


FROM	NAME & TITLE	DOUGLAS B. MCCOACH, III, DIRECTOR <i>DBM</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0131/ZONING – CONDITIONAL USE HOUSING FOR THE ELDERLY- 3615 GWYNN OAK AVENUE		

DATE:

TO

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

July 18, 2008

At its regular meeting of July 10, 2008 the Planning Commission considered City Council Bill #08-0131, which is for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a housing for the elderly on the property known as 3615 Gwynn Oak Avenue, as outlined in red on the accompanying plat.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended amendment to and approval of City Council Bill #08-0131 and adopted the following resolution, nine members being present (seven in favor and two opposed).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #08-0131 be amended and passed by the City Council.

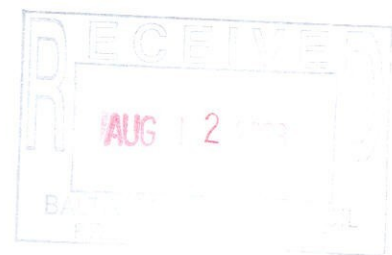
If you have questions, please contact Mr. Gary W. Cole, Deputy Director at 410-396-8337.

DBM/GWC/ttl

Attachments

cc:

- Mr. Andrew Frank, Deputy Mayor
- Ms. Angela Gibson, Mayor's Office
- Mr. Demuane Milliard, Mayor's Office
- The Honorable Rochelle "Rikki" Spector, Council Rep. for Planning Commission
- Mr. David Tanner, BMZA
- Mr. Donald Small, DHCD
- Ms. Nikol Nabors-Jackson, DHCD
- Ms. Jennifer Coates, Councilmanic Services
- Ms. Deepa Bhattacharyya, Law Department
- Ms. Harriet Johnson, applicant



PLANNING COMMISSION

STAFF REPORT

July 10 2008

REQUEST: City Council Bill #08-0131 / Zoning – Conditional Use Housing for the Elderly – 3615 Gwynn Oak Avenue

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of housing for the elderly on the property known as 3615 Gwynn Oak Avenue.

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

- There shall be no more than 12 clients;
- 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: Honor and Cherish Assisted Living, represented by Harriet Johnson.

OWNER: Harriet R. Johnson and William H. Johnson, Jr.

SITE/GENERAL AREA

Site Conditions: The property known as 3615 Gwynn Oak Avenue is improved with single family detached residence and a garage in the rear. The house is two-story split level structure and access to the garage is via a 20-foot wide alley in the rear of the property. The lot measures roughly 35'9" x 182.6' and the property is zoned R-4.

General Area: This property lies within the Howard Park neighborhood. The area is primarily residential.

HISTORY

There have been no previous Planning Commission actions regarding the subject site.

CONFORMITY TO PLANS

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.

ANALYSIS

Honor and Cherish Assisted Living would like to establish a new elderly assisted living home on this site. The house is two-story, split level structure. The first floor has three (3) bedrooms for six (6) clients and the second level also has (3) bedrooms for six (6) clients for a total of 12 clients. Both the 1st and second floors have their own common areas such as the dining, living rooms and kitchen. There will be two staff members on site at all times, working in a shift system. There is parking on-site for 4 vehicles. There is also on-street parking in front of the house.

Howard Park Community Activity Association, Greater Northwest Community Coalition, and the Howard Park Civic Association, Incorporated were notified of this action.



Douglas B. McCoach, III
Director