

SANDTOWN WINCHESTER  
URBAN RENEWAL PLAN

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URBAN RENEWAL PLAN  
SANDTOWN-WINCHESTER

ORIGINALLY APPROVED BY  
THE MAYOR AND CITY COUNCIL OF BALTIMORE  
BY ORDINANCE 701  
APRIL 17, 1978

REVISIONS SINCE ORIGINAL APPROVAL BY THE MAYOR AND CITY COUNCIL:

- I. Amendment No. 1, dated September 28, 1983, approved by the Mayor and City Council of Baltimore by Ordinance 1093, dated December 1, 1983.
- II. Amendment No. 2, dated May 23, 1990, approved by the Mayor and City Council of Baltimore by Ordinance 588, dated June 27, 1990.
- III. Amendment No. 3, dated March 8, 1993, approved by the Mayor and City Council of Baltimore by Ordinance 232, dated July 2, 1993.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

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Exhibits

1. Land Use Plan, dated as revised May 23, 1990
2. Property Acquisition, dated as revised May 23, 1990
3. Land Disposition, dated as revised May 23, 1990
4. Zoning Districts, dated March 16, 1983

URBAN RENEWAL PLAN  
SANDTOWN-WINCHESTER

A. PROJECT DESCRIPTION

1. Boundary Description

Beginning for the same at the intersection of the southwest side of Fremont Avenue and the north side of Lafayette Avenue; thence binding on the north side of Lafayette Avenue westerly to intersect the west side of Parrish Street; thence binding on the west side of Parrish Street northerly to intersect the northern boundary line of Lot 47/51, Block 75, Section 11, Ward 16; thence binding on the northern boundary line of said Lot 47/51 westerly to intersect the east side of Gilmor Street; thence binding on the east side of Gilmor Street southerly to intersect the north side of Lafayette Avenue; thence binding on the north side of Lafayette Avenue westerly to intersect the west side of Monroe Street; thence binding on the west side of Monroe Street northerly to intersect the center line of North Avenue; thence binding on the center line of North Avenue easterly to intersect a line extended northerly from the east side of Woodyear Street; thence binding on said line and the east side of Woodyear Street southerly and southeasterly to intersect the northwest side of Westwood Avenue; thence binding on the northwest side of Westwood Avenue northeasterly to intersect a line extended northwesterly from the northeast side of the first ten foot alley; thence binding on said line and the northeast side of said alley southeasterly, crossing Allegany Place, and binding on the northeast side of a 3' 9" alley to intersect the northwest boundary of Lots 54 and 55, Block 293, Section 13, Ward 15; thence binding on the northwest boundary of said Lots 54 and 55 southwesterly to intersect the southwest boundary of said Lot 55; thence binding on the southwest boundary of said Lot 55 southeasterly to intersect the northwest side of Cumberland Street; thence binding on the northwest side of Cumberland Street northeasterly to intersect a line extended northerly from the northeast side of Stockton Street; thence binding on said line and the northeast side of Stockton Street southeasterly to intersect the southeast boundary of Lots 22/24 through 28, Block 297, Section 13, Ward 15; thence binding on said line and the southeast boundary of said Lots 28 through 22/24, Block 297 northeasterly to intersect the southwest side of Pennsylvania Avenue; thence binding on the southwest side of Pennsylvania Avenue southeasterly to intersect the southwest side of Fremont Avenue; thence binding on the southwest side of Fremont Avenue southeasterly to the point of beginning.

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

- a. To protect the area from blighting influences through clearance of concentrations of blight, rehabilitation of basically sound structures, and establishment of regulations;

- b. To provide housing resources for low and moderate income families through rehabilitation; and
- c. To facilitate the development of public and private facilities; and
- d. To bring about a general physical improvement of the area through coordinated public improvements.

## B. LAND USE PLAN

### 1. Permitted Land Uses

Only the use categories shown on the Land Use Plan, Exhibit 1, shall be permitted within the project area. These are Residential, Neighborhood Business, Community Business, Community Commercial, Industrial, and Public. Accessory uses including landscaping, off-street parking and loading will be permitted. 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 below.

#### a. Residential

Residential uses permitted 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, the uses permitted shall be those permitted under the B-1 category of the Zoning Ordinance of Baltimore City.

#### c. Community Business

In the areas designated as Community Business on the Land Use Plan, uses shall be limited to those uses permitted under the B-2 category of the zoning Ordinance of Baltimore.

