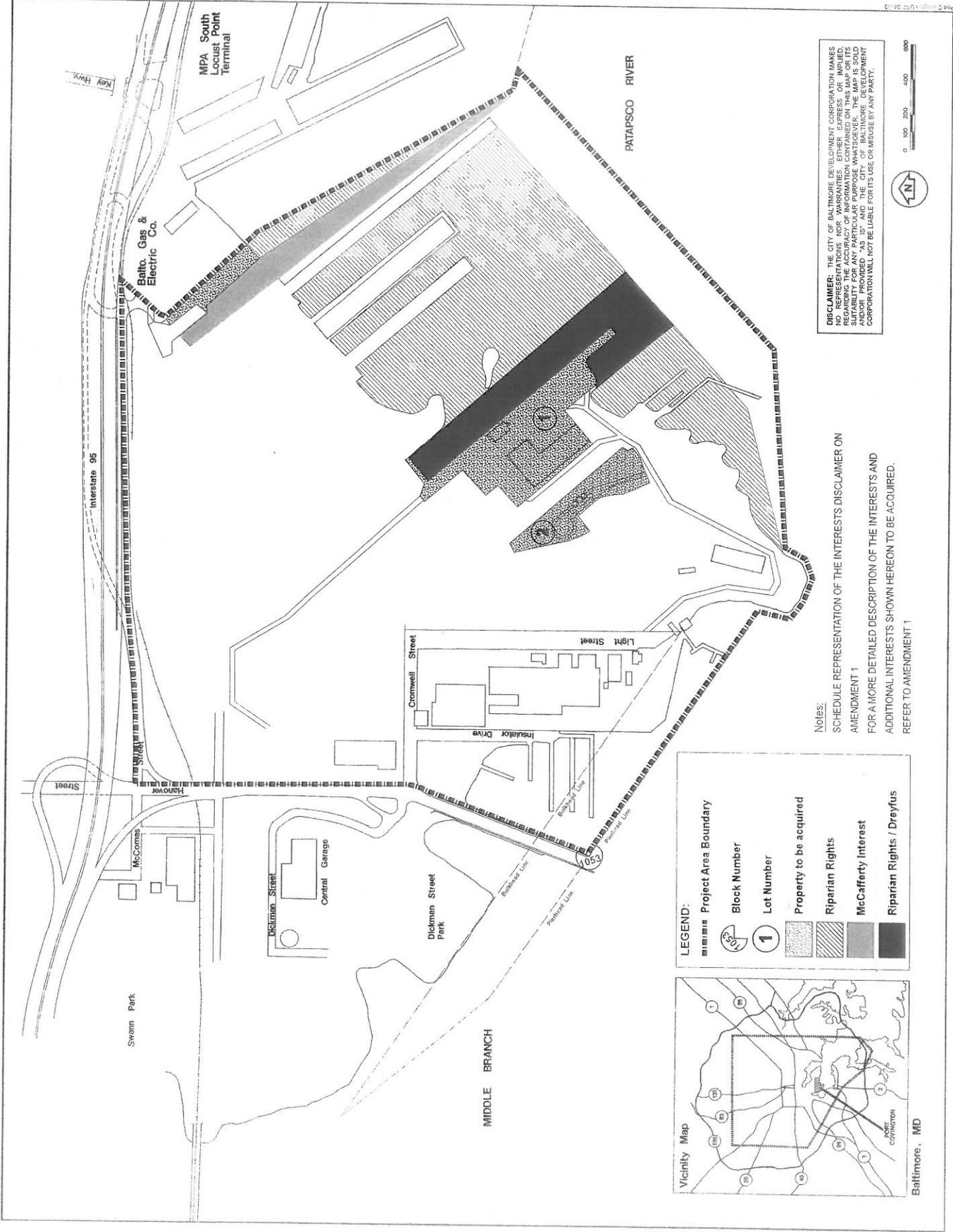


## PORT CONVINGTON URBAN RENEWAL PLAN LAND USE MAP



**BALTIMORE**  
DEVELOPMENT CORPORATION  
August 24, 1987  
Revised: Jan 11, 88.  
NOTE: CONVERTED TO A PDF FILE MARCH 2005

# Port Covington



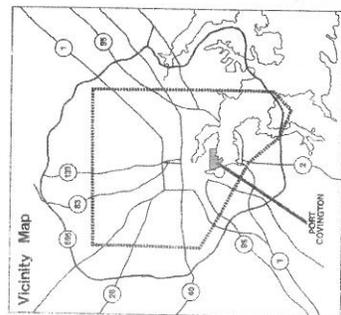
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**Notes:**  
 SCHEDULE REPRESENTATION OF THE INTERESTS DISCLAIMER ON AMENDMENT 1  
 FOR A MORE DETAILED DESCRIPTION OF THE INTERESTS AND ADDITIONAL INTERESTS SHOWN HEREON TO BE ACQUIRED, REFER TO AMENDMENT 1

