

URBAN RENEWAL PLAN  
PENN-NORTH TRANSIT STATION AREA

DISCLAIMER:

The following document has been prepared in an electronic format which permits direct printing of the document on 8.5 by 11 inch dimension paper.

If the reader intends to rely upon provisions of this Urban Renewal Plan for any lawful purpose, please refer to the ordinances, amending ordinances and minor amendments relevant to this Urban Renewal Plan.

While reasonable effort will be made by the Baltimore City Department of Planning to maintain current status of this document, the reader is advised to be aware that there may be an interval of time between the adoption of any amendment to this document, including amendment(s) to any of the exhibits or appendix contained in the document, and the incorporation of such amendment(s) in the document.

By printing or otherwise copying this document, the reader hereby agrees to recognize this disclaimer.

URBAN RENEWAL PLAN  
PENN-NORTH TRANSIT STATION URBAN RENEWAL AREA

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
BALTIMORE, MARYLAND

APPROVED BY  
THE MAYOR AND CITY COUNCIL OF BALTIMORE  
BY ORDINANCE NO. 817  
DATED JULY 10, 1978

REVISIONS SINCE ORIGINAL APPROVAL BY THE MAYOR AND CITY COUNCIL:

1. Amendment No. 1, dated May 1, 1984 and revised June 21, 1984, approved by the Mayor and City Council of Baltimore by Ordinance No.159, dated June 29, 1984.
2. Amendment No. 2, dated September 13, 1984 and revised October 22, 1984, approved by the Mayor and City Council of Baltimore by Ordinance No. 316, dated March 20, 1985.
3. Amendment No. 3, dated January 25, 2010 and revised June 14, 2010, approved by the Mayor and City Council of Baltimore by Ordinance No. 10-297, dated June 21, 2010.

## PENN-NORTH TRANSIT STATION URBAN RENEWAL AREA

### A. PROJECT DESCRIPTION

#### 1. Boundary Description

Beginning for the same at the point formed by the intersection of the southwestern right-of-way line of Pennsylvania Avenue, the center line of North Avenue, thence running in a southeasterly direction, and binding on the southwestern right-of-way line of said Pennsylvania Avenue, crossing Cumberland Street, to a point of intersection with the southeastern boundary of Lot 22/24, Block 297; thence running in a southwesterly direction, binding on the southeastern boundary of Lot 22/24 through 28, to a point of intersection with the southwestern boundary of Lot 28, Block 297; thence running in a northwesterly direction, on the southwestern boundary of said Lot 28, to a point of intersection with the northwestern right-of-way line of Cumberland Street; thence running in a southwesterly direction, binding on the northwestern right-of-way line of Cumberland Street, crossing Carey Street, to a point of intersection with the southwestern boundary of Lot 55, Block 293; thence running in a northwesterly direction binding on the southwestern boundary of said Lot 55 to a point of intersection with the northwestern boundary of said Lot 55; thence running in a northeasterly direction, binding on the northwestern boundary of said Lot 55, to a point of intersection with an extended straight line of the northeastern right-of-way of a 3'9" alley; thence running in a northwesterly direction, binding on the northeastern right-of-way of said 3'9" alley, crossing Allegheny Place, and binding on the northeastern right-of-way line of the first 10' alley; thence running northwesterly, northeasterly, and northwesterly, binding on the northeastern boundary of said 10' alley to a point of intersection with the northwestern right-of-way line of Westwood Avenue; thence running in a southwesterly direction, binding on the northwestern right-of-way line of Westwood Avenue, to a point of intersection with the northeastern right-of-way line of North Woodyear Street; thence running in a northwesterly and northerly direction, binding on the northeastern and eastern right-of-way line of North Woodyear Street, crossing a 10' alley to a point of intersection with the center line of North Avenue; thence running in a westerly direction, binding on the center line of North Avenue to intersect the center line of N. Fulton Avenue; thence running in a northerly and northeasterly direction, binding on the center line of N. Fulton Avenue to intersect the center line of Druid Hill Avenue; thence running in a southerly direction, binding on the center line of Druid Hill Avenue to intersect the center line of Cloverdale Road; thence running in a northeasterly direction on the center line of Cloverdale Road to intersect the southwest side of Madison Avenue; thence running in a southerly direction on the southwest side of Madison Avenue to intersect the north side of Hendler Lane; thence binding on the north side of Hendler Lane southwesterly to intersect the west side of Tiffany Alley; thence running in a southwesterly direction on the west side of Tiffany Alley to intersect the division line between Lots 41 and 42, Block 3422; thence running in a southwesterly direction, binding on said division line to intersect the east side of McCulloh Street; thence running in a southeasterly direction binding on the east side of McCulloh Street to intersect an extended straight line of the southern right-of-way of a 10' alley; thence running in a westerly direction binding on said extended straight line and the south side of said 10' alley westerly 187 feet, more or less, and continuing in a

southwesterly direction 9 feet, more or less, on a line forming the south side of a 5' alley; thence continuing in a northerly direction 5 feet, more or less, to intersect the southern property line of Lot 18, Block 3415; thence binding on said southern property line and its extension in a straight line southwesterly to intersect the west side of Druid Hill Avenue; thence binding on the west side of Druid Hill Avenue northerly and northwesterly to intersect the south side of a 15' alley; thence binding on the south side of said 15' alley in a westerly direction to a point of intersection with the western boundary of Lot 23, Block 3414; thence running in a southerly direction, binding on the western boundary of said Lot 23, to a point of intersection with the center line of North Avenue; thence running in a westerly direction, binding on the center line of North Avenue, crossing Division Street and Woodbrook Avenue to the point of beginning.

