

**CITY OF BALTIMORE  
COUNCIL BILL 07-0592  
(First Reader)**

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Introduced by: Councilmembers Clarke, Curran, Harris, Young, Conaway, Mitchell

Introduced and read first time: February 12, 2007

Assigned to: Urban Affairs and Aging Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Department of Public Works, Baltimore Development Corporation, Department of Recreation and Parks, Baltimore City Parking Authority Board, Department of Transportation

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Urban Renewal – Coldstream Homestead Montebello –**  
3 **Amendment \_**

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

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

21 **Recitals**

22 The Urban Renewal Plan for Coldstream Homestead Montebello was originally approved by  
23 the Mayor and City Council of Baltimore by Ordinance 77-289 and last amended by Ordinance  
24 01-177.

25 An amendment to the Urban Renewal Plan for Coldstream Homestead Montebello is  
26 necessary to authorize the acquisition by purchase or by condemnation of certain properties for  
27 urban renewal purposes, amend Appendix A and revise certain exhibits to reflect the changes in  
28 the Plan, transfer administrative and other authority over the Plan from the Department of  
29 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.

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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.

35 (3) Demolition

36 All applications for demolition permits shall be submitted to the Department of  
37 PLANNING [Housing and Community Development] for review and approval.  
38 Upon finding that the proposed demolition is consistent with the objectives of the

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

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

14 1. Acquisition

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

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

20 a. Property Rehabilitation Standards

21 \*\*\*\*\*

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

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

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

32 4. Review of Development

33 a. Department of Housing and Community Development and the DEPARTMENT  
34 OF PLANNING Review

35 The [Department] DEPARTMENTS of Housing and Community Development  
36 AND PLANNING specifically [reserves] RESERVE the right to review and  
37 approve the Redeveloper’s plans and specifications for development or  
38 rehabilitation with respect to their conformance with the provisions of the  
39 [renewal plan] RENEWAL PLAN and in order to achieve harmonious

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1 development of the [project area] PROJECT AREA. The [Department]  
2 DEPARTMENTS also [reserves] RESERVE the right to refuse to approve any  
3 [such] drawings, plans or specifications that are not suitable or desirable, in  
4 [its] THEIR opinion, for aesthetic or functional reasons, and, in so passing upon  
5 [such] THE drawings, plans and specifications, [it] THEY shall have the right to  
6 take into consideration, but shall not be limited to, the suitability of the site  
7 plan, architectural treatment, building plans, elevations, materials and color,  
8 construction details, access, parking, loading, landscaping, identification  
9 signs, exterior lighting, refuse collection details, streets, sidewalks and the  
10 harmony of the plans with the surroundings.

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

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

### 20 b. Community Review

21 (1) The Department of [Housing and Community Development] PLANNING  
22 shall submit to the Coldstream Homestead Montebello Community  
23 Corporation, or its successor, for its review and comment the form and  
24 content of all proposals to redevelop land to be disposed of. The  
25 Coldstream Homestead Montebello Community Corporation, or its  
26 successor, shall advise the Department of [Housing and Community  
27 Development] PLANNING of its recommendations regarding the  
28 acceptability and priority of all proposals. The written comments shall be  
29 transmitted to the Department of PLANNING AND SUBSEQUENTLY TO THE  
30 DEPARTMENT OF Housing and Community Development no later than 3  
31 weeks after the proposals have been submitted to the Coldstream  
32 Homestead Montebello Community Corporation, or its successor;  
33 otherwise, it is presumed that the proposals are acceptable. The  
34 Commissioner of the Department of Housing and Community  
35 Development, however, retains the final authority with respect to granting  
36 or withholding development priorities and shall dispose of redevelopment  
37 land through procedures established by the Department.

