

URBAN RENEWAL PLAN

RESERVOIR HILL

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URBAN RENEWAL PLAN

RESERVOIR HILL

ORIGINIALLY APPROVED BY

THE MAYOR AND CITY COUNCIL OF BALTIMORE

BY ORDINANCE NO. 33

APRIL 10, 1972

REVISIONS SINCE ORIGINAL APPROVAL BY THE MAYOR AND CITY COUNCIL:

- I. Amendment No. 1, dated March 22, 1973, approved by the Mayor and City Council of Baltimore by Ordinance 316, dated May 3, 1973.
- II. Amendment No. 2, dated June 20, 1974, approved by the Mayor and City Council of Baltimore by Ordinance 735, dated October 17, 1974.
- III. Amendment No. 3, dated January 2, 1975, approved by the Mayor and City Council of Baltimore by Ordinance 839, dated March 31, 1975.
- IV. Amendment No. 4, dated January 23, 1976 and revised May 20, 1976, approved by the Mayor and City Council of Baltimore by Ordinance 59, dated June 11, 1976.
- V. Amendment No. 5, dated January 11, 1978, approved by the Mayor and City Council of Baltimore by Ordinance 695, dated April 17, 1978.
- VI. Amendment No. 6, dated April 10, 1979 and revised June 1, 1979, approved by the Mayor and City Council of Baltimore by Ordinance 1054, dated June 18, 1979.
- VII. Amendment No. 7, dated December 26, 1979 and revised April 22, 1980, approved by the Mayor and City Council of Baltimore by Ordinance 60, dated June 2, 1980.
- VIII. Amendment No. 8, dated June 1, 1987 and revised June 22, 1987, approved by the Mayor and City Council by Ordinance 1013, dated July 2, 1987.
- IX. Amendment No. 9, dated March 4, 1988, approved by the Mayor and City Council of Baltimore by Ordinance 93, dated June 27, 1988.
- X. Amendment No. 10, dated September 19, 1988, approved by the Mayor and City Council of Baltimore by Ordinance 187, dated November 10, 1988.
- XI. Amendment No. 11, dated January 31, 2011, approved by the Mayor and City Council of Baltimore by Ordinance 11 – 452, dated May 9, 2011.
- XII. Amendment No. 12, dated June 2, 2014, approved by the Mayor and City Council of Baltimore by Ordinance 14 – 298, dated September 15, 2014.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

BALTIMORE, MARYLAND

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2. Property Acquisition, dated as revised September 19, 1988
3. Land Disposition, dated as revised September 19, 1988
4. Zoning Districts, dated as revised March 4, 1988

RESERVOIR HILL

URBAN RENEWAL PLAN

A. PROJECT DESCRIPTION

1. Boundary Description

Beginning for the same at the intersection of the north side of North Avenue and the east side of Mount Royal Terrace; thence from said point of beginning and binding on the north side of North Avenue westerly to intersect the east side of the first 20 foot alley west of Mount Royal Terrace; thence binding on the east side of said 20 foot alley northwesterly to intersect the north side of the first 20 foot alley north of North Avenue; thence binding on the north side of said 20 foot alley westerly to intersect the east side of the first 15 foot alley west of Mount Royal Terrace; thence binding on the east side of said 10 foot alley northwesterly to intersect the north side of the first 12 foot alley as extended south of Lennox Street; thence binding on the north side of said 12 foot alley, as extended, westerly to intersect the west side of the first 10 foot alley east of Park Avenue; thence binding on the west side of said 10 foot alley southerly to intersect the north side of the first 20 foot alley north of North Avenue; thence binding on the north side of said 20 foot alley, as extended, westerly to intersect the west side of Park Avenue; thence binding on the west side of Park Avenue northerly to intersect the north side of Lennox Street; thence binding on the north side of Lennox Street, as extended, westerly to intersect the west side of Brookfield Avenue; thence binding on the west side of Brookfield Avenue northwesterly to intersect the south side of Ducatel Street; thence binding on the south side of Ducatel Street southwestly to intersect the east side of Linden Avenue; thence binding on the east side of Linden Avenue southeasterly to intersect the division line between Lot 64, Ward 13, Section 9, Block 3427-3428 and Lot 65/71, Ward 13, Section 9, Block 3427-3428; thence binding on said division line southwestly to intersect the east side of Jordon (*sic!*) Street; thence binding on the east side of Jordon (*sic!*) Street southeasterly to intersect the extension of the division line between Lot 7, Ward 13, Section 9, Block 3427-3428 and Lot 8, Ward 13, Section 9, Block 3427-3428; thence binding on said division line, as extended, southwestly to intersect the west side of Eutaw Place; thence binding on the extended west side of Eutaw Place southwestly to intersect the center line of North Avenue; thence binding on the center line of North Avenue westerly to intersect the east side of McCulloh Street as extended; thence binding on the east side of McCulloh Street northwesterly to intersect the division line between Lot 41, Ward 13, Section 8, Block 3422 and Lot 42, Ward 13, Section 8, Block 3422; thence binding on said division line northwesterly to intersect the west side of the first 15 foot alley east of McCulloh Street; thence binding on the west side of said 15 foot alley northwesterly, as extended, to intersect the north side of the first 15 foot alley south of Cloverdale Road; thence binding on the north side of said 15 foot alley northeasterly to intersect the west side of Madison Avenue; thence binding on the west side of Madison Avenue northwesterly to intersect the northwest side of Cloverdale Road; thence binding on the extended northwest side of Cloverdale Road northeasterly to intersect the center line of Druid Park Drive; thence binding on the center line of Druid Park Lake Drive easterly to intersect the extended northeast side of Mount Royal Terrace; thence binding on the northeast side of Mount Royal Terrace southeasterly to the point of beginning.

