

URBAN RENEWAL PLAN
LAURAVILLE BUSINESS DISTRICT

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CITY OF BALTIMORE DEVELOPMENT CORPORATION
BALTIMORE, MARYLAND

ORIGINALLY APPROVED BY
THE MAYOR AND CITY COUNCIL OF BALTIMORE
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EXHIBITS

- 1 LAND USE PLAN, DATED MARCH 10, 2003
- 2 PROPERTY ACQUISITION, DATED MARCH 10, 2003
- 3 LAND DISPOSITION, DATED MARCH 10, 2003
- 4 ZONING, DATED MARCH 10, 2003

URBAN RENEWAL PLAN
LAURAVILLE BUSINESS DISTRICT

A. PROJECT DESCRIPTION

1. Boundary Description

Beginning for the same at the intersection of the north side of Walther Avenue and the east side of Harford Road; thence from said point of beginning and binding on the northern side of Walter Avenue easterly 513 feet, more or less, to intersect the southern side of Parkside Drive; thence binding on said right-of-way northwesterly 477 feet, more or less, to intersect the southerly extension of the division line between former lots 1/4 and 5, block 4198A; thence binding on said division line extended northeasterly to intersect the division line between lots 1/7 and 16, 17, block 4198A; thence binding on said division line westerly to intersect the division line between lots 14/15 and 16, block 4198-A; thence binding on said division line northerly, as extended, to intersect the north side of Iona Terrace; thence binding on the north side of Iona Terrace westerly to intersect the division line between lots 15 and 16, block 4198-B; thence binding on said division line northerly to intersect the division line between lots 16 and 30, block 4198-B; thence binding on said division line southeasterly to intersect the division line between lots 17 and 30, block 4198-B;

thence binding on said division line northerly to intersect the division line between lots 1, 30, 17 and 31, block 4198-B; thence binding on said division line southeasterly to intersect the division line between lots 1 and 31, block 4198-B; thence binding on said division line northerly, as extended, to intersect the north side of Weaver Avenue; thence binding on the north side of Weaver Avenue westerly to intersect the east side of the first 10 foot alley east of Harford Road; thence binding on the east side of said alley northerly, as extended, crossing Overland Avenue, and continuing along a 10 foot alley, known as Richard Avenue to intersect the north side of the first 20 foot alley east of Harford Road; thence binding on said 20 foot alley easterly to intersect the division line between lots 15 and 16/17, block 4198-D; thence binding on said division line northerly to intersect the north side of Montebello Terrace; thence binding on the north side of Montebello Terrace easterly to intersect the division line between lots 1 and 10; thence binding on said division line northerly, as extended to intersect the north side of lot 1 and the east side of a 7 foot right-of-way, block 5883;

thence binding on said division line westerly and binding on the northern property line of lot 1 to intersect the division line between lots 1 and 2, block 5883; thence binding on said division line northerly and binding on the eastern property lines of lots 2 and 3 to intersect the north side of Beverly Road; thence binding on the north side of Beverly Road westerly to intersect the division line between lots 1 and 38, block 5883-A; thence binding on said division line northerly to intersect the north side of the first 12 foot alley; thence binding on said alley easterly to intersect the east side of a 14 foot alley west of Arabia Avenue; thence binding on said alley northerly as extended, to intersect the division line between lots 5 and 16A, block 5883-A; thence binding on said division line southwestwardly to intersect the division line between lots 6/7 and 15, block 5883-A; thence binding on said division line, as extended, northwesterly to intersect the division line between lots 10/12 and 13, block 5883-A; thence binding on said division line easterly, then northerly to intersect the north side of Grindon Avenue;

thence binding on the north side of Grindon Avenue to intersect the division line between lot 18A and lot 17/18, block 5864F; thence binding on said division line northeasterly to intersect the northern property line of lots 17/18, 16, 15, 14 and 13, block 5864F; thence binding on said property line southeasterly to intersect the southwest right-of-way of a 16' wide alley southwest of the 3100 block Moravia Road; thence binding on said southwest right-of-way northwesterly as extended 330 feet, more or less, to a point on said line; thence binding on said point northeasterly to intersect the southeast corner of lot 1A, block 5864-H; thence binding on the southeastern property line of said lot northeasterly to intersect the division line between lots 1A and 5, block 5864-H; thence binding on said division line westerly to intersect the division line between lots 1B and 4, block 5864-H; thence binding on said division line northerly to intersect the north side of Rosekemp Avenue; thence binding on the north side of Rosekemp Avenue easterly to intersect the east side of the first 16 foot alley, east of Harford Road; thence binding on said alley northerly to intersect the division line extended between lots 3 and 5, block 5811;

thence binding on said lot line westerly to intersect the division line between lots 4A and 5, block 5811; thence binding on said division line northerly to intersect the south side of Southern Avenue, thence binding on the south side of Southern Avenue easterly to

intersect the eastern property line extended of lot 1/2, block 5810; thence binding on said property line, as extended, northerly to intersect the division line between lots 9 and 49A, block 5810; thence binding on said division line easterly to intersect the division line between lots 50 and 9, block 5810; thence binding on said division line northerly to intersect the division line between lots 9A and 10, block 5810; thence binding on said division line southeasterly 70 feet, more or less, to a point on said division line; thence binding on said point northeasterly 182 feet, more or less, to intersect the division line between lots 10 and 15, block 5810; thence binding on said division line northwesterly to intersect the division line between lots 11 and 14, block 5810; thence binding on said division line northeasterly, as extended, to intersect the north side of Ailsa Avenue; thence binding on the north side of Ailsa Avenue westerly to intersect the division line between lots 34A and 35, block 5804; thence binding on said division line, as extended, northerly to intersect the division line between lots 32A and 33, block 5804; thence binding on said division line westerly to intersect the division line between lots 32 and 32A, block 5804; thence binding on said division line, as extended, to intersect the south side of lot 28, block 5804;

thence binding on the south side of said lot easterly to intersect the east side of lot 28, block 5804; thence binding on said lot line northerly to intersect the north side of Rueckert Avenue; thence binding on the north side of Rueckert Avenue westerly to intersect the division line between lots 50 and 51/53, block 5798; thence binding on said division line northerly to intersect the northern property line of lot 51/53, block 5798; thence binding on said property line westerly 30 feet, more or less to a point on said property line; thence binding on said point, as extended, to intersect the west side of the first 15 foot alley east of Harford Road; thence binding on said 15 foot alley northerly to intersect the north side of Batavia Avenue; thence binding on the north side of Batavia Avenue easterly to intersect the west side of the first 13 foot-1 inch alley east of Harford Road;

thence binding on said alley northerly to intersect the division line between lots 29/30, 43, 44 and 45, block 5797; thence binding on said division line to intersect the west side of the first 12 foot alley east of Harford Road; thence binding on the west side of said alley northerly to intersect the north side of Echodale Avenue; thence binding on the north side of Echodale Avenue westerly crossing Harford Road 320 feet, more or less, to a point; thence binding on said point, crossing Echodale Avenue to intersect the division line between lots 10/11 and 12, block 5391; thence binding on said division line southerly to intersect the division line between lots 8A and 10, block 5391; thence binding on said division line easterly to intersect the division line between lots 8A and 9, block 5391; thence binding on said division line southerly to intersect the south side of Goodwood Road; thence binding on the south side of Goodwood Road easterly to intersect the division line between lots 3G and 4, block 5385; thence binding on said division line southerly to intersect the division line between lots 3F and 4, block 5385; thence binding on said division line westerly to intersect the division line between lots 3F and 5, block 5385; thence continuing on said division line southerly and binding on the eastern property lines of lots 6, 7, and 7A to intersect the division line between lots 7A and 9, block 5385;

thence binding on said division line easterly crossing a 10 foot alley to intersect the division line between lots 2, 9A and 9B, block 5385; thence binding on said division line easterly to intersect the division line between lots 1 and 9B, block 5385; thence binding on said division line southerly to intersect the south side of East Strathmore Avenue; thence binding on the south side of East Strathmore Avenue westerly to intersect the division line between lots 7/8, 40, 41, 42, and 43, block 5384-A; thence binding on said division line southerly to intersect the division line between lots 39 and 40, block 5384-A; thence binding on said division line westerly to intersect the east side of the first 12 foot alley west of Harford Road; thence binding on said alley southerly to intersect the south side of Rueckert Avenue; thence binding on the south side of Rueckert Avenue westerly to intersect the division line between lots 8 and 11, block 5384; thence binding on said division line southerly and binding on the western property line of lots 9 and 10, as extended to intersect the division line between lots 1 and 10B/10D, block 5384; thence continuing on said division line southerly to intersect the south side of Ailsa Avenue;

