

URBAN RENEWAL PLAN
LIBERTY-GARRISON BUSINESS AREA

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URBAN RENEWAL PLAN
LIBERTY-GARRISON BUSINESS AREA

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

BALTIMORE, MARYLAND

APPROVED BY

THE MAYOR AND CITY COUNCIL OF BALTIMORE

BY ORDINANCE NO. 534

JUNE 20, 1990

REVISIONS SINCE APPROVAL BY THE MAYOR AND CITY COUNCIL:*

1. Amendment No. 1, dated October 25, 1993, approved by the Mayor and City Council of Baltimore by Ordinance No. 326, dated May 16, 1994.
2. Amendment No. 2, dated March 29, 1999, approved by Mayor and City Council of Baltimore by Ordinance No. 99-498, dated June 30, 1999.

*Changes in the text of the Plan can be identified by the Roman Numeral which appears in the margin to the left of the revision.

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A. PROJECT DESCRIPTION

1. Boundary Description

BEGINNING FOR THE SAME AT THE INTERSECTION OF THE EAST SIDE OF AYRDALE AVENUE AND THE NORTH SIDE OF LIBERTY HEIGHTS AVENUES; THENCE BINDING ON THE EAST SIDE OF AYRDALE AVENUE SOUTHWESTERLY TO INTERSECT THE SOUTH SIDE OF LIBERTY HEIGHTS AVENUE; THENCE BINDING ON THE SOUTH SIDE OF LIBERTY HEIGHTS AVENUE SOUTHEASTERLY TO INTERSECT THE DIVISION LINE BETWEEN LOTS 8 AND 7. WARD 15, SECTION 26, BLOCK 2904; THENCE BINDING ON SAID DIVISION LINE SOUTHWESTERLY TO INTERSECT THE SOUTH SIDE OF THE FIFTEEN FOOT ALLEY; THENCE BINDING ON THE SOUTHSIDE OF SAID ALLEY NORTHWESTERLY TO INTERSECT THE EAST SIDE OF AYRDALE AVENUE; THENCE BINDING ON THE EAST SIDE OF AYRDALE AVENUE SOUTHWESTERLY TO INTERSECT THE WEST SIDE OF GARRISON BOULEVARD; THENCE BINDING ON THE WEST SIDE OF GARRISON BOULEVARD NORTHWESTERLY TO INTERSECT THE WEST SIDE OF BERWYN AVENUE; THENCE BINDING ON THE WEST SIDE OF BERWYN AVENUE NORTHWESTERLY TO INTERSECT THE NORTH SIDE OF LIBERTY HEIGHTS AVENUE; THENCE BINDING ON THE NORTH SIDE OF LIBERTY HEIGHTS AVENUE SOUTHEASTERLY TO INTERSECT THE WEST SIDE OF GARRISON BOULEVARD; THENCE BINDING ON THE WEST SIDE OF GARRISON BOULEVARD NORTHERLY AND TRAVERSING GARRISON BOULEVARD TO INTERSECT THE DIVISION LINE BETWEEN LOTS 1/3 AND 13A, WARD 15, SECTION 22, BLOCK 2930, AS EXTENDED; THENCE BINDING ON SAID DIVISION LINE SOUTHEASTERLY APPROXIMATELY ONE HUNDRED FIFTY FEET AND; THENCE BINDING SOUTHERLY ON SAME DIVISION LINE TO INTERSECT THE DIVISION LINE BETWEEN LOTS 13A, 1/3 AND 4, WARD 15, SECTION 22, BLOCK 2930; THENCE BINDING ON SAID DIVISION LINE SOUTHEASTERLY TO INTERSECT THE DIVISION LINES BETWEEN LOTS 4, 6/7, 8/9, 10, 11, 12 AND 13, WARD 15, SECTION 22, BLOCK 2930, AS EXTENDED; THENCE BINDING ON SAID DIVISION LINE EXTENDED TO INTERSECT THE EAST SIDE OF AYRDALE AVENUE; THENCE BINDING ON THE EAST SIDE OF AYRDALE AVENUE SOUTHWESTERLY TO THE POINT OF BEGINNING.

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2. Plan Objectives

- a. To improve the appearance of the Liberty-Garrison Business area through private property rehabilitation and coordinated public improvements.
- b. To establish minimum, comprehensive rehabilitation standards to help guide private property compliance and investment.
- c. To provide various paving, curbing, grading, planting, drainage and utility improvements to the business area under City Contract No. 3306, schematically shown on Exhibit 5.
- d. To create an inviting shopping area and positive business environment that complements neighborhood activities to improve and stabilize the surrounding community area.
- e. To maintain and promote commercial services and retail reuse in all first floor ground space in buildings fronting on Garrison Boulevard, Liberty Heights, Arydale, Berwyn and West Forrest Park Avenues.

3. Types of Proposed Renewal Action

- a. Private Property rehabilitation that shall comply with the codes and ordinances of the City of Baltimore, and the rehabilitation standards set forth in this Plan.
- b. Coordinated public improvements.
- c. Change Lots 1/3 and 4, Ward 15, Section 22, Block 2930, from R-6 and R-4 respectively to B-2-1.

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B. LAND USE PLAN

1. Land Use Plan Map

Predominant land uses, streets and all other public right-of-way proposed or existing to remain, within the project area, are shown on the Land Use Plan Map, Exhibit 1.

