

URBAN RENEWAL PLAN
HOWARD PARK BUSINESS AREA

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URBAN RENEWAL PLAN

HOWARD PARK BUSINESS AREA

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
BALTIMORE, MARYLAND

ORIGINALLY APPROVED BY THE
MAYOR AND CITY COUNCIL OF BALTIMORE CITY
BY ORDINANCE NO. 1196
NOVEMBER 21, 1979

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

- I. Amendment No. 1 approved by the Mayor and City Council of Baltimore by Ordinance 04-837, dated November 29, 2004.
- II. Amendment No. 2, dated April 22, 2005, approved by the Mayor and City Council of Baltimore by Ordinance 06-219, dated May 1, 2006.
- III. Amendment No. 3, dated January 10, 2006, approved by the Mayor and City Council of Baltimore by Ordinance 06-223, dated May 1, 2006.

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EXHIBITS

Land Use Plan, Exhibit 1, dated 1/10/06

Property Acquisition, Exhibit 2, dated 1/10/06

Land Disposition, Exhibit 3, dated 1/10/06

Zoning Districts, Exhibit 4, dated 1/10/06

A. PROJECT DESCRIPTION

1. BOUNDARY DESCRIPTION

BEGINNING FOR THE SAME AT A POINT FORMED BY THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF LIBERTY HEIGHTS AVENUE AND THE WESTERN RIGHT-OF-WAY LINE OF HOWARD PARK AVENUE; THENCE RUNNING IN AN EASTERLY DIRECTION AND BINDING ON THE SOUTHERN RIGHT-OF-WAY LINE OF LIBERTY HEIGHTS AVENUE TO A POINT OF INTERSECTION WITH THE EASTERN PROPERTY LINE OF LOT 11, BLOCK 8295; THENCE RUNNING IN A SOUTHERLY DIRECTION AND BINDING ON THE EASTERN PROPERTY LINE OF SAID LOT 11 TO A POINT OF INTERSECTION WITH THE NORTHERN RIGHT-OF-WAY LINE OF AN UNNAMED 15-FOOT ALLEY; THENCE RUNNING IN A WESTERLY DIRECTION AND BINDING ON THE NORTHERN RIGHT-OF-WAY LINE OF SAID 15-FOOT ALLEY, CONTINUING IN A STRAIGHT LINE CROSSING HOWARD PARK AVENUE TO A POINT OF INTERSECTION WITH THE WESTERN RIGHT-OF-WAY LINE OF SAID HOWARD PARK AVENUE; THENCE RUNNING IN A SOUTHERLY DIRECTION AND BINDING ON THE WESTERN RIGHT-OF-WAY LINE OF HOWARD PARK AVENUE CROSSING BELLEVILLE AVENUE TO A POINT OF INTERSECTION WITH AN EXTENDED STRAIGHT LINE OF THE SOUTHERN RIGHT-OF-WAY LINE OF AN UNNAMED 20-FOOT ALLEY; THENCE RUNNING IN AN EASTERLY DIRECTION CROSSING HOWARD PARK AVENUE AND BINDING ON SAID EXTENDED STRAIGHT LINE AND THE SOUTHERN RIGHT-OF-WAY LINE OF SAID 20-FOOT ALLEY TO A POINT OF INTERSECTION WITH THE WESTERN RIGHT-OF-WAY LINE OF WOODBINE AVENUE; THENCE RUNNING IN A

SOUTHERLY DIRECTION AND BINDING ON THE WESTERN RIGHT-OF-WAY LINE OF WOODBINE AVENUE CROSSING GWYNN OAK AVENUE TO A POINT OF INTERSECTION WITH AN EXTENDED STRAIGHT LINE OF THE SOUTHERN RIGHT-OF-WAY LINE OF AN UNNAMED 10-FOOT ALLEY; THENCE RUNNING IN A EASTERLY DIRECTION CROSSING WOODBINE AVENUE AND BINDING ON SAID EXTENDED STRAIGHT LINE AND THE SOUTHERN RIGHT-OF-WAY LINE OF SAID UNNAMED 10-FOOT ALLEY TO A POINT OF INTERSECTION WITH THE EASTERN RIGHT-OF-WAY LINE OF HILLSDALE AVENUE; THENCE RUNNING IN A NORTHERLY DIRECTION CROSSING MAINE AVENUE AND BINDING ON THE EASTERN RIGHT-OF-WAY LINE OF HILLSDALE ROAD TO A POINT OF INTERSECTION WITH THE SOUTHERN RIGHT-OF-WAY LINE OF LIBERTY HEIGHTS AVENUE; THENCE RUNNING IN AN EASTERLY DIRECTION TO A POINT OF INTERSECTION WITH AN EXTENDED LINE OF THE EASTERN PROPERTY LINE OF LOT 2, BLOCK 8251; THENCE RUNNING IN A NORTHERLY DIRECTION CROSSING LIBERTY HEIGHTS AVENUE AND BINDING ON SAID EXTENDED LINE AND THE EASTERN PROPERTY LINE OF SAID LOT 2 TO A POINT OF INTERSECTION WITH THE SOUTHERN PROPERTY LINE OF LOT 11, BLOCK 8251; THENCE RUNNING IN A WESTERLY DIRECTION AND BINDING ON THE SOUTHERN PROPERTY LINE OF SAID LOT 11 TO A POINT OF INTERSECTION WITH THE WESTERN PROPERTY LINE OF SAID LOT 11; THENCE RUNNING IN A NORTHERLY DIRECTION AND BINDING ON THE WESTERN PROPERTY LINES OF LOT 11 AND LOT 10, BLOCK 8251 TO A POINT OF INTERSECTION WITH THE NORTHERN RIGHT-OF-WAY LINE OF AN UNNAMED 10-FOOT ALLEY; THENCE RUNNING IN A WESTERLY