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

The basic goal for this area is to work closely with its occupants in the development of a staged program for rehabilitation and redevelopment as herein provided for the area, in conformance with the desires of the residents of the neighborhood and the community-at-large. In accordance with the National Goals, the renewal activities will be undertaken to conform with and meet the following objectives:

- a. **Housing Objectives** - To provide standard housing for families presently residing in the area and to encourage home ownership for these families through the use of all applicable federal, state [*sic!*] or local programs and to reduce density and overcrowding. Rehabilitation of the maximum number of housing units will be fostered and encouraged where such treatment is feasible. Clearance treatment will be minimized; where clearance is necessary, it will be coordinated with the availability of standard housing to be used for relocation resources. A majority of the housing units provided in the area shall be standard housing units for low- and moderate-income families or individuals. The units in the area which are for low-income families or individuals shall constitute at least 20 percentum of the units in the area.
- b. **Social Objectives** - To develop resident and citizen-at-large awareness of the community resources available by continued participation in the planning process, and to aid in the provision of social services.
- c. **Environmental Objectives** - To develop a sound residential neighborhood for people of similar income and characteristics as those now living there. To eliminate blighting influences and substandard structures where rehabilitation is not feasible. To provide community facilities such as open space and recreation, neighborhood shopping, and other needed amenities. To protect the neighborhood from future blighting influences.
- d. **Recreation Objectives** - To provide, to the extent feasible, a full range of recreational facilities including recreation centers, play fields parks, playgrounds, and passive recreation areas; to locate such facilities as conveniently as possible to the residents.

B. LAND USE PLAN

1. Permitted Uses

Only the use categories shown on the Land Use Plan Map, Exhibit No. 1, shall be permitted within the project area. These are High Intensity Residential, Ancillary Residential, Neighborhood Business, Community Business, Community Commercial, 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.g. and B.1.h. below.

- a. High Intensity Residential - Single-family detached dwellings, semi-detached dwellings, single family attached dwellings and multiple-family detached and/or attached dwellings with the following minimum lot areas expressed in square feet per dwelling unit. Maximum lot coverage, and floor area ratio (FAR). These standards are established for zoning districts shown on the Zoning Districts Map, Exhibit 4.

Zoning District	Single family detached		Semi-detached	
	Minimum Lot Area	Maximum Lot Coverage	Minimum Lot Area	Maximum Lot Coverage
R-7	5000	35%	3000	35%
R-8, B-2-3	5000	40%	2000	40%
R-9	5000	50%	2000	60%
R-10	5000	50%	2000	60%

Zoning District	Single family attached		Multiple-family	
	Minimum Lot Area	Maximum Lot Coverage	Minimum Lot Area	Maximum Lot Coverage
R-7	1100	50%	1100	1.2
R-8, B-2-3	750	60%	750	2.0
R-9	750	70%	550	3.0
R-10	750	70%	200	6.0

Attached dwellings shall not exceed nine in a row or group in R-7 districts, and twelve in a row or group in all other districts. Single-family dwellings shall be limited to a maximum building height of 35 feet.

No more than 21 dwelling units shall be permitted in the property known as 2008 Mount Royal Terrace.

Accessory uses including landscaping, off-street parking and off-street loading will be permitted.

- b. Ancillary Residential - Active and passive recreational facilities, including playgrounds and tot lots, provided they serve residential units in the immediate vicinity.
- c. Neighborhood Business - Neighborhood convenience uses listed below. Uses are restricted to a maximum gross floor area of 2,000 square feet each, except that food stores are restricted to a maximum gross floor area of 15,000 square feet each.

Art and school supply stores; bakeries; barber shops; beauty shops; book and magazine stores; candy and ice cream stores; day nurseries; delicatessens; drug stores; dwelling units; group day care centers; florist's shops; food stores; gift and card shops; hardware stores; libraries; laundromats; laundry and dry cleaning pick-up stations; nursery schools; news stands; offices - real estate, insurance, governmental and professional; restaurants without liquor licenses; shoe repair shops; tailor shops, pressing and repairs; temporary real estate sales offices; variety stores; wearing apparel shops; and accessory uses including landscaping, off-street parking and off-street loading.

For dwelling units in Neighborhood Business areas, the standards established for R-7 areas in Section B.1.a. above shall apply. In addition, an objective of this Urban Renewal Plan is to encourage additional residential uses in the Whitelock Street Commercial District.

- d. Community Business - Neighborhood convenience uses listed above in Section B.1.c. and the retail and service uses listed below which deal directly with consumers. A floor area ratio of 2.5 will be permitted.

Antique shops; Bicycle sales, rental, repair stores; bowling establishments; camera and photographic supply stores; carpet and rug stores; catering establishments; check cashing agencies; china and glassware stores; clothing and costume rental stores; coin and philatelic stores; communications systems - sales and service; data processing services; day nurseries; department stores; dry cleaning establishments; electrical and household appliance stores; exhibit rooms; exterminators shops; fabric shops; financial institutions; furniture stores; furrier shops; garden supply, tool and seed stores; hobby shops; interior decorating shops; jewelry stores; laundrettes; leather goods and luggage stores; locksmith shops; medical and dental clinics; millinery shops; museums; musical instrument sales and repairs; offices; office supply stores; optician sales; orthopedic and medical appliance stores; paint, wallpaper, tile and floor covering stores; pet shops; philanthropic and charitable institutions; record shops; photocopying services; photographers; reducing salons and gymnasiums; picture framing shops; post offices; radio and television stations and studios; recording studios; schools; sewing machine sales and services; skating rinks, swimming pools, tennis and lacrosse clubs; ticket agencies; toy stores; trading stamps redemption centers; travel bureaus; undertaking establishments; venetian blind and window shade sales and services; watch and clock shops.

For dwelling units in Community Business areas, the standards established for R-8 and B-2-3 areas in Section B.1.a. above shall apply.

- e. Community Commercial - Neighborhood convenience uses listed above in Section B.1.c. and the retail and service uses listed below which deal directly with consumers. A floor area ratio of 2.5 will be permitted.

Antique shops; auto supply sales; bowling alleys; car washes both automatic and hand (subject to approval by the Commissioner of the Department of Housing and Community Development); churches, temples, and synagogues; clothing and costume rental stores; clubs and lodges; financial institutions or agencies; furniture, appliance and household goods stores; funeral homes; hobby shops; jewelry shops; leather goods shops; medical and dental clinics; music and record shops; photographic studios; post offices; shoe stores; sporting goods stores; stationery stores; theaters; toy shops; vending machines for the retail sale of ice and milk; and accessory uses including off-street parking and off-street loading.

For dwelling units in Community Commercial areas, the standards established for R-8 and B-2-3 areas in Section B.1.a. above shall apply.

- f. Public - In the area designated on the General Land Use Plan as Public, uses shall be limited to parks, playgrounds, play fields, plazas, walkways, and malls for active and passive recreation; educational and related facilities; neighborhood centers; public offices; libraries; fire houses; other public facilities; and accessory uses including landscaping, off-street parking and off-street loading related to the above uses.
- g. 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."
- h. 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 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 use.