38 (2) The Department of [Housing and Community Development] PLANNING  
39 shall submit to the Coldstream Homestead Montebello Community  
40 Corporation, or its successor, for its review and comment, the Preliminary  
41 Plans and the Proposed Final Construction Plans for each disposition lot  
42 designated in this Plan. The written comments and recommendations  
43 from this review shall be transmitted to the Department of PLANNING AND  
44 SUBSEQUENTLY TO THE DEPARTMENT OF Housing and Community  
45 Development no later than [three] 3 weeks after the plans have been  
46 submitted to the [said] Coldstream Homestead Montebello Community

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1 Corporation; otherwise, it is presumed that the plans are acceptable. The  
2 Commissioner of the Department of Housing and Community  
3 Development retains final authority to approve or disapprove all plans.

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

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

8 2. Zoning

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

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

17 Appendix A

18 Properties for Acquisition & Disposition for Residential Rehabilitation

19 1738 E. 28<sup>th</sup> Street  
20 1806 E. 28<sup>TH</sup> STREET  
21 1810 E. 28<sup>TH</sup> STREET  
22 1832 E. 28<sup>TH</sup> STREET  
23 1836 E. 28<sup>TH</sup> STREET  
24 1838 E. 28<sup>TH</sup> STREET  
25 1842 E. 28<sup>TH</sup> STREET  
26 1900 E. 28<sup>TH</sup> STREET  
27 1910 E. 28<sup>TH</sup> STREET  
28 1928 E. 28<sup>TH</sup> STREET  
29 1932 E. 28<sup>TH</sup> STREET  
30 1615 E. 29<sup>TH</sup> STREET  
31 1619 E. 29<sup>TH</sup> STREET  
32 1703 E. 29<sup>TH</sup> STREET  
33 1727 E. 29<sup>th</sup> Street  
34 1600 E. 30<sup>TH</sup> STREET  
35 1601 E. 30<sup>TH</sup> STREET  
36 1616 E. 30<sup>TH</sup> STREET  
37 1631 E. 30<sup>TH</sup> STREET  
38 1712 E. 30<sup>TH</sup> STREET  
39 1718 E. 30<sup>TH</sup> STREET  
40 1731 E. 30<sup>TH</sup> STREET  
41 1903 E. 30<sup>TH</sup> STREET  
42 2008 E. 30<sup>TH</sup> STREET  
43 2012 E. 30<sup>TH</sup> STREET

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1 2013 E. 30<sup>TH</sup> STREET  
2 2034 E. 30<sup>TH</sup> STREET  
3 2036 E. 30<sup>TH</sup> STREET  
4 1726 E. 31<sup>ST</sup> STREET  
5 1729 E. 31<sup>ST</sup> STREET  
6 1901 E. 31<sup>ST</sup> STREET  
7 1907 E. 31<sup>ST</sup> STREET  
8 1912 E. 31<sup>ST</sup> STREET  
9 1916 E. 31<sup>ST</sup> STREET  
10 1921 E. 31<sup>ST</sup> STREET  
11 1923 E. 31<sup>ST</sup> STREET  
12 1931 E. 31<sup>ST</sup> STREET  
13 2012 E. 31<sup>ST</sup> STREET  
14 2016 E. 31<sup>ST</sup> STREET  
15 2041 E. 31<sup>ST</sup> STREET  
16 1602 E. 32<sup>ND</sup> STREET  
17 1628 E. 32<sup>ND</sup> STREET  
18 1725 E. 32<sup>ND</sup> STREET  
19 1806 E. 32<sup>ND</sup> STREET  
20 2039 E. 32<sup>ND</sup> STREET  
21 1631 E. 33<sup>RD</sup> STREET  
22 1557 Abbotston Street  
23 1612 Carswell Street plus adjoining lot - Lot 5A, Block 4130 - described as  
24 on the northeast side of Carswell Street 240 feet northwest of Polk  
25 Street  
26 [1643 Carswell Street]  
27 1701 Carswell Street  
28 1634 CHILTON STREET  
29 1647 CHILTON STREET  
30 1816 CHILTON STREET  
31 1820 CHILTON STREET  
32 2558 Garrett Avenue  
33 2636 Garrett Avenue  
34 2658 Harford Road  
35 2724 HARFORD ROAD  
36 2732 HARFORD ROAD  
37 2812 Harford Road  
38 2832 HARFORD ROAD  
39 2834 HARFORD ROAD  
40 2854 HARFORD ROAD  
41 2856 HARFORD ROAD  
42 2858 HARFORD ROAD  
43 2860 HARFORD ROAD  
44 2864 HARFORD ROAD  
45 2866 HARFORD ROAD  
46 2874 HARFORD ROAD  
47 2876 HARFORD ROAD  
48 2956 HARFORD ROAD  
49 3004 HARFORD ROAD  
50 3022 HARFORD ROAD  
51 3122 HARFORD ROAD