2. Permitted Land Uses

Only the use categories shown on the Land Use Plan Map, Exhibit No. 1, shall be permitted within the project area. These are community business, community business A, and residential limited to an authorized off-street parking lot. 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 these sections in this Plan.

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a. Community Business

Only the following uses shall be permitted within the area designated as Community Business on the Land Use Plan Map, Exhibit 1, further the use or uses shall conform with applicable regulations of the Zoning Ordinance of Baltimore City, and further uses noted with an asterisk (*) shall not be located on the ground level along the street frontage.

antique shops, art and school supply stores, automobile accessory stores (with no repair or installation services), banks and building and loan associations, barber shops, beauty shops, bicycle sales, rental, and repair stores, book and magazine stores and similar establishments (Class A), blue printing and photostating establishments, bowling establishments*, business and office

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machine sales, rental and service, camera and photographic supply stores, candy and ice cream stores, carpet and rug stores, carry-out food shops, catering establishments, food, check cashing agencies, china and glassware stores, clothing and costume rental stores*, clothes pressing establishments, coin and philatelic stores, communication systems – sales and service, dance halls*, data processing centers, day nurseries, group day care centers, and nursery schools, department stores, display rooms for mail order sales, drug stores and pharmacies, drive in – but not including the sale of alcoholic beverages and tobacco products, dry cleaning laundry and laundrettes, dwellings*, electrical and households appliance stores, employment agencies, fabric shop, financial institutions, furniture stores, florist shops, food stores, grocery stores, meat markets, bakeries and delicatessen, furrier shops, garden supply, tool and seed stores, gift and card stores, hardware stores, hobby shops, interior decorating shops, jewelry shops, laboratories, leather goods and luggage stores, liquor stores, locksmiths, libraries and art galleries, medical and dental clinics*, meeting and banquet halls*, millinery shops, musical instruments sales and repairs, multi-purpose neighborhood centers, newsstand, novelty shops, office-business, governmental and professional*, office supply stores, off-street parking, optician sales, orthopedic and medical appliance stores, paint, wallpaper, tiles and floor covering stores, pet shops, phonograph record and sheet music stores, photocopying service, photographers*, picture framing shops, post offices, printing establishments, radio and television sales and service, recording studios*, recreation buildings and community centers, restaurants and lunch rooms, secretarial and telephone answering services*, sewing machines sales and service, shoe and hat repair stores, shoe shine parlors, sporting and athletic goods store, stationary stores, tailor or dressmaking shops*, tobacco shops, travel bureaus, toy stores, variety stores, venetian blind and window shade sales and service, watch and clock shops, wig shops.

b. Community Business A

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Only the following uses shall be permitted within the area designated as Community Business A on the Land Use Plan Map, Exhibit 1. Further, the use or uses shall conform with applicable regulations of the Zoning Ordinance of Baltimore City:

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antique shops, art and school supply stores, automobile accessory stores (with no repair or installation services), banks and building and loan associations, barber shops, beauty shops, bicycle sales, rental, and repair stores, book and magazine stores and similar establishments (Class A), blue printing and photostating establishments, bowling establishments*, business and office machine sales, rental and service, camera and photographic supply stores, candy and ice cream stores, carpet and rug stores, carry-out food shops, catering establishments, food, check cashing agencies, china and glassware stores, clothing and costume rental stores*, clothes pressing establishments, coin and philatelic stores, communication systems – sales and service, dance halls*, data processing centers, nurseries, group day care centers, and nursery schools, department stores, display rooms for mail order sales, dry cleaning laundry and laundrettes, dwellings*, electrical and household appliance stores, employment agencies, fabric shop, financial institutions, furniture stores, florist shops, food stores, grocery stores, meat markets, bakeries and delicatessen, furrier shops, garden supply, tool and seed stores, gift and card stores, hardware stores, hobby shops, interior decorating shops, jewelry shops, laboratories, leather goods and luggage stores, locksmiths, libraries and art galleries, medical and dental clinics*, meeting and banquet halls*, millinery shops, musical instruments sales and repair, multi-purpose neighborhood centers, newsstand, novelty shops, office-business, governmental and professional, office supply stores, optician sales, orthopedic and medical appliance stores, paint, wallpaper, tiles and floor covering stores, pet shops, phonograph record and sheet music stores, photocopying service, photographers*, picture framing shops, post offices, printing establishments, radio and television sales and service, recording studios*, recreation buildings and community centers, restaurants and lunch rooms, secretarial and telephone

answering services*, sewing machines sales and service, shoe and hat repair stores, shoe shine parlors, sporting and athletic goods store, stationary stores, tailor or dressmaking shops*, tobacco shops, travel bureaus, toy stores, variety stores, venetian blind and window shade sales and service, watch and clock shops, wig shops.

c. Residential

In the area designated as Residential on the Land Use Plan Map, the use shall be limited to an authorized open off-street parking area. Off-street parking areas shall be in accordance with applicable zoning regulations. Design and maintenance regulations for off-street parking areas is schematically shown on Exhibit 6.

d. Non-Conforming

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

e. Non-Complying

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

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

- (1) any non-complying land use which is discontinued for a period exceeding twelve (12) months shall not be re-established and
- (2) no change in permanent physical members of a structure, such as bearing walls, columns, beams, or girders, or no substantial change in the roof or in the exterior walls shall be made in or to a building or structure except those required by law or except to make the building and use thereof conform to the regulations of this Plan; and
- (3) no non-complying land use shall be changed to any other non-complying land use.