2. Regulations, Controls and Restrictions

a. Provisions Applicable to All 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 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.
- (c) 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 unless approved by the Commissioner of the Department of Housing and Community Development. 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.
- (d) 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, or 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 a visual harmony.
- (e) Exterior ventilation equipment or any mechanical equipment placed outside of a building, including on the roof, shall be effectively screened.

- (2) Off-Street Parking Provisions - 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.
- (3) Redevelopers' Obligations - The Redeveloper will 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 covenant providing for this nondiscrimination provision and shall be entitled to enforce it. The Redeveloper will comply with all State and local laws, in effect from time to time, prohibiting discrimination or segregation.
- (4) Provisions Applicable to Land and Property to be Acquired for Clearance and Redevelopment
 - (a) Residential Development
 - i. Disposition Lots 1 and 2
 - (a') Residential uses shall be limited to row houses designed for either one or two family occupancy.
 - (b') The maximum density shall be 30 units per acre.
 - (c') It is the objective of this Plan that row houses on Lot 1 front on McCulloh Street and that row houses on Lot 2 front on Madison Avenue.
 - (d') The design of the housing shall be compatible with the architectural style of structures on each side of the disposition lot.
 - (e') The housing shall be designed so as to permit the sale of individual units.
 - ii. Disposition Lots 4A-4D, 5A-5j, and 8
 - (a') It is the intent of this Plan that these lots be sold to the owners of adjacent properties which face Madison Avenue and Bolton Street to extend their rear yards.
 - (b') Only accessory structures may be constructed on these lots.

iii. Disposition Lot 6A (Ancillary Residential) - Disposition Lot 6A shall be developed for active and passive recreation in conjunction with LPA rehabilitation on Disposition Lot 6R.

(b) Public Development - Disposition Lots 3, 7A, 12, 30, 33, 34, 36, and 37

These disposition lots shall be developed for active and passive recreation. No off-street loading space and no setbacks shall be required. Only play equipment, benches, waste baskets, water fountains, and other facilities necessary or appropriate for park and playground use shall be permitted.

(c) Commercial Development

i. Disposition Lot 35

(a') The building height shall be limited to 35 feet.

(b') Entrances and exits shall be designed in such a way as to minimize the use of North Avenue and McCulloh Street.

(c') Parking lots, liquor stores, taverns, and drive-in restaurants are not permitted.

ii. Disposition Lot 38

(a') Commercial uses shall be limited to those listed in Section B.1.c. "Neighborhood Business."

(b') The building height shall be limited to 25 feet.

(c') A landscaped buffer shall be provided between Disposition Lot 38 and adjacent residential properties.

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 by purchase or by condemnation, 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 Reservoir Hill 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 or to the Property Rehabilitation Standards set forth in this Urban Renewal Plan 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 or with the Property Rehabilitation Standards, 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.

Properties to be acquired will be listed in Appendix B “Scattered Properties for Acquisition and Disposition for Rehabilitation.”

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) Rehabilitate the property in conformance with the codes and ordinances of Baltimore City and the rehabilitation standards and objectives set forth in this Plan 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; or
- (2) sell or lease the property subject to rehabilitation in conformance with the codes and ordinances of Baltimore City and the rehabilitation standards and objectives set forth in this plan; or
- (3) demolish the structure or structures thereon and dispose of land for redevelopment for uses in accordance with this Plan.

c. The Authority to acquire the properties within the project area is expressly confirmed and reauthorized through and including December 31, 2018.

2. Rehabilitation

Property rehabilitation shall comply with the codes and ordinances of the City of Baltimore and the Property Rehabilitation Standards set forth in Appendix A and Appendix C of this Plan.

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 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 of any property not to be acquired.

b. Community Review

The Department of Housing and Community Development shall submit to the Reservoir Hill Community Association, Inc. or its successor, for its review and comment, the form and content of all proposals to redevelop land to be disposed of and the Preliminary Plans and proposed Final Construction Plans for each disposition lot designated in the 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, for its review and comment, the plans for development or rehabilitation on any property not to be acquired. The Reservoir Hill Community Association, Inc. or its successor, 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 Reservoir Hill Community Association, Inc.; 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 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 Reservoir Hill 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 Reservoir Hill Urban Renewal Plan, as amended from time to time, is in full force and effect until December 31, 2018.

E. PROCEDURES FOR CHANGES IN APPROVED PLAN

The Department of Housing and Community Development shall submit to the Reservoir Hill 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 Reservoir Hill 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 and the Reservoir Hill 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 amendment 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 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

PROPERTY REHABILITATION STANDARDS

1. Residential Rehabilitation Standards
 - a. Every dwelling unit shall contain within a room which affords privacy a bathtub or shower which shall be properly connected to the public sanitary sewer or to an approved sewage disposal system and shall be properly connected to both hot and cold water lines.
 - b. Utility spaces which contain heat producing, air-conditioning and other equipment shall be ventilated to the outer air and air from such spaces shall not be recirculated to other parts of the building in such a way as to create a hazard to occupants. Natural ventilation of spaces such as attics and enclosed basementless space shall be provided by openings of sufficient size to overcome dampness and minimize the effect of conditions conducive to decay and deterioration of the structure. Exterior ventilation openings shall be effectively screened where needed.
 - c. All painted interior and exterior surfaces shall be kept in good repair which shall include keeping properly painted all interior and exterior surfaces which are painted in normal practice. When removing paint, repairing or doing rehabilitation work that impacts upon painted surfaces, all applicable City, State, and Federal regulations regarding the abatement of lead based paint hazards shall be followed.
 - d. All windows must be tight-fitting and have sashes or proper size and design. Sashes with rotten wood, broken joints, or broken or loose mullions or muntins shall be replaced.
 - e. Cleaning of masonry façades 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.
 - f. Floors and floor covering in kitchen and bathrooms shall be durable, waterproof, non-absorptive material, such as asphalt, vinyl-asbestos, vinyl-plastic, rubber or ceramic tiles, terrazzo or linoleum permanently affixed with an approved adhesive. Wood finish flooring is acceptable only if the floor is sound, smooth, even and coated with two coats of hard finish enamel, epoxy finish, or comparable material.
 - g. No unvented, gas fired space heating unit may be installed or operated in any dwelling, dwelling unit or rooming unit. Ornamental gas logs may be installed and existing ones may be kept in use in any dwelling unit or dwelling heated by a central heating system, provided that these logs are located only in vented fireplaces in rooms not used for sleeping purposes.
 - h. Every habitable room of every structure shall contain at least two separate duplex convenience electrical outlets except that any room other than a sleeping room or dining room with a perimeter of over 50 feet shall contain at least three separate duplex convenience electrical outlets.
 - i. Exterior doors shall have proper hardware, including workable locks.