DIRECTION AND BINDING ON THE NORTHERN RIGHT-OF-WAY LINE OF SAID 10-FOOT ALLEY AND AN EXTENDED STRAIGHT LINE OF THE NORTHERN RIGHT-OF-WAY LINE OF SAID 10-FOOT ALLEY CROSSING HILLSDALE ROAD TO A POINT OF INTERSECTION WITH THE WESTERN RIGHT-OF-WAY LINE OF HILLSDALE ROAD; THENCE RUNNING IN A SOUTHERLY DIRECTION AND BINDING ON THE WESTERN RIGHT-OF-WAY LINE OF HILLSDALE ROAD TO A POINT OF INTERSECTION WITH THE NORTHERN RIGHT-OF-WAY LINE OF AN UNNAMED 12-FOOT ALLEY; THENCE RUNNING IN A WESTERLY DIRECTION AND BINDING ON THE NORTHERN RIGHT-OF-WAY LINE OF SAID 12-FOOT ALLEY AND CONTINUING ON AN EXTENDED STRAIGHT LINE CROSSING GWYNN OAK AVENUE TO A POINT OF INTERSECTION WITH THE WESTERN RIGHT-OF-WAY LINE OF GWYNN OAK AVENUE; THENCE CONTINUING IN A WESTERLY DIRECTION AND BINDING ON THE SOUTHERN PROPERTY LINE OF LOT 31, BLOCK 8253 TO A POINT OF INTERSECTION WITH THE WESTERN PROPERTY LINE OF LOT 31; THENCE RUNNING IN A NORTHERLY DIRECTION AND BINDING ON THE WESTERN PROPERTY LINE OF LOT 31 TO A POINT OF INTERSECTION WITH AN EXTENDED STRAIGHT LINE OF THE NORTHERN RIGHT-OF-WAY LINE OF AN UNNAMED 20-FOOT ALLEY; THENCE RUNNING IN A WESTERLY DIRECTION AND BINDING ON SAID EXTENDED STRAIGHT LINE AND THE NORTHERN RIGHT-OF-WAY LINE OF SAID UNNAMED 20-FOOT ALLEY, CONTINUING IN AN EXTENDED STRAIGHT LINE CROSSING WOODBINE AVENUE, AND BINDING ON THE NORTHERN RIGHT-OF-WAY LINE OF AN UNNAMED 20-FOOT ALLEY CONTINUING ON AN EXTENDED STRAIGHT LINE CROSSING HOWARD

PARK AVENUE TO A POINT OF INTERSECTION WITH THE WESTERN RIGHT-OF-WAY LINE OF HOWARD PARK AVENUE; THENCE CONTINUING IN A SOUTHERLY DIRECTION AND BINDING ON THE WESTERN RIGHT-OF-WAY LINE OF HOWARD PARK AVENUE, CONTINUING ON AN EXTENDED STRAIGHT LINE CROSSING LIBERTY HEIGHTS AVENUE TO THE POINT OF BEGINNING.

2. Plan Objectives

The objectives of the Howard Park Business Area Urban Renewal Plan (hereinafter referred to as "Renewal Plan") as determined by the Mayor and City Council of Baltimore (hereinafter referred to as "City"), acting by and through the Department of Housing and Community Development (hereinafter referred to as "Department") and the Commissioner thereof (hereinafter referred to as "Commissioner") are as follows:

The basic goal of this Renewal Plan is the revitalization of the Howard Park Business Area in order to create a unique neighborhood retail business district with enhanced viability, attractiveness, and convenience for residents of the surrounding area and of the City as a whole. The objectives of the plan include:

- a. establishing a positive and identifiable image for the Howard Park Business Area;
- b. accommodating the expansion of existing retail small business;
- c. promoting new retail business activity in the area;
- d. developing off-street parking that will increase retail commercial activity;
- e. establishing uniform comprehensive design and rehabilitation standards that will enhance the physical environment of the business area through private investment;
- f. bringing about a general physical improvement of the area through coordinated public improvements; and
- g. providing a pleasant environment for the staging of year-round promotional activities and events.

3. Types of Proposed Renewal Action

- a. Acquisition of a property, disposition, demolition, and redevelopment;

- b. Coordinated public improvements; and
- c. Property rehabilitation that must comply with the codes and ordinances of the City of Baltimore, and the requirements set forth in this Renewal Plan.

B. LAND USE PLAN

- 1. Predominant land uses, streets and all other public rights-of-way proposed or existing to remain, within the Project Area, are shown on the Land Use Plan, Exhibit 1.
- 2. Land Use Provisions and Standards
 - a. Permitted Uses

Only the uses shown on the Land Use Plan are permitted within the Project Area. The use classifications are Community Business, Community Commercial, and Public. Accessory uses, including landscaping, off-street parking and off street loading are permitted. In addition, certain existing uses are permitted to continue subject to the provisions governing nonconforming uses set forth below.

(1) Community Business

In the area designated as Community Business on the Land Use Plan, uses are limited to those permitted under the B-2 category of the Zoning Code of Baltimore City, except for:

- Carry-out food shops
- Garages, other than accessory, for storage, repair, and servicing of motor vehicles not over 1 ½ tons capacity – but not including body repair, painting, or engine rebuilding
- Liquor stores: package goods

In the area designated Community Business on the Land Use Plan, conditional uses are limited to those conditional uses permitted under the B-2 category of the Zoning Code of Baltimore City, except for:

- Automobile accessory stores – including related repair and installation services
- Community correction centers
- Massage salons
- Parole and probation field offices
- Pawnshops
- Pool halls and billiard parlors
- Substance abuse treatment centers

(2) Community Commercial

In the area designated as Community Commercial on the Land Use Plan, uses are limited to those permitted under the B-3-2 category of the Zoning Code of Baltimore City, including residential and parking.

(3) Public

In the area designated as Public on the Land Use Plan, the use is limited to a school.

(4) Nonconforming Use

A lawfully existing use of a building or other structure or of land that does not conform to the applicable use regulations of the Zoning Code of Baltimore City may be continued as a "nonconforming use" only as provided in Title 13 of the Zoning Code. A lawfully existing use of a building or other structure of land that does not comply with the land use regulations of this Renewal Plan is allowed to continue for an indefinite period of time. The nonconforming uses listed in Appendix A are permitted to continue, subject to all of the provisions of Title 13 of the Zoning Code of Baltimore City entitled "Nonconformance".