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1 2880 HILLEN ROAD  
2 2882 HILLEN ROAD  
3 2884 HILLEN ROAD  
4 2713 THE ALAMEDA  
5 2714 THE ALAMEDA  
6 2729 THE ALAMEDA  
7 2733 THE ALAMEDA  
8 2735 THE ALAMEDA  
9 2741 THE ALAMEDA  
10 2751 THE ALAMEDA  
11 2752 THE ALAMEDA  
12 2754 THE ALAMEDA  
13 2772 THE ALAMEDA  
14 2788 ½ THE ALAMEDA  
15 2790 ½ THE ALAMEDA  
16 2797 ½ THE ALAMEDA  
17 2798 THE ALAMEDA  
18 2799 ½ THE ALAMEDA  
19 2799 THE ALAMEDA  
20 2803 THE ALAMEDA  
21 2820 THE ALAMEDA  
22 2905 THE ALAMEDA  
23 2909 THE ALAMEDA  
24 2926 THE ALAMEDA  
25 3001 THE ALAMEDA

26 PROPERTIES FOR ACQUISITION & DISPOSITION FOR REDEVELOPMENT

27 1601 E. 28<sup>TH</sup> STREET  
28 1603 E. 28<sup>TH</sup> STREET  
29 1605 E. 28<sup>TH</sup> STREET  
30 1607 E. 28<sup>TH</sup> STREET  
31 1609 E. 28<sup>TH</sup> STREET  
32 1701 E. 28<sup>TH</sup> STREET  
33 1703 E. 28<sup>TH</sup> STREET  
34 1705 E. 28<sup>TH</sup> STREET  
35 1707 E. 28<sup>TH</sup> STREET  
36 1709 E. 28<sup>TH</sup> STREET  
37 1711 E. 28<sup>TH</sup> STREET  
38 1801 E. 28<sup>TH</sup> STREET  
39 1803 E. 28<sup>TH</sup> STREET  
40 1805 E. 28<sup>TH</sup> STREET  
41 1807 E. 28<sup>TH</sup> STREET  
42 1809 E. 28<sup>TH</sup> STREET  
43 1811 E. 28<sup>TH</sup> STREET  
44 1813 E. 28<sup>TH</sup> STREET  
45 1901 E. 28<sup>TH</sup> STREET  
46 1903 E. 28<sup>TH</sup> STREET  
47 1905 E. 28<sup>TH</sup> STREET  
48 1907 E. 28<sup>TH</sup> STREET  
49 1909 E. 28<sup>TH</sup> STREET

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1 1911 E. 28<sup>TH</sup> STREET  
2 1913 E. 28<sup>TH</sup> STREET  
3 1915 E. 28<sup>TH</sup> STREET  
4 1917 E. 28<sup>TH</sup> STREET  
5 1919 E. 28<sup>TH</sup> STREET  
6 2700 FENWICK AVENUE  
7 2701 FENWICK AVENUE  
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10 2704 FENWICK AVENUE  
11 2705 FENWICK AVENUE  
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12 2700 TIVOLY AVENUE  
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### 1 GENERAL GUIDELINES:

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

### 19 REHABILITATION GUIDELINES:

#### 20 FRONT AND SIDE WALLS

- 21 • ORIGINAL BRICK WALLS SHALL BE RETAINED. UNPAINTED BRICK SHOULD REMAIN SO.  
22 WHEN REPAIRING AND/OR REPOINTING BRICK WALLS, EVERY EFFORT SHOULD BE MADE TO  
23 USE THE LEAST ABRASIVE METHOD POSSIBLE AND TO DUPLICATE THE ORIGINAL STYLE  
24 AND COLOR OF MORTAR AND REPLACEMENT BRICK.
- 25 • PAINTING FORMSTONE IS PERMITTED AND ENCOURAGED.
- 26 • VINYL SIDING, STUCCO, EXPOSED CONCRETE BLOCK, AND EXPOSED PRESSURE TREATED  
27 WOOD ARE NOT APPROPRIATE MATERIALS FOR BUILDING FRONTS. FACADES THAT ARE  
28 NOT READILY VISIBLE FROM THE STREET MAY BE COVERED IN STUCCO OR FIBER CEMENT  
29 BOARD.