#### d. Community Commercial

In the area designated as Community Commercial on the Land Use Plan, the uses permitted shall be those permitted under the B-3 category of the Zoning Ordinance of Baltimore City.

e. Public

In the area designated as Public on the Land Use Plan, 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. Industrial

In the area designated as Industrial on the Land Use Plan, the uses permitted shall be those permitted under the M-2 category of the Zoning Ordinance of Baltimore City, except for automobile laundries.

g. 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 the Zoning Ordinance of Baltimore City. The non-conforming uses listed in Appendix A and indicated on Exhibit 4, Zoning Districts, are existing non-conforming uses. The non-conforming uses listed in Appendix A and other non-conforming uses which exist or may be legally established between the date of approval of this Plan by the Mayor and City Council of Baltimore shall be permitted to continue subject to the provisions of the Zoning Ordinance of Baltimore City governing non-conforming uses.

h. Non-Complying

A non-complying use 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. The non-complying uses listed in Appendix B of this Plan, or other non-complying uses which exist or may be legally established between the date of the survey on which the list in Appendix B is based and the date of approval of this Plan by the Mayor and City Council of Baltimore, shall be permitted to continue for an indefinite period of time, except that:

- (1) Any non-complying land use which is discontinued 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 buildings, structures, or parking areas 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 Baltimore City regulations regarding containers for garbage; the area for such containers shall be properly screened from adjacent properties and public streets and alleys.
- (c) 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) Except as otherwise provided in specific lot controls, no signs other than those identifying the structure upon which they are installed or identifying the use conducted therein shall be permitted. No sign shall extend above the roof line or parapet wall of the building to which it is attached; no sign shall project more than 12 inches from the building to which it is attached. No free-standing sign 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 1 foot times the street frontage, in feet, of the building except that signs not exceeding 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.

- (f) Parking spaces and effective screening from public streets and adjacent properties shall be provided according to the requirements as established by the Zoning Ordinance of Baltimore City, or in such lesser amount as may be approved by the Commissioner of the Department of Housing and Community Development and authorized by the Board of Municipal and Zoning Appeals as a special exception or variance.
- (g) The Developer 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 improvements placed thereon, upon the basis of national origin, race, religion, sex or color. Such agreement or covenant providing of this non-discrimination provision shall be included in the instruments and the City of Baltimore shall be deemed a beneficiary of such covenants and shall entitled to enforce it. The Developer shall comply with all State and local laws, in effect from time to time, prohibiting discrimination or segregation.

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

(1) General Provisions

The provisions of Section B.1. (Permitted 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

All plans for new construction (including parking lots), rehabilitation, or change in use of any property not to be acquired under the provisions of this Plan shall be submitted to the Department of Housing and Community Development for review. Only upon finding that the proposed plans are consistent with the objectives the urban renewal plan, shall the Commissioner of the Department of Housing and Community

Development shall authorize the processing of the plans for issuance of a building permit. The provisions of this section are in addition to and not in lieu of all other applicable laws and ordinances relating to new construction.

(3) Demolition

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

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 remaining properties or portions thereof in Sandtown-Winchester not specifically designated for acquisition on the Property Acquisition map, Exhibit 2, as may 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 is 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 (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 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 otherwise sound residential blocks.

c. Actions to be followed By the Department of Housing and Community Development Upon Acquisition of Properties

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

- (1) demolish the structure or structures thereon and dispose of the land for redevelopment 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 and the Property Rehabilitation standards set forth in this Plan, or
- (3) rehabilitate the property in conformance with the codes and ordinances of Baltimore City and the Property Rehabilitation Standards set forth in this Plan and dispose of property in accordance with applicable regulations. If sale cannot be consummated by the time rehabilitation is accomplished, property may be rented pending continuing sale efforts.

2. Rehabilitation

Property rehabilitation shall comply with the codes and ordinances of the City of Baltimore.

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

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

###### (2) Land Not to be Acquired

Under the provisions of Sections B.2.b.(2) and (3), 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 Sandtown-Winchester Improvement Association, or its successor or assignee, for 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 the Plan. The Commissioner of the Department of Housing and Community Development may also, at his discretion, submit to the above-named Association, or its successor or its assignee, for its review and comment, the plans for development or rehabilitation on any property not to be acquired. The Sandtown-Winchester Improvement Association, or its successor or 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 no later than 3 weeks after the proposals and/or plans have been submitted to the Sandtown-Winchester Improvement 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 the 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 interests acquired by the Mayor and City Council within the area will be disposed of by sale, lease, conveyance of transfer or other means available to the City, in accordance with the provisions of this Plan.
- b. The parcels shown on Exhibit 3, Land Disposition map, 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.