(5) Noncomplying Structure

A lawfully existing structure that does not comply with the bulk regulations of the Zoning Code of Baltimore City may be continued as a "noncomplying structure" only as provided in Title 13 of the Zoning Code. Noncomplying structures are regulated by Title 13 of the Zoning Code of Baltimore City.

b. Regulations, Controls and Restrictions on Land to be Acquired by the City

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) Provisions Applicable to All Land and Property to be Acquired by the City

(a) General Provisions

- i. No buildings, structure or parking area may be constructed over an easement within the Project Area without the prior consent of the Commissioner and the Director of Public Works.
- ii. No materials may be stored or permitted to remain outside buildings. No waste materials, refuse or garbage are

permitted to remain outside buildings except as permitted by the Baltimore City regulations regarding containers for garbage; the areas for the containers must be properly screened.

- iii. Except as otherwise provided in specific lot controls, no signs other than those identifying the structure upon which they are installed or identifying the use conducted therein are permitted. No sign may extend above the roof line or parapet wall of the building to which it is attached; no sign may project more than 12 inches from the building to which it is attached. No animated or pulsating signs are permitted. The total area of exterior signs for each building may not exceed in gross area 2 feet times the street frontage, in feet, of the building; except that signs not exceeding 6 square feet in area erected for the purpose of directing motorists to the entrance or exit points of off-street parking areas are permitted when attached to a fence, screening wall or building wall and must not be included in the total area calculated for exterior signs.
- iv. All land not covered by structures, paved parking, loading or related services areas, paved areas for pedestrian circulation, or decorative surface treatments must be provided with landscape treatment. Landscape treatment includes planting any, all or a combination of the following: trees, shrubs, ground cover, grass, and 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.
- v. The setback areas abutting street right-of-way, with the exceptions of driveways, sidewalks and other walkways, must be used exclusively for the planting and growing of trees, shrubs, lawn and other ground covering material. These areas may not be used for nor considered in computing the parking and/or loading space requirement.
- vi. Exterior ventilation equipment or any mechanical equipment placed outside of a building, including on the roof, must be effectively screened.

(b) Off-Street Parking Requirements

- i. Parking spaces must be provided on all lots for development as established in the Zoning Code of

Baltimore City, or in such lesser amount as may be authorized by Board of Municipal and Zoning Appeals as a Special Exception or Variance. In addition to these requirements, off-street parking areas must be visually screened from public streets and adjacent properties.

- ii. All required parking spaces must be provided with proper ingress and egress to a public street or alley by means of access drives and aisles.
- iii. All parking facilities must be effectively screened. Screening must consist of a masonry wall or durable fence, or combination thereof, not less than 4 feet in height; in lieu of the wall or fence, a compact evergreen hedge of not less than 4 feet in height at time of original planting may be used. Screening and landscaping must be maintained in good condition and must be so designed and placed so as not to obstruct vehicle sight distances at entrances and exits.
- iv. All exterior (surface) parking areas must be paved with a hard, dust-free surface, and must be properly illuminated.

(2) Applicability of Provisions and Requirements to Property not to be Acquired

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

C. TECHNIQUES USED TO ACHIEVE PLAN OBJECTIVES

1. Rehabilitation Area

The entire Project Area is designated for rehabilitation. Property owners will be required to undertake rehabilitation of those structures which are capable of being brought up to the rehabilitation standards.

2. Acquisition

a. Properties Designated for Acquisition

Properties to be acquired are identified on the Property Acquisition map; Exhibit 2.

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

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

- (a) 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 the remaining properties or portions thereof in the Howard Park Business Area not specifically designated for acquisition on the Property Acquisition map, Exhibit 2, as may be deemed necessary and proper by the Commissioner to effect the proper implementation of the project. This may include:
- i. Any property in the Project Area containing a non-salvable structure, i.e., a structure, which in the opinion of the Commissioner, cannot be economically rehabilitated.
 - ii. Any property, the owner of which is unable or unwilling to comply or conform to the codes and ordinances of Baltimore City and the Property Rehabilitation Standards set forth in this Renewal Plan within 24 months from the date of written notice of the required improvements, the Department, after due consideration that the property owner has failed to achieve substantial conformity with the codes and ordinances of Baltimore City, may acquire the property pursuant to the Eminent Domain Law of this State as if the property had originally been planned for acquisition after 90 days' written notice to the owner. The Department reserves the right to acquire any such noncomplying property for a period of 2 years from the date of said written 90 days' notice by the Department.

c. Actions to be Followed by the Department Upon Acquisition of Properties

Upon the acquisition of the properties, the Department will either:

- (1) Demolish the structure or structures thereon and dispose of the land for redevelopment for uses in accordance with this Renewal Plan; or
- (2) Sell or lease the property subject to rehabilitation in conformance with the codes and ordinances of Baltimore City, and the Property Rehabilitation Standards set forth in this Renewal Plan; or
- (3) Rehabilitate the property in conformance with the codes and ordinances of Baltimore City and the Property Rehabilitation Standards set forth in this Renewal 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.

d. Relocation

- (1) The Department assures that before individuals or families are displaced from their dwelling units due to the requirements of the Renewal Plan, standard housing within the displacees' financial means must be provided. Residents living within the Project Area, if displaced through the requirements of this Renewal Plan, must be given a priority by the Department to any housing within the Project Area over which the Department has direct control.
- (2) The Department assures that before firms or individual businesses are displaced from their present location of operation due to the requirements of this Renewal Plan, standard commercial structures within the displacees' financial means, in or near the Project Area must be identified. Businesses displaced because of the requirements of this Renewal Plan must be given favorable consideration, but not necessarily priority, by the Department in the review of commercial and industrial redevelopment proposals.

3. Property Rehabilitation Standards

Over and above the codes and ordinances of the City of Baltimore, the following additional standards apply to all non-residential properties within the Project Area, whether occupied or vacant.

a. Windows

- (1) Windows not in the front of the buildings must be kept properly repaired or, with Fire Department approval, may be closed, in which case sills, lintels and frames must be removed and the opening properly closed to match the material, design and finish of the adjacent wall.
- (2) All windows must be tight-fitting and have sashes of proper size and design. Sashes with rotten wood, broken joints or loose mullions or muntins must be replaced. All broken and missing windows and glass blocks must be replaced with glass or approved plastic glazing. All exposed wood must be repaired and painted.
- (3) Window openings in upper floors of the front of the building may not be filled, boarded up, or covered by any signs. Windows in unused areas of the upper floors may be backed by a solid surface on the inside of the glass. Window panes must not be painted.
- (4) Shutters may be provided on windows above the first floor level on the front of the buildings. They must be constructed of wood and affixed to the wall by either a metal latch or be held permanently open (fastened to the wall). The use of shutters must be approved prior to installation by the Department, and are not allowed in cases where shutters would be inharmonious with the design of the building.

