

DOCKET #: W2911
(continued from 1/11/2007)

PROPOSED ZONING:
RM8-S (Multiple Uses)

EXISTING ZONING:
RS7 and RM18

PETITIONER:
Uncompromising Word
Fellowship Church Inc.
and the City of Winston-Salem
for property owned by Same

SCALE: 1" represents 200'

STAFF: King

GMA: 2

ACRES: 1.51

**NEAREST
BLDG:** 10' west

MAP(S): 636858

F

March 21, 2007

Uncompromising Word Fellowship Church Inc.
c/o Malcolm Lewis, Administrator
2800 E. Sprague Street
Winston-Salem, NC 27107

RE: ZONING MAP AMENDMENT W-2911

Dear Mr. Lewis:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary's Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, FAICP
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102
Jimmy Howard, P.O. Box 4888, Winston-Salem, NC 27115

ACTION REQUEST FORM

DATE: March 21, 2007
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, FAICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Map Amendment of Uncompromising Word Fellowship Church Inc.

SUMMARY OF INFORMATION:

Zoning Map Amendment of Uncompromising Word Fellowship Church Inc. from RS-7 and RM-18 to RM-8-S (Child Day Care Center; and Church or Religious Institution, Neighborhood): property is located on the south side of East 14th Street, between Jackson Avenue and Hattie Avenue (Zoning Docket W-2911).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: CONFORMS TO THE REQUIREMENTS OF THE UDO

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Uncompromising Word Fellowship Church Inc., Docket W-2911

AN ORDINANCE AMENDING THE
WINSTON-SALEM CITY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF
THE CITY OF WINSTON-SALEM, N.C.

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from RS-7 and RM-18 to RM-8-S (Child Day Care Center; and Church or Religious Institution, Neighborhood) the zoning classification of the following described property:

Tax Block 832	Tax Lot 120
Tax Block 415	Tax Lot 101

Section 2. This Ordinance is adopted after approval of the site plan entitled Uncompromising Word Fellowship Church Inc./Family Learning Center and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _____ day of _____, 20__ to Uncompromising Word Fellowship Church Inc..

Section 3. The City Council hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Uncompromising Word Fellowship Church Inc./Family Learning Center. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the City Council

of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Uncompromising Word Fellowship Church Inc., (Zoning Docket W-2911). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for RM-8-S (Child Day Care Center; and Church or Religious Institution, Neighborhood), approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the RM-8-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO ISSUANCE OF ANY PERMITS:**
 - a. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department; additional improvements may be required prior to issuance of driveway permit.

- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
 - a. If any lighting is proposed on this site, a lighting plan prepared by a lighting engineer shall be submitted to Inspections for the proposed lighting, demonstrating the use of full-cut off fixtures, light height @ 18' or less, no more than 0.5 foot-candles @ the property line.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Any damage to City maintained streets, sidewalk, or curb shall be replaced or repaired to the requirements of the Public Works Department.
 - b. Require verification by lighting engineer that site lighting meets all required lighting conditions.

- **OTHER REQUIREMENTS:**
 - a. Any freestanding signage shall be limited to one monument sign with a maximum height of six feet.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	W-2911		
Staff	Aaron King		
Petitioner(s)	Uncompromising Word Fellowship Church Inc.		
Owner(s)	Same		
Subject Property	Tax Lot 120, Tax Block 832, and Tax Lot 101, Tax Block 415		
Type of Request	Special use rezoning from RM-18 and RS-7 to RM-8-S for a neighborhood scale church and a daycare center.		
Continuance History	This request was continued from the January 11, 2007 Planning Board meeting.		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RM-18 (Residential Multifamily; up to 18 du/ac) and RS-7 (Residential Single Family; 7,000 sf. lot size) to RM-8-S (Residential Multifamily; up to 8 du/ac – Special Use Zoning). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Child Day Care Center; and Church or Religious Institution, Neighborhood 		
Zoning District Purpose Statement	The RM-8 District is primarily intended to accommodate duplexes, twin homes, townhouses, multifamily, and other low intensity multifamily uses at a maximum overall density of eight (8) units per acre. This district is appropriate for Growth Management Areas 2 and 3.		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes, the subject property is located in GMA 2.		
GENERAL SITE INFORMATION			
Location	South side of East 14th Street, between Jackson Avenue and Hattie Avenue		
Jurisdiction	City of Winston-Salem		
Ward(s)	East		
Site Acreage	Approximately ± 1.76 acres		
Current Land Use	Existing church		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS-7	Single family homes
	East	RS-7	Multifamily units
	South	IP	Park/undeveloped land
	West	RS-7	Single family homes

Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	Yes, the RM-8 district allows residential uses and other uses which would be compatible with the surrounding area.			
Physical Characteristics	The subject property is currently developed with an existing church. The proposed site plan indicates only minimal changes to the site.			
Proximity to Water and Sewer	The subject property has access to public water and public sanitary sewer.			
Stormwater/ Drainage	No known issues.			
Watershed and Overlay Districts	The subject property is not located within a water supply watershed.			
Analysis of General Site Information	The subject property is 1.76 acres in size and contains an existing structure that was formerly used as a school. The site is currently zoned RM-18 and RS-7. This request would allow both parcels to be zoned appropriately for use as a neighborhood scale church and a child daycare center. The site should remain in its current state, with only minimal change being proposed.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
East 14 th Street	Minor Thoroughfare	+/- 250 feet	7,800	13,400
Hattie Avenue	Local Road	+/- 300 feet	NA	NA
Proposed Access Point(s)	The site plan reflects the existing access points onto 14 th Street and Hattie Avenue.			
Planned Road Improvements	The Thoroughfare Plan recognizes 14 th Street as adequate.			
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RM-18 & RS-7</u> $1.51 \times 18 = 27$ units \times 6.59 (MFR Trip Rate) = 178 Trips per Day (add ten more trips for the SF lot for a total of 188)</p> <p><u>Proposed Zoning: RM-8-S</u> $10,336 / 1,000 \times 79.26$ (Daycare Center Trip Rate) = 792* Trips per Day</p> <p>* = This estimate of 792 trips per day is based on the entire structure being used as a daycare center. If the entire building is not used as a daycare, the trip generation estimate should decrease.</p>			
Sidewalks	Sidewalks currently exist along both road frontages.			
Transit	Route 2 runs along 14 th Street within a block of the subject property.			
Traffic Impact Study (TIS)	Not required			

Analysis of Site Access and Transportation Information	The site plan reflects one existing access point located at the northwest corner of the site onto 14 th Street and one access point located at the southeast corner onto Hattie Avenue. Sidewalks currently exist along both street frontages. Estimated trip generation for this request is 792 trips per day, based on the entire structure being used as a daycare center.					
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u>					
	<ul style="list-style-type: none"> • Condition for City of Winston-Salem driveway permit • Condition to repair any damage to City streets from construction 					
CONFORMITY TO PLANS AND PLANNING ISSUES						
Legacy GMA	GMA 2 (Urban Neighborhoods)					
Relevant Legacy Recommendations	<ul style="list-style-type: none"> • <i>Legacy</i> encourages needed services such as child care and health care within neighborhoods. It recommends permitting services, including places of worship, near where people live, allowing institutions to grow to meet their needs in a manner that is compatible with surrounding uses, and providing retail and service uses within walking and bicycling distance of neighborhoods. It calls for daily shopping needs as well as services like day care centers to be integrated into neighborhoods. These non-residential uses should be designed in such a way as to minimize their impact on the residential character of an area. 					
Relevant Area Plan(s)	<i>East Winston Area Plan (1988)</i>					
Area Plan Recommendations	The subject property is recommended for high density residential use to a maximum of twenty (20) dwelling units per acre.					
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(3) - Have changing conditions substantially affected the area in the petition?					
	No					
	(S)(4) - Is the requested action in conformance with <i>Legacy</i>?					
	Yes					
Analysis of Conformity to Plans and Planning Issues	The request is consistent with the recommendations of <i>Legacy</i> , which notes the importance of having daycare centers and churches within neighborhoods. Although the <i>East Winston Area Plan (EAP)</i> recommends this site be developed for high-density residential, staff feels that the subject request would also be compatible with the surrounding area.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2758	RS-7 to RSQ	Denied 7/5/05	North	0.44	Denial	Denial
W-2603	RSQ to IP-S	Approved 4/7/03	North	0.43	Approval	Approval
W-2412	RS-7 & RS-9 to IP-S	Approved 9/5/00	South	0.95	Approval	Approval