thence binding on the south side of Ailsa Avenue westerly to intersect the east side of the first 10 foot alley west of Harford Road; thence binding on said alley southerly to intersect the division line between lots 1/2 and 6A, block 5366-A; thence binding on said division line easterly to intersect the division line between lots 1/2 and 6A, block 5366-A; thence binding on said division line southerly to intersect the south side of Shirey Avenue; thence binding on the south side of Shirey Avenue westerly to intersect the east side of the first 10 foot alley west of Harford Road; thence binding on said alley southerly to intersect the division line between lots 6 and 7, block 5366; thence binding on said division line easterly 42 feet, more or less, to a point on said division line; thence from

said point binding on a line southerly, bisecting lot 6 to intersect the division line between lots 5 and 10/11, block 5366; thence binding on said division line southerly and binding on the western property lines of lots 1/2, 3/4 and 5 to intersect the south side of Halcyon Avenue;

thence binding on the south side of Halcyon Avenue to intersect the division line between lots 4B and 23/24, block 5360; thence binding on said division line southerly and binding on the western property line of lot 1/3 to intersect the west side of Hampnett Avenue; thence binding on the west side of Hampnett Avenue southerly to intersect the division line between lots 18 and 18A, block 5361; thence binding on said point of intersection southeasterly to intersect the division line between lots 5A and 10A, block 5361; thence binding on said division line southeasterly to intersect the division line between lots 10A and 5, block 5361; thence binding on said division line southwesterly to intersect the division line between lots 1/3 and 10A, block 5361; thence binding on said division line northwesterly to intersect the southeast right-of-way line of Hampnett Avenue; thence binding on said right-of-way southwesterly to intersect the northern right-of-way line of List Avenue; thence binding on said right-of-way line southeasterly 150 feet, more or less, to intersect the northerly extension of the division line between lots 8 and 8A, block 5365; thence binding on said division line southwesterly to intersect the southern right-of-way line of East Cold Spring Lane; thence binding on said right-of-way northwesterly to intersect the division line between lots 3/11A and 11B, block 5364; thence binding on said division line southwesterly to intersect the division line between lots 3/11A and 11B, 11C, 11D, 12, 13, block 5364; thence binding on said division line northwesterly to intersect the western property line of lot 3/11A, block 5364; thence binding on said property line southerly 330 feet, more or less to intersect the division line between lots 3/11A and 2, 24, block 5364; thence binding on said division line southeasterly 176 feet, more or less, to intersect the western right-of-way line of Harford Road; thence binding on said right-of-way southwesterly to intersect the southern right-of-way line of Grindon Avenue; thence binding on said right-of-way westerly to intersect the division line between lots 7 and 8, block 5343;

thence binding on the south side of Grindon Avenue southwesterly to intersect the division line between lots 7 and 8, block 5343; thence binding on said division line southerly and binding on the western property line of lot 6 to intersect the division line between lots 5A and 8, block 5343; thence binding on said division line westerly to intersect the division line between lots 5A and 9, block 5343; thence binding on said division line and binding on the western property line of lots 1/4, 4A, 4B, 5 and 5A, southerly, westerly, and southerly again to intersect the south side of Markley Avenue; thence binding on the south side of Markley Avenue easterly to intersect the division line between lots 20 and 21, block 5342;

thence binding on said division line southerly to intersect the division line between lots 8/9 and 20, block 5342; thence binding on said division line easterly to intersect the division line between lots 8/9 and 6, block 5342; thence binding on said division line southerly and binding on the western property line of lots 1, 2, 3, 4, 5 and 6 to intersect the south side of Montebello Terrace; thence binding on the south side of Montebello Terrace easterly to intersect the division line between lots 9 and 10/11, block 3949; thence binding on said division line southerly to intersect the division line between lots 10/11 and 21, block 3949; thence binding on said division line easterly, then southerly to intersect the south side of Overland Avenue; thence binding on the south side of Overland Avenue westerly to intersect the division line between lots 29A and 48/49, block 3949A; thence binding on said division line southerly to intersect the division line between lots 29 and 29A; block 3949A; thence binding on said division line easterly to intersect the west side of Harford Road; thence binding on the west side of Harford Road southerly to intersect the north side of Argonne Drive; thence binding on the north side of Argonne Drive easterly to intersect the western corner of lot 1/7, block 4198A; thence binding on said corner southerly to intersect the south side of Parkside Drive and east side of Harford Road; thence binding on the east side of Harford Road to the point of beginning.

2. Plan Goals and Objectives

- a. The objectives of the Lauraville Business District Urban Renewal Plan (referred to as "Renewal Plan") as determined by the Mayor and City Council of Baltimore (referred to as "City"), acting by and through the Department of Housing and Community Development (referred to as "Department") and the Commissioner thereof (referred to as "Commissioner") are to:

- (1) establish an identifying image as a pedestrian-friendly business district for the Harford Road corridor;

- (2) reduce conflicts between Harford Road's current design as a turnpike and traffic thoroughfare and the surrounding residential neighborhoods;
 - (3) provide for the creation of balanced economic development that prevents the demolition or rezoning of residential property adjacent to or in the vicinity of the Plan boundary;
 - (4) provide more convenient services through appropriate activity land use areas that provide residential, retail, office, and commercial uses with accessible parking;
 - (5) reinforce the distinction between residential and commercial properties through a variety of natural and manmade buffering and screening techniques;
 - (6) establish a community review process for rehabilitation of existing property and new construction;
 - (7) encourage renovation of appropriate buildings;
 - (8) ensure that new buildings are compatible with their context and character of the neighborhood;
 - (9) encourage shared parking among commercial uses;
 - (10) increase the amount of public park space and landscaping to create a greener commercial corridor; and
 - (11) encourage use of the portion of Herring Run Park known as "Heinz Park" as a community festival and event space.
- b. Additional objectives for development and rehabilitation must be considered as the Harford Road corridor is redeveloped. Proposals that are able to meet these objectives will receive more favorable support from the Harford Road Partnership, Inc., the Department, and the Department of Planning. The objectives are as follows:
- (1) Those locations, indicated as terminated vistas by the community, should be encouraged to use towers, steeples, monuments, belfries, or architectural features to help institute these vistas as important community landmarks. These sites may be allowed to exceed the overall height limitations of the land use area if the feature is of significant quality and character. The overall purpose is to help define the commercial district, create community landmarks, and provide features that help organize the district into recognizable parts.
 - (2) Those locations appropriate for public monuments along Harford Road should be encouraged to develop as such. If private organizations or public institutions propose public monuments for Harford Road, the monuments should be directed to the appropriate locations, where they can maximize the character of land use areas, emphasize vistas, or provide public open space.
 - (3) Liner buildings or other similar developments are encouraged.
 - (4) As off-street parking is difficult to provide on many properties, creative solutions should be found to allow shared parking, credit for leased parking in other locations, or the creation of parking funds to support municipal parking lots.
 - (5) Where a portion of an assembled property is outside the boundary of this Plan, the existing residential zoning will be applied and no commercial use of the property will be allowed.
 - (6) Properties must have exterior night lighting to discourage loitering or vandalism.

B. DEFINITIONS

1. Liner buildings: structures that line the edge of a development and help define a street wall at the front property line where none currently exists.
2. Community Review Panel: a volunteer committee established by the Harford Road Partnership, Inc., whose members are selected by their respective organizations. These organizations include: the Arcadia, Beverly Hills, Lauraville, Mayfield, Moravia-Walther, Morgan Park, and Waltherson Improvement Associations; the Lauraville Business Association; HARP; and HARBEL. The Panel reviews and makes recommendations to the Department regarding new development projects. The

community review process is intended to ensure that the communities most impacted by a proposed development will have the first opportunity for input.

3. Neighborhood Retail/Residential: a land use area that limits development to smaller scale establishments. See section C.1.a.
4. Commercial Center: a land use area that encourages larger retail and commercial establishments. See section C.1.b.
5. Residential/Office: a land use area that allows existing residential buildings that have been converted to office space and provides a clustered location for civic and government buildings. See section C.1.c.
6. Park/Recreational: a land use area that delineates park and recreational usage. See section C.1.d.
7. Height: the distance from the base of a building or structure to its roof line.
8. Setback: the distance from the property line to the building or structure.
9. Screening: natural or manmade materials that have the ability to provide a clear and aesthetic separation between two uses.
10. Urban Edge: a site plan or design pattern that maintains the existing relationship of buildings to the street and its architectural features along the street.
11. HARP: The Harford Road Partnership and Neighborhoods of Greater Lauraville. A nonprofit community development corporation established to promote appropriate economic development along the Harford Road corridor.
12. Impacted Community: A neighborhood or portion of a neighborhood whose boundaries encompass or are adjacent to a proposed new development or rehabilitation project.