b. Building Fronts and Sides Abutting Streets

- (1) Storefronts of all commercial buildings within the Project Area must be faced with materials that are consistent with or complementary to the general Howard Park community environment. Application of the material may be approved only upon Department review of complete architectural working drawings showing location, type, finish and proposed or existing construction .
- (2) All damaged, sagging or otherwise deteriorated storefronts, show windows or entrances must be repaired or replaced.
- (3) All cornices, upper store windows and all other portions of a building containing wood trim must be made structurally sound. Rotten or weakened portions must be removed and repaired or replaced to match as closely as possible the original patterns. All exposed wood must be painted or stained, or otherwise treated for protection.
- (4) A storefront as a part of the building facade is defined to include:
 - (a) the building face(s) and the entrance area leading to the door;
 - (b) the door, sidelights, transoms, show windows, display platforms, 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.

Existing show windows, entrances, signs, lighting, sun protection, security grilles, etc., must be compatible, harmonious and consistent with the scale and character of the structure. All show window elements must be located within 13 feet of grade on buildings proposed for construction or substantial rehabilitation subsequent to the effective date of this ordinance.

Storefronts on single story buildings must be designed for the full height to the cornice unless existing traditional architectural elements are present, in which case the new construction must be harmonious with those elements. Cornice lines must be maintained.

Adjoining buildings used by the same occupant must be rehabilitated in a unified and harmonious manner. Each building must be rehabilitated and repaired with materials and in a manner consistent with the original construction techniques where feasible, and with the other provisions of this Renewal Plan.

Enclosures and housings for security grilles and screens must be as inconspicuous as possible and compatible with other elements of the facade.

These enclosures or housings must be completely concealed by the selected material or other facade elements.

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 must be painted. Non-metal grilles and screens are prohibited.

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

Show windows may not be painted for advertising purposes, but may be painted for authorized identification of the place of business when authorized by the Department .

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

Decalcomanias 1 square foot or less in area may be affixed to show windows or entrance door windows when they are supplied by credit card companies and carry no text or message other than the identification of such companies.

- (5) Solid or permanently enclosed or covered storefronts are not permitted, unless treated as an integral part of the building facade using wall materials and detailing compatible with these standards.
- (6) Awnings
 - (a) Soft, retractable awnings are permitted over the first floor and on the upper floors over windows only.
 - (b) They must be flame proofed.
 - (c) They must not project more than 7 feet from the building front and must otherwise conform with the provisions of City ordinances.
 - (d) They must terminate against the building at a height not to exceed 13 feet above the pavement, or 1 inch below the second floor window sill, whichever is lower.
 - (e) Rigid or fixed awnings, sun screens or permanent canopies are not permitted on any portion of the building front.
- (7) Flat or corrugated dark bronze finished metal, brick and stucco may be used on storefronts. These materials, if existing, must be cleaned or painted in an acceptable manner. Brick walls must be pointed to match existing joints where necessary. Painted masonry walls must have loose material removed and must be painted a single color except for trim, which may be a compatible color. Existing corrugated aluminum must be painted a dark bronze color. Paint colors and locations must be

submitted for approval of the Commissioner. Patched walls must be made to match the existing surfaces as to material, color, bond and joining. Cleaning of masonry surfaces by sandblasting is not permitted. No other materials, either existing or new, are permitted on storefronts, building fronts, sides, and rears without the approval of the Commissioner.

- (8) Dormer windows on roofs sloping toward the shopping street must be treated in accordance with the same criteria as building fronts.
- (9) Existing miscellaneous elements on the building fronts, such as empty electrical or other conduits, unused sign brackets, etc., must be eliminated.
- (10) Sheet metal gutters and downspouts must be repaired or replaced as necessary and must be neatly located and securely installed. Gutters and downspouts must be painted to harmonize with the other building front colors.
- (11) No new mechanical equipment is allowed to project through building fronts.
- (12) No dumpsters or rubbish containers may be exposed at the fronts of buildings except those specifically designed and intended for public use.

c. Rear and Side Walls

- (1) Rear and side walls must be repaired and painted to present a neat and fresh appearance. Rear walls must be painted to cover evenly all miscellaneous patched and filled areas or be stuccoed to present an even and uniform surface.
- (2) Side walls, where visible from any of the streets, must be finished or painted so as to harmonize with the front of the building.

d. Roofs

- (1) Chimneys, elevator penthouses or any other auxiliary structures on the roofs must be repaired and cleaned as required for rear and side walls. Any construction visible from the street or from other buildings must be finished so as to be harmonious with other visible building walls.
- (2) Any new mechanical equipment placed on a roof must be so located as to be hidden from view from the shopping streets, and to be as inconspicuous as possible from other viewpoints. New equipment must be screened with suitable elements of a permanent nature, finished so as to harmonize with the rest of the building. Where the screening is unfeasible, equipment must be installed in a neat, presentable manner, and must be painted in such a manner as to minimize its visibility.

- (3) Television and radio antennae must be located so as to be as inconspicuous as possible.
- (4) Roofs must be kept free of trash, debris, or any other element which is not a permanent part of the building or a functioning element of its mechanical or electrical system.

e. Auxiliary Structures

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

f. Yards

Where a front, side or rear yard exists or is created through the demolition of structures, the owner must condition the open areas in a manner consistent with the following standards. The owner must submit his proposal for use as space to the Department for approval.

(1) Off-Street Parking Requirements

- (a) Parking spaces must be provided on all lots as established in the Zoning Code of Baltimore City, or in such lesser amount as may be authorized by Board of Municipal and Zoning Appeals as a Special Exception or Variance. In addition to these requirements, off-street parking areas must be visually screened from public streets and adjacent properties.
- (b) All required parking spaces must be provided with the proper ingress and egress to a public street or alley by means of access drives and aisles.
- (c) All parking facilities must be effectively screened. Screening may consist of a masonry wall or durable fence, or combination therefore, not less than 4 feet in height; in lieu of such wall or fence, a compact evergreen hedge of not less than 4 feet in height at times of original planting may be used. Screening must be designed in a manner that will be non-conducive to leaning or sitting to discourage loitering. Screening and landscaping must be maintained in good condition and must be so designed and placed so as not to obstruct vehicle sight distances at entrances and exits. The design of the lot screening must be approved by the Department.
- (d) All exterior (surface) parking areas must be paved with a hard, dust-free surface, and must be properly illuminated and maintained in a neat and clean manner.