#### 30 CORNICES

- 31 • CORNICE SHAPE, SIZE, PROFILE AND DETAILS SUCH AS DENTILS, BRACKETS, MODILLIONS,  
32 SHOULD BE RETAINED. REPLACEMENT DETAILS SHOULD MATCH THE ORIGINAL DESIGN AS  
33 CLOSELY AS POSSIBLE.
- 34 • VINYL OR ALUMINUM SIDING SHOULD NOT COVER THE CORNICE.

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### FRONT, SIDE AND REAR YARD FENCING

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

### ADDITIONS OR GARAGES

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

### WINDOWS AND DOORS

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

### PORCHES, STEPS, AND FRONT YARDS

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

- WHEN REPLACING PORCHFRONT ELEMENTS, MATCH THE ORIGINAL ELEMENTS OF THE ROW AS CLOSELY AS POSSIBLE. T-1-11 PANELING, PLYWOOD, VINYL AND ALUMINUM SIDING, CINDERBLOCK, LATTICE, AND EXPOSED PRESSURE-TREATED WOODEN STEPS, COLUMNS, AND RAILINGS ARE DISCOURAGED.
- FOUNDATIONS OF ASHLAR STONE SHOULD BE REPAIRED AND REPOINTED WITH MATCHING MORTAR AND MORTAR JOINTS.
- FRONT PORCHES SHOULD REMAIN OPEN.
- ORIGINAL PORCHES SHOULD BE RETAINED AND NOT BE FILLED IN WITH OPAQUE MATERIALS.

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- 1 • PORCH POSTS AND RAILINGS SHOULD BE COMPATIBLE WITH THE ORIGINAL APPEARANCE  
2 AND OTHER HOUSES IN THE ROW.
- 3 • STEPS SHOULD BE ORIENTED IN THE SAME MANNER AS OTHER HOUSES IN THE ROW.
- 4 • REPLACEMENT STEPS SHOULD BE STONE, BRICK OR CONCRETE, NOT PRESSURE TREATED  
5 WOOD.
- 6 • FRONT YARDS SHOULD BE LANDSCAPED WITH PLANT MATERIAL; CEMENT SLABS  
7 COVERING THE FRONT YARD AREA ARE NOT ALLOWED.

### 8 **NEW CONSTRUCTION RESIDENTIAL GUIDELINES:**

#### 9 BUILDING FORM AND PLACEMENT

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

#### 15 BUILDING HEIGHT

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

#### 17 PARKING

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

#### 21 CURB-CUT AND SERVICING

- 22 • ALL CURB CUTS SHALL BE DESIGNED TO MINIMIZE IMPACT ON THE PEDESTRIAN  
23 ENVIRONMENT.
- 24 • SERVICING AREAS, SUCH AS DUMPSTERS, MUST BE INTERNAL TO THE BLOCKS AND  
25 ACCESSED THROUGH ALLEYS AND NOT THROUGH THE NEIGHBORHOOD STREETS. TRASH  
26 COLLECTION SHOULD BE ACCOMMODATED ON ALLEYS WHERE POSSIBLE.

#### 27 ROOFS

- 28 • THE ROOFLINE OF BUILDINGS SHOULD BE COMPATIBLE WITH OTHER HOUSES IN THE ROW.
- 29 • FRONT BUILDING WALLS SHOULD END WITH ORIGINAL CORNICES OR NEW CORNICES  
30 CONSISTENT WITH THE SCALE AND DESIGN OF OTHER HOUSES IN THE ROW.