## 2. Objectives and Reasons for the Various Provisions of this Plan

- a. the correction of existing blighting influences and the protection of existing, stable residential and non-residential development in the Penn-North Transit Station Area from future blighting influences;
- b. the encouragement of active, pedestrian-oriented uses that have low parking requirements in the Penn-North Transit Station Area and in particular, the encouragement of pedestrian-oriented uses that are directed towards patrons of the rapid transit line;
- c. the resolution of current and projected transportation deficiencies in the Penn-North Transit Station Area, including, but not limited to, adequate transit station parking, street capacity, and safe pedestrian movement;
- d. the provision of a basis for an application to the Federal Urban Mass Transit Administration for financial assistance in the implementation of a joint development/value capture project in which the added value for new development and revitalization which results from the development of planned public transit facilities is secured for the benefit of the revitalization of the community within the context of a comprehensive plan;
- e. the formulation of standards which shall be applied to public improvements and current and future development within the Penn-North Transit Station Area to enhance the aesthetics and quality of life in the communities adjacent to the transit station.
- f. the acquisition of certain properties within the project facilities both through new construction and through rehabilitation;
- g. the provision of improved neighborhood shopping facilities both through new construction and through rehabilitation;

- h. the provision of housing resources for low and moderate income persons, families and elderly through new construction and rehabilitation;
- i. the provision of public facilities such as street and utility improvements, recreation and park areas, plazas, public walkways, and street and walkway furniture.

## B. LAND USE PLAN

### 1. Permitted Land Uses

Only the use categories shown on the Land Use Plan Map, Exhibit No. 1, shall be permitted with the project area. These are Residential, Neighborhood Business, Community Business, Community Commercial, and Public. In addition certain uses, for the most part mixed uses, will be permitted to continue subject to the provisions governing non-conforming and non-complying uses set forth in Sections B.1.f. and B.1.g. below.

- a. Residential – Residential uses shall be those permitted by the Zoning Ordinance of Baltimore City. The Zoning Districts Map, Exhibit 4, indicates the applicable Zoning Districts.
- b. Neighborhood Business – In the area designated as Neighborhood Business on the Land Use Plan Map, the uses permitted shall be those permitted under the B-1 category of the Zoning Ordinance of Baltimore City.
- c. Community Business – In the area designated Community Business on the Land Use Map, the uses listed under the B-2 category of the Zoning Ordinance of Baltimore City shall be permitted; except that the following uses shall not be permitted:

amusement arcades, athletic fields, poultry and rabbit killing establishments, drug abuse rehabilitation centers, community correction centers, exhibit rooms, dry cleaners with four or more employees, pawn shops, automobile accessory stores, blood donor centers (other than hospital or Red Cross sponsored centers), bowling alleys, dance halls, display rooms for mail ordered sales, fraternity and sorority houses, newspaper distribution agencies, skating rinks, automobile accessory stores with repair services, automobile service stations, repair garages (automotive), massage parlors, pool halls, homes for alcoholic treatment, liquor stores.

In the 2400 and 2500 blocks of Pennsylvania Avenue and on both sides of the 1600 block of West North Avenue, the unenclosed display of merchandise for sale to the public is allowed, during the hours of 7 a.m to 7 p.m. A minor privilege permit is required to display merchandise on the public right-of-way. Displays on the public right-of-way must preserve 6 feet of clear width in order to maintain continuous pedestrian access and accessibility by disabled persons.

- d. Community Commercial – In the area designated as Community Commercial on the Land Use Plan Map, the uses listed under the B-2 category of the Zoning Ordinance of Baltimore shall be permitted, except that the following uses shall not be permitted:

amusement arcades, amusement establishments, building supplies and lumber, blood donor centers (other than hospital or Red Cross sponsored centers), cartage and express facilities, contractor and construction shops and yards (except those which are affiliated with the MTA

rapid transit construction), display rooms for mail ordered sales, fraternity and sorority houses, fuel and ice sales, highway maintenance shops and yards, model slot car racing centers, palmists, massage parlors, horse stables, automotive laundries, repair garages (including body work), drive-in restaurants, liquor and package good stores.

- e. Public – In the area designated Public on the Land Use Plan Map, uses shall be limited to parks, playgrounds, plazas, and malls; active and passive recreation; schools and related educational facilities, neighborhood centers, public offices, libraries; fire houses; parking, other public facilities.
- f. Non-Conforming – 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 Article 30 of the Baltimore City Code (1983 Replacement Volume), titled “Zoning.” Non-conforming uses shall be permitted to continue, subject to the provisions of Chapter 8 of said Article 30, titled “Non-Conformance.”
- g. Non-Complying – A non-complying structure, as set forth in Chapter 8 of Article 30 of the Baltimore City Code (1983 Replacement Volume), titled “Zoning,” is any lawfully existing structure which does not comply with the bulk regulations of the zoning district in which it is located. These non-complying structures shall be permitted to continue, subject to the provisions of said Chapter 8.

