

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 07-0592

Introduced by: Councilmembers Clarke, Curran, Harris, Young, Conaway, Mitchell
Introduced and read first time: February 12, 2007
Assigned to: Urban Affairs and Aging Committee

Committee Report: Favorable with amendments
Council action: Adopted
Read second time: November 19, 2007

AN ORDINANCE CONCERNING

**Urban Renewal – Coldstream Homestead Montebello –
Amendment 8**

1
2
3 FOR the purpose of amending the Urban Renewal Plan for Coldstream Homestead Montebello to
4 authorize the acquisition by purchase or by condemnation of certain properties for urban
5 renewal purposes, amend Appendix A and revise certain exhibits to reflect the changes in the
6 Plan, transfer administrative and other authority over the Plan from the Department of
7 Housing and Community Development to the Department of Planning, delete certain
8 regulations, controls, and restrictions from the Plan, repeal Appendix B and replace it with
9 new Appendix B, require that redevelopment of land acquired for clearance and
10 redevelopment is subject to the provisions of new Appendix B, clarify, correct, and conform
11 certain language, and correct certain references; waiving certain content and procedural
12 requirements; making the provisions of this Ordinance severable; providing for the
13 application of this Ordinance in conjunction with certain other ordinances; and providing for
14 a special effective date.

15 BY authority of
16 Article 13 - Housing and Urban Renewal
17 Section 2-6
18 Baltimore City Code
19 (Edition 2000)

Recitals

21 The Urban Renewal Plan for Coldstream Homestead Montebello was originally approved by
22 the Mayor and City Council of Baltimore by Ordinance 77-289 and last amended by Ordinance
23 01-177.

24 An amendment to the Urban Renewal Plan for Coldstream Homestead Montebello is
25 necessary to authorize the acquisition by purchase or by condemnation of certain properties for
26 urban renewal purposes, amend Appendix A and revise certain exhibits to reflect the changes in
27 the Plan, transfer administrative and other authority over the Plan from the Department of
28 Housing and Community Development to the Department of Planning, delete certain regulations,

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike out~~ indicates matter stricken from the bill by
amendment or deleted from existing law by amendment.

Council Bill 07-0592

1 controls, and restrictions from the Plan, repeal Appendix B and replace it with new Appendix B;
2 require that redevelopment of land acquired for clearance and redevelopment is subject to the
3 provisions of new Appendix B, and correct certain references.

4 Under Article 13, § 2-6 of the Baltimore City Code, no substantial change may be made in
5 any approved renewal plan unless the change is approved in the same manner as that required for
6 the approval of a renewal plan.

7 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
8 following changes in the Urban Renewal Plan for Coldstream Homestead Montebello are
9 approved:

10 (1) In the Plan, amend B.2.a.(1)(a) to read as follows:

11 (a) No buildings, structure, or parking area shall be constructed over an easement
12 within the Project Area without the prior consent of the DIRECTOR OF PLANNING
13 [Commissioner of the Department of Housing and Community Development] and
14 the Director of Public Works.

15 (2) In the Plan, delete B.2.a.(1)(c) and B.2.a.(1)(f).

16 (3) In the Plan, amend B.2.a.(5) to read as follows:

17 (5) Provisions applicable to land to be acquired for clearance and redevelopment.

18 (A) Disposition Lots 1 and 2 – The use of these lots shall be public. Only play
19 equipment, benches, trash containers, water fountains and other facilities
20 necessary or appropriate for park and playground use shall be permitted.

21
22 (B) REDEVELOPMENT OF LAND ACQUIRED FOR CLEARANCE AND REDEVELOPMENT
23 SHALL BE SUBJECT TO THE DESIGN GUIDELINES CONTAINED HEREIN.

24 (4) In the Plan, amend B.2.b.(2) and (3) to read as follows:

25 (2) Review of Plans for New Construction, Exterior Rehabilitation, or Change In Use

26 All plans for new construction (including parking lots), exterior rehabilitation or
27 change in use on any property not to be acquired under the provisions of this Plan
28 shall be submitted to the Department of [Housing and Community Development]
29 PLANNING for review. Only upon finding that the proposed plans are consistent
30 with the objectives of the urban renewal plan, shall the [Commissioner of the
31 Department of Housing and Community Development] DEPARTMENT OF
32 PLANNING authorize the processing of the plans for issuance of a building permit.
33 The provisions of this section are in addition to and not in lieu of all other
34 applicable laws and ordinances relating to new construction.

Council Bill 07-0592

1 (3) Demolition

2 All applications for demolition permits shall be submitted to the Department of
3 PLANNING [Housing and Community Development] for review and approval.
4 Upon finding that the proposed demolition is consistent with the objectives of the
5 urban renewal plan, the Commissioner of the Department of Housing and
6 Community Development shall authorize the issuance of the necessary permit. If
7 the DEPARTMENT OF PLANNING [Commissioner] finds that the proposal is
8 inconsistent with the objectives of the urban renewal plan and therefore denies the
9 issuance of the permit, [he] THE DEPARTMENT OF HOUSING AND COMMUNITY
10 DEVELOPMENT shall within 90 days of such denial, seek approval of the Board of
11 Estimates to acquire for and on behalf of the Mayor and City Council of
12 Baltimore the property, in whole or in part, on which [said] THE demolition was to
13 have occurred by purchase, lease, condemnation, gift or other legal means for the
14 renovation, rehabilitation and disposition thereof. In the event that the Board of
15 Estimates does not authorize the acquisition, the Commissioner shall, without
16 delay, issue the demolition permit.

17 (5) In the Plan, amend C.1. to read as follows:

18 1. Acquisition

19 A Property Acquisition Map, which designates those properties to be acquired, is
20 attached as Exhibit No. 2. Scattered properties to be acquired and disposed of for
21 rehabilitation AND THOSE PROPERTIES TO BE ACQUIRED AND DISPOSED OF FOR
22 CLEARANCE AND REDEVELOPMENT are listed in Appendix A.

23 (6) In the Plan, amend C.2.a.(2nd paragraph) and b. to read as follows:

24 a. Property Rehabilitation Standards

25 *****

26 Rehabilitation within the [~~Harford Road Commercial~~] URBAN RENEWAL Area
27 shall comply with the standards contained in Appendix B of this Plan entitled
28 “[Non-Residential Property Rehabilitation – Harford Road Commercial Area]
29 DESIGN GUIDELINES”.

30 b. Designs for all building improvements, modifications, repair, rehabilitation or
31 painting of the exterior of the existing buildings, their yards or show windows,
32 and for all signs, shall be submitted to and approved by the Department of
33 PLANNING [Housing and Community Development] before proceeding with the
34 work.

35 (7) In the Plan, amend C.4.a. and b. to read as follows:

36 4. Review of Development

37 a. Department of Housing and Community Development and the DEPARTMENT
38 OF PLANNING Review

Council Bill 07-0592

1 The [Department] DEPARTMENTS of Housing and Community Development
2 AND PLANNING specifically [reserves] RESERVE the right to review and
3 approve the Redeveloper’s plans and specifications for development or
4 rehabilitation with respect to their conformance with the provisions of the
5 [renewal plan] RENEWAL PLAN and in order to achieve harmonious
6 development of the [project area] PROJECT AREA. The [Department]
7 DEPARTMENTS also [reserves] RESERVE the right to refuse to approve any
8 [such] drawings, plans or specifications that are not suitable or desirable, in
9 [its] THEIR opinion, for aesthetic or functional reasons, and, in so passing upon
10 [such] THE drawings, plans and specifications, [it] THEY shall have the right to
11 take into consideration, but shall not be limited to, the suitability of the site
12 plan, architectural treatment, building plans, elevations, materials and color,
13 construction details, access, parking, loading, landscaping, identification
14 signs, exterior lighting, refuse collection details, streets, sidewalks and the
15 harmony of the plans with the surroundings.

