

TJA

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #12-0027 / ZONING-CONDITIONAL USE-ORDINANCE 02-422

CITY of
BALTIMORE
MEMO



TO

DATE:

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

March 9, 2012

At its regular meeting of March 8, 2012, the Planning Commission considered City Council Bill #12-0027, for the purpose of amending the maximum bed capacity for the home for the homeless persons on the property known as 1017 East Baltimore, 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 #12-0027 and adopted the following resolution; nine members being present (nine in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #12-0027 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. Kaliopé Parthemos, Deputy Mayor
- Mr. Peter O'Malley, 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



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

March 8, 2012

REQUEST: City Council Bill #12-0027 / Zoning Conditional Use Amending Ordinance 02-422

RECOMMENDATION: Approval

STAFF: Melvin Hicks

PETITIONER(S): CSI Support and Development Services

OWNER: Chizuk Amino Congregation

SITE/ GENERAL AREA

Site Conditions: 1017 East Baltimore Street is located on the south side of the street, east of the intersection with South Exeter Street. The property is improved by a four-story building that covers the entire lot.

General Area: This property is located in the Jonestown neighborhood. Little Italy is to the south, Downtown is to the west, and Washington Hill is to the east. The immediate area is mixed in use, with the former row houses to the immediate south having been recently demolished to be replaced with newer housing. This property is adjacent to the Albermarle Square Redevelopment.

HISTORY

- Ordinance #78-939, established the Jonestown Urban Renewal Plan, and was approved on December 14, 1978.
- Ordinance #97-166, established the conditional use home for homeless and emergency shelter, and was approved on June 30, 1997.
- Ordinance #01-153, the latest amendment to the Jonestown Urban Renewal Plan, was approved on March 19, 2001.
- Ordinance #02-815, amended Ordinance 97-116 to change the conditions for the use of the existing home for homeless persons, allow no more than fifty emergency shelter beds.
- Ordinance #02-816, established the operation of a home for homeless persons on the property known as 1017 East Baltimore Street, which is part of the Helping Up Mission properties in this block.

CONFORMITY TO PLANS

This site is located in the Jonestown Community. 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

Helping Up Mission provides services to homeless men, and has been in operation since 1885. Over the years they have been working with the surrounding Jonestown community to provide fewer emergency services (overnight shelter) and more services that enable the men to become productive members of society (support services and transitional housing). This bill provides the conditional use approval to implement the program need for additional transitional housing space desired by both the Helping Up Mission.

Due to the success of the operation, Helping Up Mission is seeking to amend ordinance 02-422 to increase their existing bed count at 1017 E. Baltimore Street from 50 beds to 100. The organization plans to convert the upper two floors of the building (now offices) into 40-50 beds of transitional housing for residency of up to 24 months for men who are one year sober and employed. Approval of this increase in beds should not negatively impact surrounding property owners nor the public realm. Therefore, staff supports the amendment of Ordinance 02-422 to increase the maximum bed capacity from 50 to 100 for transitional housing purposes.

Staff notified the following entities of this action: Historic Jonestown Business Association, Jonestown Planning Council, Inc., Albermarle Square and the City Council representative.

Thomas J. Stosur
Director