

**AMENDMENTS TO COUNCIL BILL 22-0226  
(1<sup>st</sup> Reader Copy)**

By: Economic and Community Development Committee  
{To be offered on the Council floor.}

**Amendment No. 1**

On page 6, in line 20, strike the “X” in the column labeled “TOD-4”.

**Amendment No. 2**

On page 9, strike lines 27 through 29 in their entirety.

**Amendment No. 3**

On page 10, after line 11, insert:

“9. Issuance of a Waiver.

The Commissioner of the Department of Housing and Community Development may, at any time, issue a waiver from any provision of the Renewal plan if, after consideration, a waiver is determined by the Commissioner to be in the best interest of the development or redevelopment of the land. Upon receipt of a waiver request the Commissioner shall provide written notice and a copy of the waiver request to the Charles North Community Association, or their successor organization. Before a waiver may be issued by the Commissioner the Charles North Community Association or any successor organizations shall have 3 weeks from the date of the notice to provide comments on the waiver request to the Commissioner. If the Charles North Community Association or any successor organization fails to provide comments on the waiver request within the 3 week term it shall be presumed that the waiver request is satisfactory.”

**Amendment No. 4**

On page 10, strike beginning with “In” in line 15 down through and including “prevail.” in line 17.

**Amendment No. 5**

On page 10, in line 20, strike “December 31, 2022” and substitute “December 31, 2030”.

**Amendment No. 6**

On page 10, in line 31, strike “approved” and substitute “satisfactory”.

**Amendment No. 7**

On page 13, after line 8, insert:

“10 E. North Avenue  
21 E. North Avenue”.

**Amendment No. 8**

On page 15, strike lines 10 through 16 in their entireties and substitute:

- “2. Generally, buildings should create a solid block face, reinforcing traditional block patterns and enhancing the urban character of streets and open spaces.
3. New buildings must be designed to enhance the public realm, with main entrances facing the street.
4. New buildings must be designed with well composed and articulated facades.”;

and, on that same page; in line 20, strike “Roof” and substitute “It is recommended that roof”; and, on that same page, in line 22, strike “Where visible” and substitute “When possible”; and, on that same page, in line 23, strike “Ancillary” and substitute “It is recommended that ancillary”; and, on that same page, in line 26, strike “Trash enclosures are not allowed in front or side yards” and substitute “When possible, trash enclosures should be located in back yards or rear alleyways”; and, on that same page, in line 27, strike “Mechanical” and substitute “It is recommended that mechanical”; and, on that same page, in line 28, strike “Air” and substitute “It is recommended that air”; and, on that same page, strike beginning with “they” in line 30 down through and including “incorporate” in line 32 and substitute “it is recommended that they include”.

### **Amendment No. 9**

On page 16, in line 3, strike “Original” and substitute “When possible original”; and, on that same page, strike beginning with “Unpainted” in line 3 down through and including “brick” in line 6 and substitute “When possible, unpainted brick should remain unpainted. When repairing or repointing brick property owners must use those methods outlined in the NPS Preservation Brief. When repointing brick all new mortar must match the historic color, texture, composition, and tooling of the original mortar”; and, on that same page, in line 7, strike “and encouraged”; and, on that same page, in line 9, strike “building fronts” and substitute “facades”; and, on that same page, in line 17, strike “and in a traditionally historic color”; and, on that same page, in line 19, strike “1.”; and, on that same page, strike line 21 in its entirety; and, on that same page, in line 29, strike “Paint” and substitute “It is recommended that paint”; and, on that same page, in line 31, after “be” insert “: (i) constructed with wood or iron material; and (ii)”; and, on that same page, in line 32, after “allowed” insert “in the front yard”.

### **Amendment No. 10**

On page 17, in line 15, after the period insert “Additionally, building setbacks must align with all City and State zoning and housing law and regulations.”; and, on that same page, in line 18, after “row” insert “and comply with the Baltimore Zoning Code”; and, on that same page, strike beginning with “end” in line 19 down through and including “row” in line 20 and substitute “be capped with original or new cornices”; and, on that same page, strike beginning with “be” in line 21 down through and including “possible” in line 22 and substitute “follow Baltimore City Design Manual, as it may be amended from time to time”; and, on that same page, in line 24, strike “Front” and substitute “It is recommended that front”; and, on that same page, in line 29, strike “nearby historical styles” and substitute “adjacent buildings”.

### **Amendment No. 11**

On page 18, strike lines 2 through 4 in their entirety and substitute “Front facades of attached houses must be consistent with the materials of the houses on the shared block.”; and, on that same page, in line 14, strike “workmanlike” and substitute “skilled”; and, on that same page, in that same line, after “Original” insert “or matching”.

### **Amendment No. 12**

On page 19, in line 7, strike “Enclosures” and substitute “It is recommended that enclosures”; and, on that same page, in line 8, strike “Creative and” and substitute “Decorative artistic”; and, on that same page, in line 9, strike “that appear more like art than security devices”; and, on that same page, strike beginning with “of” in line 10 down through and including “portions” in line 11; and, on that same page, in line 13, strike “Solid” and substitute “Unless a building is vacant or abandoned solid”; and, on that same page, strike lines 14 and 15 in their entirety; and, on that same page, strike lines 28 through 32 in their entirety.

### **Amendment No. 13**

On page 20, in line 3, after the comma insert “it is recommended that”.

### **Amendment No. 14**

On page 21, strike beginning with “has” in line 21 down through and including “installation” in line 22 and substitute “is consistent with the building facade and adjacent buildings”; and, on that same page, in line 32, strike “Window” and substitute “It is recommended that window”; and, on that same page, in that same line, strike “may”; and, on that same page, in line 34, strike “Roof” and substitute “It is recommended that roof”; and, on that same page, in that same line, strike “must”.

### **Amendment No. 15**

On page 22, in line 2, after “background” insert “, where possible”; and, on that same page, strike lines 9 through 12 in their entirety and substitute:

- “1. Cornice shape, size, profile, and details such as dentils, brackets, modillions must be retained. Replacement details must match the original design as closely as possible.”
- “2. Cornices should remain uncovered.”