

URBAN RENEWAL PLAN  
MT. WASHINGTON VILLAGE BUSINESS AREA

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URBAN RENEWAL PLAN

MT. WASHINGTON VILLAGE BUSINESS AREA

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Baltimore, Maryland

Approved by

THE MAYOR AND CITY COUNCIL OF BALTIMORE

By Ordinance No. 194

December 9, 1976

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A. PROJECT DESCRIPTION

1. Boundary Description

BEGINNING FOR THE SAME AT A POINT FORMED BY THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF THE NORTHERN CENTRAL RAILROAD AND AN EXTENDED LINE OF THE NORTHERN RIGHT-OF-WAY LINE OF SMITH AVENUE; THENCE RUNNING IN A WESTERLY DIRECTION, CROSSING THE NORTHERN CENTRAL RAILROAD ALONG SAID EXTENDED LINE AND BINDING ON SAID LINE AND THE NORTHERN RIGHT-OF-WAY LINE OF SMITH AVENUE TO A POINT OF INTERSECTION WITH AN EXTENDED LINE OF THE WESTERN RIGHT-OF-WAY LINE OF GREELY ROAD; THENCE RUNNING SOUTHERLY AND BINDING ON THE WESTERN RIGHT-OF-WAY LINE OF GREELY ROAD TO A POINT OF INTERSECTION WITH THE NORTHERN RIGHT-OF-WAY LINE OF KELLY AVENUE;

THENCE RUNNING IN A SOUTHEASTERLY DIRECTION CROSSING KELLY AVENUE IN A STRAIGHT LINE AND BINDING ON THAT LINE, TO A POINT FORMED BY THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY LINE OF KELLY AVENUE AND THE SOUTHERN RIGHT-OF-WAY LINE OF SULGRAVE AVENUE; THENCE RUNNING EASTERLY ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF KELLY AVENUE AND BINDING ON THAT LINE TO A POINT OF INTERSECTION WITH THE EASTERN PROPERTY LINE OF LOT 5, WARD 27, SECTION 17, BLOCK 4700-A; THENCE RUNNING IN AN EASTERLY DIRECTION IN A STRAIGHT LINE AND BINDING ON THAT LINE, ACROSS SOUTH ROAD TO A POINT FORMED BY THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SOUTH ROAD WITH THE WESTERN PROPERTY LINE OF LOT 6, WARD 27, SECTION 17, BLOCK 4706-E;

THENCE RUNNING SOUTHERLY AND BINDING ON THE WESTERN PROPERTY LINE OF LOT 6, WARD 27, SECTION 17, BLOCK 4706-E FOR A DISTANCE OF 153 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE SOUTHERN PROPERTY LINE OF LOT 6, WARD 27, SECTION 17, BLOCK 4706-E; THENCE RUNNING EASTERLY AND BINDING ON SAID PROPERTY LINE TO A POINT OF INTERSECTION WITH THE WESTERN RIGHT-OF-WAY LINE OF NEWBURY STREET; THENCE RUNNING SOUTHERLY AND BINDING ON THE WESTERN RIGHT-OF-WAY LINE OF NEWBURY STREET FOR A DISTANCE OF 67 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH AN EXTENDED STRAIGHT LINE OF THE SOUTHERN BOUNDARY OF LOT 4, WARD 27, SECTION 17, BLOCK 4700;

THENCE RUNNING EASTERLY ALONG AND BINDING ON SAID EXTENDED STRAIGHT LINE, ACROSS NEWBURY STREET AND THE NORTHERN CENTRAL RAILROAD RIGHT-OF-WAY, TO INTERSECT WITH THE EASTERN RIGHT-OF-WAY OF THE NORTHERN CENTRAL RAILROAD; THENCE RUNNING NORTHERLY AND BINDING ON THE EASTERN RIGHT-OF-WAY LINE OF THE NORTHERN CENTRAL RAILROAD TO INTERSECT AN EXTENDED STRAIGHT LINE OF THE NORTHERN BOUNDARY OF LOT 1, WARD 27, SECTION 17, BLOCK 4656-B; THENCE RUNNING WESTERLY ALONG SAID EXTENDED STRAIGHT LINE TO THE POINT OF BEGINNING.

2. Plan Objectives

The basic goal of this Urban Renewal Plan is the revitalization of the Mt. Washington Village Business Area in order to create a unique neighborhood retail business district with enhanced viability, attractiveness, and convenience for residents of the surrounding area and of the City as a whole. The objectives of the Plan include:

- a. establishing a positive and identifiable image for the Mt. Washington Village Business Area; accommodating the expansion of existing retail small business;
- b. promoting new retail business activity in the area;
- c. developing off-street parking that will increase retail commercial activity;
- d. establishing minimum, comprehensive design and rehabilitation standards that will enhance the business area through private investment;
- e. bringing about a general physical improvement of the area through coordinated public improvements;
- f. promoting the private development of an inner block open area, accessible to the shoppers using the shopping area, and bounded by Sulgrave Avenue to the North, Newbury Street to the East, Kelly Avenue to the South and the MTA Transit Turnaround to the West; and
- g. eliminating private, individual off-street parking lots, and developing concentrated off-street parking to serve the best interests of the business area.

3. Types of Proposed Renewal Action

- a. Acquisition of properties, disposition, and redevelopment;

- b. Coordinated public improvements; and
- c. Property rehabilitation that shall comply with the codes and ordinances of the City of Baltimore, and the requirements set forth in this Plan.

B. LAND USE PLAN

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

2. Land Use Provisions and Standards

a. Permitted Uses

Only the uses shown on the Land Use Plan Map shall be permitted within the project area. The use classifications are Office-Residential, and Community Business. Accessory uses, including landscaping, off-street parking, and off-street loading will be permitted to continue subject to the provisions governing non-conforming uses set forth in Section B.2.a.(4) below.

(1) Office-Residential (O-R-1)

In the area designated as Office-Residential on the Land Use Plan Map, the uses shall be limited to dwellings and business, professional, governmental and institutional offices.

Accessory and Conditional Uses shall be limited to uses customarily accessory to dwellings and business, professional, governmental and institutional offices,

Bulk Regulations (Lot Area, Yard Requirements and Floor Area Ratio) will conform to those outlined for the O-R-1 Zoning District, as specified in section 5.1-2 of the Zoning Ordinance of Baltimore City.

(2) Community Business (B-2-2)

(a) General Requirements

- i. Business establishments are restricted to a maximum gross floor area of 2,500 square feet each, except that, restaurants and food stores are restricted to a



maximum gross floor area of 5,000 square feet exclusive of floor area devoted to off-street parking and loading facilities.