- j. Access to each dwelling unit shall be provided without passing through any other dwelling unit. A bathroom shall not be used as a passageway to a habitable room, hall, basement or to the exterior, except to provide access to an approved means of secondary egress.
- k. Access to garbage and refuse storage areas shall be provided for all dwelling units in a structure without passing through any other dwelling unit, except in structures where the physical characteristics, design, or legal occupancy of a structure make the provision of such access economically prohibitive. In these instances, the Commissioner is empowered to approve such alternative methods which can be provided to comply with the general intent of this action.
- l. All of the provisions set forth herein and in Ordinance No. 902, approved December 22, 1966, shall be complied with whether the property is occupied or vacant.

2. Residential Rehabilitation Objectives

In addition to the enforcement of the codes and ordinance of the City of Baltimore and the required standards of this Plan, the personnel engaged in inspectional, estimating and financing activities will be directed to seek the attainment of the following objectives.

- a. A degree of privacy shall be provided commensurate with a suitable living condition by means of the proper location of exterior openings to exterior conditions, and by the interior arrangement of rooms, particularly with reference to access to bathrooms from bedrooms. Access to all parts of the dwelling unit should be possible without passing through a public hall. In dwelling units having more than one bedroom, access to a single bathroom should be provided without passage through a bedroom. A bathroom in a dwelling unit should be located within a full story above or below all bedrooms. Access to another bedroom or habitable room should be provided without the necessity of passing through another bedroom.
- b. Existing required exterior stairways may be repaired in kind, or if in safe and sound condition may continue to be used. Replacement or new installation of such stairways must be accomplished by use of non-combustible materials in accordance with the codes and ordinances of the City of Baltimore. Exterior stairways of fire escapes should be installed in areas other than the fronts of buildings.
- c. Where appropriate, fences should be erected in rear and side yards.
- d. Central heating systems should be installed to provide heat to all habitable rooms.

3. Non-Residential Rehabilitation Standards

- a. Floors and floor covering in kitchen and bathrooms shall be durable, water-proof, non-absorptive material, such as asphalt, vinyl asbestos, vinyl-plastic, rubber or ceramic tiles, terrazzo or linoleum permanently affixed with an approved adhesive. Wood finish flooring is not acceptable in these rooms.
- b. All windows must be tight-fitting and have sashes of proper size and design. Sashes with rotten wood, broken joints, or broken or loose mullions or muntins shall be replaced. All broken and missing windows shall be replaced with glass or plexiglas. All exposed wood shall be repaired or painted. If it is necessary to close a window opening, sills and frames must be removed and the opening closed to match the material, design and finish of the adjacent wall.

- c. Cleaning of masonry façades 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.
- d. For building façades other than show windows and commercial entrances, all structural and decorative elements shall be repaired or replaced in a workmanlike manner to match as closely as possible the existing materials and construction. All cornices shall be made structurally sound and rotted or weakened portions shall be removed and repaired or replaced to match as closely as possible the existing cornice.
- e. Window openings in upper floors of the front of the building 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.
- f. Windows not in the front of buildings shall be kept properly repaired or with Fire Department approval the openings may be closed to match the material, design and finish of the adjacent wall.
- g. Soft, retractable awnings are permitted at the first floor only. Awnings must be flame proofed, and shall not project more than seven feet from building front and shall otherwise conform with the provisions of City ordinances. Rigid or fixed awnings, sun screens or permanent canopies are not permitted on any portion of the building front.
- h. All exterior front or side walls which have not been wholly or partially resurfaced or built over shall be repaired and cleaned or painted 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 material, color, bond and joining.
- i. Existing miscellaneous elements on the building fronts, such as empty electrical or other conduits, unused sign brackets, etc. shall be eliminated.
- j. Rear and side walls shall be repaired. Walls previously painted shall be properly prepared and painted to present a neat and fresh appearance. Brick walls shall be pointed. Rear walls patched and/or filled should be painted or stuccoed to present an even and uniform surface.
- k. A show window as a part of the building façade shall be defined to include the building face and the entrance area leading to the door, the door and sidelights and transoms and all display platforms and devices including lighting and signing designed to be viewed from the public right-of-way and/or the areas visible to the public prior to entering the interior portion of the structure.
 - (1) Show windows, entrances, signs, lighting, sun protection, security grilles, etc., shall be designed to be compatible and harmonious and consistent with the scale and character of the existing structures.
 - (2) Enclosures and housing for security grilles and screens should be as inconspicuous as possible and compatible with other elements of the façade.
 - (3) All exposed portions of the grille, screen or enclosure which are painted in normal practice and all portions which require painting to preserve, protect, or renovate the surface shall be painted.

(4) All screens and grilles must be constructed so they can be opened or removed.

- l. Roofs shall be kept free of trash, debris, or any other element which is not a permanent part of the buildings or a functioning element of its mechanical or electrical system.
- m. Structures at the rears of buildings attached or unattached to the principal commercial structure, which are found by the Commissioner of the Department of Housing and Community Development to be structurally deficient, shall be properly repaired or demolished.
- n. Sign regulations are as established by the Zoning Ordinance of Baltimore City. Non-conforming signs shall be removed at the time rehabilitation of non-residential properties is undertaken.
- o. Where a rear yard exists or is created through the demolition of structures, the owner shall enclose the property along side and rear property lines by a fence at least five feet, six inches in height with a solid gate for access.
- p. All outdoor refuse storage areas shall be screened from the view of adjacent properties and public rights-of-way. Screening shall consist of a masonry wall or durable fence, or combination thereof, not less than four feet nor more than eight feet in height. In lieu of such wall or fence, a compact evergreen hedge of not less than four feet in height at time of original planting may be used.
- q. Where possible non-residential establishments shall have off-street loading and unloading areas.

4. Design Review and Approval

Designs for all building improvements, modifications, repair, rehabilitation or painting concerning the exterior of the existing buildings, their yards or show windows, and for all signs, shall be submitted to and approved by the Department of Housing and Community Development before proceeding with the work.