3. Applicability of Provisions and Requirements to Property Not to be Acquired

The provisions of Section B.2 (Permitted Land Uses) above shall apply to all properties not to be acquired within the project area. The provisions of Section B.4 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 to the Department of Housing and Community Development under the provisions of this Plan.

4. Regulations, Controls and Restrictions on Land Acquired by the City

If land acquisition within the defined boundary area of the Urban Renewal Plan

becomes necessary for the attainment of commercial revitalization goals herein established. The Regulations, Controls and Restriction defined by the Baltimore City Zoning Code, as well as the Liberty-Garrison Property Rehabilitation Standards and the provisions of Section D.3., as defined in this Plan shall be adhered to.

C. TECHNIQUES USED TO ACHIEVE PLAN OBJECTIVES

1. Acquisition

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 purpose, the fee simple interest or any lesser interest in and to such remaining properties or portions thereof not specifically designated for acquisition, as may be deemed necessary and proper by the Commissioner of the Department of Housing and Community Development to effect the proper implementation of the project. This may include:

- (a) Any property in the Project Area containing a non-salvable structure, i.e., a structure which, in the opinion of the Commissioner of the Department of Housing and Community Development, cannot be economically rehabilitated.
- (b) Any property the owner of which is unable or unwilling to comply or conform to the codes and ordinances of Baltimore City within 12 months, from the date of written notice of the required improvements, the Department of Housing and Community Development, after due consideration that the property owner has failed to achieve substantial conformity with the codes and ordinances of Baltimore City may acquire such property pursuant to the Eminent Domain Law of this State as if the property had originally been planned for acquisition after 90 days written notice to the owner. The Department of Housing and Community Development reserves the right to acquire any such non-complying property for a period of two (2) years from the date of said written 90 days notice by the Department of Housing and Community Development.

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

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

- (1) Demolish the structure or structures thereon and dispose of the land for redevelopment for use in accordance with this Plan; or
- (2) Sell or lease the property subject to rehabilitation in conformance with the codes and ordinance of Baltimore City or
- (3) Rehabilitate the property in conformance with the codes and ordinances of Baltimore City and dispose of property in accordance with applicable regulations. If sale cannot be consummated by the time rehabilitation is accomplished, property may be rented pending continuing sale efforts.

2. Rehabilitation

Within the project area certain rehabilitation standards over and above the codes and ordinances of the City of Baltimore shall be applied to all non-residential properties, reference illustration B, page 7. The owner of these properties will be required to

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undertake the rehabilitation of these properties which are capable of being brought up to the rehabilitation standards whether occupied or not. Additionally, any rehabilitation or renovation proposed within the boundaries of Community Business A must be in conformance with and have the result of preserving the present residential character of the affected properties with regard to building and site design, architectural treatment, and construction materials. The Liberty-Garrison Property Rehabilitation Standards are described as follows:

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 to match as closely as possible the original materials and construction of that building.
- (2) All cornices, upper story windows (and all other portions of a building containing wood trim) shall be made structurally sound. Rotten or weakened portions shall be removed, repaired, or replaced to match as closely as possible the original patterns. All exposed wood shall be painted or stained, or otherwise treated for protection.
- (3) A storefront as part of the building shall be defined to include:
 - (a) the building face, porches and the entrances area leading to the door,
 - (b) the door, side-lights, transoms, display platforms, devices including 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.
- (4) Show windows, entrances, signs, lighting, sun protection, porches, security grilles, etc., shall be compatible, harmonious and consistent with the original scale and character of the structure. All show window elements must be located within 13 feet of grade.
- (5) Enclosures and housings for security grilles and screens shall be as inconspicuous as possible and compatible with other elements of the facade. (No new solid, roll down grilles are permitted.) Current solid roll down grilles must be repaired or removed.
- (6) All exposed portions of the grille, screen or enclosure which are normally painted and all portions which require painting to preserve, protect or renovate the surface shall be painted.
- (7) All exterior screens and grilles must be constructed so they can be opened or removed. Such screens and grilles shall be opened or removed during the normal business hours of that business.
- (8) Show windows with aluminum trim, mullions or muntins shall be consistent and compatible with the overall facade design, and must be painted with a paint suitable for metal surfaces to simulate a bronze anodized finish.

- 9) Decalcomanias one square foot or less in area may be affixed to show windows or entrance door windows.
- (10) Solid and permanently enclosed or covered store fronts shall not be permitted, unless treated as an integral part of the building facade using wall materials and window detailing compatible with the upper floors, or other buildings surfaces; all damaged, sagging or otherwise deteriorated storefronts, show windows or entrances shall be repaired or replaced.
- (11) Awnings
 - (a) Soft (vinyl or canvas) awnings are permitted over the first floor and on upper floors above windows only.
 - (b) They must be flame proofed.
 - (c) They shall not project more than seven (7) feet from the building front, shall not be lower than eight (8) feet above grade, and shall otherwise conform with the provisions of City ordinances.
 - (d) They shall terminate against the building at a height not to exceed thirteen (13) feet above the pavement, or one inch below the second floor window sill, whichever is lower.
 - (e) Awnings constructed of a rigid material are not permitted.
- (12) Adjoining buildings used by the same occupant shall be rehabilitated and repaired with materials and in a manner consistent with the original construction techniques where feasible.
- (13) All exterior front or side walls which have not been wholly or partially resurfaced or built over shall be repaired and cleaned or pointed in an acceptable manner. Brick walls shall be painted where necessary. Painted masonry walls shall have loose materials removed and be painted a single color except for trim which may be another color. Patched walls shall match the existing adjacent surfaces as to materials, color, bond and joining. Cleaning of masonry walls by means of sandblasting shall not be permitted except where it is determined by the Commissioner of the Department of Housing and Community Development to be the only feasible means of surface cleaning of masonry and where, in this opinion, it will not cause damage to historic building materials. Painting of a front building facade shall be of a color that is approved by the Department of Housing and Community Development.
- (14) Applied facing materials shall be treated as follows:

