

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #14-0434/Zoning – Conditional Use – Amending Ordinance 06-353

CITY of
BALTIMORE
MEMO



TO

DATE:

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

November 7, 2014

At its regular meeting of November 6, 2014, the Planning Commission considered City Council Bill #14-0434, for the purpose of amending Ordinance 06-353, which authorized the establishment, maintenance, and operation of a convalescent, nursing, and rest home (assisted living) on the property known as 3617-19 Seven Mile Lane, to increase the maximum number of residents allowed.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended amendment and approval of City Council Bill #14-0434, and adopted the following resolution, seven members being present (seven in favor):

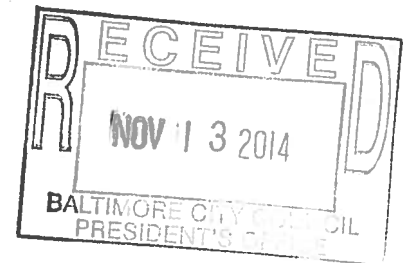
RESOLVED, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #14-0434 be amended and passed by the City Council.

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

TJS/WA/mf

Attachment

cc: Ms. Kalliope Parthemos, Chief of Staff
Mr. Colin Tarbert, Deputy Mayor
Mr. Leon Pinkett, Assistant Deputy Mayor for Economic and Neighborhood Development
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
Ms. Sharon Daboin, DHCD
Ms. Barbara Zektick, DOT
Ms. Elena DiPietro, Law Dept.
Ms. Natawna Austin, Council Services
Ms. Evelyn Shnier, for Sterling 3617 Seven Mile LLC



Fav w/ Amend



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

November 6, 2014

REQUEST: City Council Bill #14-0434 / Zoning – Conditional Use – Amending Ordinance 06-353

For the purpose of amending Ordinance 06-353, which authorized the establishment, maintenance, and operation of a convalescent, nursing, and rest home (assisted living) on the property known as 3617-19 Seven Mile Lane, to increase the maximum number of residents allowed.

RECOMMENDATION: Amend and approve. The amendments are:

- Attachment of the site plan dated 07/21/2014 and concept landscape plan dated 10/29/2014
- Attachment of the building elevations plan dated 09/17/2014.

STAFF: Martin French

PETITIONER: Sterling 3617 Seven Mile LLC

OWNER: The petitioner

SITE/ GENERAL AREA

Site Conditions: The property known as 3617-19 Seven Mile Lane is located approximately 750 feet southwest of Park Heights Avenue. This property measures approximately 130' by 228' and is currently improved with what was originally a two-story apartment building with a basement. The property is approximately 0.66± acres in size, zoned R-5, and authorized for use as an assisted living facility for twelve persons.

General Area: This property lies within the Fallstaff neighborhood. The area is primarily residential in nature, with multi- and single-family homes representing the majority of the housing stock in the immediate area. To the west are the Marbrook Apartments, and to the east is the Beit Yaacov Synagogue. To the north, on the other side of Seven Mile Lane, are clusters of multi-family housing.

HISTORY

This property was authorized for use as a convalescent, nursing, and rest home (assisted living) by Ordinance 06-353, dated November 21, 2006.

CONFORMITY TO PLANS

This project is in conformance with LIVE EARN PLAY LEARN, the Baltimore City Comprehensive Master Plan, with respect to LIVE Goal #1, Objective #1: Expand housing choices for all residents.

ANALYSIS

The petitioner, the new owner of the existing assisted living facility, would like to enlarge the senior assisted living home on this site. The building is two stories, with a basement that has been separately authorized by the Board of Municipal and Zoning Appeals for use as an adult day care facility. In accordance with the ordinance now in force, no clients will be residing in the basement. The owner's immediate plan is to house six clients on the first floor (in four single-bedroom or private units, and one double-bedroom or semi-private unit). The second floor will house ten clients (in six single-bedroom or private units, and two double-bedroom or semi-private units). There will continue to be a staff member on site at all times. Parking is accommodated on site with a nine (9) car parking pad. A new rear addition will include an elevator and lobbies to bring the building into compliance with ADA requirements, a business office on the second floor, and a rear deck as an amenity feature. To make both functions of the property (assisted living, and adult day care) ADA-accessible, a covered porch and ramp will be constructed in the front of the building, and a covered drop-off/ pick-up porch and ramp leading to the basement will be constructed on the side and rear of the building.

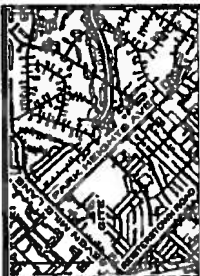
Staff recommends amending the bill to add the approved site plan and concept landscaping plan, and the building elevations plan, as attachments to it. The owner does not intend to expand the assisted living facility all at once, but considers increasing capacity to 16 residents a first phase; increase to the full amount authorized in this bill, 22 residents, would occur at a later date. A revised site plan and elevations would receive design review at that time.