6. Zoning

All appropriate provisions of the Zoning Ordinance of Baltimore City shall apply to properties in the Sandtown-Winchester area. Existing zoning is shown on the Zoning Districts map, Exhibit 4.

D. DURATION OF PROVISIONS AND REQUIREMENTS

The land use provisions and building requirements of this Plan shall be in effect for a period of 40 years following the date of approval of this Plan by 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 Sandtown-Winchester Improvement Association, or its successor, for review and comment, all proposed amendments to the urban renewal plan no later than at the time the proposed amendments are submitted to the Director of the Department of Planning. 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 Sandtown-Winchester Improvement 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 Sandtown-Winchester Improvement Association, or its successor, shall receive, at least ten (10) 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 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.

## APPENDIX A

### NON-CONFORMING USES

	<u>Address</u>	<u>Uses</u>
1001	Arlington Avenue	Real Estate Office
605-07	Baker Street	Auto Repair
729	Baker Street	Grocery Store
909	Calhoun Street	Tavern
926	Calhoun Street	Carry-Out
1009	Calhoun Street	Pool Hall
1304	Calhoun Street	Carry-Out
1306	Calhoun Street	Auto Repair
1346-50	Calhoun Street	Funeral Home
1382	Calhoun Street	Liquor Store
1520	Calhoun Street	Auto Repair & Car Wash
1700	Calhoun Street	Grocery Store
911-13	Carey Street	Doctor's Office
920	Carey Street	Service Station
1006	Carey Street	Grocery Store
1564	Carey Street	Ice Cream Store
1011	Carrollton Avenue	Barber Shop
1100	Carrollton Avenue	Real Estate Office
1152-56	Carrollton Avenue	Warehouse, Office
1157	Carrollton Avenue	Tavern
1045	Fulton Avenue	Bail Bond Office
1100	Fulton Avenue	Grocery Store
1307	Fulton Avenue	Liquor Store
1400	Fulton Avenue	Grocery Store
1420	Fulton Avenue	Carry-Out
1605	Fulton Avenue	Law Offices
1608	Fulton Avenue	Dentist Office
1700	Fulton Avenue	Grocery Store
1827	Fulton Avenue	Dry Cleaner
900	N. Gilmore Street	Liquor Store
902	N. Gilmore Street	Grocery Store
1037	N. Gilmore Street	Hardware Store
1038	N. Gilmore Street	Dry Cleaner

1201	N. Gilmor Street	Coal Yard
1231	N. Gilmor Street	Tavern
1300	W. Lafayette Avenue	Barber Shop
1504	W. Lafayette Avenue	Dentist Office
1404	Laurens Street	Grocery Store
1509	Laurens Street	Grocery Store
1513	Laurens Street	Tavern
1611	Laurens Street	Tavern
1817	Laurens Street	Auto Repair
1709	Lorman Street	Beauty Shop
1740	McKean Avenue	Grocery Store
1135	N. Monroe Street	Tavern
1655	N. Monroe Street	Pharmacy
1721-27	N. Monroe Street	Funeral Home
1825	N. Monroe Street	Confectionery Store
1200	Mosher Street	Grocery Store
1300	Mosher Street	Laundromat
1422	Mosher Street	Confectionery Store
947	Mount Street	Tavern
1000	Mount Street	Grocery Store
1001	Mount Street	Barber Shop
1049	Mount Street	Grocery Store
1801	Mount Street	Grocery Store
1500	Presstman Street	Grocery Store
1700	Presstman Street	Grocery Store
1722	Presstman Street	Tavern
1201-05	Riggs Avenue	Carry-Out
1519	Riggs Avenue	Tavern
900	Stricker Street	Carry-Out
1024	Stricker Street	Printing Company
1100	Stricker Street	Grocery Store
1105	Winchester Street	Confectionery
1211	Winchester Street	Lunchroom

## APPENDIX B: NON-COMPLYING USES

All properties which are listed on Appendix A, Non-Conforming Uses, shall also be considered non-complying uses.

