


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 #11-0789 / ZONING CONDITIONAL USE - AMENDING ORDINANCE 01-270		

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

DATE: October 21, 2011

At its regular meeting of October 20, 2011, the Planning Commission considered City Council Bill #11-0789, for the purpose of amending the maximum number of residents allowed at the convalescent, nursing, and rest home (assisted living) on the property known as 3216 Taylor Avenue.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #11-0789 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 #11-0789 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 Bill Henry, Council Rep. to Planning Commission
 Mr. David Tanner, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Ms. Nikol Nabors-Jackson, 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

October 20, 2011

REQUEST: City Council Bill #11-0789/Zoning – Conditional Use – Amending Ordinance 01-270

For the purpose of amending the maximum number of residents allowed at the convalescent, nursing, and rest home (assisted living) on the property known as 3216 Taylor Avenue.

RECOMMENDATION: Approval

STAFF: Ken Hranicky

PETITIONER(S): Ginger Bread Manor, Inc.

OWNER: Ginger Bread Manor, Inc.

SITE/ GENERAL AREA

Site Conditions: The subject property, 3216 Taylor Avenue is located on the northeast corner of the intersection with Daniels Avenue. This property measures approximately 75'10" by 125'8" and is currently improved with a three-story residential building. This site is zoned R-3.

General Area: This property lies within the North Harford Road neighborhood, which can be characterized as a residential area, with the majority of the housing stock represented by single-family detached homes.

HISTORY

- Ordinance #01-270, establishing the assisted living facility at 3216 Taylor Avenue, was approved on December 13, 2001.

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

The petitioner has been operating an assisted living facility, known as Gingerbread Manor, at this location since 1997. The facility presently has a capacity of sixteen clients. The petitioner is currently operating under Ordinance 01-270 with a limit of 15 clients. The petitioner would like to add one (1) more client to bring the total to 16 clients. The home already is equipped with a

fire suppression sprinkling system for fire safety, and has a chairlift installed. The site has a parking pad that can fit five vehicles.

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

1. The expansion of this assisted living facility at 3216 Taylor Avenue, 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 an assisted living facility 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.

The Eastern Community Action Center, HARBEL Community Organization, Inc., and the North Harford Road Community Association, have been notified of this action.

Thomas J. Stosur
Director