- (e) A sign not exceeding 6 square feet may be used to identify and control parking and loading.
- (2) No storage of trash containers are allowed except when housed in or screened by permanent structures of acceptable design. Trash storage areas must be maintained in a neat and clean manner at all times.
- (3) Off-Street Loading, Storage and Service
 - (a) Where permitted by the Zoning Code of Baltimore City, front, side or rear yards may be used for loading, storage or service. In addition to any requirements of the Zoning Code, these areas must be appropriately screened from all adjacent streets and properties. Appropriate screening may include, but is not necessarily limited to, solid and perforated masonry walls at least 5 feet 6 inches in height, solid fences and trees, and shrubs planted at appropriate intervals or a combination of these.
 - (b) All yards used for loading and vehicle storage and service must be provided with the proper ingress and egress to a public street or alley by means of access drives and aisles. The drives and aisles must be consistent with the intended use of the property and must not be excessive in size.
 - (c) All outside storage of vehicles are be restricted to 3 per service bay.

(4) Enclosures of Yards

A rear yard may be enclosed along side and rear property lines by an appropriate wall, consistent and harmonious in design with the rear walls of the building. Solid doors or solid gates may be used to the extent necessary for access and delivery. The walls may be not less than 5 feet nor more than 5 feet 6 inches in height. Use of barbed wire or broken glass on top of walls is not permitted. Structures at the rears of buildings attached or unattached to the principal commercial structure which are structurally deficient, must be properly repaired or demolished.

g. Existing Passageways

- (1) All existing passageways fronting on any street or alley must comply with all of the terms of this Renewal Plan, especially maintenance and repair of exterior walls.
- (2) They must be kept structurally intact and free from hazards to the general public.
- (3) They must be kept free of debris.

- (4) All masonry surfaces must be repaired and cleaned or painted to present a neat, fresh and uniform appearance.
- (5) Provision for metal security gates at each end of such passage ways are the responsibility of the occupants of buildings immediately adjacent. These gates must be provided with a lock. Non-metal gates and non-metal locks are not permitted. It is the responsibility of first floor occupants of buildings immediately adjacent to both sides of such passageways to lock gates after normal business hours. Passageways must be provided with sufficient lighting if gates are to be left unlocked during normal business hours of darkness. When security gates are "open", they must be fixed to the wall either by a metal latch or wood device.

h. Signs

- (1) No signs other than those identifying the name of the business where they are installed or identifying the use conducted therein are permitted. Advertising by material or product manufacturers is not permitted except as primary identification of an establishment. A logo (decorative initial, trademark, symbol, etc.) may also be used as part of the sign.

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

Signs must be located near the bottom of the cedar band. Final location of the signs must be determined upon Department review of a scaled drawing of the proposed sign in relation to the cedar band and the signs of adjacent buildings.

- (2) Flat signs of wood or metal or internally illuminated box signs must be placed parallel to the building face and may not project more than 8 inches from the surface of the cedar band. The height of the signs are limited to 30% of the height of the cedar band. Signs may terminate no less than 12 inches from the property line or edge of the building. The top, bottom and sides of all box signs must have a bronze anodized finish; other signs must have edges finished in a workmanlike manner. No signs may be painted directly on the cedar band.
- (3) Freestanding letters or logos, either internally illuminated or lit as described in section i. Lighting (below) up to 50% of the height of the cedar band are permitted. The signs must terminate 12 inches from property lines.
- (4) Freestanding signs (pole signs) may be permitted for identification of automobile service stations and for formerly vacant automobile service stations developed for commercial reuse, provided that the sign does not

exceed 24 feet in height and 80 square feet in area (total of both faces). These freestanding signs must not project into the public right-of-way; and may contain only the name of the business conducted on the site therein, and/or a logo, decorative initial, trademark or symbol. Freestanding signs may be permitted on other sites where buildings are set back from their property lines, subject to the approval of the Commissioner.

- (5) Identification of commercial tenants on the upper floors of a building is limited to signage on the door leading to the upper floors.
- (6) Lettering applied to ground floor show windows or entrance doors may not exceed 2½ inches in height, and the text, limited to identification of the business. Signs identifying the occupant are permitted at rear entrance doors but may not exceed 6 square feet in size, except where authorized by the Department.
- (7) Roof top signs, signs above the parapet of a building, billboards, or outdoor advertising signs painted or mounted on structures other than billboards, except as otherwise herein provided, are not permitted.
- (8) All existing rooftop and facade-mounted sign brackets and hardware must be removed.
- (9) No new marquees or canopies are allowed on buildings other than operating theatres. Existing marquees must be refaced with a material that is in character with the building.
- (10) Painted or inlaid signs on cloth awnings are permitted.
- (11) Flashing or moving signs other than barber poles are not permitted.
- (12) Signs shall be lit in an acceptable manner such as is described in section i. Lighting (below). Method of lighting must be shown on drawings for signs.
- (13) All signs not conforming to the above regulations must be removed within 2 years from date of enactment of this Renewal Plan except billboards larger than 60 square feet, which must be removed within 5 years. No lease for the billboards expiring after date of enactment of this Renewal Plan may be renewed. Future minor privilege permits for signs may be issued only for those signs meeting project design criteria.
- (14) No private signs are permitted except as herein provided or as otherwise authorized by the Department for temporary purposes not exceeding 30 days.