C. LAND USE PLAN

1. Permitted Land Uses

The Plan creates 5 allowable new land use areas: Neighborhood Retail/Residential, Commercial Center, Residential/Office, Park/Recreational, and Residential, as illustrated on the Land Use Plan, Exhibit No. 1. These land use areas overlay current zoning districts. Accessory uses including landscaping, off-street parking, and loading will be allowed. In addition, existing uses will be allowed to continue, subject to the provisions governing nonconforming and noncomplying uses listed below.

a. Neighborhood Retail/Residential

In the areas designated Neighborhood Retail/Residential on the Land Use Plan, Exhibit No. 1, the underlying zoning districts are either B-2-2, B-3-1, or B-3-2. The allowed uses are as follows:

(1) Dwellings

(2) Commercial uses are subject to the following:

- (a) Commercial uses must maintain the predominantly small-scale retail character and original residential buildings of the neighborhood. The floor area ratio shall not exceed 2.0.
- (b) Commercial uses must be retail commercial, must occupy a gross retail commercial space of 3,000 square feet or less, must have infrequent, short-term servicing requirements, and must deal directly with consumers. Goods produced on premises must be sold at retail on premises. Servicing, processing, and storage must be within an enclosed structure. Except for banks, there must be no drive-in or drive-up uses or services, either as a principal or accessory use. There must be no overnight tractor trailer parking or vehicle storage in front yards or street corner side yards.
- (c) Restaurants are restricted to 4,000 square feet or less. Seating for outdoor dining may be allowed to encroach upon the public sidewalks, with the exception of a minimum of a 5-foot clear pedestrian passage. The use of

rights-of-way for outdoor seating is subject to all other applicable City regulations.

- (d) The following uses as defined by the Zoning Code of Baltimore City are not allowed in the Neighborhood Retail/Residential area:

After hours establishments
Amusement arcades
Automobile accessory stores – including related repair or installation services
(other automobile accessory stores are allowed)
Automobile glass and mirror shops
Automobile painting shops
Bail bond agencies
Blood banks or blood purchase centers
Boat sales, rental, and repair establishments
Car Washes
Carpet and rug cleaning establishments
Check cashing agencies
Community correction centers
Contractor and construction shops and yards
Dry cleaning establishments (dry cleaning and laundry receiving stations –
processing done elsewhere are allowed)
Fraternity and sorority houses: off-campus
Garages and lots for bus and transit vehicles
Gasoline service stations
Handgun sales
Highway maintenance shops and yards
Liquor stores; package goods
Machinery: sales, rental and service
Massage salons
Mobile home sales
Model homes and garage displays
Motor vehicles: rental
Motor vehicles: sales
Moving and storage establishments
Palmists
Parole and probation field offices
Pawn shops
Pay distribution centers
Poultry and rabbit killing establishments
Recycling collection station
Religious institutions, as follows: churches, temples, and synagogues
Rifle and shotgun sales
Sewerage pumping stations
Stables for horses
Tattoo Parlors
Taverns – including live entertainment and dancing
Warehousing and wholesale establishments and storage

- (3) Conditional uses subject to approval by the Board of Municipal and Zoning Appeals are as follows:

- (a) prepared food delivery services;
- (b) theaters;
- (c) animal hospitals which are odor-proofed and sound-proofed;
- (d) restaurants providing live entertainment or dancing. A minimum of 1 parking space per 250 square feet of use must be demonstrated in order to offer live entertainment;
- (e) taverns – no live entertainment or dancing. A minimum of 1 parking space per 250 square feet of use must be demonstrated in order to offer live entertainment; and
- (f) housing for the elderly.

- (4) Conditional uses subject to approval by ordinance of the City are:

- (a) food stores, grocery stores; and
- (b) day nurseries, group day care centers, and nursery schools.

b. Commercial Center

In the land use area designated as a Commercial Center on the Land Use Plan , Exhibit No. 1, the underlying zoning districts are B-3-1, and B-3-2. The allowed uses are as follows:

- (1) Dwellings
- (2) Commercial uses subject to the following:
 - (a) The floor area ratio of large scale commercial uses must not exceed 2.0.
 - (b) Newly constructed commercial buildings must occupy a gross retail space of 8,000 square feet or less.
 - (c) Except for banks, there must be no drive-in or drive-through uses or services either as a principal or accessory use.
 - (d) Uses excluded from the Neighborhood Retail/Residential land use area, are excluded from the Commercial Center.
- (3) Conditional uses subject to approval by the Board of Municipal and Zoning Appeals are the same as in the Neighborhood Retail/Residential area.
- (4) Conditional uses subject to approval by ordinance of the Mayor and City Council are the same as in the Neighborhood Retail/Residential area.

c. Residential/Office

In the areas designated Residential/Office on the Land Use Plan, Exhibit No. 1, the underlying zoning districts are either O-R-1, B-1-2, or B-3-1. The allowed uses are as follows:

- (1) Dwellings
- (2) Office uses subject to the following:
 - (a) The predominantly residential character of the neighborhoods must be maintained. There must be flexibility in permitting office uses that are adaptable to a residential structure. Office uses must occupy a gross office area of 2,000 square feet or less and must have infrequent short-term servicing requirements. The floor area ratio must not exceed 1.5.
 - (b) The allowable uses in Residential/Office are as follows:

Offices – private; offices – governmental; offices – for non-profit and publicly owned organizations; offices – not including bail bonds agencies; parks and playgrounds; recreation buildings, libraries; post offices and community centers, religious institutions; civic uses – buildings used principally for education, worship, cultural performances and gatherings administered by non-profit, cultural, educational, and religious organizations; buildings used principally for local, state, and federal government administration of public services, educational services, cultural performances, and government-sponsored gatherings (exclusive of parole or rehabilitation services).
- (3) Conditional uses subject to approval by the Board of Municipal and Zoning Appeals are as follows:
 - (a) medical and dental clinics;
 - (b) day nurseries, group day care centers, and nursery schools; and
 - (c) housing for the elderly.

d. Park/Recreational

In the land use area designated Park/Recreational on the Land Use Plan, Exhibit No. 1, the allowed uses are as follows: community events and public uses.

e. Residential

In the land use area designated as Residential on the Land Use Plan, Exhibit No. 1, uses are limited to those as allowed under the R-4 and R-7 categories of the Zoning Code of Baltimore City.

f. Nonconforming Use

A lawfully existing use of a building or other structure or of land that does not conform to the applicable use regulations of the Zoning Code of Baltimore City may be continued as a “nonconforming use” only as provided in Title 13 of the Zoning Code. A lawfully existing use of a building or other structure or of land that does not comply with the land use regulations of this Plan is allowed to continue for an indefinite period of time.

g. Noncomplying Structure

A lawfully existing structure that does not comply with the bulk regulations of the Zoning Code of Baltimore City may be continued as a “noncomplying structure” only as provided in Title 13 of the Zoning Code. Noncomplying structures are regulated by Title 13 of the Zoning Code of Baltimore City.

D. TECHNIQUES USED TO ACHIEVE PLAN OBJECTIVES

The following property rehabilitation and development standards are used to support the character of the land use categories shown on the Land Use Plan, Exhibit No. 1 (Neighborhood Retail/Residential, Commercial Center, Park/Recreational, Residential/Office, and Residential). These standards apply to all new construction, rehabilitation, signage, or other change in the use of any property within the Project Area.

1. Standards Applicable to the Entire Project Area

Property owners must comply with these design standards when improving their properties. No time limit for compliance is specified in this Plan.

a. Objectives

- (1) Encourage preservation and stabilization of existing structures.
- (2) Protect and preserve the urban edge of Harford Road through appropriate design standards.
- (3) Ensure that repairs, alterations, and improvements on individual buildings protect the original design character of the building.
- (4) Ensure that contemporary improvements and signs do not detract from the original character of the buildings.
- (5) Ensure that new construction does not detract from the urban quality of Harford Road, meets urban design principles, and is not detrimental to the adjacent residential property or properties.
- (6) Develop a design consistency by creating a balance between individual business signage and the overall image of a unified block.
- (7) Ensure that new and rehabilitated properties provide landscaping that contributes to the image of a pedestrian-friendly business district.
- (8) Encourage properties being rehabilitated within the Lauraville Historic District boundaries to comply with Maryland Historic Trust guidelines.

b. Standards

- (1) Front yard setbacks must match existing setbacks on the same block or must be at the front yard property line. In blocks on Harford Road where an angled setback

currently exists, the angled setback may be utilized in the design of new buildings.