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- 1       • ROOF DECKS, WHERE PERMITTED, SHOULD BE SET BACK FROM THE FRONT OF THE HOUSE  
2       AND BE AS INCONSPICUOUS AS POSSIBLE.

### 3       FENESTRATION

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

### 10      WALLS

- 11      • FRONT FACADES OF ATTACHED HOUSES MUST BE MADE OF BRICK.
- 12      • BRICK COLORS SHOULD BE CONSISTENT WITH BALTIMORE TRADITIONS IN A STANDARD  
13      MODULAR SIZE.

### 14      GARAGES

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

### 18      **NON-RESIDENTIAL GUIDELINES:**

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

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

- 24      • RELATE THE DIVERSE BUILDING TYPES AND CREATE A VISUALLY IDENTIFIABLE  
25      COMMERCIAL AREA ALONG HARFORD ROAD.
- 26      • PRESERVE ORIGINAL FACADE AND DESIGN CHARACTERISTICS OF PARTS OF BUILDINGS  
27      VISIBLE FROM THE PUBLIC STREETS.
- 28      • ENSURE THAT COMMERCIAL PROPERTIES DO NOT NEGATIVELY IMPACT THE ADJACENT  
29      RESIDENTIAL NEIGHBORHOOD.

### 30      BUILDING FACADES

- 31      • ALL DEFECTIVE AND DETERIORATED STRUCTURAL AND DECORATIVE ELEMENTS OF  
32      BUILDING FRONTS AND SIDES, INCLUDING STOREFRONTS, CORNICES, AND PORCHES, SHALL  
33      BE REPAIRED OR REPLACED IN A WORKMANLIKE MANNER. ORIGINAL MATERIALS SHOULD  
34      BE USED WHEREVER POSSIBLE.



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- 1 • ALL BRICK WALLS AND NATURAL STONE WALLS SHALL BE KEPT CLEAN, REPAIRED, AND  
2 REPOINTED AS REQUIRED. CLEANING OF MASONRY FACADES BY MEANS OF SANDBLASTING  
3 SHALL NOT BE PERMITTED. BRICK WALLS THAT ARE NOT PAINTED SHALL REMAIN  
4 UNPAINTED. PAINTED BRICK WALLS SHALL BE PAINTED A COLOR THAT IS COMPATIBLE  
5 WITH THE COLORS OF THE NEIGHBORING STRUCTURES.
- 6 • NO NEW FORMSTONE, STUCCO, METAL OR WOOD SIDING, OR EXTERIOR FINISHES SHALL BE  
7 PERMITTED OVER BRICK WALL SURFACES. ALL SUCH EXISTING SIDING AND FINISHES THAT  
8 ARE DEFECTIVE OVER 10 PERCENT OF THEIR AREA SHALL BE REPAIRED. IF AN EXISTING  
9 COVERING IS MORE THAN 50 PERCENT DEFECTIVE, IT SHALL BE REMOVED AND THE WALLS  
10 BEHIND THEM MUST BE RESTORED.
- 11 • EXISTING METAL SIDING THAT IS UNDAMAGED, STRUCTURALLY SOUND, AND PERMISSIBLE  
12 UNDER THE BALTIMORE CITY BUILDING CODE MAY BE RETAINED.
- 13 • ALL METAL SIDING THAT REMAINS SHALL BE KEPT CLEAN, IN A STATE OF GOOD REPAIR,  
14 AND IN A COLOR COMPATIBLE WITH THE COLORS OF THE NEIGHBORING STRUCTURES.
- 15 • ALL MISCELLANEOUS ELEMENTS ON THE EXTERIOR WALLS OF THE STRUCTURES, SUCH AS  
16 EMPTY ELECTRICAL BOXES, CONDUITS, PIPES, UNUSED SIGN BRACKETS, ETC., SHALL BE  
17 REMOVED.
- 18 • SIDE WALLS SHALL BE FINISHED IN A MANNER THAT IS HARMONIOUS WITH THE FRONT OF  
19 THE BUILDING.