In addition, a non-complying use – when such term is used herein – is any lawfully existing use of a building or other structure, or of land, which does not comply with the land use regulations of this Plan. These non-complying uses shall be permitted to continue for an indefinite period of time, except that:

- (1) Any non-complying land use which is discontinued for a period exceeding 12 months shall not be re-established.
- (2) No change in the permanent physical members of a structure, such as bearing walls, columns, beams, or girders, or no substantial change in the roof or in the exterior walls shall be made in or to a building or structure except those required by law or except to make the building and use thereof conform to the regulations of this Plan.
- (3) No non-complying land use shall be changed to any other non-complying land use.

## 2. Regulations, Controls and Restrictions

### a. Provisions Applicable to All Land and Property to be Acquired

The following regulations, 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) General Provisions

- (a) No building, 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 the Department of Public Works.
- (b) No materials shall be stored or permitted to remain outside buildings. No waste material, 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 from adjacent properties and public streets and alleys.
- (c) 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 encompasses the planting of any, all, or a combination of the following: trees, shrubs, ground cover, grass, 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, enhance building design, and soften and relieve the environmental and visual impact of the development. All screening and landscaping shall be maintained in good condition.
- (d) Exterior ventilation equipment or any mechanical equipment placed outside of a building, including on the roof, shall be effectively screened.
- (e) 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 free-standing signs shall be permitted. No animated or pulsating signs shall be permitted. The total area of exterior signs for each building shall not exceed in gross area one (1) foot times the street frontage, in feet, of the building except that signs not exceeding six (6) square feet in area erected for the purpose of directing motorists to the entrance or exit points of off-street parking areas shall be permitted when attached to a fence, screening wall or building wall and shall not be included in the total area calculated for exterior signs. Signs designating Rapid Transit Stations shall be exempt from the above sign requirements.
- (f) Parking spaces and effective screening from public streets and adjacent properties shall be provided according to the requirements established by the Zoning ordinance of Baltimore City, or in such lesser amount as may be authorized by the Commissioner of the Department of Housing and Community Development and the Board of Municipal and Zoning Appeals as a Special Exception or Variance. The number of parking spaces

associated with each use shall not exceed the minimum number required by the Zoning ordinance of Baltimore City unless additional parking spaces are specifically approved by the Commissioner of the Department of Housing and Community Development.

- (g) The redeveloper shall not enter into, execute, or be a party 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 improvement placed therein, upon the basis of national origin, race, religion, sex or color. Such agreement or covenant providing for this nondiscrimination 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 them. The redeveloper shall comply with all State and local laws, in effect from time to time, prohibiting discrimination or segregation.

(2) Provisions Applicable to All Land and Property to be Acquired within Areas Proposed for Redevelopment

(a) Disposition Lot 2

- i. It is intended that the use of this lot be limited to residential and commercial uses.
- ii. Access to the lot shall be provided by a 8' wide pedestrian easement to be located adjacent to the Penn-North Transit Station.
- iii. Rear yard space shall be provided in accordance with the requirements of the Zoning Ordinance of Baltimore City, or in such lesser amounts as may be authorized by the Board of Municipal and Zoning Appeals as a Special Exception or Variance.

b. Provisions Applicable to All Land and property Not to be Acquired

- (1) General Provisions – The provisions of Section B.1. (Permitted Land Uses) above shall apply to all properties not to be acquired within the project area. The provisions of Section B.2.a. 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.
- (2) Review of Plans for New Construction, Exterior Rehabilitation, or Change in Use, and Demolition – All plans for new construction, demolition, and change in use of any building on any property in the Penn-North Transit Station Area shall be submitted to the Department of Housing and Community Development for review.

Such review shall be concerned with, but not necessarily limited to, urban design standards, site planning, architectural treatment, materials, colors, building construction, landscape design, access, signs, lighting, elevation, servicing, streets, and sidewalks. Upon finding that the proposed plans are consistent with the objectives stated in Section A.2. of this Plan, and the land use is appropriate, the Commissioner of the Department of Housing and Community Development shall authorize the processing of the plans for issuance of the necessary permit(s). The Commissioner may, upon finding that the proposed plans are inconsistent with the objectives stated in Section a.2. of this Plan, deny the issuance of a permit. If the commissioner denies the issuance of a 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 new construction, exterior rehabilitation, demolition, or change in use of any building on any property was to have occurred, by purchase, lease, condemnation, gift, or other legal means. In the event that the Board of Estimates does not authorize the acquisition, the Commissioner, without delay, shall issue the permit. The provisions of this Section are in addition to, and not in lieu of, all other applicable laws and ordinances.

## C. TECHNIQUES USED TO ACHIEVE PLAN OBJECTIVES

### 1. Acquisition

#### a. Purposes for Acquiring Properties Within the Project Area

Properties designated for acquisition on the Property Acquisition Map, Exhibit 2, will be acquired either for clearance and redevelopment, for rehabilitation, or for public facilities.

#### b. Conditions Under Which Properties Not Designated for Acquisition May Be Acquired

(1) Non-Salvable and Non-Compliance with Provisions – 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 Penn-North Transit Station Urban Renewal 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. This may include:

- (a) 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.