- ii. Business establishments shall be retail or service establishments dealing directly with consumers, and goods produced on the premises shall be sold at retail on the premises where produced.
  - iii. Business, servicing, processing, or storage uses, except for off-street parking and loading, shall be located within enclosed structures.
  - iv. Drive-in establishments are not permitted.
  - v. Activities involving the production, processing, cleaning, servicing, testing or repair of materials, goods or products shall conform to the performance standards established for the M-1 District in Chapter 7 of the Zoning Ordinance of Baltimore City.
  - vi. The parking of trucks shall be permitted as an accessory use only.
- (b) In the area designated as Community Business on the Land Use Plan Map, the uses shall be limited to the following: Antique shops; Art and school supply stores; Art needle-work shops; Auction rooms, as accessory uses only; Banks and building and loan associations, but not including drive-in service; Barber shops; Beauty shops; Bicycle sales; rental and repair stores; Book and magazine stores and similar establishments (Class A); Bus and transit turnarounds and passenger shelters; Camera and photographic supply stores; Candy and ice cream stores; Carpet and rug stores; China and glassware stores; Clothes pressing establishments; Clothing and costume rental stores; Coin and philatelic stores; Day nurseries, group day care centers and nursery schools; Drug stores and pharmacies; Dry cleaning establishments – processing done elsewhere; Electrical and household appliance stores; Exhibit rooms; Fabric shops; Financial institutions; Florist shops; Food stores, grocery stores, meat markets, bakeries, and delicatessens; Furniture stores – including upholstering, when conducted as an accessory use; Furrier shops-including the accessory storage and conditioning of furs; Gift and card shops; Hardware

stores; Hobby shops; Interior decorating shops; Jewelry stores; Leather goods and Luggage stores; Libraries and art galleries; Millinery shops; Musical instrument sales and repair; News stands; Novelty shops; Offices-business, governmental and professional - but not including sales and bulk storage of merchandise on the premises; Office supply stores; Optician sales; Orthopedic and Medical appliance stores; Parks and playgrounds; Paint, wallpaper, tile and floor covering stores; Pet shops; Phonograph records and sheet music stores; Photographer; Picture framing shops - when conducted for retail trade on the premises; Radio and television sales and service; Recreation buildings and community centers; Restaurants and lunch rooms - but not including live entertainment or dancing, (carry-out shall be permitted as an accessory use only); Schools and studios-music, dance and business; Second-hand stores and rummage shops; Security sales, brokerages and exchanges; Sewing machine sales and service - household appliances only; Shoe and hat repair stores; Shoe shine parlors; Signs, as regulated by this Plan; Sporting and athletic goods stores; Stationery stores; Storage of building materials and equipment and temporary structures for on-site construction purposes - for a period not to exceed the duration of active construction; Tailor or dressmaking shops, for costume work or repairs; Ticket Agencies; Toy Stores; Travel bureaus; Temporary real state offices, for the purpose of conducting sale of lots or improvements in the development in which such office is located - for a period not to exceed the duration of active construction and for one year thereafter; Tobacco shops; Variety shops; Venetian blind and window shade sales and service; Watch and clock shops; Wearing apparel shops; Wig shops; Accessory or non-accessory radio and television antennas and towers when less than 25 feet above the building on which they are mounted; and, Accessory uses incidental to and on the same lot as a principal use.

- (c) The following uses are conditional uses subject to the requirements and provisions of Section 11.0-3 of the Zoning Ordinance for Baltimore City:
  - i. Accessory or non-accessory radio and television antennas and towers when free standing or when they extend higher than 25 feet above the building on which they are mounted.

- ii. Bus and transit passenger stations and terminals.
  - iii. Governmental services, as follows:
    - (i) Fire and Police stations
    - (ii) Post Offices
  - iv. Accessory uses incidental to and on the same lot as the above conditional uses.
- (d) Open off-street parking areas and off-street parking garages, other than accessory, for the parking of four or more automobiles are conditional use and shall require authorization by ordinance of the Mayor and City Council subject to the requirements and provisions of Section 11.0-6d of the Zoning Ordinance for Baltimore City.
- (e) Bulk Regulations
- i. Lot area regulations and yard requirements will conform to those outlined for the B-2-2 Zoning District, as specified in Section 6.2-2 of the Zoning Ordinance for Baltimore City.
  - ii. The maximum floor area ratio shall not exceed 1.5.

(3) Public

In the area designated as Public on the Land Use Plan Map, the uses shall be limited to off-street parking.

(4) Non-Conforming Use

A non-conforming use is any lawfully existing use of a building or other structure, or of land which does not conform to the applicable use regulations of the district in which it is located according to the Zoning Ordinance of Baltimore City. Non-conforming uses shall be permitted to continue, subject to the provisions of the Zoning Ordinance of Baltimore City governing non-conforming uses.

b. Regulations, Controls and Restrictions on Land to be Acquired by the City

The following regulation controls and restrictions will be implemented where applicable by covenants, or other provisions in the agreements for land disposition and instruments of conveyance executed pursuant thereto:

(1) Provisions Applicable to All Land and Property to be Acquired by the City

(a) General Provisions

- i. No buildings, structure or parking area shall be constructed over an easement within the project area without the prior consent of the Commissioner of the Department of Housing and Community Development and the Director of Public Works.
- ii. No materials shall be stored or permitted to remain outside buildings. No waste materials, refuse or garbage shall be permitted to remain outside buildings except as permitted by the Baltimore City regulations regarding containers for garbage; the areas for such containers shall be properly screened.
- iii. Except as otherwise provided in specific lot, controls, and no signs other than those identifying the structure upon which they are installed or identifying the use conducted therein shall be permitted. No sign shall extend above the roof line or parapet wall of the building to which it is attached; no sign shall project more than 12 inches from the building to which it is attached. No animated or pulsating signs shall be permitted. The total area of exterior signs for each building shall not exceed in gross area two (2) feet times the street frontage in feet, of the building, except that signs not exceeding a six (6) square feet in area erected for the purpose of directing motorists to the entrance: or exit, points of off-street parking areas when, attached, to a fence screening wall or building wall and shall not be included in the total area calculated for exterior signs.
- iv. All land not covered by structures; paved parking, loading or related service areas; paved areas for pedestrian circulation; or decorative surface treatments shall be provided with landscape treatment. Landscape treatment includes planting any, all or a combination of the following: Trees, shrubs, ground cover, grass, and flowers. The amount of landscape treatment should be determined

by the nature of the development and should serve to improve the utility of the site, soften and relieve the effects of structure and pavement, and provide a visual harmony.