16 Under the provisions of Section B.2.b.(2), the [Department] DEPARTMENTS of
17 Housing and Community Development AND PLANNING [has] HAVE the right
18 to review all plans for new construction, exterior rehabilitation, change in use,
19 or demolition of any property not to be acquired.

20 The [Department] DEPARTMENTS of Housing and Community Development
21 AND PLANNING will fully utilize [its Design Advisory Panel] THE URBAN
22 DESIGN AND ARCHITECTURAL REVIEW PANEL (UDARP) to work with
23 developers in the achievement of high quality site, building, and landscape
24 design.

25 b. Community Review

26 (1) The Department of [Housing and Community Development] PLANNING
27 shall submit to the Coldstream Homestead Montebello Community
28 Corporation, or its successor, for its review and comment the form and
29 content of all proposals to redevelop land to be disposed of. The
30 Coldstream Homestead Montebello Community Corporation, or its
31 successor, shall advise the Department of [Housing and Community
32 Development] PLANNING of its recommendations regarding the
33 acceptability and priority of all proposals. ~~The written comments shall be
34 transmitted to the Department of PLANNING AND SUBSEQUENTLY TO THE
35 DEPARTMENT OF Housing and Community Development no later than 3
36 weeks after the proposals have been submitted to the Coldstream
37 Homestead Montebello Community Corporation, or its successor;
38 otherwise, it is presumed that the proposals are acceptable. THE
39 COLDSTREAM HOMESTEAD MONTEBELLO COMMUNITY CORPORATION OR
40 ITS SUCCESSOR SHALL TRANSMIT WRITTEN COMMENTS TO THE
41 DEPARTMENT OF PLANNING WITHIN 3 WEEKS OF THE DATE THAT THE
42 PROPOSALS WERE SUBMITTED TO THE COLDSTREAM HOMESTEAD
43 MONTEBELLO COMMUNITY CORPORATION OR ITS SUCCESSOR; OTHERWISE
44 IT IS PRESUMED THAT THE PROPOSALS ARE ACCEPTABLE. THE
45 DEPARTMENT OF PLANNING SHALL TRANSMIT THESE COMMENTS TO THE
46 DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN ONE
47 WEEK OF RECEIVING THE COMMENTS.~~ The Commissioner of the

Council Bill 07-0592

1 Department of Housing and Community Development, however, retains
2 the final authority with respect to granting or withholding development
3 priorities and shall dispose of redevelopment land through procedures
4 established by the Department.

5 (2) The Department of [Housing and Community Development] PLANNING
6 shall submit to the Coldstream Homestead Montebello Community
7 Corporation, or its successor, for its review and comment, the Preliminary
8 Plans and the Proposed Final Construction Plans for each disposition lot
9 designated in this Plan. The written comments and recommendations
10 from this review shall be transmitted to the Department of PLANNING AND
11 SUBSEQUENTLY TO THE DEPARTMENT OF Housing and Community
12 Development no later than [three] 3 weeks after the plans have been
13 submitted to the [said] Coldstream Homestead Montebello Community
14 Corporation; otherwise, it is presumed that the plans are acceptable. The
15 Commissioner of the Department of Housing and Community
16 Development retains final authority to approve or disapprove all plans.

17 (3) Additional requirements regarding Community Review of plans and
18 permits for THE URBAN RENEWAL [the Harford Road commercial] Area
19 may be found Appendix B of this Plan.

20 (8) In the Plan, amend D.2. to read as follows:

21 2. Zoning

22 All appropriate provisions of the Zoning [Ordinance] CODE of Baltimore City
23 shall apply to properties in the Coldstream Homestead Montebello Project Area.
24 Any change in the Zoning [Ordinance] CODE embodied in this Urban Renewal
25 Plan and designated on Exhibit 4, Zoning Districts, shall be approved by
26 ordinance in accordance with the procedural requirements of the Zoning
27 [Ordinance] CODE and Article 66-B of the Annotated Code of Maryland (1957
28 Edition, as amended).

29 (9) Amend Appendix A to read as follows:

30 Appendix A

31 Properties for Acquisition & Disposition for Residential Rehabilitation

- 32 ~~1738 E. 28th Street~~
- 33 ~~1806 E. 28TH STREET~~
- 34 ~~1810 E. 28TH STREET~~
- 35 ~~1832 E. 28TH STREET~~
- 36 ~~1836 E. 28TH STREET~~
- 37 ~~1838 E. 28TH STREET~~
- 38 ~~1842 E. 28TH STREET~~
- 39 ~~1900 E. 28TH STREET~~
- 40 ~~1910 E. 28TH STREET~~
- 41 ~~1928 E. 28TH STREET~~
- 42 ~~1932 E. 28TH STREET~~

Council Bill 07-0592

1 1615 E. 29TH STREET
2 1619 E. 29TH STREET
3 1703 E. 29TH STREET
4 1727 E. 29TH STREET
5 1600 E. 30TH STREET
6 1601 E. 30TH STREET
7 1616 E. 30TH STREET
8 1631 E. 30TH STREET
9 1712 E. 30TH STREET
10 1718 E. 30TH STREET
11 1731 E. 30TH STREET
12 1903 E. 30TH STREET
13 2008 E. 30TH STREET
14 2012 E. 30TH STREET
15 2013 E. 30TH STREET
16 2034 E. 30TH STREET
17 2036 E. 30TH STREET
18 1726 E. 31ST STREET
19 1729 E. 31ST STREET
20 1901 E. 31ST STREET
21 1907 E. 31ST STREET
22 1912 E. 31ST STREET
23 1916 E. 31ST STREET
24 1921 E. 31ST STREET
25 1923 E. 31ST STREET
26 1931 E. 31ST STREET
27 2012 E. 31ST STREET
28 2016 E. 31ST STREET
29 2041 E. 31ST STREET
30 1602 E. 32ND STREET
31 1628 E. 32ND STREET
32 1725 E. 32ND STREET
33 1806 E. 32ND STREET
34 2039 E. 32ND STREET
35 1631 E. 33RD STREET
36 1557 Abbotston Street
37 1612 Carswell Street plus adjoining lot - Lot 5A, Block 4130 - described as
38 on the northeast side of Carswell Street 240 feet northwest of Polk
39 Street
40 [~~1643 Carswell Street~~]
41 ~~1701 Carswell Street~~
42 1634 CHILTON STREET
43 1647 CHILTON STREET
44 1816 CHILTON STREET
45 1820 CHILTON STREET
46 2558 Garrett Avenue
47 2636 Garrett Avenue
48 2658 Harford Road
49 ~~2724 HARFORD ROAD~~
50 ~~2732 HARFORD ROAD~~
51 2812 Harford Road

Council Bill 07-0592

1 ~~2832 HARFORD ROAD~~
2 ~~2834 HARFORD ROAD~~
3 ~~2854 HARFORD ROAD~~
4 ~~2856 HARFORD ROAD~~
5 ~~2858 HARFORD ROAD~~
6 ~~2860 HARFORD ROAD~~
7 ~~2864 HARFORD ROAD~~
8 ~~2866 HARFORD ROAD~~
9 ~~2874 HARFORD ROAD~~
10 ~~2876 HARFORD ROAD~~
11 ~~2956 HARFORD ROAD~~
12 ~~3004 HARFORD ROAD~~
13 ~~3022 HARFORD ROAD~~
14 ~~3122 HARFORD ROAD~~
15 ~~2880 HILLEN ROAD~~
16 ~~2882 HILLEN ROAD~~
17 ~~2884 HILLEN ROAD~~
18 ~~2713 THE ALAMEDA~~
19 ~~2714 THE ALAMEDA~~
20 ~~2729 THE ALAMEDA~~
21 ~~2733 THE ALAMEDA~~
22 ~~2735 THE ALAMEDA~~
23 ~~2741 THE ALAMEDA~~
24 ~~2751 THE ALAMEDA~~
25 ~~2752 THE ALAMEDA~~
26 ~~2754 THE ALAMEDA~~
27 ~~2772 THE ALAMEDA~~
28 ~~2788 ½ THE ALAMEDA~~
29 ~~2790 ½ THE ALAMEDA~~
30 ~~2797 ½ THE ALAMEDA~~
31 ~~2798 THE ALAMEDA~~
32 ~~2799 ½ THE ALAMEDA~~
33 ~~2799 THE ALAMEDA~~
34 ~~2803 THE ALAMEDA~~
35 ~~2820 THE ALAMEDA~~
36 ~~2905 THE ALAMEDA~~
37 ~~2909 THE ALAMEDA~~
38 ~~2926 THE ALAMEDA~~
39 ~~3001 THE ALAMEDA~~