APPENDIX B

SCATTERED PROPERTIES FOR ACQUISITION AND DISPOSITION FOR REHABILITATION

In addition to those groups of properties to be acquired and disposed of for rehabilitation (designated with disposition lot numbers on Exhibit 3), the following scattered properties are also 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. The acquisition properties adjacent to or abutting streets and alleys being closed will also include all rights, title and interest, or any private rights of use in and to the adjacent streets, rights-of-way, or alleys as shown lying within the perimeter of the Land Disposition Map.

2238 Brookfield Avenue
2246 Brookfield Avenue
2258 Brookfield Avenue

2209 Brookfield Avenue
2213 Brookfield Avenue
2237 Brookfield Avenue
2517 Brookfield Avenue

944 Brooks Lane
952 Brooks Lane

2300 Callow Avenue
2308 Callow Avenue
2324 Callow Avenue
2426 Callow Avenue

2203 Callow Avenue
2219 Callow Avenue

2325 Callow Avenue

901 Ducatel Street
903 Ducatel Street

2218 Eutaw Place
2220 Eutaw Place
2304 Eutaw Place
2314 Eutaw Place
2338 Eutaw Place
2340 Eutaw Place
2360 Eutaw Place

2205 Eutaw Place
2213 Eutaw Place
2223 Eutaw Place
2233 Eutaw Place
2309-11 Eutaw Place
2335 Eutaw Place
2345 Eutaw Place
2349 Eutaw Place
2357 Eutaw Place
2359 Eutaw Place

2414 Lakeview Avenue
2468 Lakeview Avenue
2470 Lakeview Avenue

726 Lennox Street

2014 Linden Avenue
2016 Linden Avenue
2018 Linden Avenue
2020 Linden Avenue
2022 Linden Avenue
2024 Linden Avenue

2026 Linden Avenue
2028 Linden Avenue
2030 Linden Avenue
2032 Linden Avenue
2034 Linden Avenue
2036 Linden Avenue
2038 Linden Avenue
2040 Linden Avenue
2042 Linden Avenue
2044 Linden Avenue
2046 Linden Avenue
2048 Linden Avenue
2050 Linden Avenue
2056 Linden Avenue
2060 Linden Avenue
2064 Linden Avenue
2068 Linden Avenue
2070 Linden Avenue
2072 Linden Avenue
2204 Linden Avenue
2208 Linden Avenue
2210 Linden Avenue
2224 Linden Avenue
2248 Linden Avenue
2250 Linden Avenue
2258 Linden Avenue
2400 Linden Avenue
2416 Linden Avenue
2418 Linden Avenue
2420 Linden Avenue
2428 Linden Avenue

2219 Linden Avenue
2241 Linden Avenue
2243 Linden Avenue

2222 Madison Avenue
2300 Madison Avenue
2424 Madison Avenue
2542 Madison Avenue

2237 Madison Avenue

2527 Madison Avenue
2531 Madison Avenue

2200-02 Mt. Royal Terrace

724 Newington Avenue
726 Newington Avenue
822 Newington Avenue

731 Newington Avenue
739 Newington Avenue

2206 Park Avenue

1901 Park Avenue
1931 Park Avenue

700 Reservoir Street
702 Reservoir Street
740 Reservoir Street
754 Reservoir Street
800 Reservoir Street

703 Reservoir Street
705 Reservoir Street
707 Reservoir Street

802 Whitelock Street
814 Whitelock Street
816 Whitelock Street
908 Whitelock Street
910 Whitelock Street

914 Whitelock Street
930 Whitelock Street
932 Whitelock Street
934 Whitelock Street
936 Whitelock Street
938 Whitelock Street
940 Whitelock Street
942-46 Whitelock Street
948-60 Whitelock Street

809 Whitelock Street
813 Whitelock Street
819 Whitelock Street
833 Whitelock Street
901-05 Whitelock Street
907 Whitelock Street
909 Whitelock Street
911 Whitelock Street
913 Whitelock Street
915 Whitelock Street
917 Whitelock Street
919 Whitelock Street
921 Whitelock Street
925-27 Whitelock Street
1013 Whitelock Street
1015 Whitelock Street

APPENDIX C

WHITELOCK STREET COMMERCIAL DISTRICT

PROPERTIES AND EXTERIOR REHABILITATION STANDARDS

PROPERTIES WITHIN THE COMMERCIAL DISTRICT

The following properties constitute the Whitelock Street Commercial District as of the effective date of the ordinance approving Amendment No. 9 to this Plan:

901/05 Whitelock Street (includes 2262, 2264, 2266, 2268, & 2270 Brookfield Avenue)
907 Whitelock Street
909 Whitelock Street
911 Whitelock Street
913 Whitelock Street
915 Whitelock Street
917 Whitelock Street
919 Whitelock Street
921 Whitelock Street
923 Whitelock Street
925/27 Whitelock Street
930 Whitelock Street
932 Whitelock Street
934 Whitelock Street
936 Whitelock Street
938 Whitelock Street
940 Whitelock Street
942/46 Whitelock Street
948/60 Whitelock Street

EXTERIOR REHABILITATION STANDARDS

Over and above the codes and ordinances of Baltimore City and in addition to Appendix A, the following additional standards shall be applied to all properties, whether occupied or vacant, within the Whitelock Street Commercial District, which comprises the properties at 2401 and 2405 Linden Avenue and 901/05 through 925/27 and 930 through 948/60 Whitelock Street. In the event that rehabilitation of all or a portion of the structure or structures on these properties is not feasible, demolition may take place, subject to the written approval of the Commissioner of the Department of Housing and Community Development.

A. 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. All damaged, sagging or otherwise deteriorated storefronts, show windows or entrances shall be repaired or replaced.

2. All brick or natural stone walls shall be cleaned, repaired and repointed as required. All stucco surfaces shall be cleaned and repaired. New stucco surfaces shall have a sand texture, the color of which shall be a color compatible with the colors of the neighboring structures.
3. In the case of front or side walls which have been wholly or partially resurfaced or built over with formstone, wood, glass veneer, or other materials, these surfacing materials shall be removed and the building front repaired. If restoration of the original materials is determined by the Commissioner of the Department of Housing and Community Development to be infeasible, the front or side wall shall be improved in a manner acceptable to the Commissioner.
4. All miscellaneous elements on the exterior walls of the structures such as empty electrical boxes, conduits, pipes, unused sign brackets, etc. shall be removed.
5. Cornices, porches or other decorative architectural elements if they exist, shall be restored to their original design. The removal of cornice work without prompt replacement of similar design will not be permitted. New cornices, porches, or other decorative architectural elements shall be compatible with the design of the building.