Aluminum siding, corrugated/ribbed metal and wood, if in good condition shall be painted with a paint suitable for metal surfaces in a color to be approved by the Department of Housing and Community Development, all other materials shall be repaired as necessary according to the minimum standards set forth in this ordinance; aluminum siding, formstone, real or simulated wood shakes or pebble faced plywood shall not be permitted for any future use.
- (15) Dormer windows on roofs sloping toward the shopping street shall be treated in accordance with the same criteria as building fronts.
- (16) Existing miscellaneous elements on the building fronts, such as empty electrical or other conduits, unused brackets, etc., shall be eliminated.
- (17) Sheet metal gutter downspouts shall be repaired or replaced as necessary

and shall be neatly located and securely installed. Gutters and downspouts shall be painted to harmonize with the other building front colors.

(18) Presently unpainted stone buildings shall not be painted.

b. Windows

- (1) Windows not in the front of buildings shall be kept properly repaired, or with Fire Department approval, may be closed with materials and a design that match or are compatible with the material design and finish of the adjacent wall. Plywood will not be allowed as an infill material.
- (2) All windows must be tight-fitting and have sashes of proper size and design. Sashes with rotten wood, broken joints or loose mullions or muntins shall be replaced. All broken and missing windows shall be replaced with glass, plexiglass or lexan. All exposed wood shall be repaired and painted.
- (3) Windows 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 surfaced on the inside of the glass providing that backing is painted in a manner that is compatible with the exterior facade of the building. Window panes shall not be painted.

c. Rear and Side Walls

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

d. Roofs

- (1) Chimneys, elevators, penthouses or any other auxiliary structures on the roofs shall be repaired and cleaned as required for rear and side walls. Any construction visible from the street or from other buildings shall be finished so as to be harmonious with other visible building walls.
- (2) Any mechanical equipment placed on a roof shall be so located as to be hidden from view from the shopping streets, and to be inconspicuous as possible from other viewpoints. Equipment shall be screened with suitable elements of permanent nature or finished so as to harmonize with the rest of the building. Where such screening is unfeasible, equipment shall be installed in a neat, presentable manner and shall be painted in such a manner as to minimize its visibility.
- (3) Television and radio antennae shall be located so as to be as inconspicuous as possible.
- (4) Roofs shall be kept free of trash, debris, or any other element which is not a permanent part of the building or a functioning element of its mechanical or electrical system.

e. Signs

The intention of the following regulations is to promote a harmonious appearance of the business area by continuous sign band area and by reducing sign clutter.

- (1) Existing flat signs may remain, provided they conform to this Plan.
- (2) All flat signs shall be attached to and placed parallel to the building face and shall not project more than (12”) from the surface of the building and shall not exceed in area three times the width in feet of the frontage of the building. In the case of corner properties, each facade is to be calculated separately as to size allowed for each. Flat signs shall be placed so that the top edge of such signs is no higher than the bottom of the second story windows (where windows exist), or (13) feet above grade level, whichever is lower, or at a location in scale with the building facade as approved by the Department of Housing and Community Development. Signs or portions of signs may not be placed lower than (8) feet above the sidewalk grade.
- (3) The primary sign for a shop may be painted on or applied directly to the show window. The lettering applied to ground floor show windows or entrance doors shall not exceed 2-1/2 inches in height, and (6) square feet in size, except where authorized by the Department of Housing and Community Development.
- (4) Signs must be of a permanent nature and be professionally lettered on a durable weather resistant surface. Only one such sign shall be permitted on any face of building. Material and design of all signs shall be approved by Department of Housing and Community Development.
- (5) All lighting and electrical elements such as wires, conduits, junction boxes, transformers, ballast, switches and panel boxes shall be concealed from view as much as possible. Existing flat signs will be permitted to remain if they solely identify the name of the business within the building and if the product/supplier advertising does not exceed 15% of the existing sign size.
- (6) Marquees or canopies shall be permitted only with prior approval from Department of Housing and Community Development.
- (7) Painted signs on building surfaces or use of separate cutout letters shall be permitted in accordance with the above limits or flat signs.
- (8) Non-illuminated secondary signs shall not exceed two (2) square feet in area and shall not project more than one inch beyond the surface of the building, nor shall they be placed higher than (13) feet above grade level.
- (9) Painted or inlaid signs on cloth awnings are permitted.
- (10) Flashing or moving signs other than barber poles shall not be permitted.
- (11) Existing overhanging sign attached to buildings within the project boundaries must be removed. No new overhanging signs shall be erected in the future except for parking signs which cannot project more than four (4) feet or be more than twelve (12) square feet for a total of twenty-four (24) square feet.
- (12) No portable or permanent signs shall be allowed in the footways or within five (5) feet of the property line within the project boundaries.
- (13) All unused existing roof top and facade mounted sign brackets and hardware shall be removed. All remaining brackets shall be scraped and painted in a color to make them as inconspicuous as possible.
- (14) All signs must be properly maintained. Scaling paint, missing or unit letter, broken, faded or cracked signs must be repaired or replaced or the entire sign must be removed.