40 PROPERTIES FOR ACQUISITION & DISPOSITION FOR REDEVELOPMENT

41 ~~1601 E. 28TH STREET~~
42 ~~1603 E. 28TH STREET~~
43 ~~1605 E. 28TH STREET~~
44 ~~1607 E. 28TH STREET~~
45 ~~1609 E. 28TH STREET~~
46 ~~1701 E. 28TH STREET~~
47 ~~1703 E. 28TH STREET~~
48 ~~1705 E. 28TH STREET~~
49 ~~1707 E. 28TH STREET~~

Council Bill 07-0592

- 1 ~~1709 E. 28TH STREET~~
- 2 ~~1711 E. 28TH STREET~~
- 3 ~~1801 E. 28TH STREET~~
- 4 ~~1803 E. 28TH STREET~~
- 5 ~~1805 E. 28TH STREET~~
- 6 ~~1807 E. 28TH STREET~~
- 7 ~~1809 E. 28TH STREET~~
- 8 ~~1811 E. 28TH STREET~~
- 9 ~~1813 E. 28TH STREET~~
- 10 ~~1901 E. 28TH STREET~~
- 11 ~~1903 E. 28TH STREET~~
- 12 ~~1905 E. 28TH STREET~~
- 13 ~~1907 E. 28TH STREET~~
- 14 ~~1909 E. 28TH STREET~~
- 15 ~~1911 E. 28TH STREET~~
- 16 ~~1913 E. 28TH STREET~~
- 17 ~~1915 E. 28TH STREET~~
- 18 ~~1917 E. 28TH STREET~~
- 19 ~~1919 E. 28TH STREET~~
- 20 2700 FENWICK AVENUE
- 21 2701 FENWICK AVENUE
- 22 2702 FENWICK AVENUE
- 23 2703 FENWICK AVENUE
- 24 2704 FENWICK AVENUE
- 25 2705 FENWICK AVENUE
- 26 2706 FENWICK AVENUE
- 27 2707 FENWICK AVENUE
- 28 2708 FENWICK AVENUE
- 29 2709 FENWICK AVENUE
- 30 2710 FENWICK AVENUE
- 31 2711 FENWICK AVENUE
- 32 2712 FENWICK AVENUE
- 33 2713 FENWICK AVENUE
- 34 2714 FENWICK AVENUE
- 35 2715 FENWICK AVENUE
- 36 2716 FENWICK AVENUE
- 37 2717 FENWICK AVENUE
- 38 2718 FENWICK AVENUE
- 39 2719 FENWICK AVENUE
- 40 2720 FENWICK AVENUE
- 41 2721 FENWICK AVENUE
- 42 2722 FENWICK AVENUE
- 43 2723 FENWICK AVENUE
- 44 2724 FENWICK AVENUE
- 45 2725 FENWICK AVENUE
- 46 2726 FENWICK AVENUE
- 47 2727 FENWICK AVENUE
- 48 2728 FENWICK AVENUE
- 49 2729 FENWICK AVENUE
- 50 2730 FENWICK AVENUE
- 51 2731 FENWICK AVENUE

Council Bill 07-0592

1 2732 FENWICK AVENUE
2 2733 FENWICK AVENUE
3 2734 FENWICK AVENUE
4 2735 FENWICK AVENUE
5 2736 FENWICK AVENUE
6 2737 FENWICK AVENUE
7 2738 FENWICK AVENUE
8 2739 FENWICK AVENUE
9 2740 FENWICK AVENUE
10 2741 FENWICK AVENUE
11 2742 FENWICK AVENUE
12 2743 FENWICK AVENUE
13 2744 FENWICK AVENUE
14 2745 FENWICK AVENUE
15 2746 FENWICK AVENUE
16 2747 FENWICK AVENUE
17 2748 FENWICK AVENUE
18 2749 FENWICK AVENUE
19 2750 FENWICK AVENUE
20 2751 FENWICK AVENUE
21 2752 FENWICK AVENUE
22 2753 FENWICK AVENUE
23 2754 FENWICK AVENUE
24 2755 FENWICK AVENUE
25 2756 FENWICK AVENUE
26 2757 FENWICK AVENUE
27 2758 FENWICK AVENUE
28 2759 FENWICK AVENUE
29 2760 FENWICK AVENUE
30 2761 FENWICK AVENUE
31 2762 FENWICK AVENUE
32 2763 FENWICK AVENUE
33 2764 FENWICK AVENUE
34 2766 FENWICK AVENUE
35 2768 FENWICK AVENUE
36 2770 FENWICK AVENUE
37 2700 HUGO AVENUE
38 2701 HUGO AVENUE
39 2702 HUGO AVENUE
40 2703 HUGO AVENUE
41 2704 HUGO AVENUE
42 2705 HUGO AVENUE
43 2706 HUGO AVENUE
44 2707 HUGO AVENUE
45 2708 HUGO AVENUE
46 2709 HUGO AVENUE
47 2710 HUGO AVENUE
48 2711 HUGO AVENUE
49 2712 HUGO AVENUE
50 2713 HUGO AVENUE
51 2714 HUGO AVENUE

Council Bill 07-0592

1 2715 HUGO AVENUE
2 2716 HUGO AVENUE
3 2717 HUGO AVENUE
4 2718 HUGO AVENUE
5 2719 HUGO AVENUE
6 2720 HUGO AVENUE
7 2721 HUGO AVENUE
8 2722 HUGO AVENUE
9 2723 HUGO AVENUE
10 2724 ½ HUGO AVENUE
11 2724 HUGO AVENUE
12 2725 HUGO AVENUE
13 2726 HUGO AVENUE
14 2727 HUGO AVENUE
15 2728 HUGO AVENUE
16 2729 HUGO AVENUE
17 2730 HUGO AVENUE
18 2731 HUGO AVENUE
19 2732 HUGO AVENUE
20 2733 HUGO AVENUE
21 2734 HUGO AVENUE
22 2735 HUGO AVENUE
23 2736 HUGO AVENUE
24 2738 HUGO AVENUE
25 2740 HUGO AVENUE
26 2700 TIVOLY AVENUE
27 2701 TIVOLY AVENUE
28 2702 TIVOLY AVENUE
29 2703 TIVOLY AVENUE
30 2704 TIVOLY AVENUE
31 2705 TIVOLY AVENUE
32 2706 TIVOLY AVENUE
33 2707 TIVOLY AVENUE
34 2708 TIVOLY AVENUE
35 2709 TIVOLY AVENUE
36 2710 TIVOLY AVENUE
37 2711 TIVOLY AVENUE
38 2712 TIVOLY AVENUE
39 2713 TIVOLY AVENUE
40 2714 TIVOLY AVENUE
41 2715 TIVOLY AVENUE
42 2716 TIVOLY AVENUE
43 2717 TIVOLY AVENUE
44 2718 TIVOLY AVENUE
45 2719 TIVOLY AVENUE
46 2720 TIVOLY AVENUE
47 2721 TIVOLY AVENUE
48 2722 TIVOLY AVENUE
49 2723 TIVOLY AVENUE
50 2724 TIVOLY AVENUE
51 2725 TIVOLY AVENUE