- (b) Any property the owner of which is unable or unwilling to comply or conform to the codes and ordinances of Baltimore City 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.
- (2) Rehabilitation by the Department of Housing and Community Development or Others – It may be necessary to acquire by purchase or condemnation the fee simple interest, or any lesser interest in and to such of the remaining properties not specifically designated for acquisition on the Property Acquisition Map, Exhibit 2, in order to carry out rehabilitation by the Department of Housing and Community Development or for resale. These properties are being acquired because:
  - (a) It is necessary to make residential structures available for use for low and moderate income families; or
  - (b) Rehabilitation on a structure-by-structure basis is infeasible and assemblage of a group of properties is required to carry out the objectives set forth in this Plan; or
  - (c) Rehabilitation of individual, scattered properties is necessary in order to remove blighting influences from other wise sound residential blocks.
- c. Actions to be Followed by the Department of Housing and Community Development Upon Acquisition of Properties – Upon the acquisition of properties, the Department of Housing and Community Development will either:
  - (1) Demolish the structure or structures thereon and dispose of the land for redevelopment for uses in accordance with this Plan; or
  - (2) Sell or lease the property subject to rehabilitation in conformance with the codes and ordinances of Baltimore City; or
  - (3) Rehabilitate the property in conformance with the codes and ordinances of Baltimore City and dispose of property in accordance with applicable regulations. If sale cannot be consummated by the time rehabilitation is accomplished, property may be rented pending continuing sale efforts.

## 2. Rehabilitation

Property rehabilitation shall comply with the codes and ordinances of the City of Baltimore. Cleaning of masonry façades by means of sandblasting shall not be permitted except where sandblasting is determined by the Commissioner of the Department of Housing and Community Development to be the only feasible means of surface cleaning of masonry and where, in his opinion, it will not cause damage to historic building materials.

## 3. Relocation

- a. The Department of Housing and Community Development assures that before individuals or families are displaced from their dwelling units due to the requirements of this Plan, standard housing within the displacees' financial means shall be provided. Residents living within the Project Area, if displaced through the requirements of this Plan, shall be given a priority by the Department of Housing and Community Development to any housing within the Project Area over which the Department has direct control.
- b. The Department of Housing and Community Development assures that before firms or individual businesses are displaced from their present location of operation due to the requirements of this Plan, standard commercial structures within the displacees' financial means, in or near the Project Area shall be identified. Businesses displaced because of the requirements of this Plan shall be given favorable consideration, but not necessarily priority, by the Department of Housing and Community Development in the review of commercial redevelopment proposals.

## 4. Review of Development

- a. Department of Housing and Community Development Review
  - (1) Land to be Acquired and Disposed of – The Department of Housing and Community Development specifically reserves the right to review and approve the Redeveloper's plans and specifications for development of rehabilitation with respect to their conformance with the provisions of the Renewal 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 shall have the right to take into consideration, but shall not be limited to, the suitability of this site plan, architectural treatment, building plans, elevations, material 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 surrounding.

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) Land Not to be Acquired – Under the provisions of Section B.2.b., the Department of Housing and Community Development has the right to review all plans for new construction, exterior rehabilitation, change in use or demolition on any property not to be acquired.
  
- b. Community Review – The Department of Housing and Community Development shall submit to the Penn-North Association, or its successor or its assignee, for its review and comment, the form and content of all proposals to redevelop land to be disposed of and the Preliminary and proposed Final Construction Plans for each disposition lot designated in this Plan. The Commissioner of the Department of Housing and Community Development shall also, submit to the above named Association, or its successor or its assignee, for its review and comment, the plans for construction, exterior rehabilitation, demolition, and change in use on any property not to be acquired. The Penn-North Association, or its successor or its assignee, shall advise the Department of Housing and Community Development of its recommendations regarding the acceptability and/or priority of all plans and proposals. The written comments shall be transmitted to the Department of Housing and Community Development no later than 3 weeks after the proposals and/or plans have been submitted to the Penn-North Association, or its successor or its assignee; otherwise, it is presumed that the proposals and/or plans are acceptable. The Commissioner of the Department of Housing and Community Development retains final authority to approve or disapprove all plans and to grant or withhold development priorities, disposing of redevelopment land through procedures established by the Department of Housing and Community Development.

## 5. Land Disposition

- a. Land and property interest acquired by the Mayor and City Council within the Project Area will be disposed of by sale, lease, conveyance, or transfer or other means available to the City, in accordance with the Land Disposition Map, Exhibit 3.
  
- b. The parcels shown on Exhibit 3 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 Exhibit 3 may be subdivided or combined.
  
- c. Disposition of Project land will be in accordance with the Land Disposition Policy of the Department of Housing and Community Development. Where disposition parcels include surplus property acquired for the construction of the Phase I Rapid Transit System, disposition procedures shall be in accordance with the following provision of the General Agreement, dated June 18, 1976, between the Mass Transit Administration and the Mayor and City Council of Baltimore, as the same may be amended from time to time:

“IV.4.3. The Administration agrees that the future disposition of any excess portions of land acquired for the purpose of transit construction will be closely coordinated with the development and redevelopment programs of the City. Such coordination of disposition policy by the Administration with City development and redevelopment programs shall apply in each instance where excess land acquired by the Administration is disposed of for private, public, or semi-public development by others, whether by sale in fee simple or by ground lease, or by conveyance of air rights through sale or lease. The Administration further agrees that whenever such disposition of excess land occurs with urban renewal project areas designated by ordinance of the Mayor and City Council of Baltimore, applicable disposition agreements, leases and/or deeds executed between the Administration and others shall incorporate the disposition standards and regulations for development of such properties as established by the applicable urban renewal ordinances of the Mayor and City Council of Baltimore. The City agrees to coordinate the development of such urban renewal disposition standards, where such standards apply to properties acquired by the Administration, with the transit development and construction policies and plans of the Administration, and where applicable shall give due regard to policies and guidelines of the Urban Mass Transit Administration of the U.S. Department of Transportation.”