- (2) Exterior building materials are limited to wood, cedar shake siding, hardboard siding, lightweight concrete siding, vinyl siding, stucco, brick or stone. Exterior insulation finishing (EIFS) may be used on second story and rear walls only. Exposed foundation walls must be brick, stone, parged block, or painted, stained, or gray poured concrete.
- (3) The following materials are not allowable: panelized materials and aluminum that has been anodized a copper color.
- (4) Roof top signs, including billboards, or signs mounted above a parapet, are not allowed.
- (5) Wire or chain link fencing must not be used on a public street or right-of-way. The use of razor wire or security wire is prohibited.
- (6) Security grilles are allowed on commercial property, if they do not completely obscure the storefront when in use. Enclosures and housings for security grilles and screens and the hardware used to install the grilles must be as inconspicuous as possible and compatible with other elements of the facades. All exposed portions of the grille, screen, or enclosures that are normally painted, and all portions that require painting to preserve, protect, or renovate the surface must be painted in a neutral color.
- (7) Religious institutions require 1 off-street parking space for every 4 seats. Previously awarded parking credits may not be used to calculate this parking standard.
- (8) Parking lots with more than 12 spaces must include 1 shade tree for every 4 spaces. Planting plans are required for all parking lots.
- (9) Commercial garage doors, loading docks and service areas are allowed only at the rear or side of the property for new construction. Whenever feasible, loading dock and service doors must be located so they are not visible from a public street.
- (10) The main entrance of a building, which is also its primary operating entrance, must face Harford Road.
- (11) Off-street parking is not allowed between the front yard property line and a building façade.
- (12) Accessory roof top structures such as antennas, satellite dishes, other communications equipment, HVAC, or other operating equipment must be placed to be as inconspicuous as possible.
- (13) Design standards for antennas include the following:
 - (a) Antennas must not exceed 15 feet in height by 3 feet in width and must be designed to accommodate co-location.
 - (b) Height is measured from the base of the antenna to the top.
 - (c) Appropriate screening must be provided to prevent visibility by adjacent properties.
 - (d) Panels must be placed along the side of a building as close to a roof as possible. Panels must not exceed 12 inches in height by 12 feet in diameter.
 - (e) Antennas and panels are subject to all existing FAA regulations.
 - (f) No freestanding towers are allowed.
- (14) Porches
 - (a) Materials
 - i. Porches must be faced with brick or stone or painted or stained

wood. Vinyl siding is permitted only if it is consistent with existing structural material.

- ii. Stoops must be brick, stone, or poured concrete. Wood stoops are permitted if it can be demonstrated that they are consistent with the character and features of the building.
- iii. Posts, columns, and railings must be painted or stained wood, steel, or wrought iron.
- iv. Piers and arches must be brick or stone or faced with brick or stone.
- v. Chimney enclosures must be brick, stone, or stucco.
- vi. Trim may be wood.
- vii. The undercroft of porches must be enclosed with masonry or must be skirted by wood or vinyl lattice.

(15) Decks

Decks may be placed on rear or side yards only.

(16) Roofs

- (a) Materials -- Pitched roofs must be galvanized metal, clay tile, standing seam, copper, wood shakes, natural slate, or asphalt shingles.
- (b) Methods
 - i. Roofs must be simple, symmetrically pitched, and in the configuration of gables and hips.
 - ii. Shed roofs are allowed when the ridge is attached to an exterior wall.
 - iii. Flat roofs must be edged by a railing or parapet wall.
 - iv. Gable ends must have profile trim.
 - v. Skylights and solar panels may be placed on rear elevations only.
 - vi. Roofs built of steel standing seam must be painted or galvanized.
 - vii. Asphalt shingles must be black, dark gray, or green.
 - viii. Copper may be allowed to age naturally.

(17) Openings

(a) Materials

- i. Windows must be wood, vinyl clad wood, vinyl, electrostat paint aluminum, kynar, or anodized aluminum.
- ii. Glass must be clear, except stained glass, art glass, and frosted glass. Glass block may be used when not facing a public street or when in non-storefront basement windows.
- iii. Doors must be wood, embossed steel or fiberglass with a wood veneer, or glass.

(b) Methods

- i. Windows and window lites must be vertical in proportion, unless a window is being replaced in an existing, nonconforming rough opening.
- ii. Windows must be rectangular, except that a window may be circular, semicircular, hexagonal or octagonal in shape, but only one such window may be placed on each elevation.
- iii. Windows may be no closer than 2 feet from the corner of the building.

- iv. Muntins, if provided, must be real or mounted on the exterior surface.
- v. Two windows in the same rough opening must be separated by a minimum 4 inch post.
- vi. Shutters must be shaped, sized, and proportioned to the window they serve.
- vii. Shutters must be functional or provided with shutter dogs and mounted as if hinged to the window frame.
- viii. Doors, including garage doors, must have glass, raised panels or both.

(18) Yards

(a) Materials

- i. Retaining walls must be brick or stone except those in rear yards which may be poured concrete or pressure treated wood.
- ii. Walks and paths must be brick, stone, slate, concrete (gray or stained), or concrete pavers.

(b) Methods

- i. Fences, walls, and hedges along streets, sidewalks, and parks, must be between 3 and 4 feet in height.
- ii. Wood fences must be painted or stained with an opaque stain.
- iii. Metal picket fences must be steel or wrought iron and must be painted black or dark green.
- iv. Brick walls must be a minimum of 8 inches thick and capped.
- v. Retaining walls must not exceed 4 feet in height for each terraced level above grade.

(19) Screening

- (a) Visible accessory HVAC rooftop structures must be screened to minimize noise and views and protect the residential integrity of the neighborhoods.
- (b) Parking lots that are at the front of a property or adjacent to a residential street must be screened using landscaping, brick, wood, or stone fences. Screening must prevent cars from being visible to residents and must be designed in a way that discourages vandalism, theft, and loitering. Landscaping must incorporate plantings that would discourage vandalism and loitering.
- (c) Visual and sound buffers must be provided at the property line in the interior side and rear yards between commercial and residential uses with a wood or masonry fence that is at least 6 feet in height. Screening must be compatible with existing barrier techniques and must prevent cars and dumpsters from being visible to residents. Allowable materials include black coated chain link fence, brick, stone, or wood. Chain link fences must be screened with plantings. Screening is not required between adjacent commercial properties. Alternative fencing materials may be approved after review by and support from the Community Review Panel.
- (d) Dumpsters and trash receptacles must be enclosed with masonry walls and opaque gates. Dumpsters must not be located along a street edge or in a front yard.

(20) No new billboards are allowed.

(21) No outdoor food and vending machines are allowed.

(22) Signs

- (a) Properties with buildings set back from the property line must have no more than 1 free-standing sign. Free-standing signs may not encroach on or overhang the public right-of-way.
- (b) Free-standing signs may be supported by a solid base constructed of masonry or wood, or by two masonry, wood, or steel posts. Wood must be painted or stained with opaque stain. The posts must be a minimum of six inches by six inches.
- (c) Internally-lit signs are not allowed on the exterior of a building. Free-standing signs may not be internally-lit.
- (d) The design of the sign should be consistent with the character of the surrounding area, building, or use.
- (e) Waivers on retrofitting or reusing an existing sign structure that does not meet the standards set forth in this Plan are allowable by the Commissioner, after receiving a review from the Community Review Panel.
- (f) Temporary signs must not exceed 20 percent of the total first-floor glazing. No signs are allowed in second-floor windows.

2. Additional Standards Applicable to Neighborhood Retail/Residential

a. Objectives

- (1) Retain the pedestrian, neighborhood services oriented commercial character.
- (2) Encourage site design that enhances the urban quality of the area.
- (3) Manage additions, alterations, and improvements so as to complement and carry forward original design character.

b. Standards

(1) Signage

- (a) Signs attached to the exterior of a building must have a maximum square footage of 2 times the length of the Harford Road façade of the building, not to exceed 32 square feet.
- (b) Painted panel signs are allowed provided that colors and type style are compatible with the features of the surrounding buildings.
- (c) Determining the size of free-standing signs is based on the length of Harford Road street frontage of the property.
 - i. Properties with less than 40 feet of street frontage may have a free-standing sign with a maximum height of 8 feet above grade and a maximum sign face of 15 square feet.
 - ii. Properties with between 40 feet and 75 feet of street frontage may have a free-standing sign with a maximum height of 15 feet above grade and a maximum sign face of 32 square feet.
 - iii. Properties with greater than 75 feet of street frontage may have a free-standing sign with a maximum height of 15 feet above grade and a maximum sign face of 50 square feet.
- (d) Signage must be attached to the building using hardware made for that purpose.
- (e) Projecting signs no larger than 16 square feet are allowed and must be mounted on brackets made for that purpose.
- (f) Neon signs no larger than 4 square feet are allowed inside storefronts.
- (g) A maximum of 2 signs per property are allowed.