Notification:

CHAI - Comprehensive Housing Assistance, Inc.; the Development Corporation of Northwest Baltimore; and the Fallstaff Improvement Association, Inc. have been notified of this action.



Thomas J. Stosur
Director



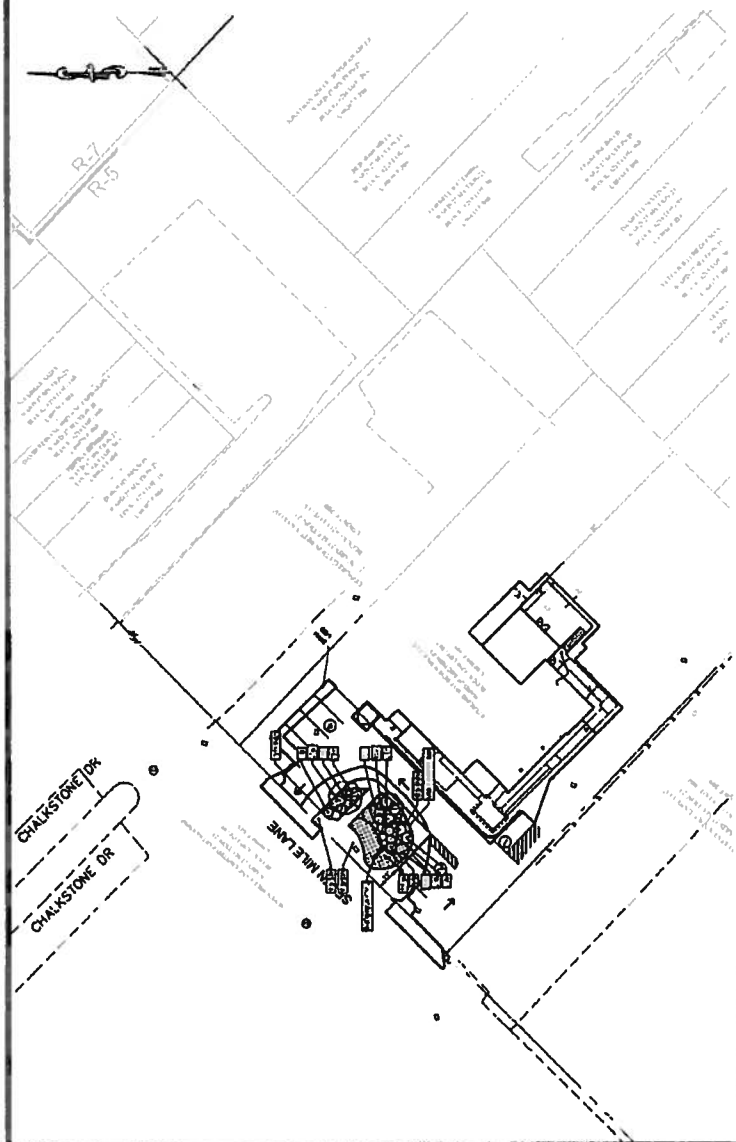
DATE: 05/14/13
 DRAWN BY: J. ROSENFIELD
 CHECKED BY: J. ROSENFIELD
 PROJECT: 3617 SEVEN MILE LANE
 SHEET: 1 OF 1

LANDSCAPE PLAN
3617 SEVEN MILE LANE
 BALTIMORE CITY, MD, 21234
 WINDSOR CTZ SECT 0420
 BLOCK 807A, LOT 407



Cullbert Mize Rosenfield, Inc.
 2715 South Avenue, Suite 200
 Baltimore, Maryland 21224
 Phone: (410) 552-1800
 Fax: (410) 552-1802

Project No.	3617
Client	Owner
Site No.	3617
Scale	1"=100'
Sheet	1 OF 1
Date	05/14/13
Drawn By	J. Rosenfield
Checked By	J. Rosenfield



1 LANDSCAPE PLANTING PLAN
 DATE: 05/14/13

No.	Plant Name	Quantity	Notes
1	Tree	1	Plant in location shown on plan.
2	Shrub	2	Plant in location shown on plan.
3	Flowering Shrub	1	Plant in location shown on plan.
4	Tree with Flower	1	Plant in location shown on plan.
5	Tree with Fruit	1	Plant in location shown on plan.

2 MASTER PLANT SCHEDULE

No.	Plant Name	Quantity	Notes
1	Tree	1	Plant in location shown on plan.
2	Shrub	2	Plant in location shown on plan.
3	Flowering Shrub	1	Plant in location shown on plan.
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5	Tree with Fruit	1	Plant in location shown on plan.