W-2196	RS-7 to RM-8-S	Denied 3/2/98	North	0.34	Denial	Denial
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage		Placement on Site			
	10,336 square feet		Northern half			
Parking	Required	Proposed		Layout		
	24 spaces	29 spaces		Various locations		
Building Height	Maximum			Proposed		
	45 feet			1-story		
Impervious Coverage	Maximum			Proposed		
	70%			37%		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 2-1.2(L) RM-8 District 					
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:		Yes			
	(B) Environmental Ord.		Yes			
	(C) Subdivision Regulations		NA			
Analysis of Site Plan Compliance with UDO Requirements	The proposed site plan is basically an as-built layout of the existing conditions. There are a few minor changes that will be needed in order to demonstrate compliance with UDO requirements.					
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> Signage condition Lighting condition 					
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
The request is consistent with the general recommendations of <i>Legacy</i> .			The request may generate an increase in traffic.			
This request is considered a down-zoning.						
Only minor changes to the site are needed.						
A daycare and church are two uses that would serve the surrounding area.						
Sidewalks already exist in this area.						
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL						
The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.						
<u>PRIOR TO ISSUANCE OF ANY PERMITS:</u>						
a. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department; additional improvements may be required prior to issuance of driveway permit.						
<u>PRIOR TO ISSUANCE OF BUILDING PERMITS:</u>						
a. If any lighting is proposed on this site, a lighting plan prepared by a lighting engineer shall be submitted to Inspections for the proposed lighting, demonstrating the use of full-cut off						

fixtures, light height @ 18' or less, no more than 0.5 foot-candles @ the property line.

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:

- a. Any damage to City maintained streets, sidewalk, or curb shall be replaced or repaired to the requirements of the Public Works Department.
- b. Require verification by lighting engineer that site lighting meets all required lighting conditions.

OTHER REQUIREMENTS:

- a. Any freestanding signage shall be limited to one monument sign with a maximum height of six feet.

STAFF RECOMMENDATION: APPROVAL

NOTE: These are **staff comments** only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Jerry Clark moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Paul Mullican

VOTE:

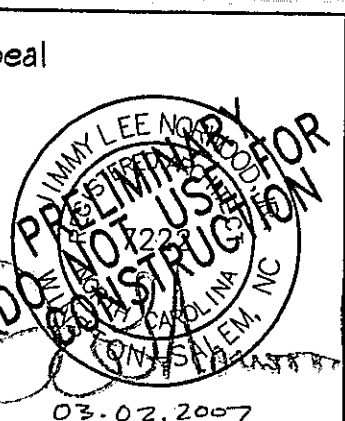
FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican, Brenda Smith

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning

JIMMY L. NORWOOD, JR.
ARCHITECT
PO BOX 4888
WINSTON-SALEM, NC 27115
TEL: (336) 744-9000 FAX: (336) 744-9098



Design Approvals
Approved:
Date:

Project Name: **Uncompromising Word Fellowship Church Family & Learning Life Center**
1612 E. 14th St.
Winston-Salem, NC 27105
Contact: Malcolm Lewis "Revised"
Phone: 336-399-1111 W-2911

Sheet Title:
SITE PLAN
Pin: 6836-82-3004
Block/Lot: 0832 120
Deed Bk-Pg: 2511-2885

REVISIONS:
DATE: 3/01 NO. 1
DATE: NO.
DATE: NO.
DATE: NO.
DATE: NO.