- v. The setback areas abutting street right-of-way, with the exception of driveways, sidewalks and other walkways, shall be used exclusively for the planting and growing of trees, shrubs, lawn and other ground covering material. These areas shall not be used for nor considered in computing the parking and/or loading space requirement.
- vi. Exterior ventilation equipment or any mechanical equipment placed outside of a building, including on the roof, shall be effectively screened.

(b) Off-Street Parking Requirements

- i. Parking spaces shall be provided on all lots for development as established in the Zoning Ordinance of Baltimore City, or in such lesser amount as may be authorized by the Board of Municipal and Zoning Appeals as a Special Exception or Variance. In addition to these requirements, off-street parking areas shall be visually screened from public streets and adjacent properties.
- ii. All required parking spaces shall be provided with proper ingress and egress to a public street or alley by means of access drives and aisles.
- iii. All parking facilities shall be effectively screened. Screening shall consist of a masonry wall or durable fence, or combination thereof, not less than four (4) feet in height; in lieu of such wall or fence, a compact evergreen hedge of not less than four (4) feet in height at the times of original planting may be used. Screening and landscaping shall be maintained in good condition and shall be so designed and placed so as not to obstruct vehicle site distances at entrances and exits.

iv. All exterior (surface) parking areas shall be paved with a hardy, dust-free surface; and shall be properly illuminated.

(c) Public Disposition Lot 1 shall be developed for use as a public off-street parking facility. This facility shall comply with the requirements set forth in section B.2.b.(1) of the Plan above.

(2) Applicability of Provisions and Requirements to Property not to be Acquired

The provisions of Section B.2.a (Permitted Uses) above shall apply to all properties not to be acquired within the project area. The provisions of Section B.2.b. shall apply as appropriate to properties not currently proposed to be acquired by this Plan if the owners thereof acquire adjacent project land made available by the Department of Housing and Community Development under the provisions of this plan.

C. TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES

1. Acquisition

a. Properties Designated for Acquisition

Properties to be acquired for clearance and redevelopment are identified on the Property Acquisition (and Land Disposition Map), Exhibits 2 and 3. Clearance is proposed only where the objectives of the Plan cannot be achieved through rehabilitation.

b. Conditions Under Which Properties Not Designated for Acquisition may be Acquired

(1) Non-Salvable and Non-Compliance with Provisions

(a) It may be necessary to acquire by purchase or by condemnation for urban renewal purposes the fee simple interest or any lesser interest in and to such of the remaining properties or portions thereof in the Mt. Washington Village Business Area not specifically designated for acquisition on the Property Acquisition Map, Exhibit 2, as may be deemed necessary and proper by the Commissioner of the

Department of Housing and Community Development to effect the proper implementation of the Project.

These properties may include:

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

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

- (1) Rehabilitate the property in conformance with the codes and ordinances of Baltimore City and the Property Rehabilitation Standards set forth in this Plan and dispose of property in accordance with applicable regulations. If sale cannot be consummated by the time rehabilitation is accomplished, units may be rented; or

- (2) Sell or lease the property subject to rehabilitation in conformance with the codes and ordinances of Baltimore City, and the Property Rehabilitation Standards set forth in this Plan; or
- (3) Demolish the structure or structures thereon and dispose of land for redevelopment for uses in accordance with this Plan.

d. Relocation

The Department of Housing and Community Development assures that before firms or individual business people are displaced from their present location of operation due to the requirements of the Plan standard commercial structures within the displacees' financial means, in or near the project area, shall be identified.

2. Rehabilitation of Commercial Properties

The following additional standards shall be applied over and above the codes and ordinances of the City of Baltimore to all structures designated as Community Business on the Land Use Plan Map, 7 Exhibit 1, other than those which are scheduled for demolition:

a. Building Fronts and Sides Abutting Streets

- (1) All structural and decorative elements of building fronts and sides abutting streets shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of that building.
- (2) All cornices, upper story windows (and all other portions of a building containing wood trim) shall be made structurally sound. Rotten or weakened portions shall be removed and repaired, or replaced to match as closely as possible the original patterns. All exposed wood shall be painted or stained, or otherwise treated for protection.
- (3) Windows:
  - (a) Windows not in the front of buildings shall be kept properly repaired or, with Fire Department approval, may be closed, in which case sills, lintels and frames must be removed and the opening properly closed to match the material design and finish of the adjacent wall.



- (b) All windows must be tight-fitting and have sashes of proper size and design. Sashes with rotten wood, broken joints or loose mullions or muntins shall be replaced. All broken and missing windows shall be replaced with glass, plexiglass or lexan. All exposed wood shall be repaired and painted.
  - (c) Window openings in upper floors of the front of the building shall not be filled or boarded up. Windows in unused areas of the upper floors may be backed by a solid surface on the inside of the glass providing that, that backing is painted in a manner that is compatible with the exterior facade of the building. Window panes shall not be painted.
- (4) Show Windows:
- (a) A show window as a part of the building facade shall be defined to include:
    - i. the building face, porches and the entrance area leading to the door,
    - ii. the door, side-lights, transoms, display platforms, devices including lighting and signing designed to be viewed from the public right-of-way and/or the areas visible to the public prior to entering the interior portion of the structure.
  - (b) Show Windows, entrances, signs, lighting, sun protection, porches, security grilles, etc., shall be compatible, harmonious and consistent with the original scale and character of the structure. All show window elements must be located within 13 feet of grade.
  - (c) Enclosures and housings for security grilles and screens shall be as conspicuous as possible, and compatible with other elements of the facade.
  - (d) All exposed portions of the grille, screen or enclosure which are normally painted and all portions which require painting to preserve, protect or renovate the surface shall be painted.
  - (e) All screens and grilles must be constructed so they can be opened or removed during the normal business hours of that business.

- (f) Show windows shall not be painted for advertising purposes but may be painted for authorized identification of the place of business when authorized by the Department of Housing and Community Development.
  - (g) No temporary or permanent sign affixed or placed against the inside surface of a show window shall exceed 20% of the area of that show window, unless compatible with the building facade and approved by The Department of Housing and Community Development.
  - (h) Decalcomanias one square foot or less in area may be affixed to show windows or entrance door windows when same are supplied by credit card companies and carry no text or message other than the identification of such companies.
- (5) Solid or permanently enclosed or covered store fronts shall not be permitted, unless treated as an integral part of the building facade using wall materials and window detailing compatible with the upper floors, or other building surfaces; all damaged, sagging or otherwise deteriorated store fronts, show windows or entrances shall be repaired or replaced.
- (6) Awnings
- (a) Soft, retractable awnings are permitted over the first floor and on upper floors above windows only.
  - (b) They must be flame proofed.
  - (c) They shall not project more than seven (7) feet from the building front, shall not be lower than eight (8) feet above grade, and shall otherwise conform with the provisions of city ordinances.
  - (d) They shall terminate against the building at a height not to exceed thirteen (13) feet above the pavement, or one inch below the second floor window sill, whichever is lower.
  - (e) Rigid or fixed awnings, sun screens or permanent canopies are not permitted on any portion of the building front.