B. Windows

1. All windows must be tight-fitting and have sashes of proper size and design. Sashes with rotten wood, broken joints, or broken or loose mullions or muntins shall be replaced. All broken and missing windows shall be replaced with glass or plexiglas. All exposed wood shall be repaired and painted.
2. Window openings in upper floors of the front of the building 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.
3. If it is necessary to close a window opening, sills and frames must be removed and the opening properly closed to match the material, design, and finish of the adjacent wall.

C. Storefronts

A storefront as a part of the building façade shall be defined to include the building face and the entrance area leading to the door, the door and the sidelights and transoms and all display platforms and devices including lighting and signing designed to be viewed from the public right-of-way and/or the areas visible to the public prior to entering the interior portion of the structure.

1. In cases where there are doorways and/or entrances to buildings that are not incorporated in the storefront, the character of the original doorway shall be preserved. Where possible, the original style of these doorways, including solid, paneled, wood doors, wood frames, brick or stone sills, transoms, and glazed sidelights, shall be incorporated into the design of the remodeled storefront.
2. Storm and screen doors shall be compatible with entrance doors.

3. Hardware visible from the outside shall be in character with the original hardware.
4. Any grilles, bars, and grates covering doors or windows shall be designed to be compatible with the design of the building and of the neighborhood structures.
5. Where steps or stoops are required, they shall be repaired or replaced to match the original design.
6. All extraneous and unused hardware, signing and equipment shall be removed.
7. All broken, rotten, or damaged elements shall be removed and replaced with elements that are harmonious with the design of the building and with the neighborhood.
8. New storefronts that project beyond the original front lines of the stores are not permitted.
9. Awnings are permitted provided that they are constructed of soft, flame retardant material and are able to be compatible with the design of the building and with the neighborhood.
10. Grates, bars, and grilles shall be designed so as to be as inconspicuous as possible. They shall be kept painted and free of rust. In all cases they shall be kept open during the normal daylight business hours of the Commercial District, unless they are decorative stationary grilles. Non-metal grilles and screens shall be prohibited. Enclosures and housings for security grilles and screens shall be as inconspicuous as possible and shall be compatible with the design of the storefront.
11. Solid or permanently enclosed or covered shop fronts shall not be permitted. Where the window treatment of the first floor is to be modified, such that the window openings will be made smaller, these new openings shall not be smaller in size than the openings of the second or third floor windows of the subject structures.
12. All elements of the front of shops shall be harmonious and of integral design. The practice of “patching” or layering materials one on top of the other is not permitted. Damaged parts shall be replaced so as to be undetectable as a replacement part.

D. Signs and Exterior Lighting

1. Flashing or moving signs other than barber poles shall not be permitted.
2. 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.
3. Flat signs shall be placed parallel to the building face and shall not project more than 12 inches from the surface of the building. Signs on the front and side façades shall not exceed in area three times the width in feet of the frontage of the building, and shall be placed no higher than the bottom of the second story window where windows exist or 13 feet above grade level, whichever is lower. In the case of corner properties, each façade is to be calculated separately, as to size allowed for each.
4. Painted signs and cut-out letters shall be permitted in accordance with the above limits for flat signs.
5. Signs may be incorporated in the design of awnings included in the design of a storefront, provided such signs are compatible with both the design of the building and the awning.

6. All non-conforming signs except billboards, i.e. signs not conforming to the above requirements, shall be removed within three years from the date of enactment of Amendment No. 9 to this Plan by the Mayor and City Council of Baltimore.
7. All minor privilege permits for existing signs shall be rescinded by the Board of Estimates to take effect 2 years from the date of enactment of Amendment No. 9 to this Plan. No future minor privilege permits for signs shall be approved in the Whitelock Street Commercial District except upon clarification by the Commissioner of the Department of Housing and Community Development that such signs meet project design criteria.

E. Color Schemes

All colors and color schemes used in the project area shall be harmonious with the designs of the buildings in the block face.

F. Rear Yards

1. Where a rear yard exists or is created through the demolition of structures, the yard shall be enclosed along the sides and rear property lines by a fence at least five feet, six inches in height.
2. All outdoor refuse storage areas shall be screened from view of adjacent properties and public rights-of-way. Screening shall consist of a masonry wall or durable fence or combination thereof. Refuse storage areas or dumpsters will not be permitted on Whitelock Street, Brookfield, or Linden Avenues within the commercial district.

G. Roofs

1. All roof mounted signs and unused roof hardware visible from the street shall be removed.
2. Rooftop mechanical equipment shall be located far enough from the edge of the roof so that it cannot be seen from the sidewalk across the street. Functional equipment may be retained until major repair or replacement becomes necessary at which time it shall be removed from view.
3. All chimneys, elevator penthouses or other auxiliary structures on the roofs shall be clean and in good repair.
4. Flashing visible from the sidewalk must be neat and free of pitch. Visible flashing shall be painted to match the surface of the wall above it.
5. All gutters and rain water leaders must be in good condition. Painted metal, vinyl or stainless steel gutters and rain water leaders may be used.

H. 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.

I. Off-Street Parking and Loading

1. New off-street parking areas shall be provided and screened as established in the Zoning Ordinance of Baltimore City, or in any lesser amount as may be authorized by the Board of Municipal and Zoning Appeals.
2. Loading and unloading shall be provided off Whitelock Street, Brookfield Avenue, and Linden Avenue where possible.