- (2) Awnings may not be internally lit with lights mounted to the awning structure, and must not have an “egg crate” ceiling. The drip edge may be lettered with print no larger than 6 inches high. Awnings may be fabricated only from canvas or canvas-like material that is flame retardant. Awnings must not project more than 6 feet from a building. Existing awnings with permanent lettering are considered signs. Existing awnings in good condition may be allowed to remain. New and replacement awnings must comply with these standards.
- (3) Existing front porches, stoops, railings, columns, posts, piers, and arches must retain features that are compatible with the character and features of the building.
- (4) New storefronts must have doors recessed a minimum of 3 feet. These storefronts must have a minimum glazing of 50 percent of the area of the first floor elevation.
- (5) Existing storefront windows must maintain their existing size or retrofit the storefront to a minimum of 50 percent of the area of the first floor elevation, whichever is greater.

3. Additional Standards Applicable to Commercial Center

a. Objectives

- (1) Require new development design to follow designs that retain an urban quality yet allow flexibility for modern retailing and commercial needs. Design must reflect an integration with the existing style of existing buildings.
- (2) View the area as a district of buildings rather than allowing new construction to relate only to Harford Road and vehicle traffic.
- (3) Seek innovative solutions rather than stock designs.
- (4) Protect surrounding residential areas.
- (5) Preserve the integrity of existing structures.

b. Standards

(1) Site

Grass areas, landscaping, shrubs, and trees must be properly maintained. Dead or damaged shrubbery must be replaced as needed.

(2) Building

- (a) The front façade of new construction must be along the street frontage line of Harford Road.
- (b) Temporary signs must not exceed 20 percent of the total first floor glazing. No signs are allowed in second floor windows.
- (c) New storefronts must have doors recessed a minimum of 3 feet. These storefront windows must have a minimum of 50 percent of the area of the first floor elevation.
- (d) Existing storefront windows must maintain their existing size or retrofit the storefront to a minimum of 50 percent of the area of the first floor elevation, whichever is greater.

(3) Signage

- (a) Projecting signs greater than 8 feet in height must be mounted above the storefront and perpendicular to the building. These signs may extend up to 4 feet from the building and may extend as high as the lintels on the top floor. The area of these signs must be no greater than 32 square feet.
- (b) Signs attached to the exterior of a building must have a maximum square footage of 2 times the length of Harford Road façade of the building, not to exceed 32 square feet. Signage must be attached to the building using hardware made for that purpose.

- (c) Determining the size of free-standing signs is based on the length of Harford Road street frontage of the property.
 - i. Properties with less than 40 feet of street frontage may have a free-standing sign with a maximum height of 8 feet above grade and a maximum sign face of 15 square feet.
 - ii. Properties with between 40 feet and 75 feet of street frontage may have a free-standing sign with a maximum height of 15 feet above grade and a maximum sign face of 32 square feet.
 - iii. Properties with greater than 75 feet of street frontage may have a free-standing sign with a maximum height of 15 feet above grade and a maximum sign face of 50 square feet.
- (d) Projecting signs no larger than 16 square feet are allowed and must be mounted on brackets made for that purpose.
- (e) Painted panel signs are allowed provided that colors and type style are compatible with the features of the surrounding buildings.
- (f) A maximum of 3 signs per property are allowed. If there is more than 1 use per property, then a maximum of 2 signs per business are allowed.

(4) Awnings

Awnings may not be internally lit with lights mounted to the awning structure, and must not have an “egg crate” ceiling. The drip edge may be lettered with print no larger than 8 inches high. Awnings may be fabricated only from canvas or canvas-like material that is flame retardant. Awnings must not project more than 7 feet from a building. Existing awnings with permanent lettering are considered signs. Existing awnings in good condition may be allowed to remain. New and replacement awnings must comply with these standards.

4. Additional Standards Applicable to Residential/Office

a. Objectives

- (1) Establish standards that will preserve the urban edge of Harford Road by preventing unnecessary demolition.
- (2) Encourage location of institutional uses.
- (3) Encourage use of a civic architectural vernacular on public and institutional buildings.
- (4) Encourage the continued use of residential buildings for residential purposes and small offices that do not negatively impact residential quality of life.
- (5) Establish maintenance standards for residential structures.

b. Standards

(1) Building

Existing front porches, stoops, railings, columns, posts, piers, and arches must be retained or rebuilt to accommodate the character and architectural features of the building.

(2) Signage

- (a) Signs attached to the exterior of a building must have a maximum square footage of 2 times the length of Harford Road façade of the building, not to exceed 24 square feet.
- (b) Painted panel signs are allowed provided that colors and type style are compatible with the features of the surrounding buildings.
- (c) Determining the size of free-standing signs is based on the length of Harford Road street frontage of the property.

- i. Properties with less than 40 feet of street frontage may have a free-standing sign with a maximum height of 8 feet above grade and a maximum sign face of 15 square feet.
 - ii. Properties with greater than 40 feet of street frontage may have a free-standing sign with a maximum height of 8 feet above grade and a maximum sign face of 32 square feet.
- (d) Signage must be attached to the building using hardware made for that purpose.
 - (e) Projecting signs no larger than 12 square feet are allowed and must be mounted on brackets made for that purpose.
 - (f) Neon signs no larger than 4 square feet are allowed inside storefronts.
 - (g) Temporary signs must not exceed 20 percent of the total first floor glazing. No signs are allowed in second floor windows.
 - (h) A maximum of 1 sign per property is allowed.

(3) Awnings

Awnings may not be internally lit with lights mounted to the awning structure, and must not have an “egg crate” ceiling. The drip edge may be lettered with print no larger than 6 inches high. Awnings may be fabricated only from canvas or canvas-like material and must be flame retardant. Awnings must not project more than 6 feet from a building. Awnings that are in good condition may be allowed to remain in their existing state. New or replacement awnings must comply with these requirements. Existing awnings with permanent lettering are considered signs

5. Additional Standards Applicable to Park/Recreational

a. Objectives

- (1) Retain the historic park as a community and civic space for public use.
- (2) Establish the area as a gateway to the community. Maintain and improve landscaping consistent with its gateway image, welcoming residents and visitors to the corridor.

b. Standards

- (1) Live music is limited to between 10:00 a.m. and 8:00 p.m.
- (2) Sponsoring organizations are subject to all existing licensing regulations and permit requirements.
- (3) Sponsoring organizations are responsible for removing all trash immediately following an event and for replacing damaged shrubbery within 30 days of the event.
- (4) Before authorizing a new monument in any park, the Department of Recreation and Parks must provide the Community Review Panel with notice and drawings of the proposal and provide the Community Review Panel with at least 30 days within which to submit recommendations to the Department of Recreation and Parks.

6. Interpretation

Developers are required to agree that, in the event of any question regarding the meaning of these standards and controls or other provision of this Plan, the interpretation placed on them by the Department is final and binding, provided that the interpretation is not unreasonable or arbitrary.

7. Street Reservation and Dedication

The City reserves unto itself all of its right, title, and interest in and to the beds of all streets, alleys, avenues, or lanes mentioned in this Plan and referred to, subject, however, to use in common as private ways, until the streets, alleys, avenues, and lanes are

expressly dedicated to public use. All references in this Plan to any street, alley, avenue, or lane are for purposes of description only and are not intended to dedicate them to public use, and any implied intent of dedication or dedication of the streets, alleys, avenues or lanes by reference to them is hereby denied and revoked.

E. ASSEMBLED PROPERTY

Where assembled properties include lots that are within and not within the Project Area, it is the intent that the Rehabilitation and Development Standards in this Plan apply to the entire assemblage.

F. MAINTENANCE STANDARDS

The minimum maintenance standards for all properties are as follows, and, unless otherwise specified, all repairs and maintenance must be made within 30 days of receipt of notification from the Department:

1. All Properties

- a. Businesses must keep their properties free of trash.
- b. All trash must be placed in covered receptacles. Property must be maintained free of trash and debris.
- c. Properties must be kept free of graffiti or flaking paint.
- d. Repainting or repairs must be made to maintain the building's original character and quality and must be in keeping with established architectural standards.
- e. All properties must have their street address displayed in a prominent manner using 2 to 4-inch lettering that is in keeping with the design standards established in this Plan.
- f. All landscaping must be trimmed and maintained. Grass and weeds must not exceed 8 inches in height. Landscape barriers must be kept trimmed and well-maintained, and dead or damaged shrubbery must be replaced as needed.
- g. All fences and barriers must be kept trimmed and well-maintained.
- h. Broken windows, graffiti, damaged signage, torn awnings, or other damage resulting from vandalism must be repaired within 15 days of notification.
- i. All owners of vacant properties or lots are required to have an available phone number and current address on file with the Department.
- j. Unoccupied properties must not be boarded on the front facades.
- k. Burned out lighting must be replaced.