Council Bill 07-0592

1 2726 TIVOLY AVENUE
2 2727 TIVOLY AVENUE
3 2728 TIVOLY AVENUE
4 2729 TIVOLY AVENUE
5 2730 TIVOLY AVENUE
6 2731 TIVOLY AVENUE
7 2732 TIVOLY AVENUE
8 2733 TIVOLY AVENUE
9 2734 TIVOLY AVENUE
10 2735 TIVOLY AVENUE
11 2736 TIVOLY AVENUE
12 2737 TIVOLY AVENUE
13 2738 TIVOLY AVENUE
14 2739 TIVOLY AVENUE
15 2740 TIVOLY AVENUE
16 2741 TIVOLY AVENUE
17 2742 TIVOLY AVENUE
18 2743 TIVOLY AVENUE
19 2744 TIVOLY AVENUE
20 2745 TIVOLY AVENUE
21 2746 TIVOLY AVENUE
22 2747 TIVOLY AVENUE
23 2748 TIVOLY AVENUE
24 2749 TIVOLY AVENUE
25 2750 TIVOLY AVENUE
26 2751 TIVOLY AVENUE
27 2752 TIVOLY AVENUE
28 2753 TIVOLY AVENUE
29 2754 TIVOLY AVENUE
30 2755 TIVOLY AVENUE
31 2756 TIVOLY AVENUE
32 2757 TIVOLY AVENUE
33 2758 TIVOLY AVENUE
34 2759 TIVOLY AVENUE
35 2760 TIVOLY AVENUE
36 2761 TIVOLY AVENUE
37 2762 TIVOLY AVENUE
38 2763 TIVOLY AVENUE
39 2764 TIVOLY AVENUE
40 2765 TIVOLY AVENUE
41 2766 TIVOLY AVENUE
42 2767 TIVOLY AVENUE
43 2768 TIVOLY AVENUE
44 2769 TIVOLY AVENUE
45 2770 TIVOLY AVENUE
46 2771 TIVOLY AVENUE
47 2772 TIVOLY AVENUE
48 2773 TIVOLY AVENUE
49 2774 TIVOLY AVENUE
50 2775 TIVOLY AVENUE
51 2776 TIVOLY AVENUE

Council Bill 07-0592

- 1 2777 TIVOLY AVENUE
- 2 2778 TIVOLY AVENUE
- 3 2779 TIVOLY AVENUE
- 4 2780 TIVOLY AVENUE
- 5 2781 TIVOLY AVENUE
- 6 2782 TIVOLY AVENUE
- 7 2783 TIVOLY AVENUE
- 8 2784 TIVOLY AVENUE
- 9 2785 TIVOLY AVENUE
- 10 2786 TIVOLY AVENUE
- 11 2787 TIVOLY AVENUE
- 12 2788 TIVOLY AVENUE
- 13 2789 TIVOLY AVENUE
- 14 2790 TIVOLY AVENUE
- 15 2791 TIVOLY AVENUE
- 16 2792 ½ TIVOLY AVENUE
- 17 2792 TIVOLY AVENUE
- 18 2793 TIVOLY AVENUE
- 19 2794 ½ TIVOLY AVENUE
- 20 2794 TIVOLY AVENUE
- 21 2796 ½ TIVOLY AVENUE
- 22 2796 TIVOLY AVENUE
- 23 2798 TIVOLY AVENUE

24 (10) Repeal Appendix B Non-Residential Property Rehabilitation Harford Road
 25 Commercial Area and replace it with new Appendix B Design Guidelines, which
 26 reads as follows:

APPENDIX B

DESIGN GUIDELINES

PURPOSE:

30 THESE DESIGN GUIDELINES WERE DEVELOPED AS A TOOL TO SUPPORT THE PRINCIPLES AND GOALS
 31 OF THE COLDSTREAM-HOMESTEAD-MONTEBELLO (CHM) AREA MASTER PLAN, WHICH WAS
 32 APPROVED BY THE CITY OF BALTIMORE PLANNING COMMISSION ON APRIL 20, 2006. THEY ARE
 33 MEANT TO ENSURE SENSIBLE AND HARMONIOUS DESIGN IN BOTH REHABILITATION AND NEW
 34 CONSTRUCTION. THESE GUIDELINES ARE, THEREFORE, DESIGNED TO ENSURE THAT ALL NEW
 35 INVESTMENT IN THE NEIGHBORHOOD WILL CONTRIBUTE TO THE OVERALL QUALITY OF THE AREA.

GENERAL PRINCIPLES:

37 THE CHM AREA MASTER PLAN CALLS FOR THE CREATION AND PROMOTION OF CHM AS A
 38 THRIVING, SUCCESSFUL COMMUNITY THAT CAPITALIZES ON ITS GREAT HOUSING, GREAT VIEWS,
 39 AND OPEN SPACES. AS CHANGES ARE MADE TO THE COMMUNITY, THEY SHOULD IMPACT THE
 40 COMMUNITY IN A POSITIVE MANNER BASED ON THE FOLLOWING DESIGN GUIDELINES AND
 41 PRINCIPLES:

- 42 • REHABILITATION SHOULD BE CONSISTENT WITH THE ORIGINAL CHARACTER OF THE HOUSE
- 43 OR BUILDING AND THE OTHER STRUCTURES ON THE STREET;

Council Bill 07-0592

- 1 • BUILDINGS SHOULD BE EMBELLISHED IN A MANNER CONSISTENT WITH THE CHARACTER OF
2 THE DISTRICT;
- 3 • BUILDINGS SHOULD ENCLOSE THE BLOCK, REINFORCING TRADITIONAL BLOCK PATTERNS
4 AND ENHANCING THE URBAN CHARACTER OF STREETS AND OPEN SPACES;
- 5 • NEW BUILDINGS MUST BE DESIGNED TO ENHANCE THE PUBLIC REALM, WITH EMPHASIS ON
6 WELL-DEFINED, PROPERLY ORIENTED PEDESTRIAN ENTRANCES AND WELL COMPOSED AND
7 ARTICULATED FACADES; AND
- 8 • ALLEYS SHALL BE INTIMATE WELL DESIGNED SPACES FOR SERVICE NEEDS, REINFORCING
9 THE PRIMARY PUBLIC ROLE OF THE STREETS.

10 GENERAL GUIDELINES:

- 11 • ROOF TOP EQUIPMENT SHOULD BE SHIELDED FROM STREET VIEWS WITH SCREENING THAT
12 IS INTEGRAL TO THE BUILDING FACADE AND DOES NOT APPEAR TO BE ROOF TOP
13 SCREENING.
- 14 • WHERE VISIBLE, UTILITIES SHOULD BE PAINTED TO BLEND INTO THE BACKGROUND.
- 15 • ANCILLARY STRUCTURES, SUCH AS TRASH ENCLOSURES, ARE TO BE INTEGRATED INTO THE
16 LANDSCAPE AND SCREENED FROM PUBLIC VIEW WITH SHRUBS, HEDGES, FENCES, WALLS
17 OR A COMBINATION OF THOSE ELEMENTS. TRASH ENCLOSURES AND SCREENING SHOULD
18 BLEND IN WITH THE LANDSCAPE AND SURROUNDING ENVIRONMENT. TRASH ENCLOSURES
19 ARE NOT ALLOWED IN FRONT OR SIDE YARDS.
- 20 • MECHANICAL UNITS, SUCH AS AIR CONDITIONING AND SIMILAR OTHER MECHANICAL
21 EQUIPMENT, SHOULD ALSO BE SCREENED FROM PUBLIC VIEW USING SIMILAR METHODS.
- 22 • MOBILITY IMPAIRED RAMPS: WHEN MOBILITY IMPAIRED RAMPS ARE NECESSARY, THEY
23 SHOULD BE ATTACHED TO THE BACK OR SIDE OF A RESIDENCE. SIDE RAMPS THAT ARE
24 VISIBLE FROM THE STREET SHOULD INCORPORATE THE SAME ARCHITECTURAL
25 VOCABULARY AS FRONT PORCHES. TWO SETS OF RAILS SHOULD BE PROVIDED - A GRAB
26 RAIL PARALLEL TO THE RAMP TO ASSIST THE USER AND A LEVEL HANDRAIL TO RELATE THE
27 ADDITION TO ITS CONTEXT.