**LEGEND:**

- Project Area Boundary
- Block Number
- Lot Number
- Property to be acquired
- Riparian Rights
- McCafferty Interest
- Riparian Rights / Dreyfus

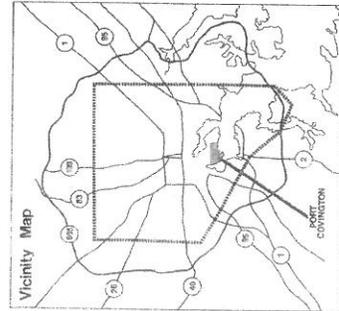
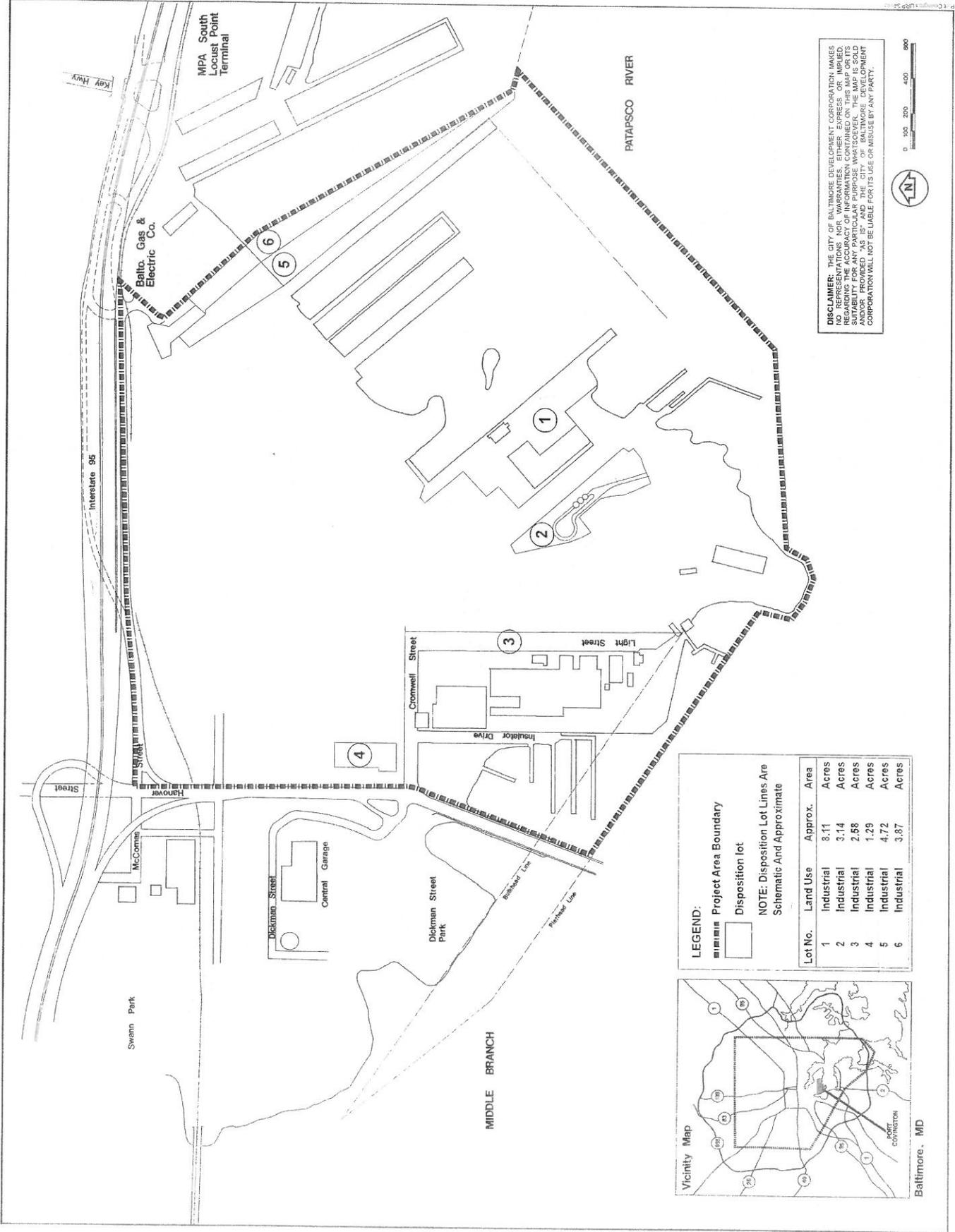