- (15) No private signs shall be permitted except as herein provided or as otherwise authorized by the Department of Housing and Community Development for temporary purposes not exceeding thirty (30) days.
- (16) Each store is required to display a postal address number on the storefront. Number size, location and design shall be approved by the Commissioner.

f. 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.

g. Yards

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

- (1) No storage of trash containers shall be allowed except when housed in or screened by permanent structures of acceptable design. Trash storage areas shall be maintained in a neat and clean manner at all times.
- (2) Off-street loading, storage and service.
 - (a) Where permitted by the Zoning Ordinance of Baltimore City, front, side or rear yards may be used for loading, storage or service. In addition to any requirements of the Zoning Ordinance, these areas shall be appropriately screened from all adjacent street and properties except where such screening would inhibit the use of the area for parking and/or loading.
 - (b) Appropriate screening shall include, but is not necessarily limited to, solid and perforated masonry walls at least five feet, six inches in height, solid fences and trees, and shrubs planted at appropriate intervals or a combination of these.
- (3) All yards used for loading and vehicle storage and service shall be provided with the proper ingress and egress to a public street or alley by means of access drives and aisles. Such drives aisles shall be consistent with the intended use of the property and shall not be excessive in size.
- (4) A rear yard may enclosed along side and rear property lines by an appropriate wall, consistent and harmonious in design with the rear walls on the building. Solid doors or solid gates may be used to the extent necessary for access and delivery. Such walls must not be less than five feet nor more than five feet six inches in height. Use of barbed wire or broken glass on top of walls shall not be permitted.

h. Lighting

- (1) The following lighting methods are not permitted to illuminate the front of any building or any side fronting on a major street:
 - (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) “Gooseneck incandescent”, porcelain enamel reflector on bent metal tube arm.
 - (b) Internally illuminated (except projecting signs) on back-lit (halo) letters.
 - (c) Fully recessed downlights or wallwashers in projecting metal box. Box must run full length of storefront at top of sign zone.
 - (d) Shielded fluorescent lamps with diffusers in projecting metal box. Box must run full length of storefront at top of sign zone.

i. Footways

Footways adjacent to all properties within the area boundaries shall be maintained in a manner consistent with applicable Baltimore City Codes. In addition, when required, footways shall be repaired or replaced to present a neat and even appearance in a manner that is compatible with materials, design and finish of adjacent footway surfaces. No merchandise shall be displayed, stored or permitted to remain outside buildings in the public footway.

3. Period of Compliance

To the extent that rehabilitation requirements for commercial uses are specifically applicable to the Liberty/Garrison Business Area 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 this Plan, unless extended by the Commissioner of the Department of Housing and Community Development. Thereafter, all work shall be completed in accordance with the date of completion set forth in the notice from the Commissioner.

a. Penalty for Non-Compliance

I Any person violating the provisions of this ordinance shall be subject to a fine not exceeding Five Hundred Dollars (\$500.00) and that each day’s violation shall constitute a separate offense. This ordinance may also be enforced by injunction.

b. Conformance with Rehabilitation Standards

No work, alterations, or improvements shall be undertaken after enactment of ordinance approving 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 the Liberty/Garrison Business Area. In the event of a dispute regarding the meaning of any standard or requirement contained in this Plan, the Commissioner shall have final exclusive authority to determine the meaning of said standard or requirement.

4. 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 view of commercial redevelopment proposals.

5. Review of Development

a. Department of Housing and Community Development Review

The Department of Housing and Community Development specifically reserves the right to review and approve the Redeveloper's plan and specifications for development with respect to their conformance with the provisions 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 plans, architectural treatment, building plans elevations, materials and color, construction details, access, parking, loading, landscaping, identification signs, exterior lighting, refuse collection details, streets, sidewalks and the harmony of the plans with the surrounding buildings.

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

b. Developer's Obligations

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

The Developer shall devote the land to those uses specified in this Plan and to no other uses.

The Developer shall 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 Plan and disposition instruments and he shall further agree not to sell, lease or otherwise transfer the interest he acquires or any part thereof without the prior written consent of the Department of Housing and Community Development or until the Department shall have certified in writing that the Developer has completed the improvements, construction and development in the area.

c. New Construction and Rehabilitation

All plans for new construction (including parking lots), rehabilitation, or change in use of 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. Upon finding that the proposed plans are consistent with the objectives of the urban renewal plan, the Commissioner of the Department of Housing and Community Development shall 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.

d. 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 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.

e. Community Review

The Department of Housing and Community Development may submit to the Greater Northwest Community Coalition and the Liberty-Garrison Business Association, or their successors or their assignees, for their 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 his plan. The Commissioner of the Department of Housing and Community Development may also, at his discretion, submit to the above-named committees, or their successors or their assignees, for their review and comments, the plans for development or rehabilitation on any property not to be acquired. The Greater Northwest Community Coalition and the Liberty-Garrison Business Association, or their successors or their assignees, and all area property owners shall advise the Department of Housing and Community Development of their recommendations regarding the acceptability and/or priority of all plans and proposals. The written comments shall be transmitted to the Department of Housing and Community Development no later than 3 weeks after the proposals and/or plans have been submitted to the Greater Northwest Community Coalition Liberty-Garrison Business Association, or their successors or their assignees, 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 and 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.