- (7) Adjoining buildings used by the same occupant shall be rehabilitated in a unified and harmonious manner. Each building shall be rehabilitated and repaired with materials and in a manner consistent with the original construction techniques where feasible.
- (8) All exterior front or side walls, which have not been wholly or partially resurfaced or built over shall be repaired and cleaned or painted in an acceptable manner. Brick walls shall be pointed where necessary. Painted masonry walls shall have loose material removed and be painted a single color except for trim, which may be another color. Patched walls shall match the existing adjacent surfaces as to materials, color, bond and joining.
- (9) In the case of applied facing materials, which are found to be non-structural, and not original, they are to be removed within 24 months to reveal the original exterior material.
- (10) Dormer windows on roofs sloping toward the shopping street shall be treated in accordance with the same criteria as building fronts.
- (11) Existing miscellaneous elements on the building fronts, such as empty electrical or other conduits, unused sign brackets, etc., shall be eliminated.
- (12) Sheet metal gutters and downspouts shall be repaired or replaced as necessary and shall be neatly located and securely installed. Gutters and downspouts shall be painted to harmonize with the other building front colors.

b. Rear and Side Walls

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

c. Roofs

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

d. Auxiliary Structures

Structures at the rears of buildings attached or unattached to the principal commercial structure which are structurally deficient, shall be properly repaired or demolished.

e. Rear and Side Yards

Where a rear or side yard exists or is created through the demolition of structures, the owner shall condition the open area in one of the two ways as outlined below. The owner shall submit his proposal for use of the space to the Department for approval.

- (1) Provision of storage and loading: a rear or side yard used for storage areas and loading areas shall be appropriately screened from all adjacent streets. Appropriate screening shall include, but is not necessarily limited to, solid and perforated masonry walls at least five feet six inches in height, solid fences and trees, and shrubs planted at appropriate intervals or a combination of these.
- (2) A rear or side yard may be graded, seeded and/or grassed and planted with shrubbery and/or trees and generally developed to permit and encourage access by the shoppers. Development must

be compatible with adjacent rear or side yards and approved by the Department of Housing and Community Development.

f. Existing Passageways

- (1) All existing passageways fronting on any street or alley shall comply with all of the terms of this Plan, especially maintenance and repair of exterior walls.
- (2) They shall be kept structurally intact and free from hazards to the general public.
- (3) They shall be kept free of debris.
- (4) All masonry surfaces shall be painted.
- (5) Provision for metal security gates at each end of such passageways shall be the responsibility of the occupants of buildings immediately adjacent. These gates must be provided with a lock. Non-metal gates and non-metal locks are not permitted. It shall be the responsibility of first floor occupants of buildings immediately adjacent to both sides of such passageways to lock gates after normal business hours. Passageways must be provided with sufficient lighting if gates are to be left unlocked during normal business hours of darkness. When security gates are "open", they shall be fixed to the wall either by a metal latch or wood device.

g. Signs

- (1) No signs other than those identifying the property where they are installed or identifying the use conducted therein shall be permitted. Advertising by material or product manufacturers and suppliers shall not be permitted except as primary identification of an establishment.

All lighting and electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches and panel boxes shall be concealed from view as much as possible.

- (2) Non-illuminated, flat signs shall be placed parallel to the building face and shall not project more than 12" from the surface of the building and shall not exceed in area two times the width in feet of the frontage of the building. In the case of corner properties, each facade is to be calculated separately as to size allowed for each. Flat signs shall be placed no higher than the bottom of the second story

window where windows exist or 13 feet above grade level whichever is lower. Lettering applied to ground floor show windows, entrance doors or porches shall not exceed two and one-half (2½) inches in height, and the text limited to identification of business. Signs identifying the occupant shall be permitted at rear or side entrance doors but shall not exceed six square feet in size except where authorized by the Department of Housing and Community Development. When two (2) or more signs are placed on a building, they will be done so in a coordinated and visually acceptable manner.

- (3) Projecting signs shall be permitted, but shall not project into the public right-of-way more than three (3) feet; nor extend above a height of thirteen (13) feet from grade, or below ten (10) feet from grade; projection shall be at a 90° angle from face of building. The sign shall be finished on both sides and the total area (both faces) shall not exceed twelve (12) square feet.
- (4) Free-standing signs shall be permitted in front and side yards, but shall not project into the public right-of-way, and be located within three (3) feet of the building line; the sign face shall not extend above a height of six (6) feet from grade or below four (4) feet from grade; the sign may be double-faced but the faces shall be no more than one (1) foot apart and finished on both faces. Free standing signs shall not be used for identification of a second floor commercial use. A free-standing sign shall be finished on both sides, and the total sign area shall not exceed twelve (12) square feet.
- (5) Painted signs on building surfaces or use of separate cutout letters shall be permitted in accordance with the above limits for flat signs.
- (6) Non-illuminated secondary signs shall be permitted for the identification of commercial tenants occupying the upper floors of a building within the limits governing such signs set forth in the Zoning Ordinance of Baltimore City and as outlined in the property rehabilitation standards contained herein. When two (2) or more signs are placed on a building, it will be done in a coordinated manner, and with the approval of the Department of Housing and Community Development.
- (7) Roof top signs, signs above the parapet of a building, billboards, or outdoor advertising signs painted or mounted on structures other than billboards, except as otherwise herein provided, shall not be permitted.

- (8) Painted or inlaid signs on cloth awning are permitted.
- (9) Flashing or moving signs other than barber poles shall not be permitted.
- (10) Delivery Signs

One or more signs shall be permitted for the identification of delivery entrances. Each delivery sign shall be not more than six square feet in area.

Except as modified above, all requirements specified under Commercial Rehabilitation Standards shall apply to the entire project area.

h. Period of Compliance

To the extent that rehabilitation requirements for commercial uses are specifically applicable to the Mt. Washington Business District and are not generally required elsewhere, the work necessary to meet such requirements shall be undertaken within two (2) years from the approval of this Plan by Ordinance. No work, alterations or improvements shall be undertaken after enactment of this Plan which do not conform with the requirements herein.