28 REHABILITATION GUIDELINES:

29 FRONT AND SIDE WALLS

- 30 • ORIGINAL BRICK WALLS SHALL BE RETAINED. UNPAINTED BRICK SHOULD REMAIN SO.
31 WHEN REPAIRING AND/OR REPOINTING BRICK WALLS, EVERY EFFORT SHOULD BE MADE TO
32 USE THE LEAST ABRASIVE METHOD POSSIBLE AND TO DUPLICATE THE ORIGINAL STYLE
33 AND COLOR OF MORTAR AND REPLACEMENT BRICK.
- 34 • PAINTING FORMSTONE IS PERMITTED AND ENCOURAGED.
- 35 • VINYL SIDING, STUCCO, EXPOSED CONCRETE BLOCK, AND EXPOSED PRESSURE TREATED
36 WOOD ARE NOT APPROPRIATE MATERIALS FOR BUILDING FRONTS. FACADES THAT ARE

Council Bill 07-0592

1 NOT READILY VISIBLE FROM THE STREET MAY BE COVERED IN STUCCO OR FIBER CEMENT
2 BOARD.

3 CORNICES

- 4 • CORNICE SHAPE, SIZE, PROFILE AND DETAILS SUCH AS DENTILS, BRACKETS, MODILLIONS,
5 SHOULD BE RETAINED. REPLACEMENT DETAILS SHOULD MATCH THE ORIGINAL DESIGN AS
6 CLOSELY AS POSSIBLE.
- 7 • VINYL OR ALUMINUM SIDING SHOULD NOT COVER THE CORNICE.

8 FRONT, SIDE AND REAR YARD FENCING

- 9 • REAR YARD FENCING FACING AN ALLEY FOR PRIVACY OR SCREENING IS PERMITTED IN
10 REAR YARDS TO A MAXIMUM HEIGHT OF 72 INCHES. IT MAY BE OPAQUE TO A MAXIMUM
11 HEIGHT OF 48 INCHES. ~~THE TOP 24 INCHES~~ ANY AREA ABOVE 48 INCHES MUST
12 INCORPORATE A CHANGE IN ARTICULATION AND HAVE A TRANSPARENCY OF 30% OR
13 GREATER WHEN FACING PUBLIC SPACES. ACCEPTABLE MATERIALS INCLUDE HIGH
14 QUALITY WOOD, VINYL, PLASTIC WOOD COMPOSITE (I.E. TREX), AND MASONRY
15 COMPATIBLE WITH THE ARCHITECTURAL GUIDELINES CONTAINED HEREIN. STOCKADE
16 FENCING IS NOT PERMITTED.
- 17 • PAINT OR STAIN COLORS FOR REAR YARD FENCING SHOULD BE COMPATIBLE WITH THE
18 COLOR OF THE BUILDING TO WHICH IT IS ATTACHED, AS WELL AS WITH SURROUNDING
19 BUILDINGS AND FENCES.
- 20 • FRONT YARD FENCING MAY BE NO HIGHER THAN 48 INCHES. CHAIN LINK FENCING IS NOT
21 ALLOWED.

22 ADDITIONS OR GARAGES

- 23 • ADDITIONS AND GARAGES VISIBLE FROM ANY STREET MUST BE DESIGNED TO BE
24 COMPATIBLE WITH THE ARCHITECTURE OF THE EXISTING RESIDENCE THROUGH THE SAME
25 OR SIMILAR INCORPORATION OF MATERIALS. GARAGES SHALL BE ACCESSED FROM THE
26 REAR ALLEY.

27 WINDOWS AND DOORS

- 28 • RETAINING ORIGINAL WINDOWS, DOORS, AND STAINED GLASS TRANSOMS IS ENCOURAGED.
- 29 • REPLACEMENT WINDOWS AND DOORS MUST BE SIZED TO FIT THE ORIGINAL OPENING.
- 30 • THE STYLE OF REPLACEMENT WINDOWS SHOULD BE COMPATIBLE WITH THE ORIGINAL
31 WINDOW STYLE WHERE POSSIBLE OR TO OTHER HOUSES IN THE ROW.

32 PORCHES, STEPS, AND FRONT YARDS

33 PORCHES DEFINE MANY OF THE HOUSES IN THE AREA. THE ELEMENTS – FOUNDATIONS, STEPS,
34 COLUMNS, RAILING, AND ROOFLINE – CREATE CONSISTENCY AND ARCHITECTURAL HARMONY FOR
35 EACH ROW.

Council Bill 07-0592

- 1 • WHEN REPLACING PORCHFRONT ELEMENTS, MATCH THE ORIGINAL ELEMENTS OF THE ROW
2 AS CLOSELY AS POSSIBLE. T-1-11 PANELING, PLYWOOD, VINYL AND ALUMINUM SIDING,
3 CINDERBLOCK, LATTICE, AND EXPOSED PRESSURE-TREATED WOODEN STEPS, COLUMNS,
4 AND RAILINGS ARE DISCOURAGED.
- 5 • FOUNDATIONS OF ASHLAR STONE SHOULD BE REPAIRED AND REPOINTED WITH MATCHING
6 MORTAR AND MORTAR JOINTS.
- 7 • FRONT PORCHES SHOULD REMAIN OPEN.
- 8 • ORIGINAL PORCHES SHOULD BE RETAINED AND NOT BE FILLED IN WITH OPAQUE
9 MATERIALS.
- 10 • PORCH POSTS AND RAILINGS SHOULD BE COMPATIBLE WITH THE ORIGINAL APPEARANCE
11 AND OTHER HOUSES IN THE ROW.
- 12 • STEPS SHOULD BE ORIENTED IN THE SAME MANNER AS OTHER HOUSES IN THE ROW.
- 13 • REPLACEMENT STEPS SHOULD BE STONE, BRICK OR CONCRETE, NOT PRESSURE TREATED
14 WOOD.
- 15 • FRONT YARDS SHOULD BE LANDSCAPED WITH PLANT MATERIAL; CEMENT SLABS
16 COVERING THE FRONT YARD AREA ARE NOT ALLOWED.

17 **NEW CONSTRUCTION RESIDENTIAL GUIDELINES:**

18 BUILDING FORM AND PLACEMENT

- 19 • ALL RESIDENTIAL BUILDINGS ARE TO FACE THE STREET.
- 20 • BUILDING SETBACKS SHALL FOLLOW THE HISTORIC SETBACK PATTERN OF THE STREET OR
21 ALLOW ADEQUATE SPACE FOR AN INDIVIDUAL STOOP, STEPS, AND PLANTINGS, AS WELL AS
22 STREET TREES.
- 23 • MID-BLOCK GAPS ARE NOT PERMITTED WITHIN A ROW OF TOWNHOUSES.

24 BUILDING HEIGHT

- 25 • THE MAXIMUM HEIGHT FOR ALL SINGLE-FAMILY HOUSES IS 45 FEET.

26 PARKING

- 27 • ALL PARKING AND SERVICING SHALL BE ACCESSED FROM REAR ALLEYS.
- 28 • AT LEAST ONE OFF-STREET SPACE PER UNIT SHALL BE PROVIDED. ALL PARKING MUST BE
29 ACCOMMODATED ON THE PROPERTY ASSOCIATED WITH THE UNIT.