6. Land Disposition

Any land and property interests acquired by the Mayor and City Council within the 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 Plan.

7. Public Improvement Plan

Exhibit 5 is a schematic of a Public Improvement; Plan for certain public improvement throughout the business area as contained in City Contract No. 3306. It is the intent of these public improvement to create a visually pleasant and attractive street environment.

8. Zoning

All appropriate provisions of the Zoning Ordinance of Baltimore city shall apply to

properties in the Liberty-Garrison Business Area. Any change in the Zoning Ordinance embodied in this Urban Renewal Plan and designated on Exhibit 4, Zoning District Map, shall be approved by ordinance in accordance with the procedural requirements of the Zoning Ordinance and Article 66-B of the Annotated Code of Maryland (1957 Edition, as amended).

D. DURATION OF PROVISIONS AND REQUIREMENTS

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

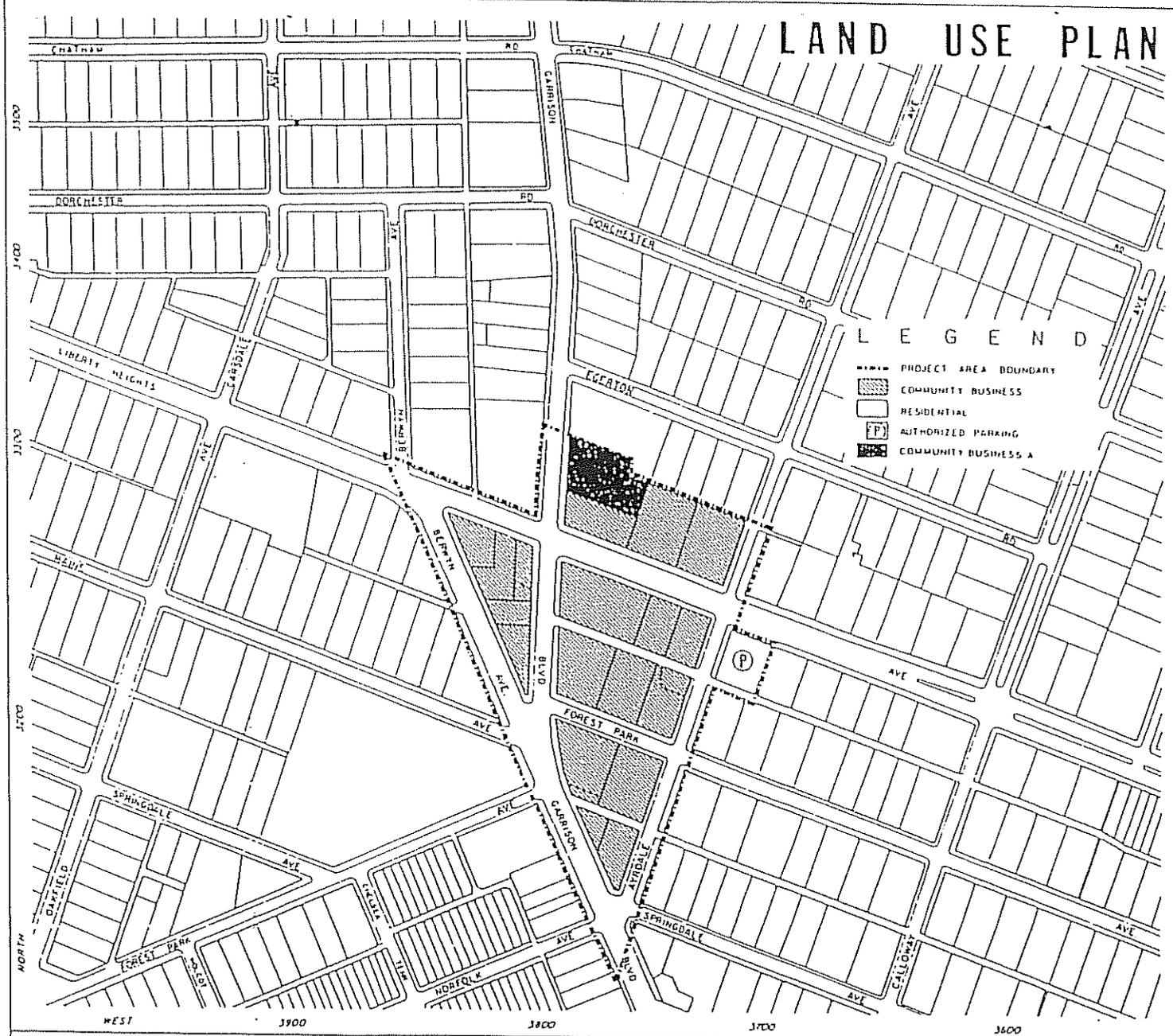
E. PROCEDURES FOR CHANGES IN APPROVED PLAN

The Department of Housing and Community Development shall submit to Liberty-Garrison Business Association and the Greater Northwest Community Coalition, or their successors, for their 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 City Planning Department 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 submitted to the Associations or their successors, otherwise, it is presumed the proposed changes are satisfactory. Prior to passage of any ordinance amending the urban renewal plan, Liberty-Garrison Business Association and the Greater Northwest Community Coalition, or their successors, shall receive, at least ten days prior to such hearing, written notice of the time and place of such hearing and information as to where a copy of the proposed amendments may be inspected.