## PORT CONVINGTON URBAN RENEWAL PLAN PROPERTY ACQUISITION MAP



**BALTIMORE**  
 DEVELOPMENT CORPORATION  
 August 24, 1987  
 Revised: Jan 11, 88.  
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# Port Covington



Baltimore, MD

**LEGEND:**

- Project Area Boundary
- Disposition lot

**NOTE:** Disposition Lot Lines Are Schematic And Approximate

Lot No.	Land Use	Approx. Area	Acres
1	Industrial	3.11	Acres
2	Industrial	3.14	Acres
3	Industrial	2.88	Acres
4	Industrial	1.29	Acres
5	Industrial	4.72	Acres
6	Industrial	3.87	Acres

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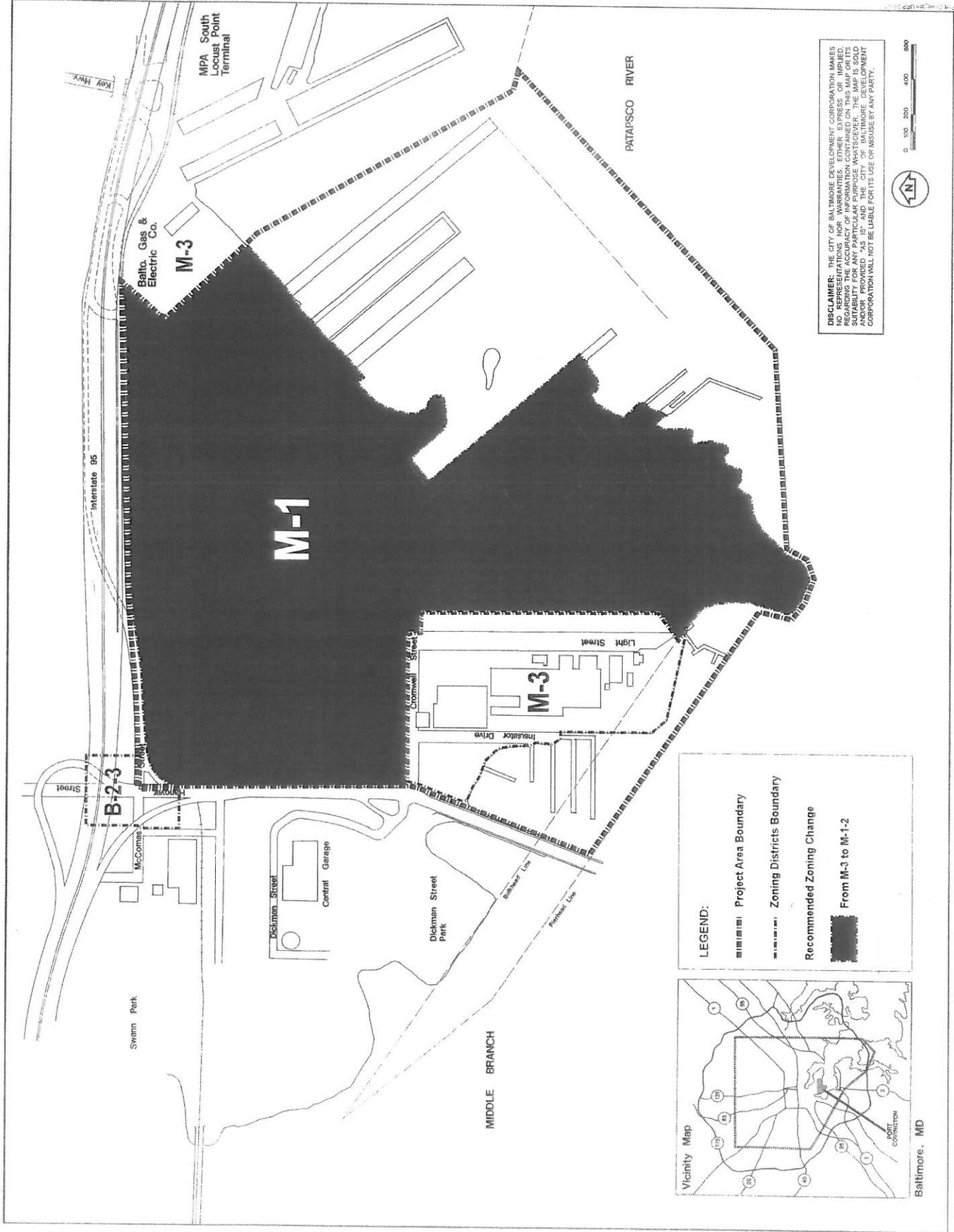


## PORT CONVINGTON URBAN RENEWAL PLAN LAND DISPOSITION MAP



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August 24, 1987  
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## PORT CONVINGTON URBAN RENEWAL PLAN ZONING DISTRICTS MAP



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