Nothing herein shall be construed to permit any sign, construction, alteration, change, repair, use or any other matter otherwise forbidden or restricted or controlled by any other public law.

i. Design Review and Approval

- (1) It shall be the responsibility of the Department of Housing and Community Development to supervise that part of this Renewal Plan dealing with design, code enforcement and inspection.
- (2) Designs for all improvements, modification, repairs, rehabilitation or painting affecting the exterior of the existing buildings, yards or show windows, signs, and new construction shall be submitted to the Department of Housing and Community Development and written approval by the Department shall be required before proceeding with the work.
- (3) The Department of Housing and Community Development shall be concerned with all aspects of design affecting exterior appearance, and in particular with the following:

- (a) Colors to be used on buildings and signs.
- (b) Design of show windows and entrance area, including choice of materials and types of security devices.
- (c) Design of signs, methods of illumination, colors, materials, methods of suspension.
- (d) Conditioning of rear yards spaces, location of delivery signs.
- (e) All exterior materials and colors.
- (f) Design of awnings, shutters and upper floor windows.
- (g) Compatibility of new construction as to scale, color materials and signing.

D. REVIEW OF DEVELOPER'S PLANS

1. Department of Housing and Community Development Review

The Department of Housing and Community Development specifically reserves the right to review and approve the Developer's plans and specifications for development or rehabilitation with respect to their conformance with the provisions of the Renewal Plan and in order to achieve harmonious development of the project area. Such review and approval shall take into consideration, but shall not be limited to, the suitability of the site plan, architectural treatment, building plans, elevations, materials and color, construction details, access, parking, loading, landscaping, identification signs, exterior lighting, refuse collection details, streets, sidewalks and the harmony of the plans with the surroundings.

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

2. Design Objectives

a. Building Design Objectives

Each building unit, whether existing or proposed, shall be an integral element of the overall site design and shall reflect and complement the character of the surrounding area.



Non-residential buildings shall be located so as to be compatible with surrounding living areas and organized in manner to coordinate employee and customer physical requirements. Building facades shall be complementary to those adjacent in terms of amenity and appearance.

b. Parking Design Objectives

Off-street parking areas shall be designed with careful regard given to orderly arrangement, landscaping, ease of access and as an integral part of the total site design. All parking areas shall be screened from adjacent streets by dense screen planting and/or masonry screening wells.

Vehicular access to the parking areas shall be direct and not in conflict with vehicular movement which services the various uses within the site. Ingress and egress points shall be well distanced from intersections to avoid congestions and interference with traffic.

c. Loading Design Objectives

Loading space shall be provided to the maximum extent possible in convenient off-street facilities to serve business uses in the area.

d. Street, Pedestrian Walkways and Open Space Objectives

Developers shall provide adequate open space in combination with the proper siting of buildings and location of off-street parking areas. Streets, pedestrian walkways and open spaces including street furniture and signs, shall be designed as an integral part of the overall design, properly related to adjacent existing and proposed buildings.

e. Landscape Design Objectives

A coordinated landscape program shall be developed covering the entire area to incorporate the landscape treatment for open space, streets, and parking areas into a coherent and integrated arrangement. Landscaping shall include trees, shrubbery and plantings in combination with related paving and surface treatment.

3. Developer's Obligations

- a. The Developer shall not enter into, execute or be a part to any covenant, agreement, lease, deed, assignment, conveyance or any other written instrument which restricts the sale, lease, use or occupancy of the property, or any part thereof, or any improvements placed thereon, upon the basis of national origin, race, religion, sex or color. Such agreement or covenant

providing for this non-discrimination provision shall be included in the instruments and the City of Baltimore shall be deemed a beneficiary of such covenants and shall be entitled to enforce it. The Developer shall comply with all State and local laws, in effect from time to time, prohibiting discrimination or segregation.

- b. The Developer shall devote the land to those uses specified in the Plan and to no other uses.
- c. The Developer shall agree to retain the interest he acquires in the property transferred to him until he has completed the improvements, construction, and development in the area required by this plan and the disposition instruments and he shall further agree not to sell, lease or otherwise transfer the interest he acquired or any part thereof without the prior written consent of the Department of Housing and Community Development or until the Department shall have certified in writing that the Developer has completed the improvements, construction and development in the area.

4. New Construction and Rehabilitation

All plans for new construction (including parking lots) or rehabilitation on any property not to be acquired under the provisions of this Plan shall be submitted to the Department of Housing and Community Development for review. Upon finding that the proposed plans are consistent with the objectives of the Urban Renewal Plan, the Commissioner of the Department of Housing and Community Development shall authorize the processing of the plans for issuance of a building permit. The provisions of this section are in addition to and not in lieu of all other applicable laws and ordinances relating to new construction.

5. Demolition

All applications for demolition permits shall be submitted to the Department of Housing and Community Development for review and approval. Upon finding that the proposed demolition is consistent with the objectives of the Urban Renewal Plan, the Commissioner of the Department of Housing and Community Development shall authorize the issuance of the necessary permit. If the Commissioner finds that the proposal is inconsistent with the Urban Renewal Plan and therefore denies the issuance of the permit, he shall, within 90 days of such denial, seek approval of the Board of Estimates to acquire for and on behalf of the Mayor and City Council of Baltimore the property, in whole or in part, on which said demolition was to have occurred by purchase, lease, condemnation, gift or other legal means for the renovation, rehabilitation and disposition thereof. In the event that the Board of Estimates does not authorize the acquisition, the Commissioner shall, without delay, issue the demolition permit.

E. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF STATE AND LOCAL LAWS

1. Land Disposition

- a. Land and property interests acquired by the Mayor and City Council within the area will be disposed of by sale, lease, conveyance or transfer or other means available to the City, in accordance with the provisions of this Plan.
- b. The parcels shown on the Land Disposition Map, Exhibit 3, as available for disposition, are schematic and approximate. The Department of Housing and Community Development shall have the right, in its discretion, to fix their precise boundaries and size. For purposes of disposition, the parcels or lots, as shown on the land Disposition Map, may be subdivided or combined.

2. Zoning

All appropriate provisions of the Zoning Ordinance of Baltimore City, other than herein provided, shall apply to properties in the project area, as shown on the Zoning Districts Map, Exhibit 4. In order to execute the Urban Renewal Plan, zoning district changes as designated on Exhibit 4 will be required. These changes will require amendments to the Zoning Ordinance. Action to this effect will be initiated during the execution of the Plan.