2. Compliance

- a. Within 15 days of receipt of a complaint, the Department must investigate and notify the property owner or owner's registered agent of any violations.
- b. Structural repairs must be made within 30 days from the date of a notice from the Department.
- c. Property owners who require additional time to make a repair must notify the Department in writing and include a completion date.
- d. Any person violating the provisions of this Plan is subject to a fine not exceeding One Hundred Dollars (\$100.00), and each day's violation constitutes a separate offense. This Plan may be enforced by injunction.

G. DESIGN REVIEW AND APPROVAL

1. Procedures for the Review of Rehabilitation Plans

In order to ensure that development is consistent with the requirements and objectives of this Plan, all plans and specifications must be submitted to and approved by the Department as follows:

a. Review of Plans for New Construction, Exterior Rehabilitation, or Change in Use.

All plans for new construction (including parking lots), exterior rehabilitation, site improvements, change in use on any property, and signage must be submitted to the Department for review. Once the plans have been received, a review process to determine if the proposed project meets the objectives of this Plan will begin. Prior to submitting, the developer is encouraged to seek community approval. The review process followed for new plan review must be consistent with the guidelines established in subsection 3., "Community Review", of this section. Permit requests for new construction, substantial renovations, or changes in property use must be forwarded to HARP and HARBEL, or their successors, which will be given 4 weeks to respond with a recommendation to the Department. Within 5 days of receipt of notice, HARP must advise the Community Review Panel members and their respective groups and HARBEL must advise the community or communities most impacted that notification has been received from the Department of a development proposal, rehabilitation plan, or change of use for a specific property or properties. HARP must arrange a meeting between the developer, the Community Review Panel, and the impacted communities. Written comments from this meeting must be forwarded to all members of the Community Review Panel and the presidents of the impacted community groups. The community groups have responsibility for distributing information to their membership. Written comments must be provided by the community groups to HARP, which must also distribute them to the Community Review Panel. Community-wide meetings can provide an additional opportunity for input. The Community Review Panel must issue the final recommendation to approve or deny support of a project based on community input. Each recommendation made by the Community Review Panel concerning a specific project reviewed by the Panel is considered binding upon HARP.

Permit requests for cosmetic changes, allowable changes of use, or minor rehabilitation must be immediately forwarded to HARP. At its discretion, HARP must review these requests and submit a recommendation to the Department on behalf of the Community Review Panel. HARP must inform the Community Review Panel of its recommendations. The final determination for the review process shall be decided by the Department. Upon finding that the application is complete and there is evidence of review by HARP, and the proposed plan is consistent with the objectives of this Plan, the Commissioner must authorize the issuance of the necessary permit. If the Commissioner finds that the proposal is inconsistent with the objectives of this Plan, issuance of the permit must be denied.

The provisions of this subsection are in addition to and not in lieu of all other applicable laws and ordinances relating to new construction.

b. Demolition.

All applications for demolition permits must be submitted to the Department for review and approval. Prior to submitting a permit, the applicant is encouraged to seek community approval. Standards for preservation and demolition of properties are based upon design guidelines established for the Lauraville Business District.

Demolition permits must not be issued until after a building permit has been approved and issued, except in the case of emergency or fire, or if the building is deemed structurally unsound.

2. Department Review

The Department specifically reserves the right to review and approve the plans and specifications for development or rehabilitation with respect to their conformance with the provisions of this Plan and in order to achieve harmonious development of the Project Area. The Department also reserves the right to refuse to approve any such drawings, plans, or specifications that are not suitable or desirable, in its opinion, for aesthetic or functional reasons; and in so passing upon such drawings, plans and specifications, it has the right to take into consideration, but is not 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 may utilize its Design Advisory Panel to work with developers in the achievement of high quality site, building, and landscape design for new construction projects.

3. Community Review

There is a Community Review Panel that is facilitated by HARP. The purpose of this Panel is to facilitate review, to recommend its approval or disapproval of proposals for rehabilitation, design, and façade changes and new development to the Commissioner, and to ensure that, within the parameters of this Plan, the needs of those communities most impacted by development are met.

Procedures for approving or declining to approve projects are established in the Community Review Panel operating guidelines. These guidelines will give impacted communities a greater role in determining whether to approve or decline to approve specific projects.

The Community Review Panel is an advisory board, and the Department has final approval or disapproval authority.

4. Waiver by the Commissioner

No alteration, change in use, or improvement work may be undertaken which does not conform with the requirements in this Plan unless the requirements have been waived by the Commissioner. Waivers may be approved after review and recommendations are provided by the Community Review Panel.

5. Land Disposition

- a. Land and property interests acquired by the City within the Project Area will be disposed of by sale, lease, conveyance or transfer or other means available to the City, in accordance with Exhibit 3, Land Disposition.
- b. The parcels shown on Exhibit 3 are schematic and approximate. The Department has the right, in its discretion, to fix their precise boundaries and size. For purposes of disposition, the parcels or lots, as shown on Exhibit 3, may be subdivided or combined.

H. ACQUISITION

1. Conditions Under Which Property May Be Acquired

That 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 properties or portions of them, together with all right, title, interest, and estate, including any private rights of use, that the owner or owners of those property interests or any other property owner or owners may have, in all streets, alleys, ways or lanes, public or private, both abutting in the whole are described and contained within the perimeter of that area, situate in Baltimore City, Maryland.

a. Non-salvables:

Any property in areas designated for rehabilitation containing a non-salvable structure, i.e., a structure which, in the opinion of the Commissioner, cannot be economically rehabilitated without public intervention.

b. Other properties:

In order to carry out rehabilitation by the Department or for resale, other properties may be acquired if:

- (1) rehabilitation on a structure-by-structure basis is infeasible and assembly of a group of properties is required to carry out the objectives set forth in this Plan; or
- (2) rehabilitation of individual, scattered properties is necessary in order to remove blighting influences from otherwise sound blocks.

2. Actions to be Followed by the Department Upon Acquisition of Properties

Upon the acquisition of any of the property described in this Plan, the Department, after consulting with HARP, the Community Review Panel, and the affected associations, must consider taking one of the following actions with regard to the property:

- a. Demolish the structure or structures located on the property and dispose of the land for redevelopment for uses in accordance with this Plan; or

- b. 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
- c. Rehabilitate the property in conformance with the codes and ordinances of Baltimore City and dispose of property in accordance with applicable regulations.

The Commissioner must notify HARP and provide as much non-proprietary information as possible regarding the disposition and its impact on this Plan.

3. Actions to be Followed by the Real Estate Acquisition Division of the Department of the Comptroller

The Real Estate Acquisition Division of the Department of the Comptroller, or any person designated by the Board of Estimates, and in any manner designated by the Board of Estimates in the exercise of the power vested in it by Article V § 5 of the Baltimore City Charter, is authorized to acquire on behalf of the Mayor and City Council, for the purposes described in this Plan, the fee simple or lesser interest in any property or portion of property described in this Plan. If the Division or person is unable to agree with the owner on the purchase price of the property or portion of property, the Division or person must notify the City Solicitor.

I. ZONING

All appropriate provisions of the Zoning Code of Baltimore City apply to properties in the Project Area. Any change in the Zoning Code embodied in this Plan must be approved by ordinance in accordance with the procedural requirements of the Zoning Code and Article 66-B of the Annotated Code of Maryland, as amended.