### 20 STOREFRONTS

- 21 • NEW STOREFRONTS THAT PROJECT BEYOND THE ORIGINAL PROPERTY LINE OF THE  
22 COMMERCIAL PROPERTIES ARE NOT PERMITTED.
- 23 • SHOW WINDOWS, ENTRANCES, SIGNS, LIGHTING, SUN PROTECTION, SECURITY GRILLES,  
24 ETC. SHALL BE COMPATIBLE, HARMONIOUS, AND CONSISTENT WITH THE ORIGINAL SCALE  
25 AND CHARACTER OF THE STRUCTURES.
- 26 • ENCLOSURES AND HOUSING FOR SECURITY GRILLES AND SCREENS SHALL BE AS  
27 INCONSPICUOUS AS POSSIBLE AND COMPATIBLE WITH OTHER ELEMENTS OF THE FACADE.  
28 CREATIVE AND CUSTOM SECURITY GRILLES THAT APPEAR MORE LIKE ART THAN SECURITY  
29 DEVICES ARE ENCOURAGED.
- 30 • ALL EXPOSED PORTIONS OF THE GRILLE, SCREEN, OR ENCLOSURE THAT ARE NORMALLY  
31 PAINTED, AND ALL PORTIONS THAT REQUIRE PAINTING TO PRESERVE, PROTECT, OR  
32 RENOVATE THE SURFACE SHALL BE PAINTED.
- 33 • SOLID OR PERMANENTLY ENCLOSED OR COVERED STOREFRONTS SHALL NOT BE  
34 PERMITTED.
- 35 • SHOW WINDOWS SHALL NOT BE PAINTED FOR ADVERTISING PURPOSES BUT MAY BE  
36 PAINTED WITH LETTERING FOR AUTHORIZED IDENTIFICATION OF THE PLACE OF BUSINESS.
- 37 • SOFT AWNINGS ARE PERMITTED. ALUMINUM AWNINGS ARE NOT PERMITTED.

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- 1 • ENCLOSURE OF PORCH FRONTS TO DEVELOP NEW STOREFRONTS IS NOT PERMITTED AFTER  
2 THE DATE OF THE ENACTMENT OF THIS ORDINANCE.
- 3 • CONVERSION OF BASEMENTS UNDER PORCHES INTO STOREFRONTS IS NOT PERMITTED.

### 4 WINDOWS

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

- 9 • ALL WINDOWS MUST BE TIGHT-FITTING AND HAVE SASHES OF PROPER SIZE AND DESIGN.  
10 SASHES WITH ROTTEN WOOD, BROKEN JOINTS, OR LOOSE MULLIONS OR MUNTINS SHALL BE  
11 REPAIRED OR REPLACED WITH GLASS OR OTHER APPROVED TRANSPARENT MATERIAL, AND  
12 ALL EXPOSED WOOD SHALL BE REPAIRED AND PAINTED.
- 13 • WINDOW OPENINGS IN UPPER FLOORS OF THE FRONT OF THE BUILDING SHALL NOT BE  
14 FILLED OR BOARDED UP ON THE EXTERIOR. WINDOWS IN UNUSED AREA OF THE UPPER  
15 FLOORS MAY BE BACKED BY A SOLID SURFACE ON THE INSIDE OF THE GLASS. WINDOW  
16 PANES SHALL NOT BE PAINTED.
- 17 • WINDOW OPENINGS IN SIDES OF BUILDINGS THAT ARE FILLED OR BOARDED ON THE DATE  
18 OF ENACTMENT OF THIS ORDINANCE ARE PERMITTED TO REMAIN FOR A PERIOD OF 1 YEAR.  
19 DURING THIS PERIOD, THE FILLED OR BOARDED OPENINGS SHALL BE TREATED IN A  
20 MANNER THAT IS COMPATIBLE AND HARMONIOUS WITH THE FACADE IN WHICH THEY ARE  
21 LOCATED AND SHALL BE MAINTAINED IN GOOD CONDITION.