## 6. Zoning

All appropriate provisions of the Zoning Ordinance of Baltimore City shall apply to properties within the Project Area. Any change in the Zoning Ordinance embodied in this Urban Renewal Plan, and designated on Exhibit 4, Zoning Districts, shall be approved by ordinance in accordance with the procedural requirements of the Zoning Ordinance and Article 66-B of the Annotated Code of Maryland (1957 Edition, as amended).

### D. DURATION OF PROVISIONS AND REQUIREMENTS

The Penn-North Transit Station Urban Renewal Plan, as it may be amended from time to time, shall remain in full force and effect for a period of forty (40) years from the date of original adoption of this Renewal Plan by ordinance of the Mayor and City Council of Baltimore.

### E. PROCEDURES FOR CHANGES IN APPROVED PLAN

The Department of Housing and Community Development shall submit to the Penn-North Association, or its successor, for its review and comments all proposed amendments to the Urban Renewal Plan no later than at the time the proposed amendments are submitted to the Director of the City Planning Department by the Department of Housing and Community Development. The written comments and recommendations from this review shall be submitted to the Department of Housing and Community Development no later than 3 weeks after they have been submitted to the Penn-North Association, or its successor; 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. The Penn-North Association, or its successor, shall receive, at least ten days prior to such hearing, written notice of the time and place of such hearing. With respect to any land in the Project Area, previously disposed of by the City for use in accordance with the Urban Renewal Plan, the then owner of such land whose interests therein are materially affected by such changes shall receive at least ten days prior to such hearing written notice of the time and place of such hearing and information as to where a copy of the proposed amendments may be inspected.

#### F. 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.

I.

## APPENDIX A

### PROPERTIES FOR ACQUISITION AND DISPOSITION FOR REHABILITATION

In addition to the properties to be acquired and disposed of for rehabilitation (designated with disposition lot numbers on Exhibit 3), the properties listed below are being acquired and disposed of for rehabilitation. Certain of these properties may be used, in whole or in part, as rear or side yard space for adjacent rehabilitated housing.