J. Period of Compliance

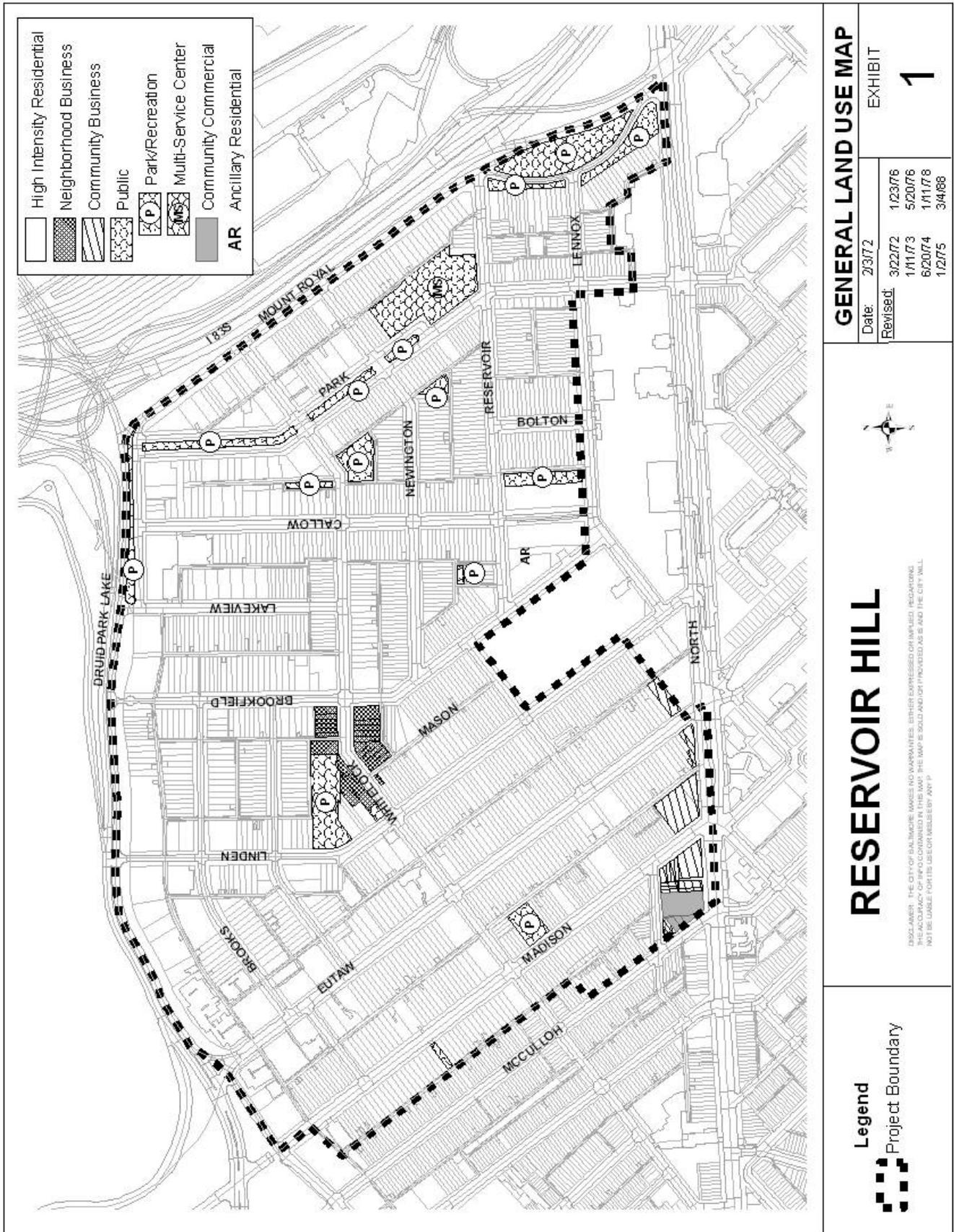
To the extent that rehabilitation requirements for commercial uses are specifically applicable to the Whitelock Street Commercial District and are not generally required elsewhere, the work necessary to meet such requirements shall be completed within 18 months from the effective date of the ordinance approving Amendment No. 9 to this Plan unless extended by the Commissioner of the Department of Housing and Community Development or unless specifically outlined elsewhere in this Plan.

Thereafter all work shall be completed in accordance with the date of completion set forth in the notice from the Commissioner. No work, alterations, or improvements shall be undertaken after enactment of the ordinance approving Amendment No. 9 to this Plan which do not conform with the requirements herein. However, the Commissioner may waive compliance with one or more of these standards if the proposed improvements do not adversely affect the objectives of this Plan. Nothing herein shall be construed to permit any sign, construction, alteration, change, repair, use of any other matter otherwise forbidden or restricted or controlled by any other public law.

K. Review of Rehabilitation Plans

1. Designs for all improvements, modifications, repair, rehabilitation or painting concerning the exterior of the existing building, its yards or its show windows, and for all signs, and new construction 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. It shall be the responsibility of the property owner or an authorized agent to secure all necessary permits in order to undertake the proposed work.
2. The Commissioner of the Department of Housing and Community Development shall be concerned with all aspects of the designs affecting the exterior appearance of the 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 materials and types of security devices.
 - c. conditioning of rear yard spaces and location of delivery signs.
 - d. all exterior materials and colors.
 - e. design of awnings, shutters, and upper floor windows, if any.
 - f. compatibility of new construction as to scale, color, materials and signing.

Exhibit 1: General Land Use Plan



GENERAL LAND USE MAP

Date:	2/3/72	EXHIBIT
Revised:	3/22/72	1
	1/11/73	
	6/20/74	
	1/11/78	
	1/2/75	
	1/23/76	
	5/20/76	
	1/11/78	
	3/4/88	

RESERVOIR HILL

DISCLAIMER: THE CITY OF BALTIMORE MAKES NO WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE ACCURACY OF THE INFORMATION ON THIS MAP. THE MAP IS SOLD AND OBTAINED AS IS AND THE CITY WILL NOT BE LIABLE FOR ITS USE OR MISUSE BY ANY PARTY.