3. Reasons for the Various Provisions of this Plan

- a. Establishing a positive and identifiable image for the Mt. Washington Village Business Area;
- b. Accommodating the expansion of existing retail small businesses;
- c. Promoting new retail business activity in the area;
- d. Developing off-street parking that will increase retail commercial activity;
- e. Establishing minimum, comprehensive design and rehabilitation standards that will enhance the business area through private investment;
- f. Bringing about a general physical improvement of the area through coordinated public improvements;
- g. Promoting the private development of an inner block open area, accessible to the shoppers using the shopping area, and bounded by Sulgrave Avenue

to the North, Newbury Street to the East, Kelly Avenue to the South and the MTA Transit Turnaround to the West; and

- h. Eliminating private, individual off-street parking lots and developing concentrated off-street parking to serve the best interests of the business area.

F. DURATION OF PROVISIONS AND REQUIREMENTS

The provisions and requirements of this Plan shall be in effect for a period of not less than twenty (20) years following the date of the approval of this Plan by the Mayor and City Council of Baltimore.

G. PROCEDURES FOR CHANGES IN APPROVED PLAN







1. The Urban Renewal Plan may be amended from time to time upon compliance with the requirements of law, provided that prior to passage of any ordinance amending the Urban Renewal Plan, a public hearing shall be held.
2. The Department of Housing and Community Development shall submit to the Mt. Washington Village Merchants' Association and Mt. Washington Village Improvement Association, or their successors, for their review and comments, all proposed amendments to the Urban Renewal Plan no later than the time the proposed amendments are submitted to the City Planning Commission by the Department of Housing and Community Development no later than three (3) weeks after they have been submitted to the Mt. Washington Village Merchants Association and Mt. Washington Village Improvement Association, or their successors, otherwise, it is presumed the proposed changes are satisfactory. Prior to passage of any ordinance amending the Urban Renewal Plan, a public hearing shall be held and the Mt. Washington Village Merchants' Association and Mt. Washington Village Improvement Association, or their successors, shall receive, at least ten (10) days prior to such hearing, written notice of the time and place of such hearing.