DRAWN BY: SAM
CHECKED BY: JLN
DATE: 12/20/06
PROJECT NO: 0634
SHEET: SP-1

PURPOSE STATEMENT
REQUEST FOR REZONING OF LOT 120 WHICH IS PRESENTLY ZONED RM-18 & RS-7. IN ADDITION, SERVING AS THE PETITIONER ON BEHALF OF THE CITY OF WINSTON-SALEM, WE REQUEST THAT BLOCK/LOT 0415 101, WHICH IS PRESENTLY ZONED RS-7, ALSO BE REZONED. IT IS REQUESTED THAT THE NEW ZONING FOR ALL LOTS TO BE RM-8S.

THE CURRENT FUNCTION OF THE EXISTING SPACE ON LOT 120 IS A SCHOOL. THE PROPOSED USE IS A CHILD DAY CARE CENTER (PRIMARY USE) AND A CHURCH OR RELIGIOUS INSTITUTION, NEIGHBORHOOD SCALE. LOT 101 IS AN EMPTY LOT.

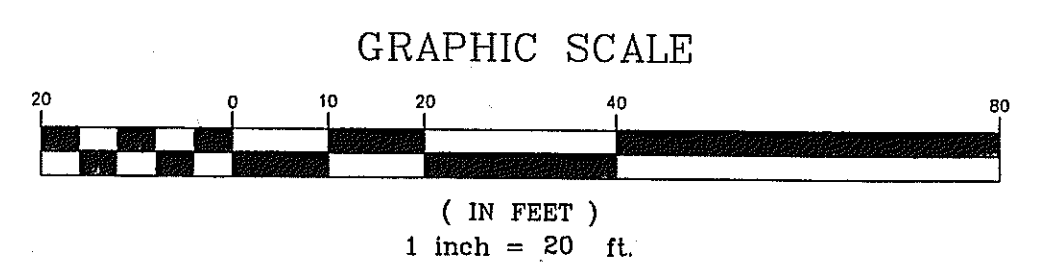
THE EXISTING SITE TO REMAIN THE SAME WITH THE EXCEPTION OF MOVING THE EXISTING DUMPSTER TO A NEW ASPHALT AREA AS INDICATED ON PLAN. IN ADDITION, SOME STRIPING WILL BE REDONE AS INDICATED ON PLAN.