J. PROCEDURES FOR CHANGES IN APPROVED PLAN

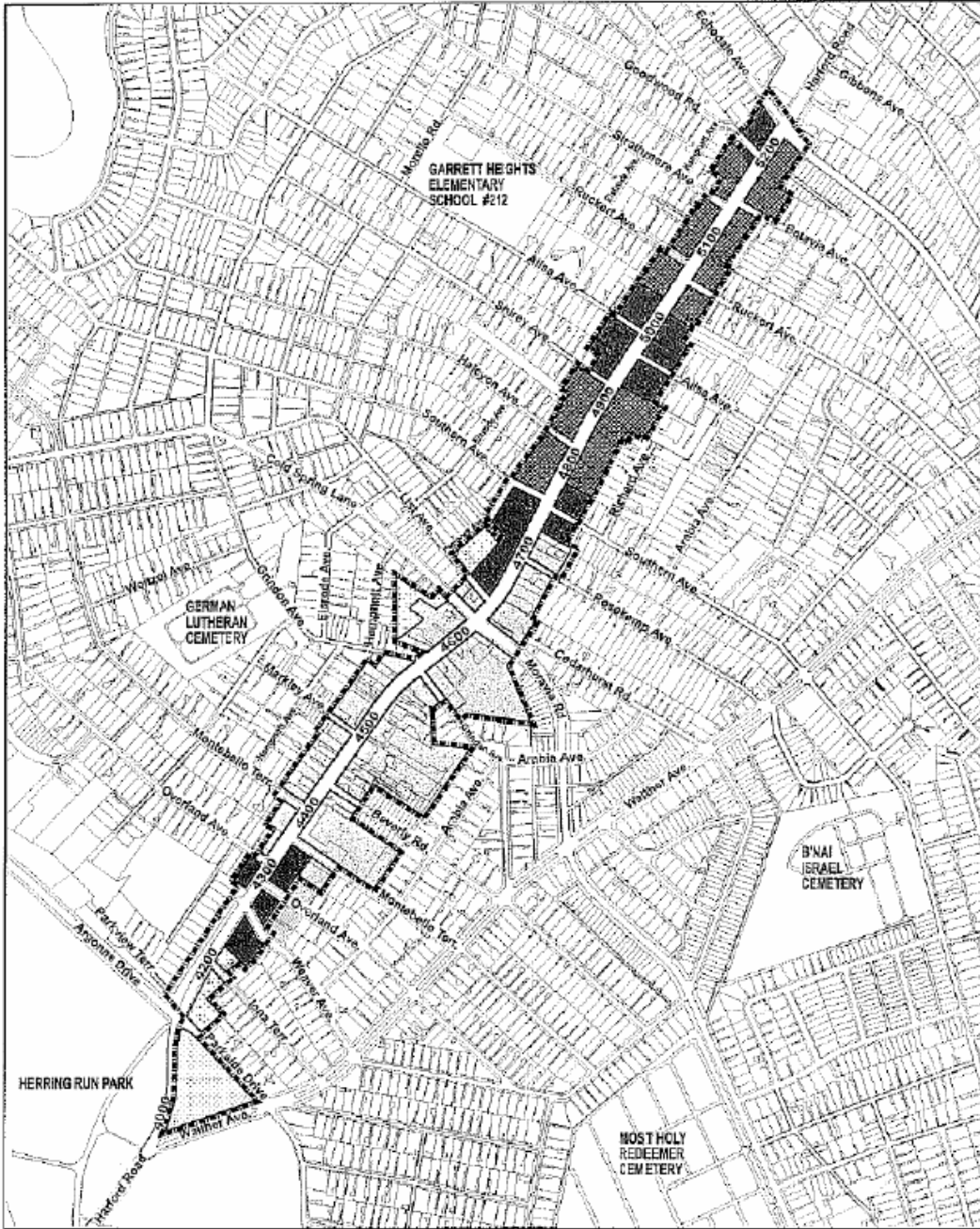
This Plan may be changed at any time through amendment by the City. Additionally, there must be an annual review of this Plan conducted by HARP and to make recommendations to the Department. HARP is responsible for notifying the community of the review period. During this review period, any resident, business, property owner or institution within the Project Area may propose changes to this Plan. Any written comments and recommendations pertaining to this review must be transmitted to the Department no later than 4 weeks after the proposed amendments have been submitted to HARP. The Department must submit to HARP all proposed amendments to the urban renewal plan introduced by the Administration. Prior to passage of any ordinance amending this Plan, a public hearing must be held and HARP, its successor or assignee, must receive at least 7 days notice prior to the public hearing.

K. DURATION OF PROVISIONS AND REQUIREMENTS

The Lauraville Business District Urban Renewal Plan and any amendments shall remain in full force and effect for a period of 20 years from the date of the latest amendment by the City.

L. 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 provision of this Plan without the word, phrase, clause, sentence, paragraph, section or part, or the application thereof, so held invalid would have been adopted and approved.

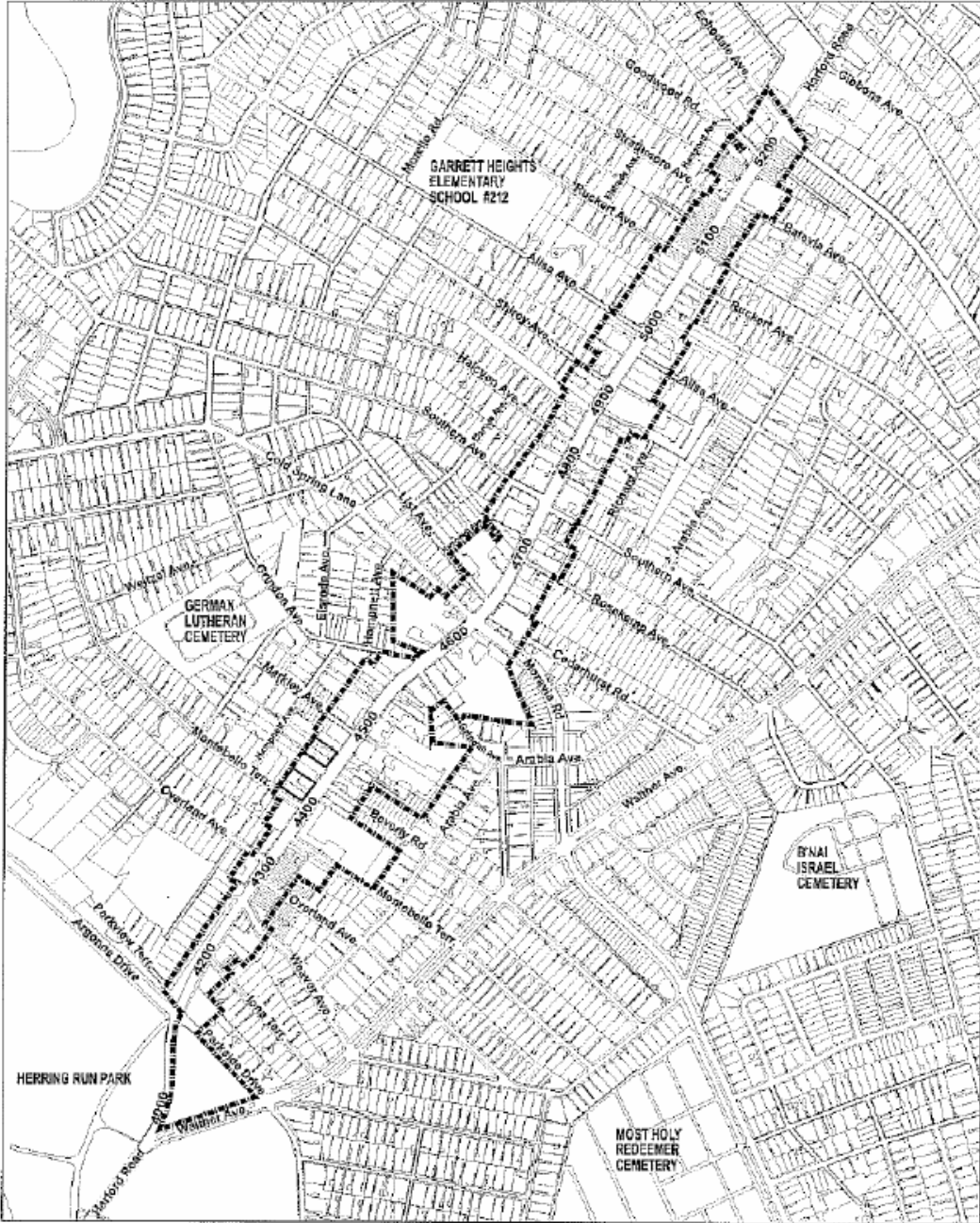


LEGEND

| | |
|--|---------------------------------|
| | Project Area Boundary |
| | Neighborhood Retail/Residential |
| | Commercial Center |
| | Residential/Office |
| | Residential |
| | Park/Recreational |

Lauraville Business District Land Use Plan

| | | | |
|-------------------|-----------|---|--|
| Date: 03/16/03 | Revision: |  200 0 200 400 600 FT. Baltimore Development Corporation | EXHIBIT 1 |
|-------------------|-----------|---|--|