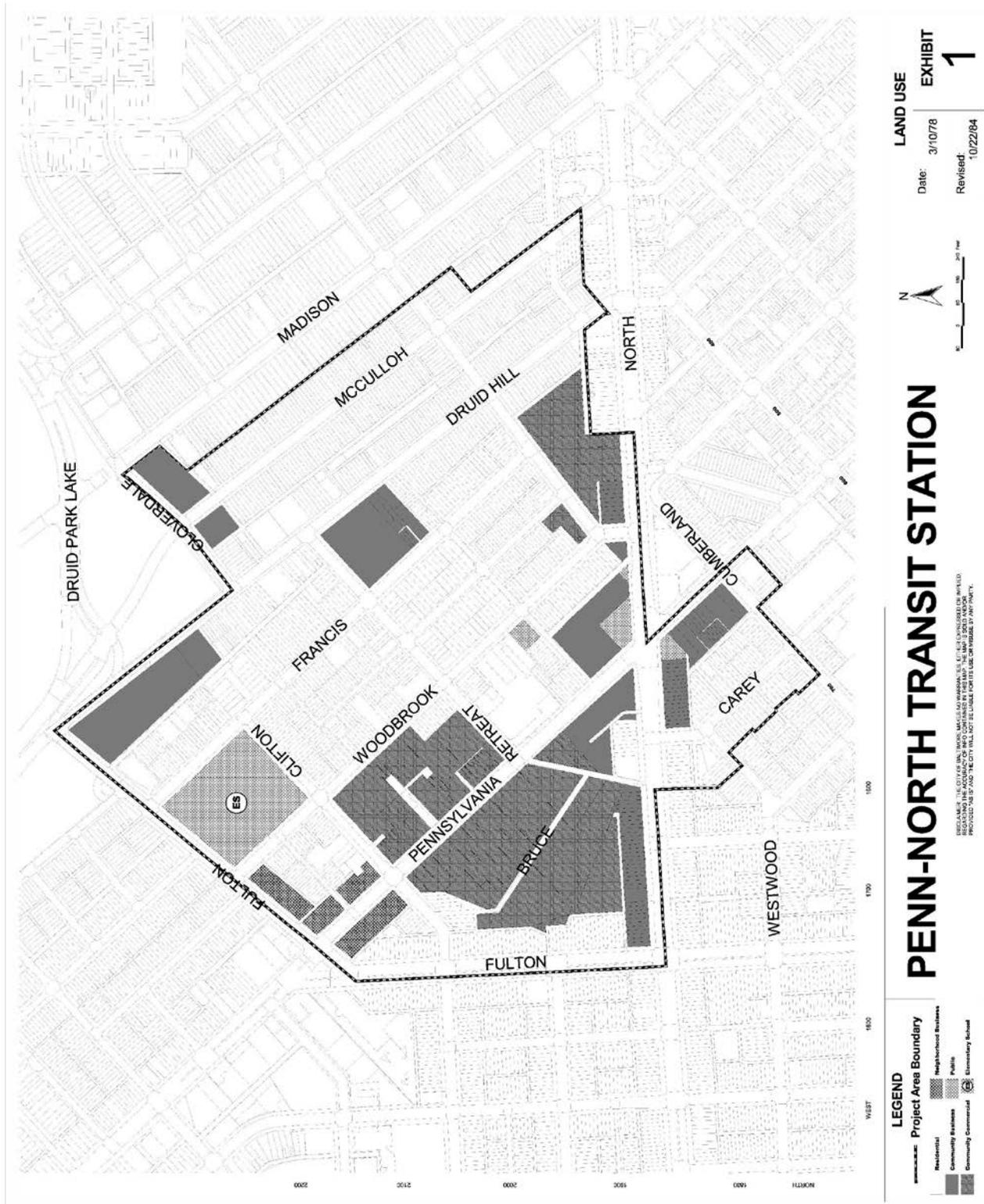
608 through 622 Cumberland Street

617 Cumberland Street

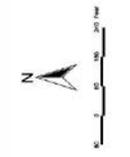
700 Cumberland Street

714 Cumberland Street

Exhibit 1 – Land Use Plan



LAND USE  
 Date: 3/10/78  
 Revised: 10/22/84  
**EXHIBIT 1**

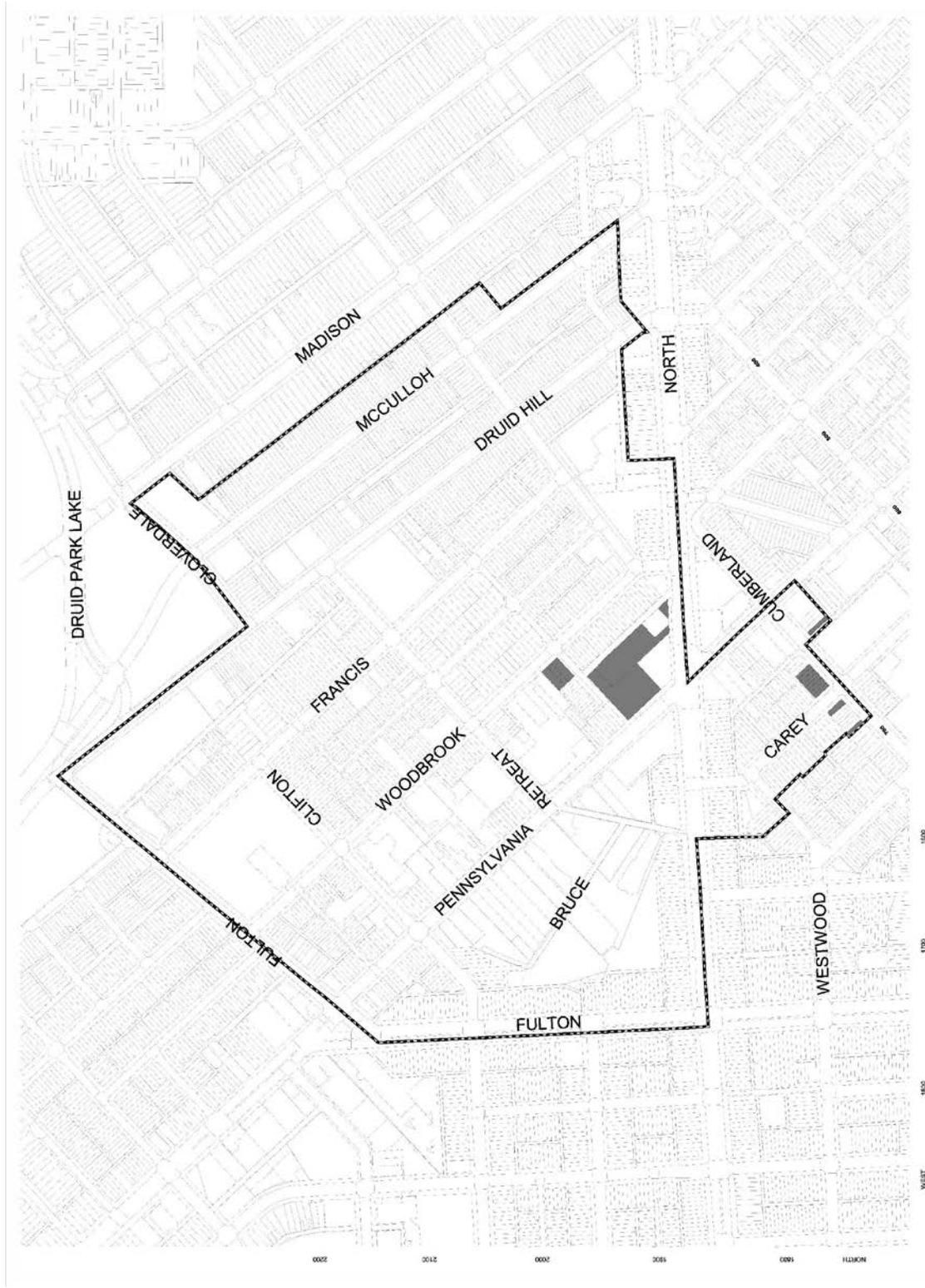


# PENN-NORTH TRANSIT STATION

**LEGEND**  
 Project Area Boundary  
 Residential  
 Community Residential  
 University Commercial  
 Neighborhood Business  
 Public  
 Elementary School

THE CITY OF BALTIMORE MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE ACCURACY OF THE INFORMATION SHOWN HEREON. THE CITY SHALL NOT BE LIABLE FOR THE USE OR MISUSE OF ANY PART OF THIS INFORMATION.