PROJECT LOCATION ADDRESS: 1606, 1610 & 1612 E. FOURTEENTH STREET WINSTON-SALEM, NC 27105	
TAX BLOCK 0832 LOT 120 TAX BLOCK 0415 LOT 101	TAX BLOCK 0415 LOT 101 EXISTING ZONING: RM-18 & RS-7 PROPOSED ZONING: RM-8-S
ZONING CURRENT USE: SCHOOL PROPOSED USE: CHILD DAY CARE CENTER, CHURCH OR RELIGIOUS INSTITUTION, NEIGHBORHOOD (PRIMARY USE)	TAX BLOCK 0832 LOT 120 EXISTING ZONING: RM-18 & RS-7 PROPOSED ZONING: RM-8-S
PROPOSED USES BUILDING GROSS SQUARE FEET: 10,338 SF BUILDING HEIGHT: 1 STORY	TAX BLOCK 0415 LOT 101 EXISTING ZONING: RS-7 PROPOSED ZONING: RM-8-S
SITE SIZE AND COVERAGE TOTAL ACREAGE: 1.5123 (65,879 SF +/-) BUILDING TO LAND 15% PAVEMENT TO LAND 28% OPEN SPACE 57%	TOTAL SITE SIZE AND COVERAGE TOTAL ACREAGE: 1.755 (76,449 SF +/-) BUILDING TO LAND 13% PAVEMENT TO LAND 24% OPEN SPACE 63%
INFRASTRUCTURE WATER: PUBLIC SEWER: PUBLIC STREETS: PUBLIC	INFRASTRUCTURE WATER: PUBLIC SEWER: PUBLIC STREETS: PUBLIC
STREET YARD PLANTING REQUIREMENTS (EXISTING) • MINIMUM TWO (2) DECIDUOUS TREES PER ONE HUNDRED (100) LINEAR FEET. • SHRUBS MUST BE MIN. EIGHTEEN (18) INCHES IN HEIGHT AT INSTALLATION, W/ MIN. HEIGHT OF THIRTY-SIX (36) INCHES WITHIN THREE YEARS AFTER INSTALLATION. A MAX. OF 30% OF SHRUBS SHALL BE DECIDUOUS.	
TYPE I BUFFERYARD PLANTING REQUIREMENTS (EXISTING) • 20' WIDE BUFFERYARD TO INCLUDE 2 DECIDUOUS TREES; 8 PRIMARY EVERGREEN PLANTS	
NOTE: OWNER TO MAKE ANY NECESSARY CHANGES TO EXISTING STREET YARDS AND BUFFERYARDS TO MEET CODE REQUIREMENTS.	
PLANTING LEGEND BRADFORD PEAR (BP) AMERICAN HOLLEY (AH) DWARF BURFORD HOLLEY (DBH)	
OFF-STREET PARKING PROPOSED USE: DAYCARE & CHURCH (PRIMARY USE) PARKING CALCULATIONS: CHURCH, NEIGHBORHOOD SCALE 1 SPACE/4 SEATS 94 SEATS (BASED ON UNCONCENTRATED- TABLES AND CHAIRS ONLY) 24 SPACES REQUIRED 28 SPACES PROVIDED	
CHILD DAY CARE CENTER 1 SPACE/ 2 EMPLOYEES 18 EMPLOYEES / 2 = 9 SPACES 1 SPACE/ 10 CHILDREN 110 CHILDREN / 10 = 11 SPACES LOADING SPACES = 1/20 CHILDREN 110 CHILDREN / 20 = 5.5 SPACES 28 SPACES REQUIRED 28 SPACES PROVIDED	
OUTDOOR PLAY AREA CALCS. 100 SF/CHILD ENROLLED 84 CHILDREN x 100 SF = 8,400 SF 8,400 SF REQUIRED 8,444 SF PROVIDED	
INDOOR PLAY AREA 255 SF / CHILD 84 CHILDREN x 25 SF 2,100 SF REQUIRED 3,651 SF PROVIDED	