Council Bill 07-0592

1 CURB-CUT AND SERVICING

- 2 • ALL CURB CUTS SHALL BE DESIGNED TO MINIMIZE IMPACT ON THE PEDESTRIAN
3 ENVIRONMENT.
- 4 • SERVICING AREAS, SUCH AS DUMPSTERS, MUST BE INTERNAL TO THE BLOCKS AND
5 ACCESSED THROUGH ALLEYS AND NOT THROUGH THE NEIGHBORHOOD STREETS. TRASH
6 COLLECTION SHOULD BE ACCOMMODATED ON ALLEYS WHERE POSSIBLE.

7 ROOFS

- 8 • THE ROOFLINE OF BUILDINGS SHOULD BE COMPATIBLE WITH OTHER HOUSES IN THE ROW.
- 9 • FRONT BUILDING WALLS SHOULD END WITH ORIGINAL CORNICES OR NEW CORNICES
10 CONSISTENT WITH THE SCALE AND DESIGN OF OTHER HOUSES IN THE ROW.
- 11 • ROOF DECKS, WHERE PERMITTED, SHOULD BE SET BACK FROM THE FRONT OF THE HOUSE
12 AND BE AS INCONSPICUOUS AS POSSIBLE.

13 FENESTRATION

- 14 • FRONT ENTRY DOORS SHOULD FACE THE STREET OR PUBLIC OPEN SPACE. FRONT ENTRY
15 DOORS SHOULD BE DISTINCTIVE TO ENHANCE BUILDING FACADES.
- 16 • A MINIMUM OF 30% OF THE LINEAL HORIZONTAL DIMENSION OF THE FACADE OF EACH
17 FLOOR SHALL BE WINDOWS OR OPENINGS.
- 18 • OPENINGS: IF RESIDENTIAL BUILDINGS ARE DESIGNED IN A TRADITIONAL STYLE, OPENINGS
19 MUST BE VERTICAL IN PROPORTION AND CONSISTENT WITH NEARBY HISTORIC STYLES.

20 WALLS

- 21 • FRONT FACADES OF ATTACHED HOUSES MUST BE MADE OF BRICK.
- 22 • BRICK COLORS SHOULD BE CONSISTENT WITH BALTIMORE TRADITIONS IN A STANDARD
23 MODULAR SIZE.

24 GARAGES

- 25 • GARAGES VISIBLE FROM ANY STREET MUST BE DESIGNED TO BE COMPATIBLE WITH THE
26 ARCHITECTURE OF THE ACCOMPANYING RESIDENCE THROUGH THE SAME OR SIMILAR
27 INCORPORATION OF MATERIALS. GARAGES SHALL BE ACCESSED FROM THE REAR ALLEY.

28 **NON-RESIDENTIAL GUIDELINES:**

29 OVER AND ABOVE THE CODES AND ORDINANCES OF THE CITY OF BALTIMORE, THE FOLLOWING
30 ADDITIONAL STANDARDS SHALL BE APPLIED TO ALL NON-RESIDENTIAL PROPERTIES, WHETHER
31 OCCUPIED OR VACANT.

32 COMMERCIAL REHABILITATION OBJECTIVES ARE ESSENTIAL TO REHABILITATING NON-
33 RESIDENTIAL BUILDINGS IN THE COLDSTREAM HOMESTEAD MONTEBELLO AREA SO AS TO:

Council Bill 07-0592

- 1 • RELATE THE DIVERSE BUILDING TYPES AND CREATE A VISUALLY IDENTIFIABLE
2 COMMERCIAL AREA ALONG HARFORD ROAD.
- 3 • PRESERVE ORIGINAL FACADE AND DESIGN CHARACTERISTICS OF PARTS OF BUILDINGS
4 VISIBLE FROM THE PUBLIC STREETS.
- 5 • ENSURE THAT COMMERCIAL PROPERTIES DO NOT NEGATIVELY IMPACT THE ADJACENT
6 RESIDENTIAL NEIGHBORHOOD.

7 BUILDING FACADES

- 8 • ALL DEFECTIVE AND DETERIORATED STRUCTURAL AND DECORATIVE ELEMENTS OF
9 BUILDING FRONTS AND SIDES, INCLUDING STOREFRONTS, CORNICES, AND PORCHES, SHALL
10 BE REPAIRED OR REPLACED IN A WORKMANLIKE MANNER. ORIGINAL MATERIALS SHOULD
11 BE USED WHEREVER POSSIBLE.
- 12 • ALL BRICK WALLS AND NATURAL STONE WALLS SHALL BE KEPT CLEAN, REPAIRED, AND
13 REPOINTED AS REQUIRED. CLEANING OF MASONRY FACADES BY MEANS OF SANDBLASTING
14 SHALL NOT BE PERMITTED. BRICK WALLS THAT ARE NOT PAINTED SHALL REMAIN
15 UNPAINTED. PAINTED BRICK WALLS SHALL BE PAINTED A COLOR THAT IS COMPATIBLE
16 WITH THE COLORS OF THE NEIGHBORING STRUCTURES.
- 17 • NO NEW FORMSTONE, STUCCO, METAL OR WOOD SIDING, OR EXTERIOR FINISHES SHALL BE
18 PERMITTED OVER BRICK WALL SURFACES. ALL SUCH EXISTING SIDING AND FINISHES THAT
19 ARE DEFECTIVE OVER 10 PERCENT OF THEIR AREA SHALL BE REPAIRED. IF AN EXISTING
20 COVERING IS MORE THAN 50 PERCENT DEFECTIVE, IT SHALL BE REMOVED AND THE WALLS
21 BEHIND THEM MUST BE RESTORED.
- 22 • EXISTING METAL SIDING THAT IS UNDAMAGED, STRUCTURALLY SOUND, AND PERMISSIBLE
23 UNDER THE BALTIMORE CITY BUILDING CODE MAY BE RETAINED.
- 24 • ALL METAL SIDING THAT REMAINS SHALL BE KEPT CLEAN, IN A STATE OF GOOD REPAIR,
25 AND IN A COLOR COMPATIBLE WITH THE COLORS OF THE NEIGHBORING STRUCTURES.
- 26 • ALL MISCELLANEOUS ELEMENTS ON THE EXTERIOR WALLS OF THE STRUCTURES, SUCH AS
27 EMPTY ELECTRICAL BOXES, CONDUITS, PIPES, UNUSED SIGN BRACKETS, ETC., SHALL BE
28 REMOVED.
- 29 • SIDE WALLS SHALL BE FINISHED IN A MANNER THAT IS HARMONIOUS WITH THE FRONT OF
30 THE BUILDING.

31 STOREFRONTS

- 32 • NEW STOREFRONTS THAT PROJECT BEYOND THE ORIGINAL PROPERTY LINE OF THE
33 COMMERCIAL PROPERTIES ARE NOT PERMITTED.
- 34 • SHOW WINDOWS, ENTRANCES, SIGNS, LIGHTING, SUN PROTECTION, SECURITY GRILLES,
35 ETC. SHALL BE COMPATIBLE, HARMONIOUS, AND CONSISTENT WITH THE ORIGINAL SCALE
36 AND CHARACTER OF THE STRUCTURES.