Each store is required to display a postal address number on the storefront. The number may be used in conjunction with the Howard Park logo. Number size, style, location and design must be approved by the Commissioner.

i. Lighting

- (1) The following lighting methods are not permitted;
 - (a) Exposed fluorescent lighting.
 - (b) Exposed quartz or mercury vapor lamps.
 - (c) Exposed incandescent lamps other than low wattage, purely decorative lighting.
- (2) The following lighting methods are permitted:
 - (a) Fully recessed fluorescent downlights or wallwashers in a Department-approved standardized cedar valance box. Box must run full length of storefront at top of sign area.
 - (b) Internally illuminated box signs and individual letters or back-lit (halo) letters.

j. Footways

Footways adjacent to all properties within the area boundaries must be maintained in a manner consistent with applicable Baltimore City Codes. In addition, when required, footways must be repaired or replaced to present a neat and even appearance and in a manner that is compatible with the materials, design and finish of adjacent footway surfaces.

k. Period of Compliance

To the extent that rehabilitation requirements for commercial uses are specifically applicable to the Howard Park Business Area and are not generally required elsewhere, the work necessary to meet the requirements must be completed within 2 years from the effective date of this Renewal Plan, unless specifically outlined elsewhere in this Renewal Plan. No work, alterations or improvements may be undertaken after enactment of this Renewal Plan which do not conform with the requirements herein.

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

1. Design Review and Approval

- (1) It is the responsibility of the Department to supervise that part of this Renewal Plan dealing with design, code enforcement and inspection.
- (2) Designs for all improvements, modification, repairs, rehabilitation or painting affecting the exterior of the existing buildings, yards, show windows, signs, exterior footways and new construction must be submitted in the form of complete architectural drawings to the Department and written approval by the Department is required before obtaining the necessary permits and proceeding with the work.
- (3) The Department is concerned with all aspects of design affecting exterior appearance, 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) Design of signs, methods of illumination, colors, materials, methods of suspension.
 - (d) Conditioning of rear yard spaces, location of delivery signs.
 - (e) All exterior materials and colors.
 - (f) Design of awnings, shutters and upper floor windows.
 - (g) Compatibility of new construction as to scale, color, materials and signing.
 - (h) Design and construction of exterior footways and footway elements such as street trees and driveways.

D. REVIEW OF DEVELOPER'S PLANS

1. Department Review

The Department specifically reserves the right to review and approve the Developer'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 review and approval may take into consideration, but is not 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. Community Review

The Department must submit to the Greater Northwest Community Coalition (GNCC) and the Howard Park Civic Association (HPCA) Project Area Committee, or their successors, for 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 the Renewal Plan. The GNCC will be the point of contact by the Department and the HPCA and any other recognized community groups will be contacted so community representatives can participate in reviews that impact the community. The written comments and recommendations from this review must be transmitted to the Department no later than 3 weeks after the plans have been submitted to GNCC and HPCA Project Area Committee; otherwise, it is presumed that the plans are acceptable. The Commissioner retains the final authority to approve or disapprove all plans.

3. Design Objectives

a. Building Design Objectives

Each building unit, whether existing or proposed, is an integral element of the overall site design and must reflect and complement the character of the surrounding area.

Non-residential buildings must be located so as to be compatible with surrounding living areas and organized in a manner to coordinate employee and customer physical requirements. Building facades must be complementary to those adjacent.

b. Parking Design Objectives

Off-street parking areas must be designed with careful regard given to orderly arrangement, landscaping, ease of access and as an integral part of the total site design. All parking areas must be screened from adjacent streets by dense screen planting and/or masonry screening walls.

Vehicular access to the parking areas must be direct and not in conflict with vehicular movement which services the various uses within the site. Ingress and egress points must be well distanced from intersections to avoid congestion and interference with traffic.

c. Loading Design Objectives

Loading space must be provided to the maximum extent possible in convenient off-street facilities to serve business uses in the area.

d. Street, Pedestrian Walkways, and Open Space Objectives

Developers must provide adequate open space in combination with the proper siting of buildings and location of off-street parking areas. Streets, pedestrian

walkways and open spaces including street furniture and signs, must be designed as an integral part of the overall design, properly related to adjacent existing and proposed buildings.

e. Landscape Design Objectives

A coordinated landscape program must be developed covering the entire area to incorporate the landscape treatment for open space, streets and parking areas into a coherent and integrated arrangement. Landscaping must include trees, shrubbery and plantings in combination with related paving and surface treatment.

4. Developer's Obligations

- a. The Developer may not enter into, execute or be a part 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. The agreement or covenant providing for this non-discrimination provision must be included in the instruments and the City of Baltimore is deemed a beneficiary of the covenants and is entitled to enforce it. The Developer must comply with all State and local laws, in effect from time to time, prohibiting discrimination or segregation.
- b. The Developer must devote the land to those uses specified in the Renewal Plan and to no other uses.
- c. The Developer must agree to retain the interest he acquires in the property transferred to him until he has completed the improvements, construction, and development in the area required by this Renewal Plan and disposition instruments and he must further agree not to sell, lease or otherwise transfer the interest he acquired or any part thereof without the prior written consent of the Department or until the Department has certified in writing that the Developer has completed the improvements, construction and development in the area.

The Department will fully utilize its Design Advisory Panel to work with Developers in the achievement of high quality site, building, and landscape design.

5. New Construction and Rehabilitation

All plans for new construction (including parking lots) or rehabilitation of any property not to be acquired under the provisions of this Renewal Plan must be submitted to the Department for review. Upon finding that the proposed plans are consistent with the objectives of the Renewal Plan, the Commissioner must 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.

6. Demolition

All applications for demolition permits must be submitted to the Department for review and approval. Upon finding that the proposed demolition is consistent with the objectives of the Renewal Plan, the Commissioner must authorize the issuance of the necessary permit. If the Commissioner finds that the proposal is inconsistent with the Renewal Plan and therefore denies the issuance of their permit, he must seek approval of the Board of Estimates to acquire for and on behalf of the City 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 must, without delay, issue the demolition permit.

E. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF STATE AND LOCAL LAWS

1. Land Disposition

- a. Land and property interests acquired by the City 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 provisions of this Renewal Plan.
- b. The parcels shown on the Land Disposition Map, Exhibit 3, as available for disposition, are schematic and approximate, The Department has the right, in its discretion, to fix their precise boundaries and size, For purposes of disposition, the parcels or lots, as shown on the Land Disposition Map, may be subdivided or combined.

2. Zoning

All appropriate provisions of the Zoning Code of Baltimore City apply to the properties in the Howard Park Business Area. In order to implement the Renewal Plan, Zoning District changes, as designated in Exhibit 4, will be required. These changes require amendment to the Zoning Code. Action to this effect will be initiated during the execution of the Renewal Plan.

