


TJA

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #12-0143 / ZONING – CONDITIONAL USE NON-PROFIT HOME FOR HOMELESS WOMEN AND CHILDREN – 1114 NORTH MOUNT STREET		

TO

DATE:

The Honorable President and
 Members of the City Council
 City Hall, Room 400
 100 North Holliday Street

November 2, 2012

At its regular meeting of November 1, 2012, the Planning Commission considered City Council Bill #12-0143, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a nonprofit home for homeless women and children on the property known as 1114 North Mount Street, as outlined in red on the accompanying plat.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #12-0143 and adopted the following resolution; eight members being present (eight in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #12-0143 be passed by the City Council.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

- cc: Ms. Kaliope Parthemos, Deputy Chief for Economic and Neighborhood Development
 Mr. Alex Sanchez, Chief of Staff
 Ms. Angela Gibson, Mayor's Office
 The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission
 Mr. David Tanner, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Mr. Nicholas Blendy, DHCD
 Ms. Barbara Zektick, DOT
 Ms. Elena DiPietro, Law Dept.
 Ms. Karen Randle, Council Services
 Ms. Olivia Farrow Esq., Director Mayor's Office of Human Services



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

November 1, 2012

REQUEST: City Council Bill #12-0143/Zoning – Conditional Use Nonprofit Home for Homeless Women and Children – 1114 North Mount Street

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a nonprofit home for homeless women and children on the property known as 1114 North Mount Street.

RECOMMENDATION: Approval.

STAFF: Ken Hranicky/Ivor Quashie

PETITIONER(S): Administration (Mayor's Office of Human Services)

OWNER: Mayor and City Council

SITE/ GENERAL AREA

Site Conditions: 1114 N. Mount Street is located at mid-block of the 1100 block of Mount Street north of Riggs Avenue. The lot is 303' x 216'. It is improved with an existing structure that was built in 1932 with 31,446 square feet of space. The property is zoned R-8.

General Area: This property lies within the Sandtown-Winchester neighborhood, which can be characterized as a residential area with the majority of the housing stock being represented by single-family row-homes

HISTORY

- Ordinance #78-701, established the Sandtown-Winchester Urban Renewal Plan, and was approved on April 17, 1978.
- Ordinance #93-232, the latest amendment to the Sandtown-Winchester Urban Renewal Plan, was approved on July 2, 1993.

CONFORMITY TO PLANS

This project is compatible with the Comprehensive Plan's LIVE section, Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents.

ANALYSIS

City Council Bill #12-0143 is the proposed conditional use legislation that is required in order to establish a homeless shelter for women and children at 1114 North Mount Street. This is a City owned property and the homeless shelter services are being provided by Saint Vincent de Paul of Baltimore. St. Vincent de Paul of Baltimore has been operating in Baltimore City since 1865.

St. Vincent de Paul of Baltimore offers 13 programs with services that include food, clothing, shelter, transitional and permanent housing, homeless day resources, employment training, adult education, emergency financial assistance, Head Start, and youth services. At the 1114 N. Mount Street address, St. Vincent de Paul of Baltimore has been operating Sarah's Hope – an emergency shelter for women and children. Sarah's Hope provides 24-hour emergency shelter, case management and other support services for homeless women and children in the Sandtown-Winchester area.

1114 North Mount Street is an old school that has been operating in varying capacities as a community resource center, providing a range of programs and services since the 1980's. The transition to a homeless facility occurred in 2008. There have been \$1 million in grant funds secured to do interior renovations to accommodate 33 families (75-90 people). The site has over 40 parking spaces.

Zoning Analysis:

1. In the Baltimore City Zoning Code, Sarah's Hope (1114 N. Mount Street) comes under the Baltimore City Zoning category of a home for non-bedridden alcoholics or homeless persons: non-profit.
2. In an R-8 residential zoning district, this type of housing requires conditional use ordinance approval by City Council.
3. City Council Bill #12-0143, is the required legislation and if approved would authorize the operation of a homeless shelter at 1114 N. Mount Street.
4. No variances are sought with this proposal.

Findings: As per §14-204, conditional use requires findings on considerations of standards prescribed by §14-205. Staff finds that:

1. The establishment of a homeless living facility at 1114 North Mount Street, in terms of location, maintenance, and operation of the conditional use, will not be detrimental to or endanger the public health, security, general welfare or morals. The operation of a homeless shelter will not create undue stress on community resources and is consistent with the City Master Plan in providing housing choices for all people.
2. That the proposed use is not in any way precluded by any other law.
3. The authorization of this conditional use is not contrary to the public interest.
4. The authorization is in harmony with the purpose and intent of this article.

Staff has notified the Clergy United to Transform Sandtown, Fulton Community Association, Inc., Sandtown Habitat Homeowners' Association, Sandtown-Winchester Community Building in Partnership, Sandtown-Winchester Improvement Association, Western District Police-Community Relations Council, Western Human Services Center, Western Community Action Center, Sandtown-Winchester Square Homeowners Association, and the West Baltimore Coalition.



Thomas J. Stosur
Director



PLANNING COMMISSION

CITY COUNCIL BILL #12-0143
ZONING - CONDITIONAL USE NONPROFIT HOME
FOR HOMELESS WOMEN AND CHILDREN -
1114 NORTH MOUNT STREET



November 1, 2012