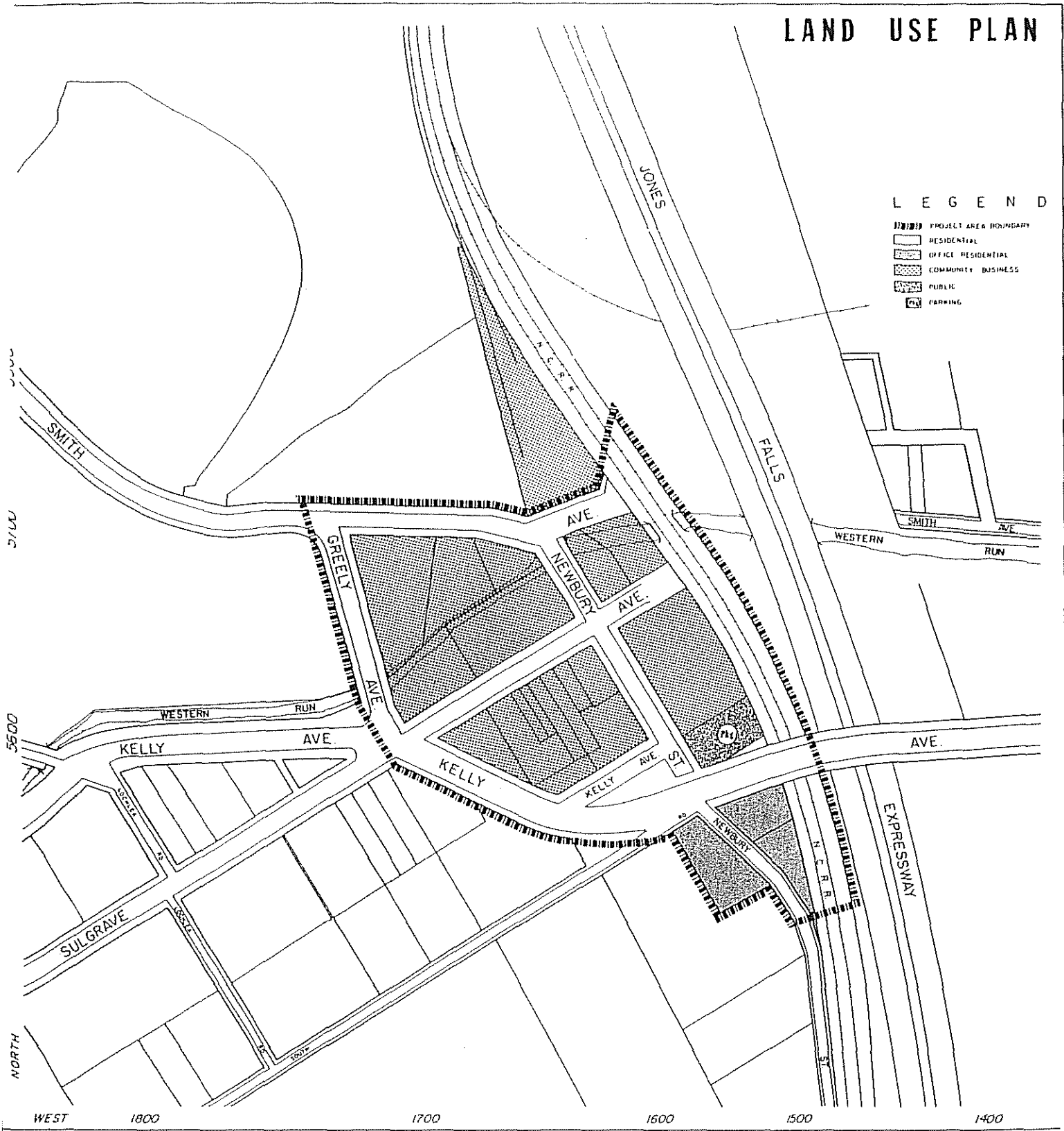
H. SEPARABILITY

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

# LAND USE PLAN

## LEGEND

-  PROJECT AREA BOUNDARY
-  RESIDENTIAL
-  OFFICE RESIDENTIAL
-  COMMUNITY BUSINESS
-  PUBLIC
-  PARKING



# MT. WASHINGTON

PLANNING DIVISION



DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT








BALTIMORE, MARYLAND

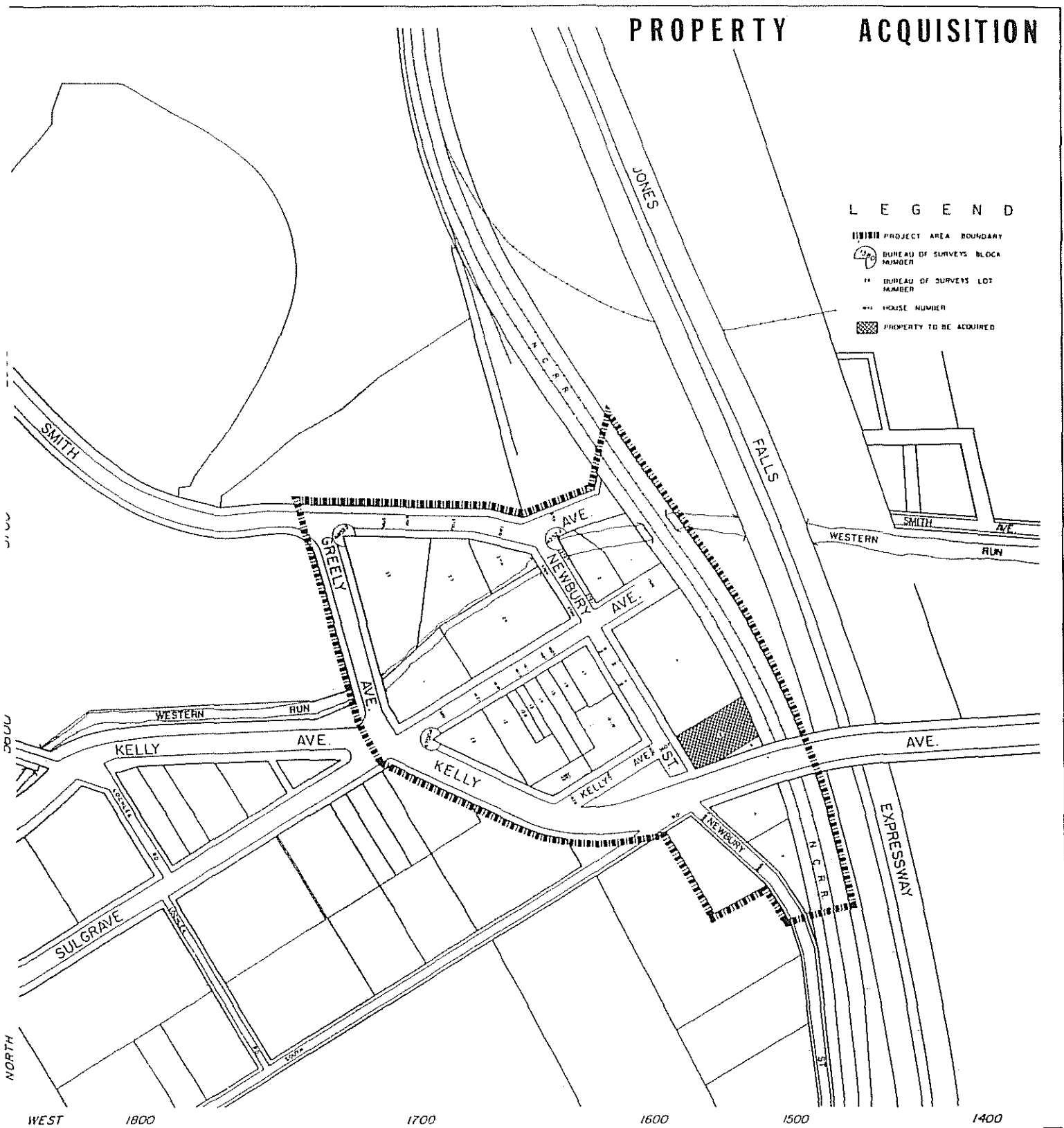
## LAND USE PLAN

DATE 4/22/76	REVISION	<b>1</b>
DRAWN BY B.M.P.		
APPROVED		
		EXHIBIT

# PROPERTY ACQUISITION

## LEGEND

-  PROJECT AREA BOUNDARY
-  BUREAU OF SURVEYS BLOCK NUMBER
-  BUREAU OF SURVEYS LOT NUMBER
-  HOUSE NUMBER
-  PROPERTY TO BE ACQUIRED