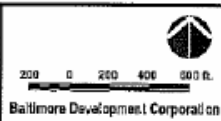


LEGEND
 ■■■■■■■■■■ Project Area Boundary
 ■■■■■■■■■■ Property to be Acquired

Lauraville Business District Property Acquisition

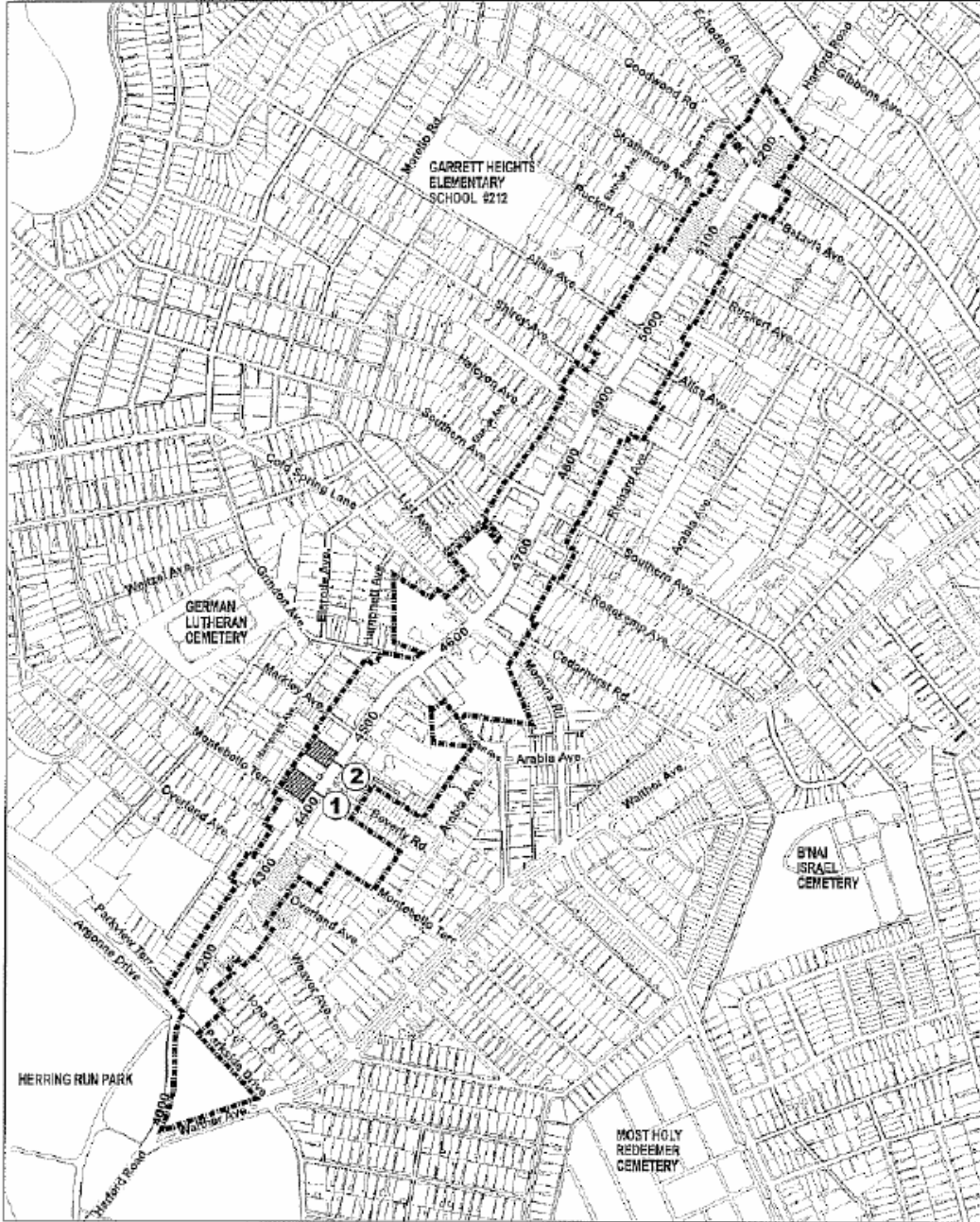
Date:
 03/10/03

Revision:



EXHIBIT

2



LEGEND

- Project Area Boundary
- Disposition Lots

| Table of Disposition Lots | |
|---------------------------|-----------------|
| Lot No. | Approx. Sq. Ft. |
| 1 | 17,810 |
| 2 | 14,370 |

* Distances are approximate and approximate.

Lauraville Business District Land Disposition

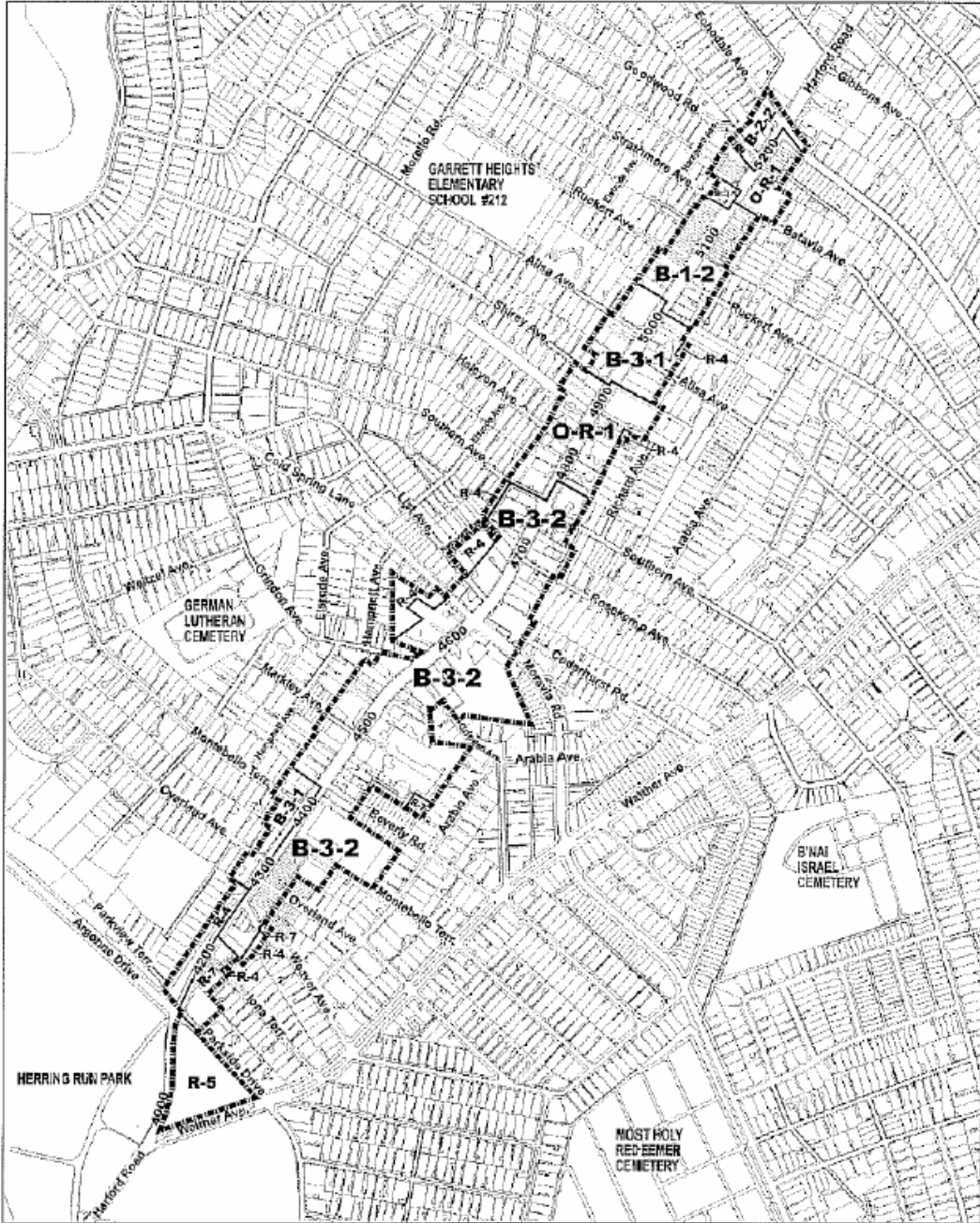
Date:
02/10/03

Revision:

Baltimore Development Corporation

EXHIBIT

3



LEGEND

Project Area Boundary

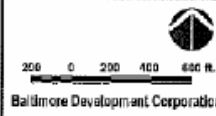
EXISTING ZONING DISTRICTS

- R-4 General Residence
- R-5 General Residence
- R-7 General Residence
- O-R-1 Office - Residence
- B-1-2 Neighborhood Business
- B-2-2 Community Business
- B-3-1 Community Commercial
- B-3-2 Community Commercial

Lauraville Business District Zoning

Date: 03/16/03

Revision:



EXHIBIT

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