November, 1977

## APPENDIX C: PROPERTIES FOR ACQUISITION AND DISPOSITION FOR REHABILITATION

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

1010 N. Calhoun Street  
1322 N. Calhoun Street  
1323 N. Calhoun Street  
1325 N. Calhoun Street  
1327 N. Calhoun Street

1321 N. Carey Street  
1338 N. Carey Street  
1351 N. Carey Street

1328 N. Fremont Avenue  
1336 N. Fremont Avenue  
1338 N. Fremont Avenue  
1354 N. Fremont Avenue  
1360 N. Fremont Avenue  
1368 N. Fremont Avenue  
1374 N. Fremont Avenue

1125 N. Gilmor Street  
1127 N. Gilmor Street  
1131 N. Gilmor Street  
1137 N. Gilmor Street

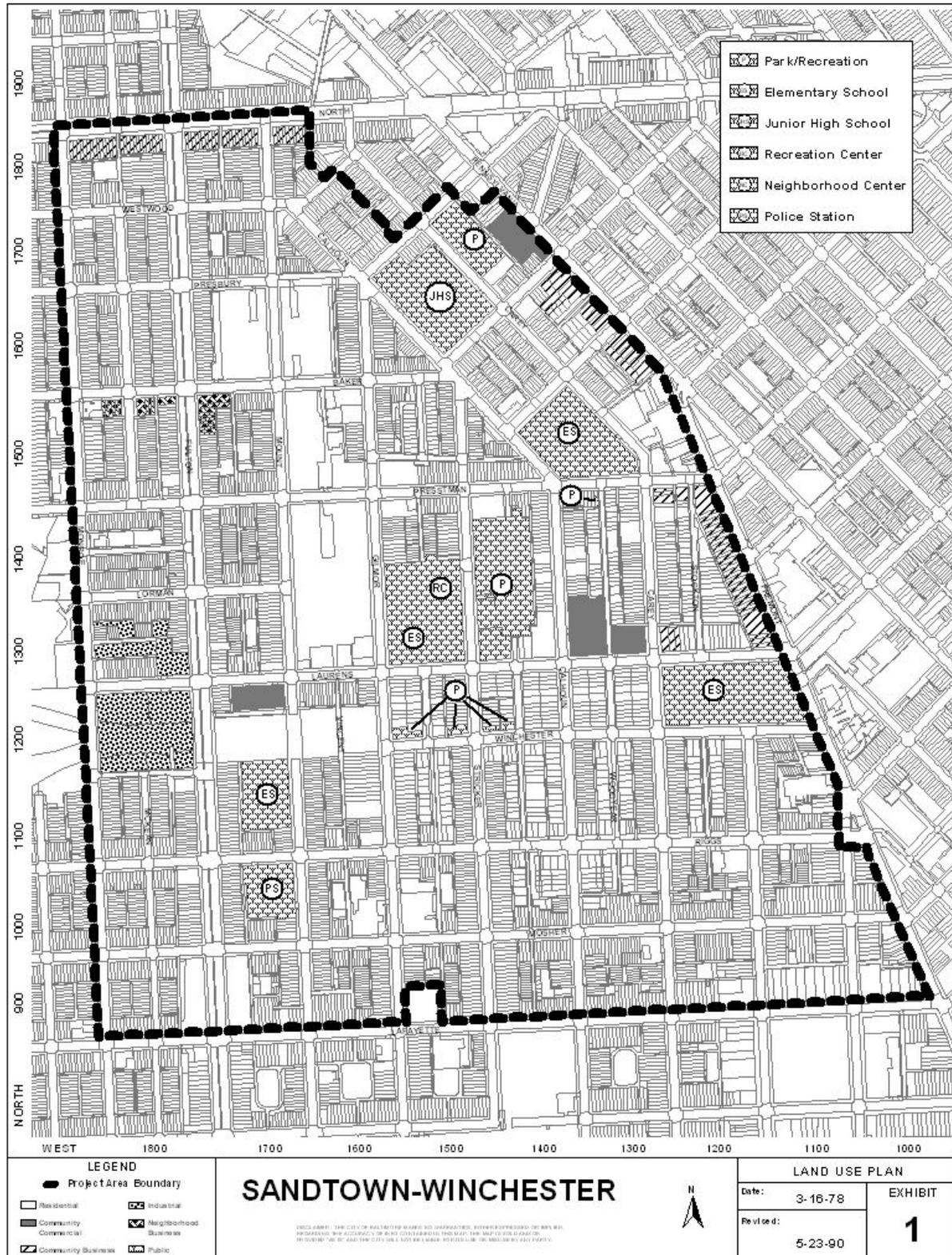
1704 McKean Avenue

1101 N. Monroe Street

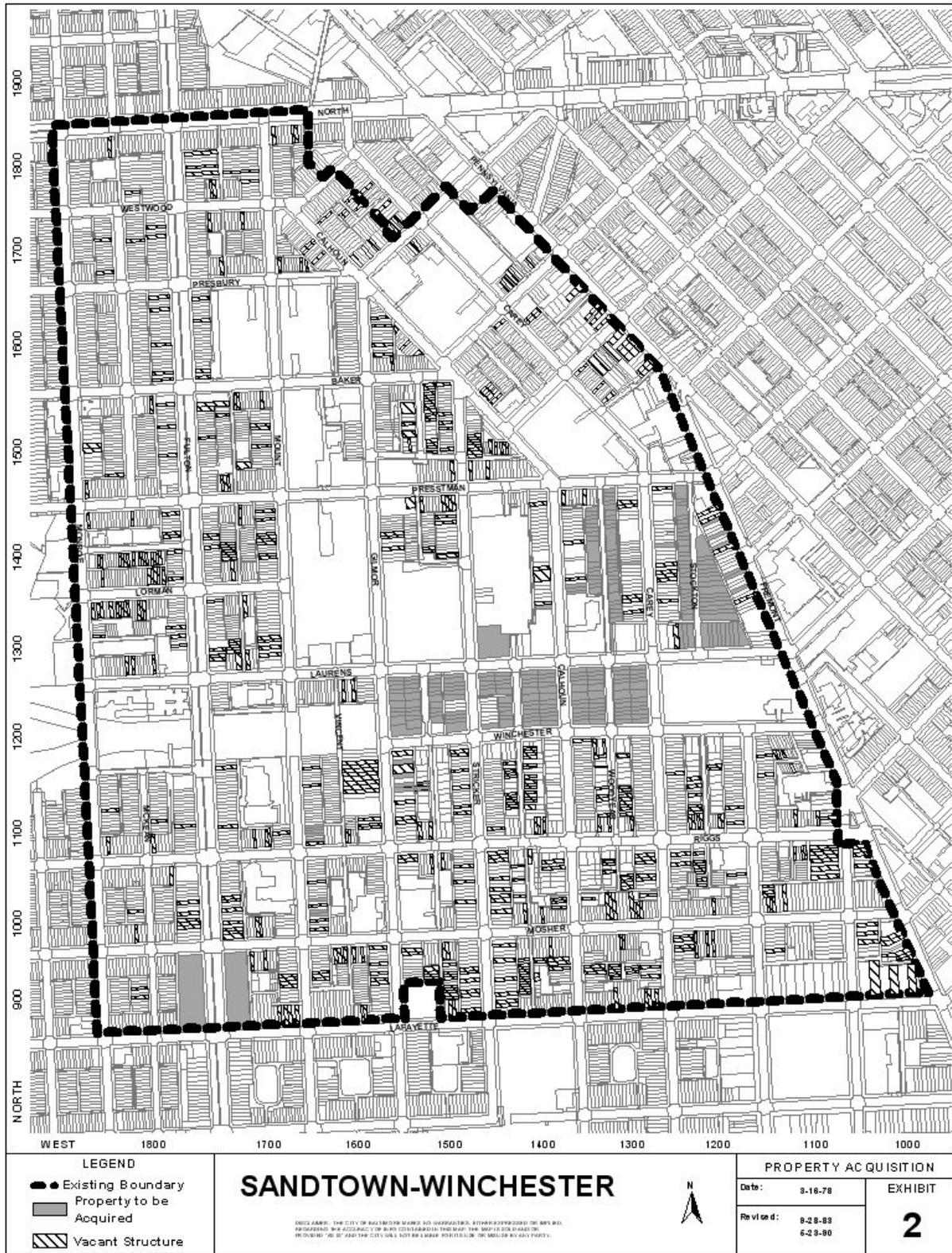
1013 N. Mount Avenue  
1015 N. Mount Avenue  
1023 N. Mount Avenue  
1103 N. Mount Avenue  
1107 N. Mount Avenue  
1109 N. Mount Avenue  
1111 N. Mount Avenue  
1113 N. Mount Avenue