3. Reasons for the Various Provisions of this Plan

- a. Establishing a positive and identifiable image for the Howard Park Business Area;
- b. Accommodating the expansion of existing retail small businesses;
- c. Promoting new retail business activity in the Project Area;
- d. Developing off-street parking that will increase commercial activity;
- e. Establishing uniform, comprehensive design and rehabilitation standards that will enhance the business area through private investment; and

- f. Bringing about a general physical improvement of the area through coordinated public improvements.

F. DURATION OF PROVISIONS AND REQUIREMENTS

The provisions and requirements of this Renewal Plan, as it may be amended from time to time, remain in full force and effect for a period of 40 years from the date the Renewal Plan is last amended by the City.

G. PROCEDURES FOR CHANGES IN APPROVED PLANS

The Department must submit to the Greater Northwest Community Coalition (GNCC) in conjunction with the Howard Park Civic Association (HPCA) board member and/or their successors for their review and comments, all proposed amendments to the Renewal Plan no later than at the same time the proposed amendments are submitted to the Director of the Department of Planning by the Department . The written comments and recommendations from this review must be submitted to the Department no later than 3 weeks after they have been submitted to the GNCC and HPCA board member and/or their successors, otherwise, it is presumed the proposed changes are satisfactory. Prior to passage of any ordinance amending the Renewal Plan, a public hearing must be held. The GNCC and HPCA board member and/or their successors must receive, at least 10 days prior to the hearing, written notice of the time and place of the hearing. With respect to any land in the Project Area previously disposed of by the City for use in accordance with the Renewal Plan, the then owner of the land whose interests therein are materially affected by the changes must receive at least 10 days prior to the hearing written notice of the time and place of the hearing and information as to where a copy of the proposed amendments may be inspected.

H. SEPARABILITY

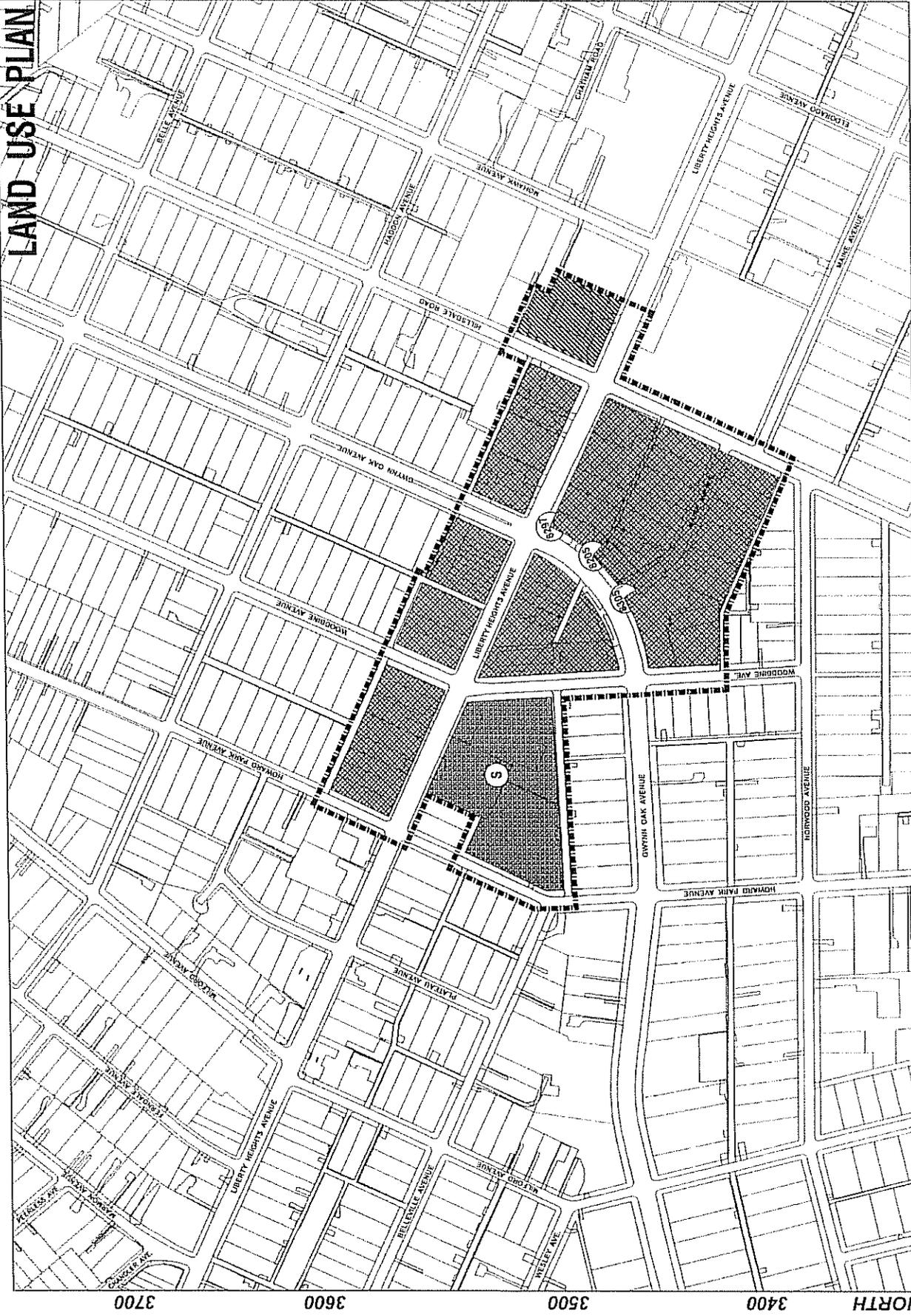
In the event it be judicially determined that any word, phrase, clause, sentence, paragraph, section or part in or of this Renewal Plan or the application of it to any person or circumstances is invalid, the remaining provisions and the application of the provisions to other persons or circumstances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

APPENDIX A
NONCONFORMING USES

<u>Address</u>	<u>Use</u>
4707 Gwynn Oak Avenue	Auto Repair
4712 Gwynn Oak Avenue	Auto Repair

howardparkurpeditedcopy

LAND USE PLAN



NORTH 3700 3600 3500 3400 WEST 5200 5100 5000 4900 4800 4700 4600 4500 4400

HOWARD PARK
 DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
 BALTIMORE, MARYLAND

LEGEND
 PROJECT AREA BOUNDARY
 COMMUNITY BUSINESS
 COMMUNITY COMMERCIAL

PUBLIC SCHOOL

BLOCK NUMBER

BALTIMORE DEVELOPMENT CORPORATION



LAND USE PLAN
 DATE: 10/30/79
 DRAWN BY: S.A.K./J.A.W.
 APPROVED:

REVISION: 03/74/84
 04/23/85
 01/16/86
1
EXHIBIT

PROPERTY ACQUISITION



PROPERTY ACQUISITION
 DATE: 10/08/73
 DRAWN BY: S.A.K./T.A.W.
 APPROVED: _____
 REVISION: 06/24/74
 04/22/68
 01/05/66

BALTIMORE DEVELOPMENT CORPORATION

100 0 100 200 300 ft.