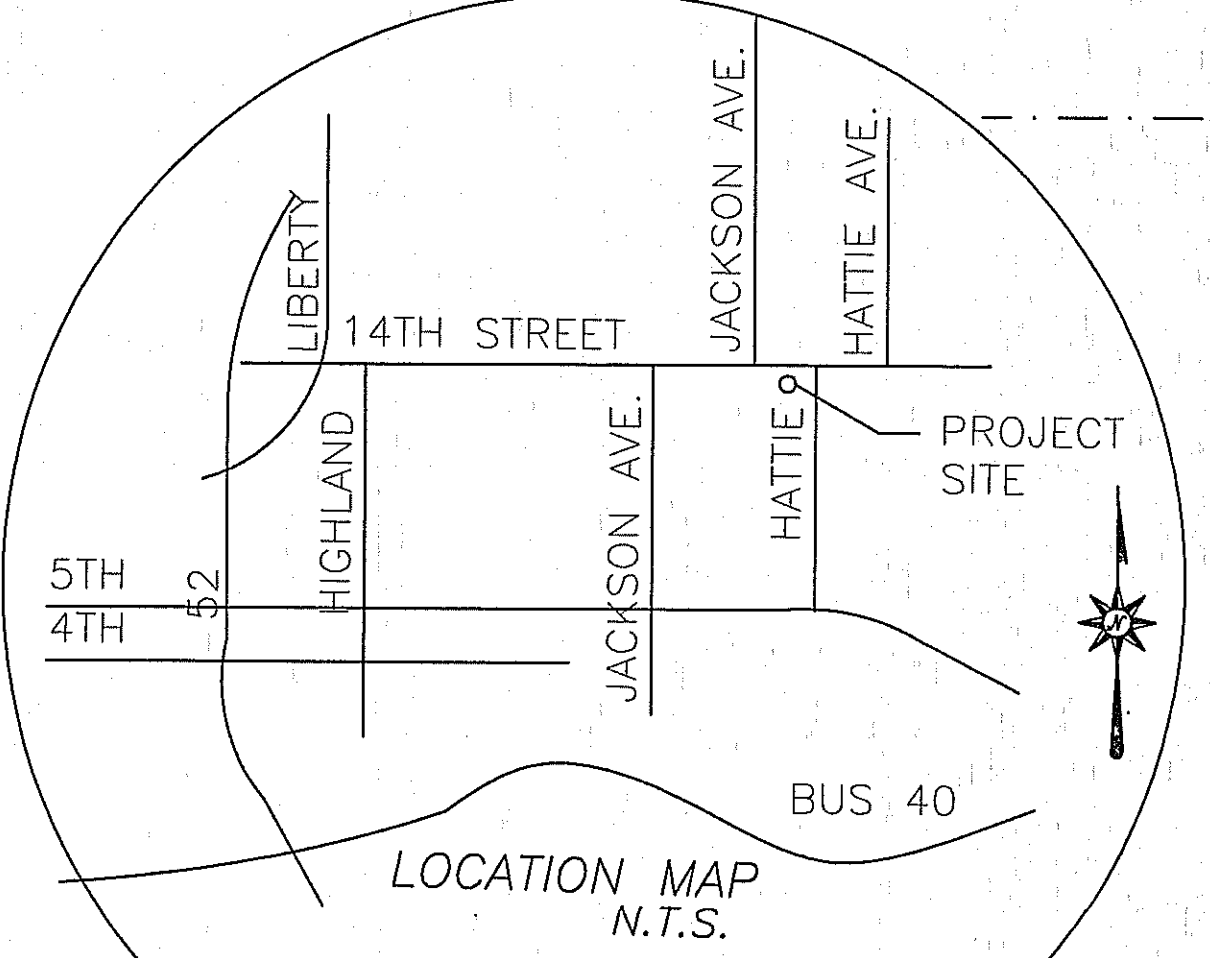
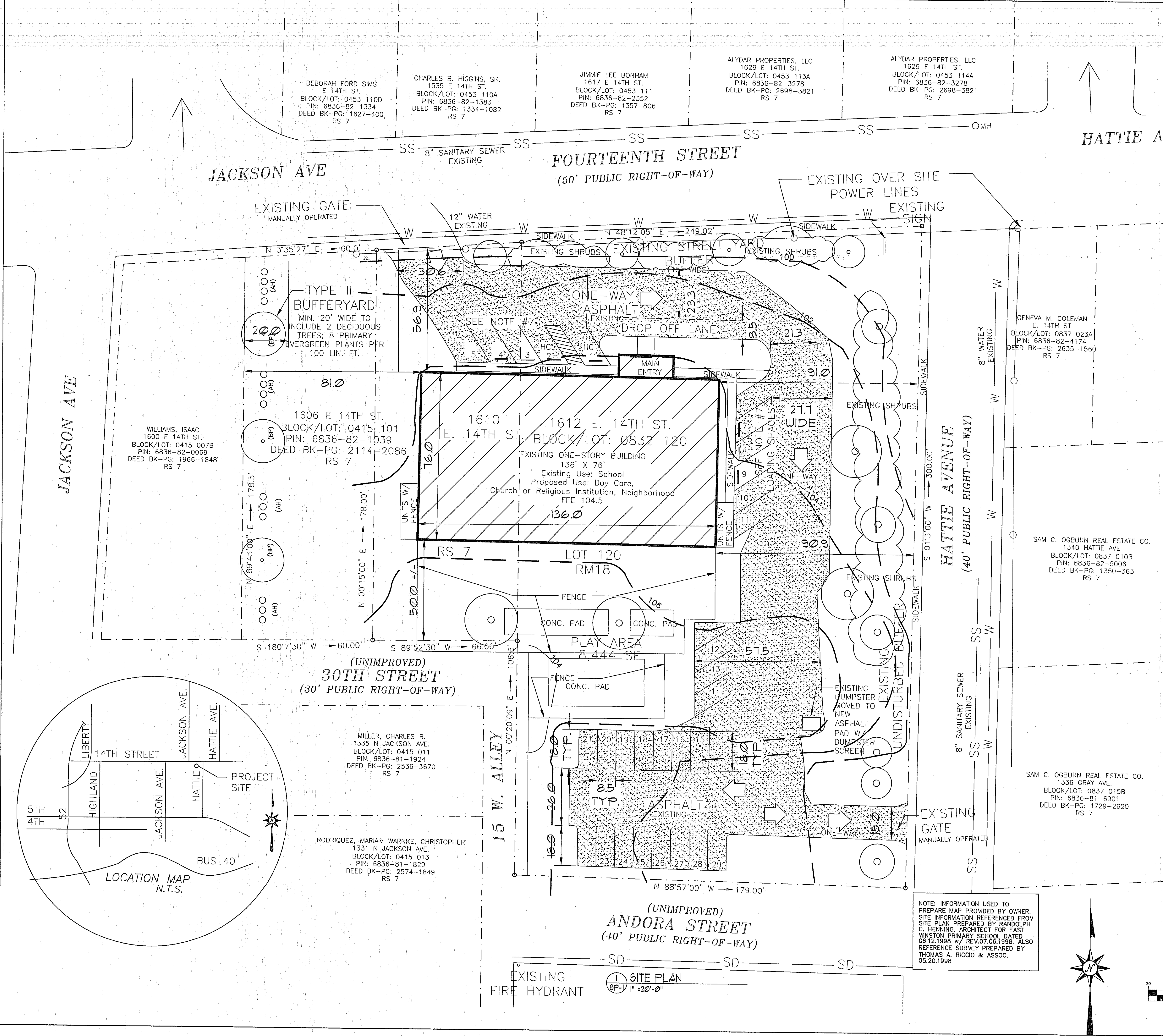
OWNER/APPLICANT: UNCOMPROMISING WORD FELLOWSHIP CHURCH
AGENT: MALCOLM LEWIS
MAILING ADDRESS: 2800 EAST SPRAGUE STREET
WINSTON-SALEM, NC 27107
TELEPHONE#: 336-399-7771 (MOBILE)
PLAN PREPARER: JIMMY L. NORWOOD, JR. ARCHITECT
MAILING ADDRESS: P.O. BOX 4888
WINSTON-SALEM, NC 27115
TELEPHONE#: 336-744-8100 (OFFICE)
FAX#: 336-744-8088 (OFFICE)