1206 N. Stricker Street  
1208 N. Stricker Street  
1210 N. Stricker Street

# Exhibit 1: LAND USE PLAN



# Exhibit 2: PROPERTY ACQUISITION



### Exhibit 3: LAND DISPOSITION

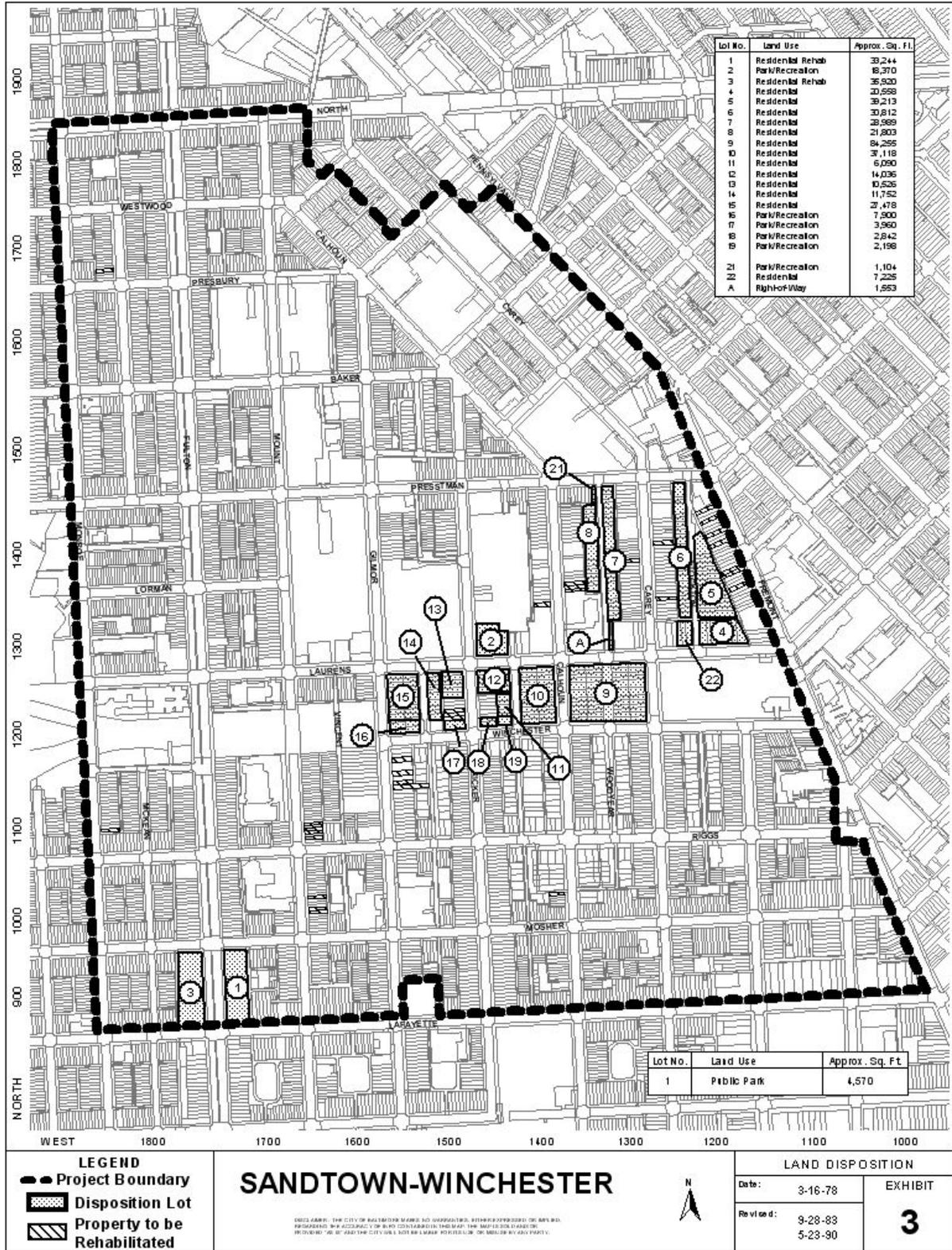


Exhibit 4: ZONING DISTRICTS