Council Bill 07-0592

- 1 • ENCLOSURES AND HOUSING FOR SECURITY GRILLES AND SCREENS SHALL BE AS
2 INCONSPICUOUS AS POSSIBLE AND COMPATIBLE WITH OTHER ELEMENTS OF THE FACADE.
3 CREATIVE AND CUSTOM SECURITY GRILLES THAT APPEAR MORE LIKE ART THAN SECURITY
4 DEVICES ARE ENCOURAGED.
- 5 • ALL EXPOSED PORTIONS OF THE GRILLE, SCREEN, OR ENCLOSURE THAT ARE NORMALLY
6 PAINTED, AND ALL PORTIONS THAT REQUIRE PAINTING TO PRESERVE, PROTECT, OR
7 RENOVATE THE SURFACE SHALL BE PAINTED.
- 8 • SOLID OR PERMANENTLY ENCLOSED OR COVERED STOREFRONTS SHALL NOT BE
9 PERMITTED.
- 10 • SHOW WINDOWS SHALL NOT BE PAINTED FOR ADVERTISING PURPOSES BUT MAY BE
11 PAINTED WITH LETTERING FOR AUTHORIZED IDENTIFICATION OF THE PLACE OF BUSINESS.
- 12 • SOFT AWNINGS ARE PERMITTED. ALUMINUM AWNINGS ARE NOT PERMITTED.
- 13 • ENCLOSURE OF PORCH FRONTS TO DEVELOP NEW STOREFRONTS IS NOT PERMITTED AFTER
14 THE DATE OF THE ENACTMENT OF THIS ORDINANCE.
- 15 • CONVERSION OF BASEMENTS UNDER PORCHES INTO STOREFRONTS IS NOT PERMITTED.

16 WINDOWS

17 ALL WINDOW OPENINGS SHALL HAVE THE SAME HEIGHTS AND WIDTH THEY DID AT THE TIME THAT
18 THE WALL IN WHICH THE OPENINGS ARE LOCATED WAS ORIGINALLY BUILT. FILLING IN THESE
19 OPENINGS AT THE TOP, BOTTOM, OR SIDES IS NOT PERMITTED. THE FOLLOWING ADDITIONAL
20 REQUIREMENTS SHALL APPLY:

- 21 • ALL WINDOWS MUST BE TIGHT-FITTING AND HAVE SASHES OF PROPER SIZE AND DESIGN.
22 SASHES WITH ROTTEN WOOD, BROKEN JOINTS, OR LOOSE MULLIONS OR MUNTINS SHALL BE
23 REPAIRED OR REPLACED WITH GLASS OR OTHER APPROVED TRANSPARENT MATERIAL, AND
24 ALL EXPOSED WOOD SHALL BE REPAIRED AND PAINTED.
- 25 • WINDOW OPENINGS IN UPPER FLOORS OF THE FRONT OF THE BUILDING SHALL NOT BE
26 FILLED OR BOARDED UP ON THE EXTERIOR. WINDOWS IN UNUSED AREA OF THE UPPER
27 FLOORS MAY BE BACKED BY A SOLID SURFACE ON THE INSIDE OF THE GLASS. WINDOW
28 PANES SHALL NOT BE PAINTED.
- 29 • WINDOW OPENINGS IN SIDES OF BUILDINGS THAT ARE FILLED OR BOARDED ON THE DATE
30 OF ENACTMENT OF THIS ORDINANCE ARE PERMITTED TO REMAIN FOR A PERIOD OF 1 YEAR.
31 DURING THIS PERIOD, THE FILLED OR BOARDED OPENINGS SHALL BE TREATED IN A
32 MANNER THAT IS COMPATIBLE AND HARMONIOUS WITH THE FACADE IN WHICH THEY ARE
33 LOCATED AND SHALL BE MAINTAINED IN GOOD CONDITION.

34 **PARKING**

35 IT IS IMPORTANT TO MINIMIZE THE IMPACT OF PARKING STRUCTURES ON THE CHARACTER OF
36 PEDESTRIAN SPACES AND STREETS, WHILE PROVIDING FOR SUFFICIENT AND CONVENIENT PARKING
37 FOR RESIDENCES AND BUSINESSES.

Council Bill 07-0592

- 1 • NO SURFACE PARKING LOTS FOR 12 OR MORE VEHICLES SHALL BE PERMITTED.

2 SIGN GUIDELINES

3 ALL SIGNS MUST BE IN ACCORDANCE WITH THE ZONING CODE OF BALTIMORE CITY. A MINOR
4 PRIVILEGE PERMIT IS REQUIRED FOR ANY SIGN THAT PROJECTS INTO THE PUBLIC RIGHT-OF-WAY.
5 NEW MINOR PRIVILEGE PERMITS FOR SIGNS MAY BE ISSUED ONLY FOR THOSE SIGNS THAT MEET
6 PROJECT DESIGN CRITERIA. IN ADDITION, THE FOLLOWING PROVISIONS APPLY:

- 7 • ALL SIGNS SHALL BE DESIGNED TO BE COMPATIBLE WITH THE SURROUNDING
8 NEIGHBORHOODS AND WITH THE SIGNAGE SYSTEM AND TEMPLATES DEVELOPED FOR EACH
9 INDIVIDUAL BUILDING DESIGN.
- 10 • WHEN EXISTING SIGNS ARE REMOVED, ANY HOLES OR OTHER DAMAGE SHALL BE PATCHED
11 AND PAINTED AS NECESSARY TO MATCH THE EXISTING WALL SURFACE, AND ALL UNUSED
12 BRACKETS AND CONDUITS SHALL BE REMOVED.
- 13 • ALL LIGHTING AND ELECTRICAL ELEMENTS, SUCH AS WIRES, CONDUITS, JUNCTION BOXES,
14 TRANSFORMERS, BALLASTS, SWITCHES, AND PANEL BOXES, MUST BE CONCEALED FROM
15 VIEW.
- 16 • FLASHING, BACKLIT, OR MOVING SIGNS ARE NOT PERMITTED. THIS DOES NOT INCLUDE
17 BARBER POLES.

18 SIZE AND PLACEMENT

- 19 • THE TOTAL AREA OF SIGNS FOR A BUILDING FACADE MAY NOT EXCEED 2 SQUARE FEET PER
20 LINEAR FOOT OF BUILDING FRONTAGE. THIS TOTAL AREA INCLUDES WINDOW SIGNS,
21 AWNING SIGNS, LOGOS, PRODUCT SIGNS, TEMPORARY SIGNS, OR ANY OTHER SIGNAGE.
22 HOWEVER, NO SIGN IDENTIFYING A BUILDING OCCUPIED BY A SINGLE USER MAY EXCEED
23 100 SQUARE FEET. NO SIGN IDENTIFYING INDIVIDUAL TENANTS IN A MULTI-TENANT
24 BUILDING MAY EXCEED 25 SQUARE FEET. ALL BUILDING SIGNS MUST BE MOUNTED FLAT
25 AGAINST THE SURFACE OF THE BUILDING TO WHICH IT IS ATTACHED.
- 26 • SIGNS SHALL NOT BE PLACED SO AS TO OBSTRUCT WINDOWS, STOREFRONTS, OR CORNICES.
- 27 • IN NO CASE SHALL A SIGN EXTEND ABOVE THE ROOF LINE.
- 28 • ANY SIGN PLACED ABOVE THE FIRST FLOOR OF A BUILDING WILL BE SUBJECT TO THE
29 APPROVAL OF THE DEPARTMENT OF PLANNING.

30 FLAT SIGNS:

- 31 • FLAT SIGNS SHALL BE PLACED PARALLEL TO THE BUILDING FACE AND SHALL NOT PROJECT
32 MORE THAN 12 INCHES FROM THE SURFACE OF THE BUILDING.

Council Bill 07-0592

PAINTED SIGNS AND CUTOUT LETTERS:

- PAINTED SIGNS ON BUILDING SURFACES OR USE OF SEPARATE CUTOUT LETTERS SHALL BE PERMITTED IN ACCORDANCE WITH THE ABOVE LIMITS FOR FLAT SIGNS.

PROJECTING SIGNS (BLADES):

- PROJECTING SIGNS SHALL NOT BE EXTENDED MORE THAN 5 FEET BEYOND THE BUILDING SURFACE.
- ALL SIGNS SHALL BE OF A SOLID, DURABLE MATERIAL, DOUBLE-FACED WITH A MAXIMUM THICKNESS OF 6 INCHES.