Legend

Project Boundary

Exhibit 2: Property Acquisition

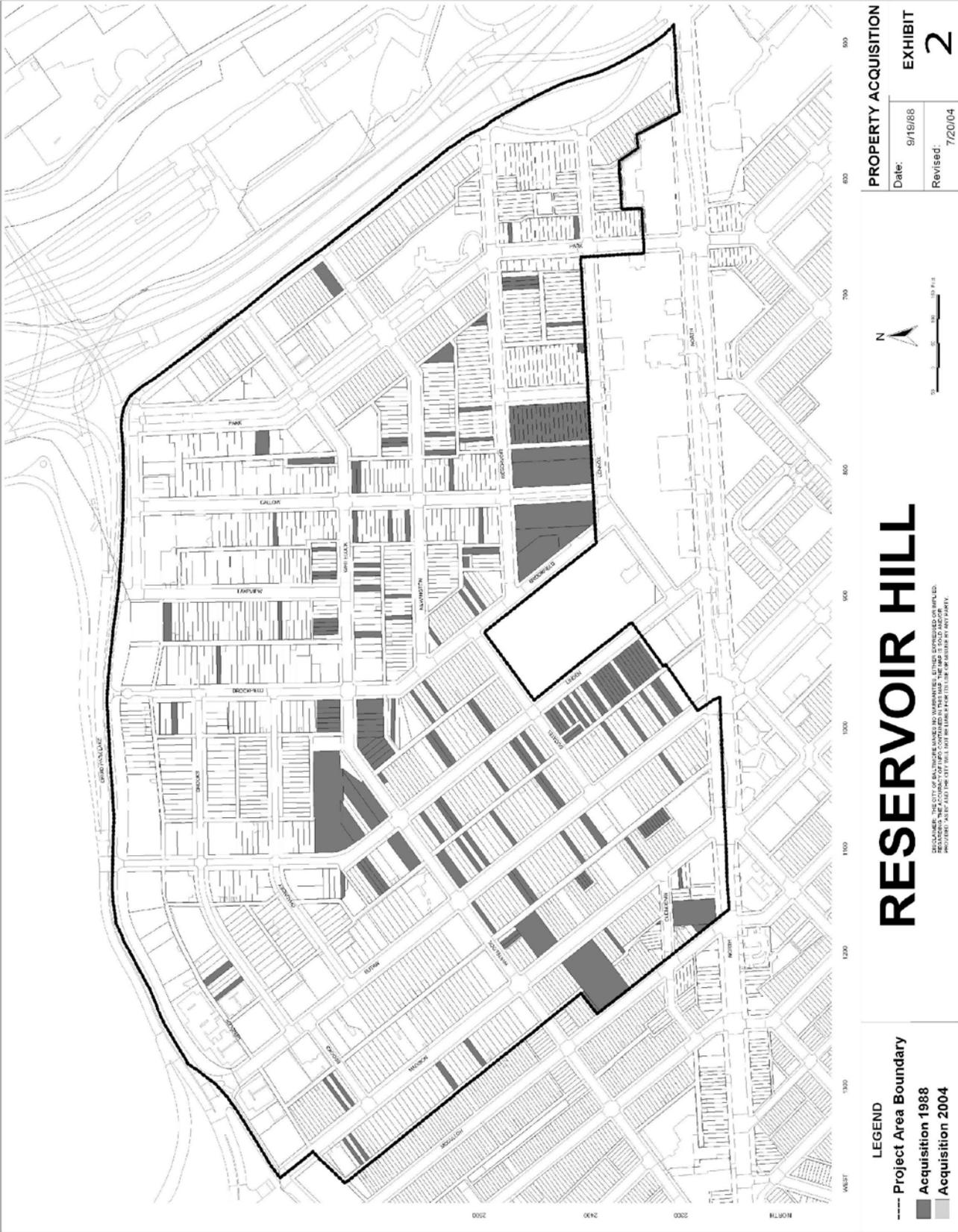


Exhibit 3: Land Disposition

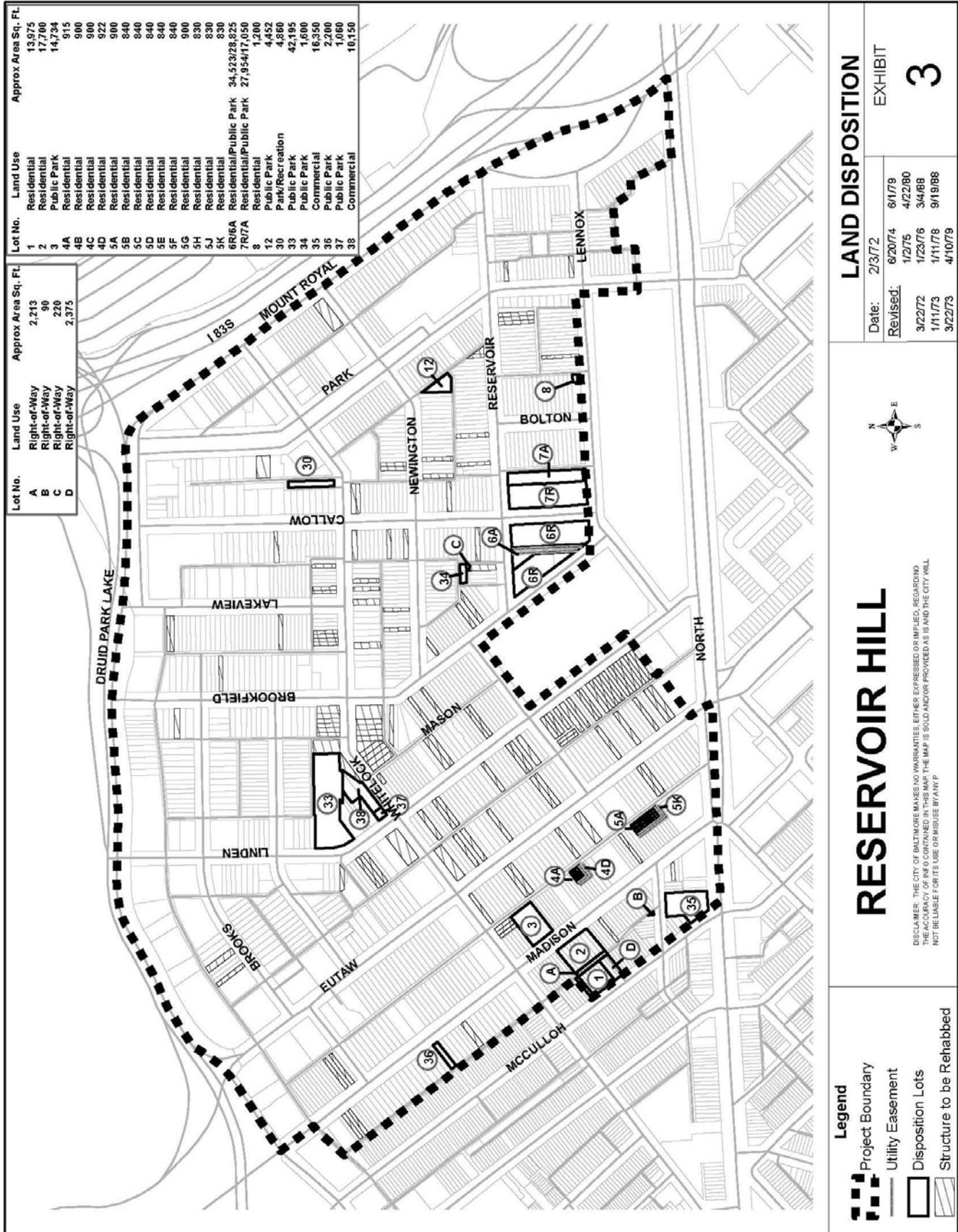


Exhibit 4: Zoning Districts