### 22 **PARKING**

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

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

### 27 **SIGN GUIDELINES**

28 ALL SIGNS MUST BE IN ACCORDANCE WITH THE ZONING CODE OF BALTIMORE CITY. IN ADDITION,  
29 THE FOLLOWING PROVISIONS APPLY:

- 30 • ALL SIGNS SHALL BE DESIGNED TO BE COMPATIBLE WITH THE SURROUNDING  
31 NEIGHBORHOODS AND WITH THE SIGNAGE SYSTEM AND TEMPLATES DEVELOPED FOR EACH  
32 INDIVIDUAL BUILDING DESIGN.
- 33 • WHEN EXISTING SIGNS ARE REMOVED, ANY HOLES OR OTHER DAMAGE SHALL BE PATCHED  
34 AND PAINTED AS NECESSARY TO MATCH THE EXISTING WALL SURFACE, AND ALL UNUSED  
35 BRACKETS AND CONDUITS SHALL BE REMOVED.

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- 1 • ALL LIGHTING AND ELECTRICAL ELEMENTS, SUCH AS WIRES, CONDUITS, JUNCTION BOXES,  
2 TRANSFORMERS, BALLASTS, SWITCHES, AND PANEL BOXES, MUST BE CONCEALED FROM  
3 VIEW.
- 4 • FLASHING, BACKLIT, OR MOVING SIGNS ARE NOT PERMITTED. THIS DOES NOT INCLUDE  
5 BARBER POLES.

### 6 SIZE AND PLACEMENT

- 7 • THE TOTAL AREA OF SIGNS FOR A BUILDING FACADE MAY NOT EXCEED 2 SQUARE FEET PER  
8 LINEAR FOOT OF BUILDING FRONTAGE. THIS TOTAL AREA INCLUDES WINDOW SIGNS,  
9 AWNING SIGNS, LOGOS, PRODUCT SIGNS, TEMPORARY SIGNS, OR ANY OTHER SIGNAGE.  
10 HOWEVER, NO SIGN IDENTIFYING A BUILDING OCCUPIED BY A SINGLE USER MAY EXCEED  
11 100 SQUARE FEET. NO SIGN IDENTIFYING INDIVIDUAL TENANTS IN A MULTI-TENANT  
12 BUILDING MAY EXCEED 25 SQUARE FEET. ALL BUILDING SIGNS MUST BE MOUNTED FLAT  
13 AGAINST THE SURFACE OF THE BUILDING TO WHICH IT IS ATTACHED.
- 14 • SIGNS SHALL NOT BE PLACED SO AS TO OBSTRUCT WINDOWS, STOREFRONTS, OR CORNICES.
- 15 • IN NO CASE SHALL A SIGN EXTEND ABOVE THE ROOF LINE.
- 16 • ANY SIGN PLACED ABOVE THE FIRST FLOOR OF A BUILDING WILL BE SUBJECT TO THE  
17 APPROVAL OF THE DEPARTMENT OF PLANNING.

### 18 FLAT SIGNS:

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

### 21 PAINTED SIGNS AND CUTOUT LETTERS:

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

### 24 PROJECTING SIGNS (BLADES):

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

### 29 FLAGS AND BANNERS

30 FLAGS AND BANNERS MAY BE DISPLAYED ON A TEMPORARY AND PERMANENT BASIS, SUBJECT TO  
31 OBTAINING THE NECESSARY MINOR PRIVILEGE PERMIT, SO LONG AS THE BANNER MATERIAL IS NOT  
32 FADED, TORN, OR FRAYED, AND THE POLES ARE WELL MAINTAINED. BANNERS MAY BE DISPLAYED  
33 ONLY FROM BUILDINGS AT LEAST 2 STORIES HIGH AND MAY NOT BE LESS THAN 10 FEET ABOVE  
34 THE SIDEWALK. ALL BANNER POLES ALONG ONE STREET SHOULD BE SET AT THE SAME ANGLE  
35 FROM THE HORIZONTAL PLANE. BANNERS MAY PROJECT UP TO  $\frac{1}{3}$  THE WIDTH OF THE SIDEWALK,

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1 BUT NOT MORE THAN 5 FEET, WHICHEVER IS GREATER. PROVISIONS FOR FLAGS AND BANNERS  
2 MUST OTHERWISE CONFORM TO THE PROVISIONS OF CITY CODES.