F. SEPARABILITY

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

LAND USE PLAN



LIBERTY GARRISON BUSINESS AREA

PLANNING DIVISION



DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT BALTIMORE, MARYLAND



LAND USE PLAN

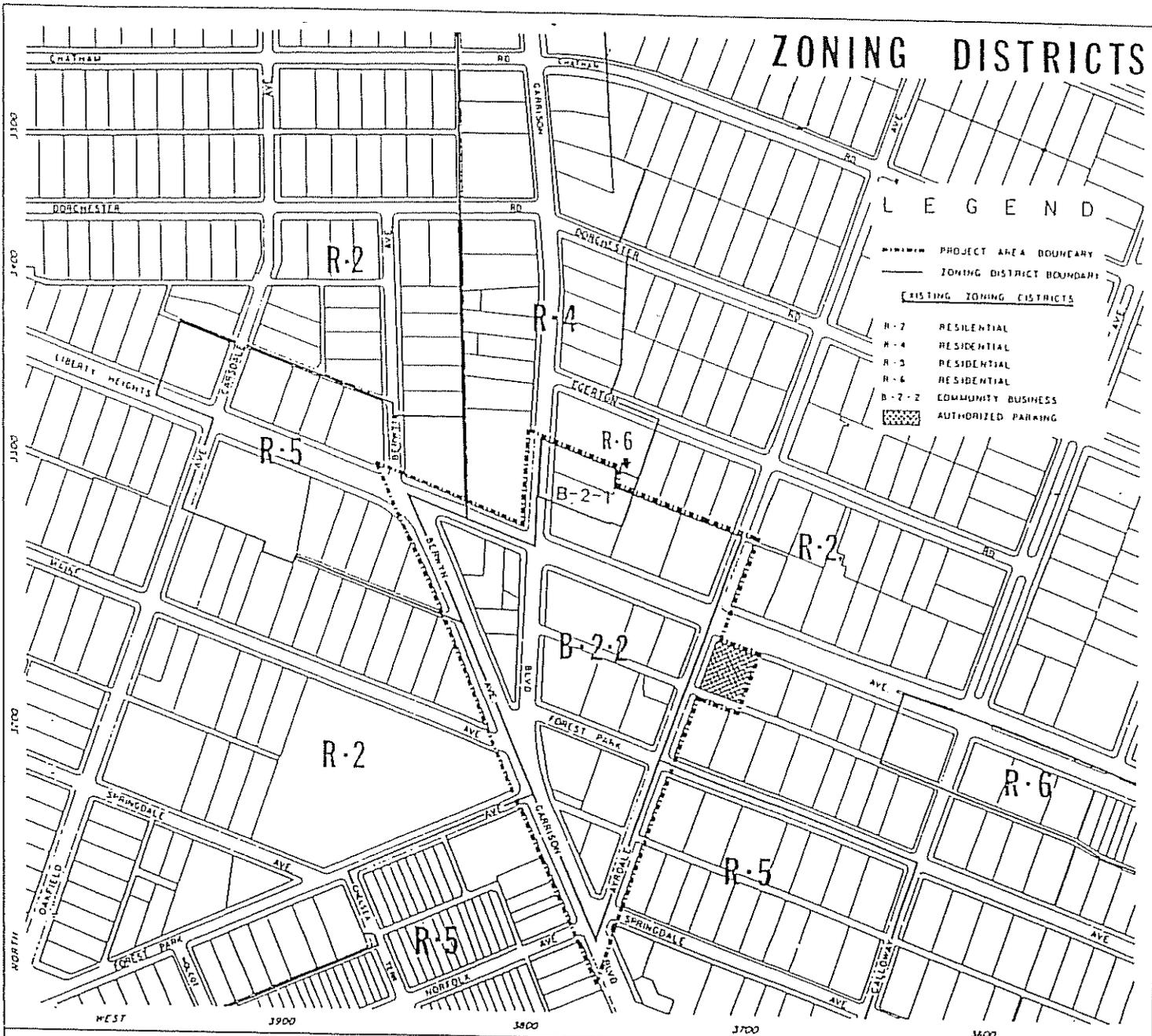
DATE 7/22/89
DRAWN BY A.J.M.
APPROVED BY

REVISION
10/23/89

1

EXHIBIT

ZONING DISTRICTS



LEGEND

- PROJECT AREA BOUNDARY
- ZONING DISTRICT BOUNDARY
- EXISTING ZONING DISTRICTS
- R-2 RESIDENTIAL
- R-4 RESIDENTIAL
- R-5 RESIDENTIAL
- R-6 RESIDENTIAL
- B-2-2 COMMUNITY BUSINESS
- [Hatched Box] AUTHORIZED PARKING