Exhibit 2 – Property Acquisition



PROPERTY ACQUISITION  
 Date: 3/10/78  
 Revised: 10/22/84  
**EXHIBIT 3**

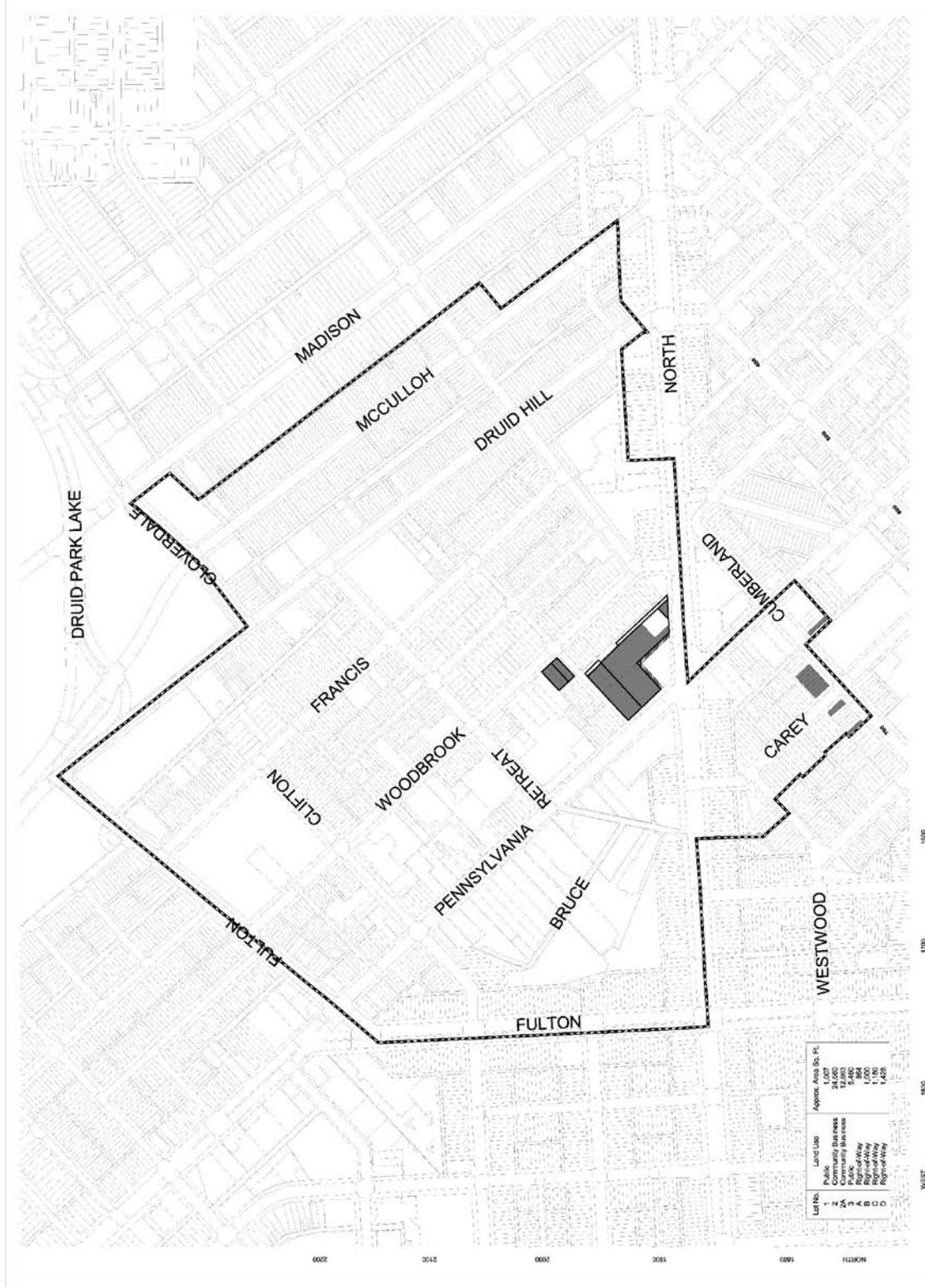


# PENN-NORTH TRANSIT STATION

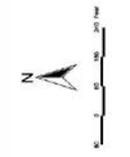
**LEGEND**  
 - - - - - Project Area Boundary  
 ■ Property to be Acquired

THE CITY OF BALTIMORE MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF BALTIMORE MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF BALTIMORE MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF BALTIMORE MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