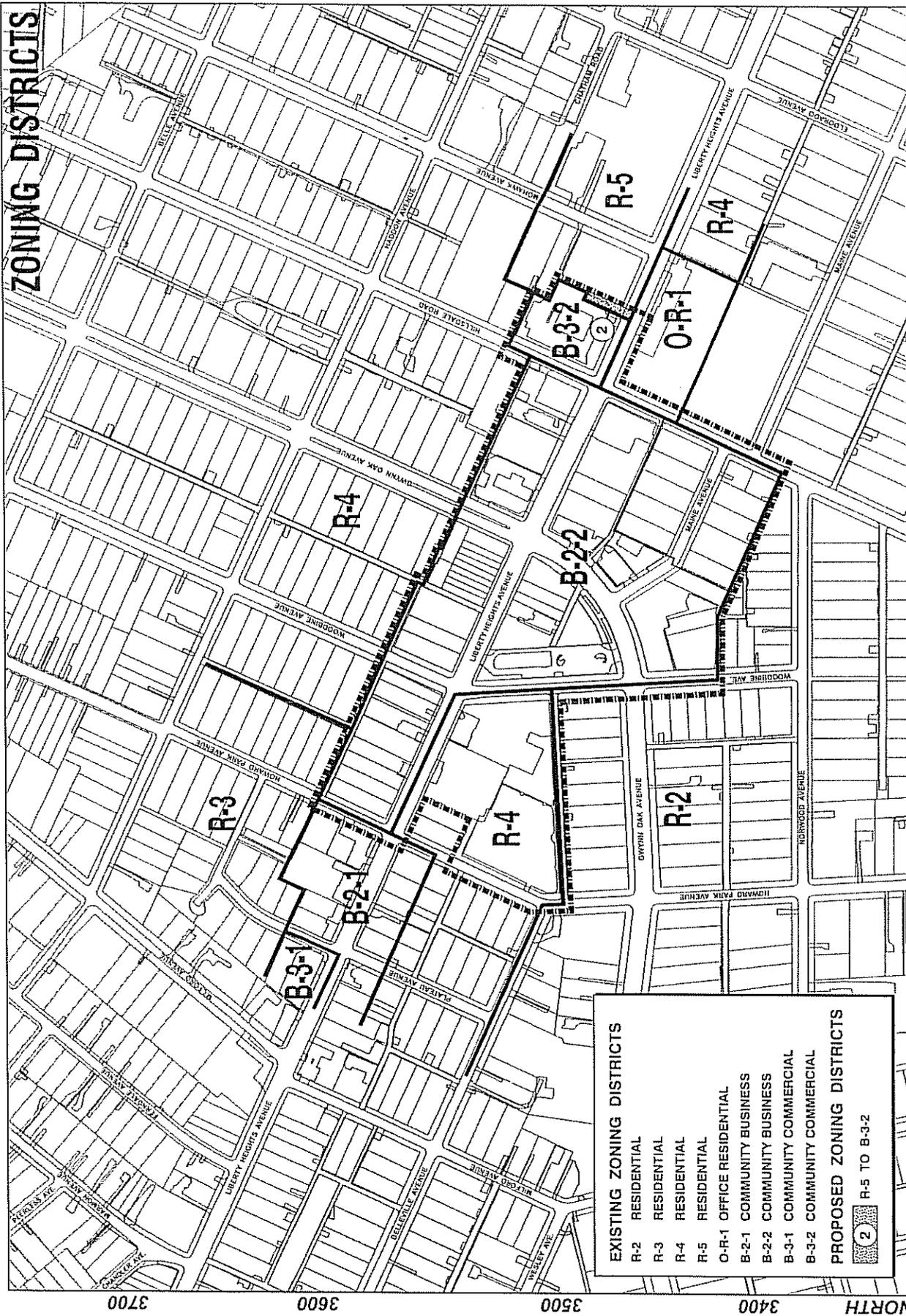
PROPERTY ACQUISITION
EXHIBIT 2

LEGEND
 - - - - - PROJECT AREA BOUNDARY
 [Hatched Box] PROPERTY TO BE ACQUIRED

BLOCK NUMBER
 HOUSE NUMBER
 4707

HOWARD PARK
 DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
 BALTIMORE, MARYLAND

NORTH 3700 3600 3500 3400 WEST 5200 5100 5000 4900 4800 4700 4600 4500 4400



ZONING DISTRICTS

EXISTING ZONING DISTRICTS
 R-2 RESIDENTIAL
 R-3 RESIDENTIAL
 R-4 RESIDENTIAL
 R-5 RESIDENTIAL
 O-R-1 OFFICE RESIDENTIAL
 B-2-1 COMMUNITY BUSINESS
 B-2-2 COMMUNITY BUSINESS
 B-3-1 COMMUNITY COMMERCIAL
 B-3-2 COMMUNITY COMMERCIAL

PROPOSED ZONING DISTRICTS
 2 R-5 TO B-3-2

NORTH 3700 3600 3500 3400 WEST 5200 5100 5000 4900 4800 4700 4600 4500 4400

LEGEND
 [Symbol] PROJECT AREA BOUNDARY
 [Symbol] ZONING DISTRICT BOUNDARY

100 0 100 200 300 ft.
 BALTIMORE DEVELOPMENT CORPORATION

HOWARD PARK
 DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
 BALTIMORE, MARYLAND

ZONING DISTRICTS
 DATE: 05/27/2004
 DRAWN BY: S.A.S./R.A.W.
 APPROVED: [Signature]

REVISION: 05/27/2004