# MT. WASHINGTON

PLANNING DIVISION



DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT





BALTIMORE, MARYLAND

## PROPERTY ACQUISITION

DATE 4/22/76	REVISION	<b>2</b>
DRAWN BY S.M.P.		
APPROVED		
		EXHIBIT

# LAND DISPOSITION

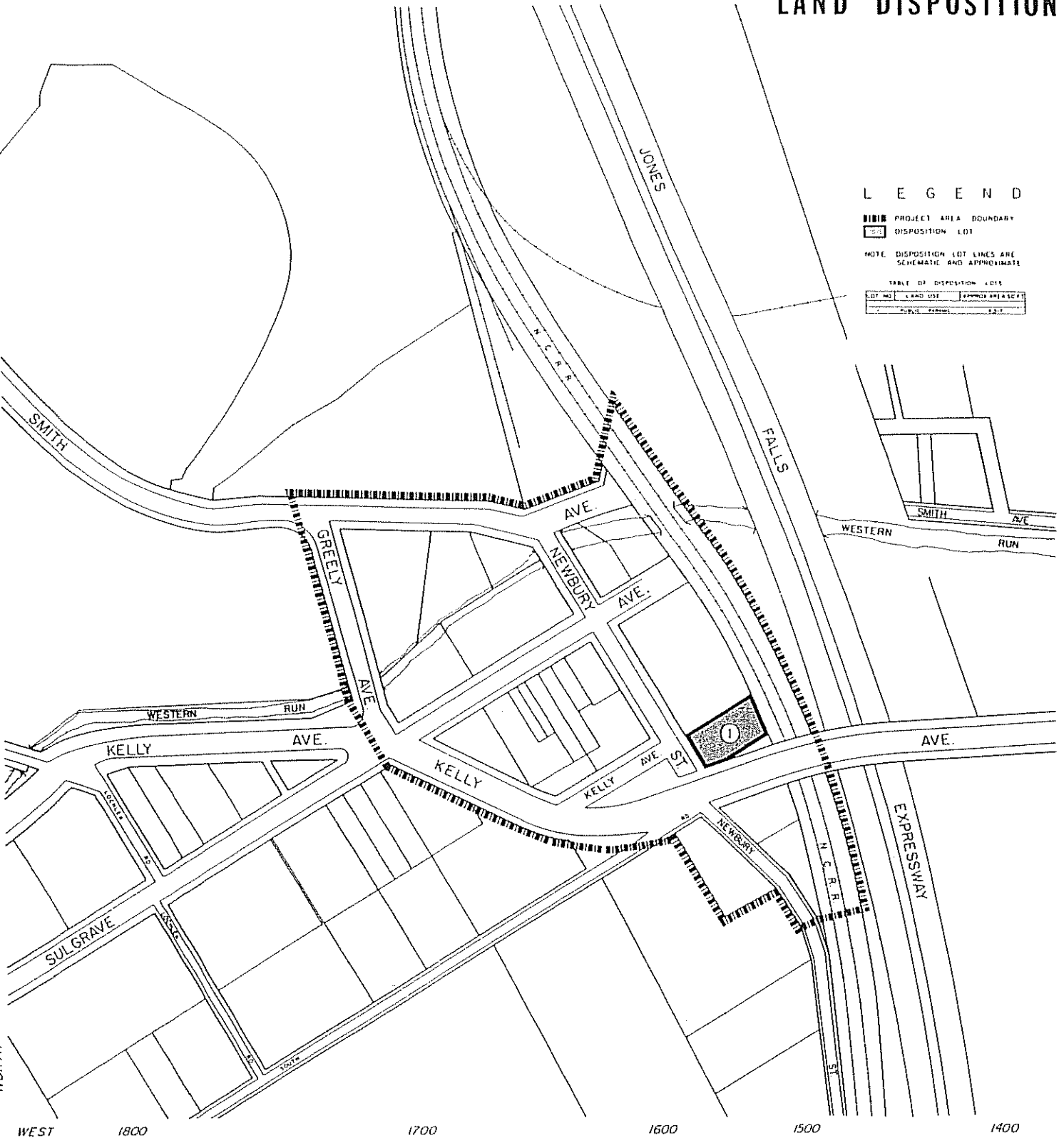
## LEGEND

-  PROJECT AREA BOUNDARY
-  DISPOSITION LOT

NOTE: DISPOSITION LOT LINES ARE SCHEMATIC AND APPROXIMATE

### TABLE OF DISPOSITION LOTS

LOT NO.	LAND USE	APPROX. AREA ACRES
1	PUBLIC PARKING	0.21



# MT. WASHINGTON

PLANNING DIVISION



DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT






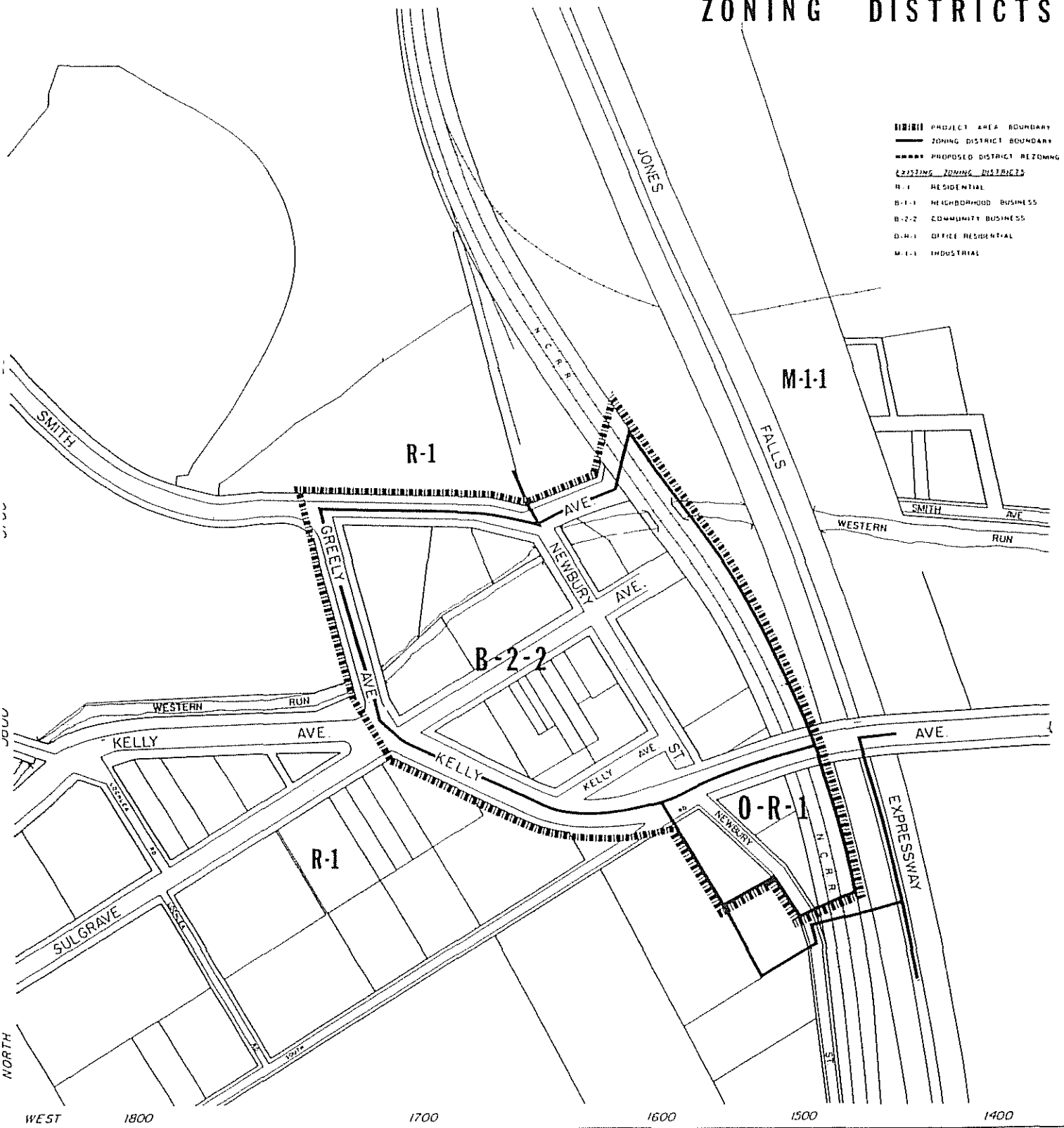
BALTIMORE, MARYLAND

## LAND DISPOSITION

DATE REVISED	REVISION	<b>3</b>
DRAWN BY B.H.P.		
APPROVED		
		EXHIBIT

# ZONING DISTRICTS

-  PROJECT AREA BOUNDARY
-  ZONING DISTRICT BOUNDARY
-  PROPOSED DISTRICT REZONING
- EXISTING ZONING DISTRICTS
- R-1 RESIDENTIAL
- B-1-1 NEIGHBORHOOD BUSINESS
- B-2-2 COMMUNITY BUSINESS
- D-R-1 OFFICE RESIDENTIAL
- M-1-1 INDUSTRIAL



## MT. WASHINGTON

PLANNING DIVISION



DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



BALTIMORE, MARYLAND

### ZONING DISTRICTS

DATE 4/22/76	REVISION 2/18/77
DRAWN BY B.M.P.	
APPROVED	
<b>4</b>	
EXHIBIT	