


<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of <b>BALTIMORE</b> <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 <sup>th</sup> FLOOR		
	SUBJECT	CITY COUNCIL BILL #09-0393/ZONING – HEALTH-CARE FACILITIES – CONDITIONAL USE NONPROFIT HOME FOR THE REHABILITATION OF NON-BEDRIDDEN ALCOHOLICS – 2525 MARYLAND AVENUE		

TJA

**TO**

DATE:  
November 6, 2009

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

At its regular meeting of November 5, 2009 the Planning Commission considered City Council Bill #09-0393, which is for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a nonprofit home for the rehabilitation of non-bedridden alcoholics on the property known as 2525 Maryland Avenue.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended amendments to and approval of City Council Bill #09-0393. Thus, the Commission adopted the following resolution, six members being present (six in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff and recommends that City Council Bill #09-0393 be amended and passed by the City Council.

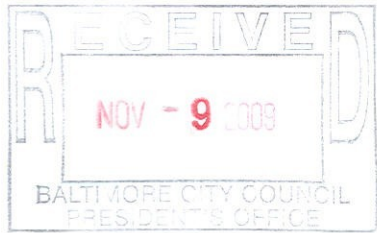
If you have questions, please contact Mr. Wolde Ararsa, Division Chief of Land Use and Urban Design Division, at 410-396-4488.

TJS/kh

Attachments

cc:

- Mr. Andrew Frank, Deputy Mayor
- Mr. Demuane Millard, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable Rochelle "Rikki" Spector, Council Rep. for Planning Commission
- Mr. David Tanner, BMZA
- Mr. Geoffrey Veal, Zoning Administration
- Ms. Nikol Nabors-Jackson, DHCD
- Mr. Larry Greene, Councilmanic Services



F/A



Sheila Dixon  
Mayor

## PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman



Thomas J. Stosur  
Director

### STAFF REPORT

November 5, 2009

**REQUEST:** City Council Bill #09-0393 / Zoning – Health-Care Facilities – Conditional Use Nonprofit Home for the Rehabilitation of Non-bedridden Alcoholics – 2525 Maryland Avenue

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a nonprofit home for the rehabilitation of non-bedridden alcoholics on the property known as 2525 Maryland Avenue.

**RECOMMENDATION:** Amend and approve. The amendments are as follows:

- The maximum number of clients shall be eight (8);
- There shall be no more than two persons per sleeping room;
- Twenty-four hour supervision must be provided; and
- There may be no exterior sign on the facility other than a nameplate any larger than 12 inches wide by 12 inches high.

**STAFF:** Kenneth Hranicky

**PETITIONER:** Eleanor McLean and Tuerk House, Inc., Represented by Ms. Shannon Snow

**OWNER:** Eleanor McLean

#### **SITE/GENERAL AREA**

Site Conditions: The site is improved with a 3-story, end, row-house. This site is zoned O-R-2 and is located with the Charles/25<sup>th</sup> Urban Renewal Plan Area.

General Area: This property lies within the Charles Village community. It abuts a paved parking area to the north. A mix of commercial and residential uses characterizes this area, primarily in attached brick structures.

#### **HISTORY**

- Ordinance No. 01-0495, establishing the Urban Renewal Plan for the Charles/25<sup>th</sup>, was approved on December 19, 2001.
- Ordinance No. 02-393, providing the latest amendment to the Charles/25<sup>th</sup> Urban Renewal Plan, was approved on July 19, 2002

## CONFORMITY TO PLANS

Charles/25<sup>th</sup> Urban Renewal Plan requires that the proposed housing for Non-bedridden Alcoholics have no more than eight (8) beds. This project is in conformance with the Baltimore City Comprehensive Master Plan with respect to Live Goal #1, Objective #1: Expand housing choices for all residents also Objective #3: Maintain and Create Safe, Clean, & Healthy Neighborhoods through Increase Substance Abuse Treatment City-Wide.

## ANALYSIS

The applicant, Tuerk House, is a 501(c) 3 nonprofit organization founded in 1970. The organization's mission is *to empower addicts and alcoholics regardless of their financial means, to live in abstinence-based recovery; and thus to achieve and to share maximum physical, psychological, social, and spiritual health.* Since its inception, Tuerk House has helped to improve the lives of more than 21,000 individuals. Tuerk House counselors support patients in sustaining recovery behaviors and in accessing supportive services, as well as providing services to prepare them to re-enter society as healthy, productive individuals. Tuerk House is State Licensed, and Joint Commission accredited and provides a full continuum of drug treatment programs, from inpatient residential to halfway house, intensive outpatient and standard outpatient services.

The applicant would like to provide a new halfway house in the 2525 Maryland Avenue property. This new facility would be next to the existing Tuerk House Weisman-Kaplan facilities, located at 2521 and 2523 Maryland Avenue. The two existing Tuerk House Weiman-Kaplan halfway house buildings provide services for 18 men. These halfway houses provide long term (6 to 12 months) programs that support the acquisition of life skills, vocational training and mental health services. The 2525 Maryland Avenue property is adjacent to the existing programs and, as proposed, would provide service for nine (9) clients. The applicant would rehabilitate all three properties to address issues of deterioration of the existing space, and the dysfunctional space that is inappropriate for the services that are part of these programs. Improving the quality of the environment at Weisman-Kaplan programs addresses the problem of aging facilities and creates a safe, clean, and uplifting environment where superior treatment will continue to be offered. This would allow Tuerk House the opportunity to pursue paying clientele that will help underwrite the expansion of services.

City Council Bill #09-0383 is required legislation that would allow the applicant to establish a new halfway house in the 2525 Maryland Avenue property. Staff's review of this proposal includes the following:

- Site Plan: Site plan for the rear parking pad has been reviewed by staff and found adequate.
- Urban Renewal Plan: Section A.5.(c) states that, "Homes for the rehabilitation of non-bedridden alcoholics and for the care and custody of homeless persons – permitted for facilities with a maximum of 8 beds, and those with 9 or more beds are prohibited."
- Zoning Code Requirements: The subject site is located within an O-R-2 zoning district. The off-street parking requirement is 1 per 10 beds plus 1 per 6 employees. There are a total of 4 off-street parking spaces to satisfy that requirement.

- Sustainability: No new construction is proposed by this Bill. It is anticipated that the applicant will refurbish and renovate the subject property. The reuse of existing structures is consistent with sustainable development goals.

Charles Village Civic Association-(CVCA), Charles Village Community Benefits District, Old Goucher Business Alliance, Old Goucher Community Association, Inc., and the Peabody Heights Resident Homeowners Alliance, Inc. have been notified of this action.

A handwritten signature in black ink, appearing to read "Thomas J. Stosur". The signature is written in a cursive style with a large, stylized initial "T".

**Thomas J. Stosur**  
**Director**