### 3 SECONDARY SIGNS

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

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

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

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

### 15 **ROOFS**

- 16 • CHIMNEYS OR ANY OTHER AUXILIARY STRUCTURES ON ROOFS SHALL BE KEPT CLEAN AND  
17 IN GOOD REPAIR.
- 18 • ROOF MOUNTED STRUCTURES FOR THE SUPPORT OF SIGNS, BILLBOARDS, ETC. ARE NOT  
19 PERMITTED.
- 20 • ANY MECHANICAL EQUIPMENT PLACED ON A ROOF SHALL BE SO LOCATED AS TO BE  
21 HIDDEN FROM VIEW AND TO BE AS INCONSPICUOUS AS POSSIBLE FROM OTHER VIEWPOINTS.  
22 OTHERWISE, SUCH EQUIPMENT SHALL BE SCREENED WITH SUITABLE ELEMENTS OF A  
23 PERMANENT NATURE AND FINISH. WHERE SUCH SCREENING IS UNFEASIBLE, EQUIPMENT  
24 SHALL BE INSTALLED IN A NEAT, PRESENTABLE MANNER, AND SHALL BE PAINTED SO AS TO  
25 MINIMIZE ITS VISIBILITY.

### 26 **COMPLIANCE**

27 NO ALTERATION OR IMPROVEMENT WORK SHALL BE UNDERTAKEN THAT DOES NOT CONFORM  
28 WITH THE REQUIREMENTS HEREIN UNLESS THE REQUIREMENTS HAVE BEEN WAIVED BY THE  
29 COMMISSIONER.

### 30 **DESIGN REVIEW AND APPROVAL**

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

36 THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND/OR THE DEPARTMENT OF  
37 PLANNING SHALL SUBMIT TO THE COLDSTREAM HOMESTEAD MONTEBELLO COMMUNITY

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1 CORPORATION, OR ITS SUCCESSOR OR ITS ASSIGNEE FOR ITS REVIEW AND COMMENT, THE FORM  
2 AND CONTENT OF ALL PLANS AND PROPOSALS TO REDEVELOP LAND, ALL PROPERTY  
3 REHABILITATION PLANS, AND ALL WORK AND OCCUPANCY PERMITS. THE COLDSTREAM  
4 HOMESTEAD MONTEBELLO COMMUNITY CORPORATION OR ITS SUCCESSOR OR ITS ASSIGNEE,  
5 SHALL ADVISE THE DEPARTMENT OF PLANNING OF ITS RECOMMENDATION REGARDING THE  
6 ACCEPTABILITY AND/OR PRIORITY OF ALL PLANS, PROPOSALS, AND PERMITS. THE COMMISSIONER  
7 OF THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT RETAINS THE FINAL  
8 AUTHORITY TO APPROVE OR DISAPPROVE ALL PLANS AND/OR PERMITS AND TO GRANT OR  
9 WITHHOLD DEVELOPMENT PRIORITIES, DISPOSING OF REDEVELOPMENT LAND THROUGH  
10 PROCEDURES ESTABLISHED BY THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

11 (11) In the Plan, revise Exhibit 2, “Property Acquisition”, and Exhibit 3, “Land  
12 Disposition”, to reflect the changes in the Plan.

13 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Coldstream  
14 Homestead Montebello, as amended by this Ordinance and identified as “Urban Renewal Plan,  
15 Coldstream Homestead Montebello, revised to include Amendment \_\_, dated February 12, 2007”,  
16 is approved. The Department of Planning shall file a copy of the amended Urban Renewal Plan  
17 with the Department of Legislative Reference as a permanent public record, available for public  
18 inspection and information.

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

24 **SECTION 4. AND BE IT FURTHER ORDAINED,** That if any provision of this Ordinance or the  
25 application of this Ordinance to any person or circumstance is held invalid for any reason, the  
26 invalidity does not affect any other provision or any other application of this Ordinance, and for  
27 this purpose the provisions of this Ordinance are declared severable.

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

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