- GENERAL NOTES:**
- ALL PARKING SURFACES ARE EXISTING EXCEPT AS NOTED.
 - ALL SHRUBS AND TREE LANDSCAPING SHOWN ARE EXISTING.
 - OWNER TO PROVIDE SCREEN AROUND EXISTING DUMPSTER.
 - NO ALTERATIONS OR ADDITIONS ARE PROPOSED TO EXISTING BUILDING. PROPOSED WORK TO TAKE PLACE WITHIN EXISTING STRUCTURE.
 - EXTENT OF PROPOSED WORK AT THIS TIME IS TO MAKE EXISTING RESTROOMS ADA COMPLIANT PER NC BLDG. CODE ACCESSIBILITY CODE. THE ADDITION OF SINKS SHALL BE MADE TO COMPLY WITH THE DAYCARE REGULATIONS.
 - NO ALTERATIONS OR CHANGES ARE PROPOSED TO EXISTING GRADES OR PAVED AREA. ALL LANDSCAPING TO REMAIN.
 - EXISTING STRIPING TO BE REDONE TO ACCOMMODATE PARKING FOR ONE-WAY DRIVE.
 - REPAIR ANY DAMAGE FROM CONSTRUCTION TO CITY STREETS.

LEGEND	
SS	SANITARY SEWER
W	WATER
SD	STORM DRAIN



NOTE: INFORMATION USED TO PREPARE MAP PROVIDED BY OWNER. SITE INFORMATION REFERENCED FROM SITE PLAN PREPARED BY RANDOLPH C. HENNING, ARCHITECT FOR EAST WINSTON PRIMARY SCHOOL, DATED 06.12.1998 W/ REV. 07.06.1998. ALSO REFERENCE SURVEY PREPARED BY THOMAS A. RICCIO & ASSOC. 05.20.1998



ANDORA STREET
(40' PUBLIC RIGHT-OF-WAY)

SITE PLAN
1/8" = 20'-0"

EXISTING FIRE HYDRANT

DEBORAH FORD SIMS
E 14TH ST.
BLOCK/LOT: 0453 110D
PIN: 6836-82-1334
DEED BK-PG: 1627-400
RS 7

CHARLES B. HIGGINS, SR.
1535 E 14TH ST.
BLOCK/LOT: 0453 110A
PIN: 6836-82-1383
DEED BK-PG: 1334-1082
RS 7

JIMMIE LEE BONHAM
1617 E 14TH ST.
BLOCK/LOT: 0453 111
PIN: 6836-82-2352
DEED BK-PG: 1357-806
RS 7

ALYDAR PROPERTIES, LLC
1629 E 14TH ST.
BLOCK/LOT: 0453 113A
PIN: 6836-82-3278
DEED BK-PG: 2698-3821
RS 7

ALYDAR PROPERTIES, LLC
1629 E 14TH ST.
BLOCK/LOT: 0453 114A
PIN: 6836-82-3278
DEED BK-PG: 2698-3821
RS 7

WILLIAMS, ISAAC
1600 E 14TH ST.
BLOCK/LOT: 0415 007B
PIN: 6836-82-0069
DEED BK-PG: 1966-1848
RS 7

1606 E 14TH ST.
BLOCK/LOT: 0415 101
PIN: 6836-82-1039
DEED BK-PG: 2114-2086
RS 7

1610 E. 14TH ST.
1612 E. 14TH ST.
BLOCK/LOT: 0832 120
EXISTING ONE-STORY BUILDING
136' X 76'
Existing Use: School
Proposed Use: Day Care,
Church or Religious Institution, Neighborhood
FFE 104.5

GENEVA M. COLEMAN
E. 14TH ST.
BLOCK/LOT: 0837 023A
PIN: 6836-82-4174
DEED BK-PG: 2635-1560
RS 7

SAM C. OGBURN REAL ESTATE CO.
1340 HATTIE AVE.
BLOCK/LOT: 0837 010B
PIN: 6836-82-5006
DEED BK-PG: 1350-363
RS 7

MILLER, CHARLES B.
1335 N JACKSON AVE.
BLOCK/LOT: 0415 011
PIN: 6836-81-1924
DEED BK-PG: 2536-3670
RS 7

RODRIGUEZ, MARIA& WARNKE, CHRISTOPHER
1331 N JACKSON AVE.
BLOCK/LOT: 0415 013
PIN: 6836-81-1829
DEED BK-PG: 2574-1849
RS 7

SAM C. OGBURN REAL ESTATE CO.
1336 GRAY AVE.
BLOCK/LOT: 0837 015B
PIN: 6836-81-6901
DEED BK-PG: 1729-2620
RS 7