



## Legislation Text

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**File #: 08-0139, Version: 0**

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EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

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INTRODUCTORY\*

CITY OF BALTIMORE  
COUNCIL BILL

Introduced by: The Council President  
At the request of: The Administration (Department of Housing and Community Development)  
A BILL ENTITLED

AN ORDINANCE concerning  
**Urban Renewal - Inner Harbor Project I-A - Amendment \_**

FOR the purpose of amending the Urban Renewal Plan for Inner Harbor Project I-A to amend the height restrictions for certain property within the project area; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

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

### Recitals

The Urban Renewal Plan for Inner Harbor Project I-A was originally approved by the Mayor and City Council of Baltimore by Ordinance 78-710.

An amendment to the Urban Renewal Plan for Inner Harbor Project I-A is necessary to amend the height restrictions for certain property within the project area.

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

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the following changes in the Urban Renewal Plan for Inner Harbor Project I-A are approved:

(1) In Appendix A of the Plan, delete A.5 and substitute new A.5 to read as follows:

A. Exterior Rehabilitation Guidelines

5. [Vertical expansion of existing structures is prohibited. Should an existing structure within the project area be demolished, new construction not be permitted to exceed the building envelope of the existing structure prior to demolition.] NO VERTICAL EXPANSION OF EXISTING STRUCTURES WILL BE PERMITTED. IN THE EVENT OF DEMOLITION OF AN EXISTING STRUCTURE OR PART THEREOF, NEW CONSTRUCTION ON THE SITE SHALL NOT EXCEED THE HEIGHT OF THE PREVIOUS STRUCTURE OR PART THEREOF. FOR THE PROPERTY KNOWN AS 100 E. MONTGOMERY STREET (BLOCK 899, LOT 1), THIS PARAGRAPH 5 PERMITS THE RESTORATION OF THE HISTORIC MANSARD ROOF AND/OR PREVIOUSLY EXISTING BUILDING HEIGHTS, SUBJECT TO DEPARTMENTAL APPROVAL.

(2) In Appendix A of the Plan, add new paragraph B.4. to read as follows:

B. Guidelines for Exterior Signs

4. NOTWITHSTANDING THE PROVISIONS OF THIS SECTION B, ANY WALL-OR SURFACE-MOUNTED SIGN THAT REPLICATES, IN AN IDENTICAL OR SIMILAR MANNER, PREVIOUS HISTORIC SIGNAGE ON THE ORIGINAL STRUCTURE IS PERMITTED, SUBJECT TO DEPARTMENTAL APPROVAL. ROOF-TOP SIGNS OR SIGNS EXTENDING ABOVE ROOF PARAPETS ARE NOT PERMITTED.

SECTION 2. AND BE IT FURTHER ORDAINED, That the Urban Renewal Plan for Inner Harbor Project I-A, as amended by this Ordinance and identified as “Urban Renewal Plan, Inner Harbor Project I-A, revised to include Amendment \_\_, dated June 9, 2008”, is approved. The Department of Planning shall file a copy of the amended Urban Renewal Plan with the Department of Legislative Reference as a permanent public record, available for public inspection and information.

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

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

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

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

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