LIBERTY GARRISON BUSINESS AREA

PLANNING DIVISION



DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT BALTIMORE, MARYLAND



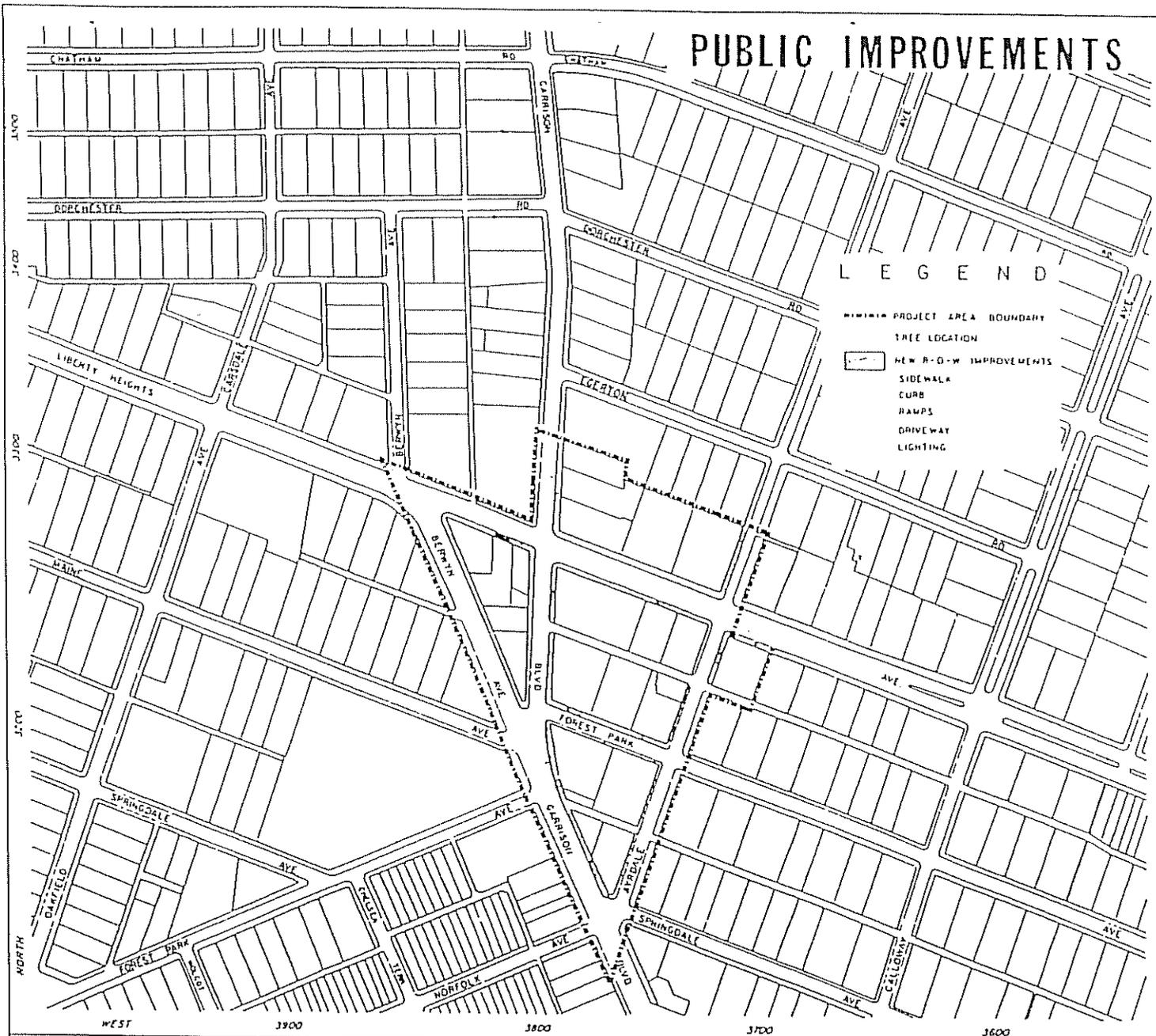
ZONING DISTRICTS

DATE REVISION	REVISION:
DRAWN BY: J. J. H.	10/22/73
APPROVED BY:	

4

EXHIBIT

PUBLIC IMPROVEMENTS



LEGEND

- PROJECT AREA BOUNDARY
- TREE LOCATION
- ▭ NEW R-O-D-W IMPROVEMENTS
- ▭ SIDEWALK
- ▭ CURB
- ▭ RAMPS
- ▭ DRIVEWAY LIGHTING

LIBERTY GARRISON BUSINESS AREA

PLANNING DIVISION



DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT BALTIMORE, MARYLAND



PUBLIC IMPROVEMENTS

DATE: 8/13/88
 DRAWN BY: A J M
 APPROVED BY:

REVISION:
 10/23/88

5

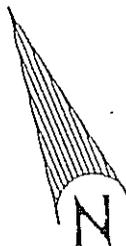
EXHIBIT

OFF-STREET PARKING REGULATIONS

LIBERTY HEIGHTS AVENUE

SIGNS

Accessory directional signs shall be provided in accordance with applicable regulations.



AYRDALE AVENUE

SCREENING AND LANDSCAPING

A masonry wall or durable fence or combination thereof shall be provided. Not less than 4' or more than 8' in height. An evergreen hedge can substitute for wall or fence.

LIGHTING

Illumination shall be provided on approved and maintained light standards.

SURFACING

Lot areas shall be surfaced and maintained with an approved dustless, all weather material. Bumper blocks to protect adjoining property, with parking spaces and aisles of proper size shall be provided.

LIBERTY GARRISON BUSINESS AREA

PLANNING AND URBAN DESIGN



DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

OFF-STREET PARKING REGULATIONS

Date: 8/12/89

Revision:

Drawn by: A.J.Mc.

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EXHIBIT

BALTIMORE, MARYLAND