ARCHITECTURAL FIRM

307 SEVEN MILE LANE
BALTIMORE, MD 21209

STERLING ASSISTED LIVING

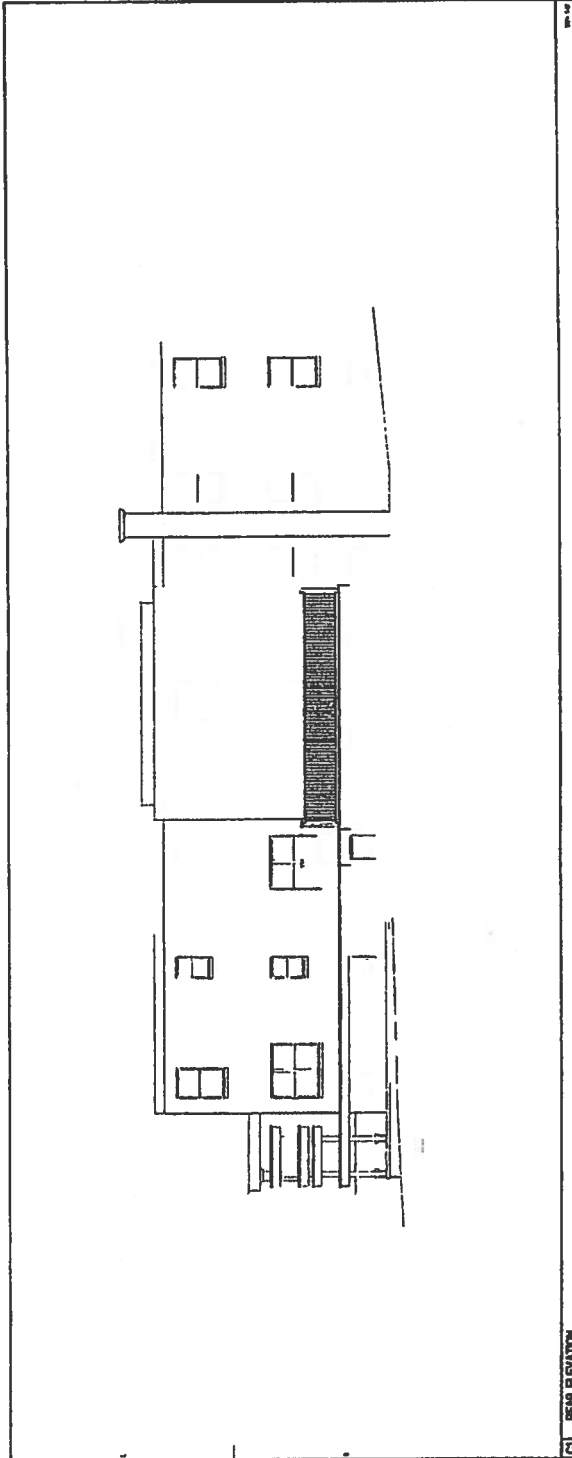
307 SEVEN MILE LANE
BALTIMORE, MD 21209

STERLING ASSISTED LIVING
307 SEVEN MILE LANE
BALTIMORE, MD 21209

NO.	DESCRIPTION	DATE
1	REVISED	11/11/09
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100	REVISED	11/11/09

ELEVATIONS

A 201



G1 REAR ELEVATION



A1 FRONT ELEVATION



ARCHITECT

INTERIOR DESIGN

MECHANICAL/ELECTRICAL/PLUMBING

STRUCTURAL

LANDSCAPE ARCHITECTURE

GENERAL CONTRACTOR

OWNER

DATE

SCALE

PROJECT NO.

CLIENT

PROJECT NAME

PROJECT ADDRESS

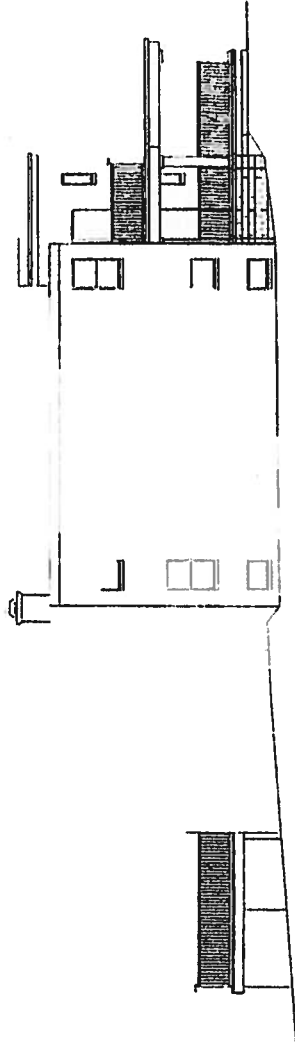
STERLING ASSISTED LIVING
387 SEVEN MILE LANE
BALTIMORE, MD 21208

ELEVATIONS

A 202



C1 RIGHT ELEVATION



A1 LEFT ELEVATION