FLAGS AND BANNERS

FLAGS AND BANNERS MAY BE DISPLAYED ON A TEMPORARY AND PERMANENT BASIS, SUBJECT TO OBTAINING THE NECESSARY MINOR PRIVILEGE PERMIT, SO LONG AS THE BANNER MATERIAL IS NOT FADED, TORN, OR FRAYED, AND THE POLES ARE WELL MAINTAINED. BANNERS MAY BE DISPLAYED ONLY FROM BUILDINGS AT LEAST 2 STORIES HIGH AND MAY NOT BE LESS THAN 10 FEET ABOVE THE SIDEWALK. ALL BANNER POLES ALONG ONE STREET SHOULD BE SET AT THE SAME ANGLE FROM THE HORIZONTAL PLANE. BANNERS MAY PROJECT UP TO $\frac{1}{3}$ THE WIDTH OF THE SIDEWALK, BUT NOT MORE THAN 5 FEET, WHICHEVER IS GREATER. PROVISIONS FOR FLAGS AND BANNERS MUST OTHERWISE CONFORM TO THE PROVISIONS OF CITY CODES.

SECONDARY SIGNS

SECONDARY SIGNS ON UPPER FLOORS OF A BUILDING SHALL NOT EXCEED 3 SQUARE FEET IN AREA AND SHALL NOT PROJECT MORE THAN 1 INCH BEYOND THE SURFACE OF THE BUILDING, NOR SHALL THEY BE PLACED HIGHER THAN AT THE BOTTOM OF THE SECOND STORY WINDOW.

SECONDARY SIGNS ON THE LOWER FLOORS OF PORCH FRONT BUILDINGS SHALL NOT EXCEED 24 SQUARE FEET IN AREA AND SHALL NOT PROJECT MORE THAN 1 INCH BEYOND THE SURFACE OF THE BUILDING, NOR SHALL THEY BE PLACED HIGHER THAN THE BOTTOM OF THE PORCH RAILING ABOVE.

PAINTED SIGNS ON BUILDING SURFACES OR USE OF SEPARATE CUTOUT LETTERS SHALL BE PERMITTED IN ACCORDANCE WITH THE ABOVE LIMITS FOR FLAT SIGNS.

~~FUTURE MINOR PRIVILEGE PERMITS FOR SIGNS SHALL BE ISSUED ONLY FOR THOSE SIGNS MEETING PROJECT DESIGN CRITERIA.~~

ROOFS

- CHIMNEYS OR ANY OTHER AUXILIARY STRUCTURES ON ROOFS SHALL BE KEPT CLEAN AND IN GOOD REPAIR.
- ROOF MOUNTED STRUCTURES FOR THE SUPPORT OF SIGNS, BILLBOARDS, ETC. ARE NOT PERMITTED.
- ANY MECHANICAL EQUIPMENT PLACED ON A ROOF SHALL BE SO LOCATED AS TO BE HIDDEN FROM VIEW AND TO BE AS INCONSPICUOUS AS POSSIBLE FROM OTHER VIEWPOINTS.

Council Bill 07-0592

1 OTHERWISE, SUCH EQUIPMENT SHALL BE SCREENED WITH SUITABLE ELEMENTS OF A
2 PERMANENT NATURE AND FINISH. WHERE SUCH SCREENING IS UNFEASIBLE, EQUIPMENT
3 SHALL BE INSTALLED IN A NEAT, PRESENTABLE MANNER, AND SHALL BE PAINTED SO AS TO
4 MINIMIZE ITS VISIBILITY.

5 COMPLIANCE

6 NO ALTERATION OR IMPROVEMENT WORK SHALL BE UNDERTAKEN THAT DOES NOT CONFORM
7 WITH THE REQUIREMENTS HEREIN UNLESS THE REQUIREMENTS HAVE BEEN WAIVED BY THE
8 COMMISSIONER.

9 DESIGN REVIEW AND APPROVAL

10 DESIGNS FOR ALL BUILDING IMPROVEMENTS, MODIFICATIONS, REPAIR, REHABILITATION, OR
11 PAINTING CONCERNING THE EXTERIOR OF THE EXISTING BUILDINGS, THEIR SHOW WINDOWS, AND
12 FOR ALL SIGNS, SHALL BE SUBMITTED TO THE COMMISSIONER OF THE DEPARTMENT OF HOUSING
13 AND COMMUNITY DEVELOPMENT AND THE DEPARTMENT OF PLANNING. APPROVAL BY THE
14 DEPARTMENT OF PLANNING SHALL BE REQUIRED BEFORE PROCEEDING WITH THE WORK.

15 THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND/OR THE DEPARTMENT OF
16 PLANNING SHALL SUBMIT TO THE COLDSTREAM HOMESTEAD MONTEBELLO COMMUNITY
17 CORPORATION, OR ITS SUCCESSOR OR ITS ASSIGNEE FOR ITS REVIEW AND COMMENT, THE FORM
18 AND CONTENT OF ALL PLANS AND PROPOSALS TO REDEVELOP LAND, ALL PROPERTY
19 REHABILITATION PLANS, AND ALL WORK AND OCCUPANCY PERMITS. THE COLDSTREAM
20 HOMESTEAD MONTEBELLO COMMUNITY CORPORATION OR ITS SUCCESSOR OR ITS ASSIGNEE,
21 SHALL ADVISE THE DEPARTMENT OF PLANNING OF ITS RECOMMENDATION REGARDING THE
22 ACCEPTABILITY AND/OR PRIORITY OF ALL PLANS, PROPOSALS, AND PERMITS. THE COMMISSIONER
23 OF THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT RETAINS THE FINAL
24 AUTHORITY TO APPROVE OR DISAPPROVE ALL PLANS AND/OR PERMITS AND TO GRANT OR
25 WITHHOLD DEVELOPMENT PRIORITIES, DISPOSING OF REDEVELOPMENT LAND THROUGH
26 PROCEDURES ESTABLISHED BY THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

27 (11) In the Plan, revise Exhibit 2, "Property Acquisition", and Exhibit 3, "Land
28 Disposition", to reflect the changes in the Plan.

29 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Coldstream
30 Homestead Montebello, as amended by this Ordinance and identified as "Urban Renewal Plan,
31 Coldstream Homestead Montebello, revised to include Amendment 8, dated February 12, 2007",
32 is approved. The Department of Planning shall file a copy of the amended Urban Renewal Plan
33 with the Department of Legislative Reference as a permanent public record, available for public
34 inspection and information.

35 **SECTION 3. AND BE IT FURTHER ORDAINED,** That if the amended Urban Renewal Plan
36 approved by this Ordinance in any way fails to meet the statutory requirements for the content of
37 a renewal plan or for the procedures for the preparation, adoption, and approval of a renewal
38 plan, those requirements are waived and the amended Urban Renewal Plan approved by this
39 Ordinance is exempted from them.

40 **SECTION 4. AND BE IT FURTHER ORDAINED,** That if any provision of this Ordinance or the
41 application of this Ordinance to any person or circumstance is held invalid for any reason, the

Council Bill 07-0592

1 invalidity does not affect any other provision or any other application of this Ordinance, and for
2 this purpose the provisions of this Ordinance are declared severable.

3 **SECTION 5. AND BE IT FURTHER ORDAINED,** That if a provision of this Ordinance concerns
4 the same subject as a provision of any zoning, building, electrical, plumbing, health, fire, or
5 safety law or regulation, the applicable provisions shall be construed to give effect to each.
6 However, if the provisions are found to be in irreconcilable conflict, the one that establishes the
7 higher standard for the protection of the public health and safety prevails. If a provision of this
8 Ordinance is found to be in conflict with an existing provision of any other law or regulation that
9 establishes a lower standard for the protection of the public health and safety, the provision of
10 this Ordinance prevails and the other conflicting provision is repealed to the extent of the
11 conflict.

12 **SECTION 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it
13 is enacted.

Certified as duly passed this _____ day of _____, 20__

President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,
this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City