Exhibit 3 – Land Disposition



PROPERTY DISPOSITION  
 Date: 3/10/78  
 Revised: 10/22/84  
**EXHIBIT 3**

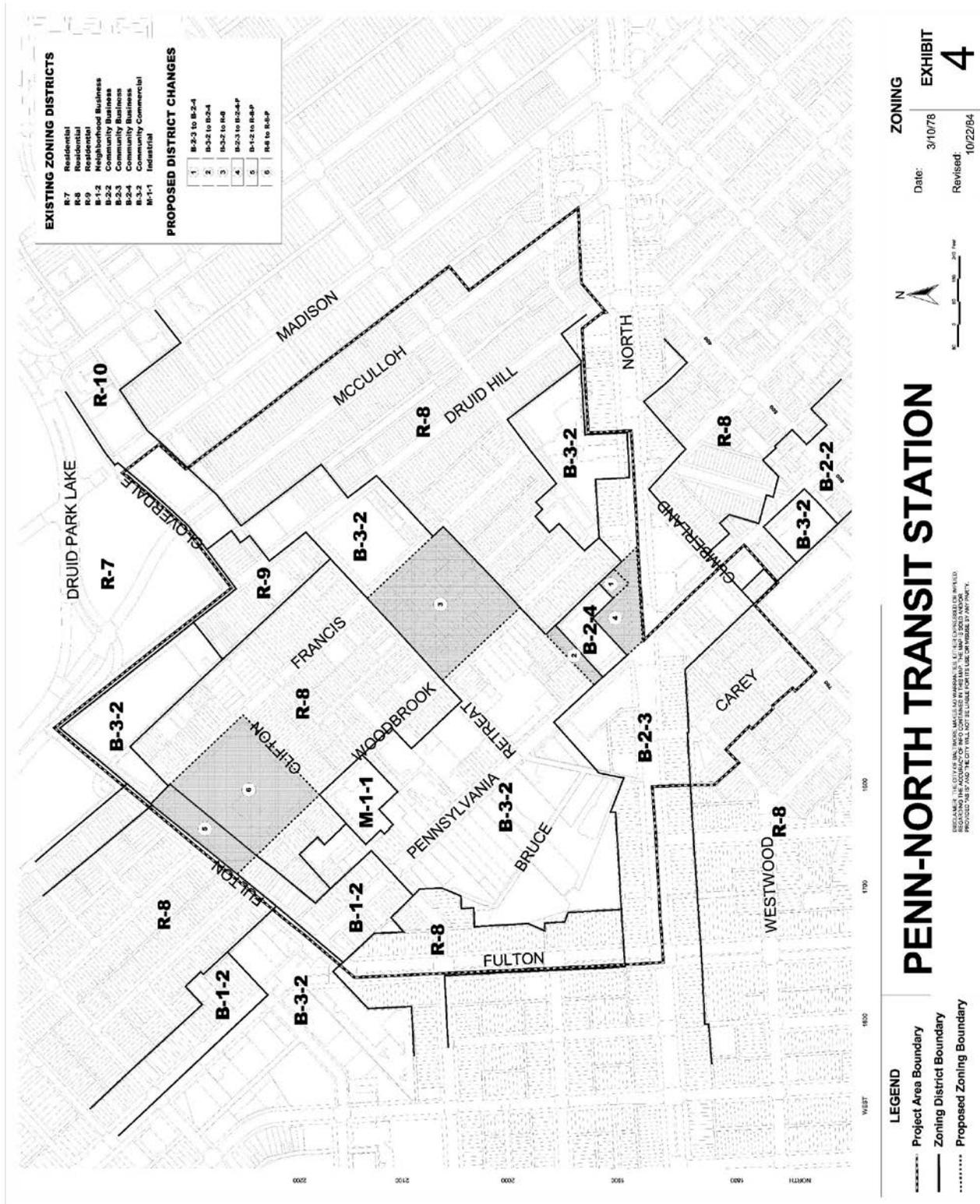


# PENN-NORTH TRANSIT STATION

**LEGEND**  
 Project Area Boundary  
 Property to be Acquired  
 Disposition Lot  
 Pedestrian Easement

THIS MAP IS THE PROPERTY OF THE CITY OF BALTIMORE. IT IS PROVIDED AS IS WITHOUT WARRANTY OF ANY KIND. THE CITY SHALL NOT BE LIABLE FOR THE USE OR MISUSE OF ANY PARTY.

Exhibit 4 – Zoning Districts

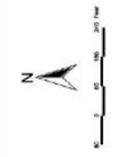


EXISTING ZONING DISTRICTS	
R-7	Residential
R-8	Residential
R-9	Residential
R-10	Residential
B-1-1	Neighborhood Business
B-1-2	Community Business
B-2-3	Community Business
B-2-4	Community Business
B-3-2	Community Business
B-3-3	Community Business
B-3-4	Community Business
M-1-1	Industrial
M-1-2	Industrial

PROPOSED DISTRICT CHANGES	
1	R-2-3 to B-2-4
2	R-3-2 to B-3-4
3	R-3-3 to B-3-4
4	B-2-3 to B-2-4-P
5	B-1-2 to B-1-P
6	R-8 to R-8-P

ZONING EXHIBIT **4**  
 Date: 3/10/78  
 Revised: 10/22/84



# PENN-NORTH TRANSIT STATION

LEGEND  
 - - - - - Project Area Boundary  
 - - - - - Zoning District Boundary  
 ..... Proposed Zoning Boundary

THE CITY OF ANN ARBOR MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, REGARDING THE ACCURACY OF INFO CONTAINED IN THIS MAP. THE MAP IS SOLELY A TOOL PRODUCED BY AND FOR THE CITY. IT WILL NOT BE USED FOR EASE OF REVISION BY ANY PARTY.