


<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 #09-0386/ZONING – CONDITIONAL USE-AMENDING ORDINANCE #00-94		

**TO**

DATE:  
October 15, 2009

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

At its regular meeting of October 8, 2009 the Planning Commission considered City Council Bill #09-0386, which is for the purpose of amending Ordinance #00-94 to increase the maximum number of resident clients allowed at the convalescent nursing, and rest home facility (assisted living) on the property known as 3009 Evergreen Avenue.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #09-0386 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 #09-0386 be 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/ttl

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





*Sheila Dixon*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

October 8, 2009

**REQUEST:** City Council Bill 09-0386/Zoning – Conditional Use – Amending Ordinance 00-94

For the purpose of amending Ordinance 00-94 to increase the maximum number of resident clients allowed at the convalescent, nursing, and rest home facility (assisted living) on the property known as 3009 Evergreen Avenue

**RECOMMENDATION:** Approval

**STAFF:** Kenneth Hranicky

**OWNER:** Stephen G. Cromwell and Suzanne B. Hannon

**PETITIONER:** Dulaney Valley Assisted Living.

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

**Site Conditions:** The subject property is zoned R-4 and is approximately 9,520 square feet in area. The property is located in the Glenham-Belford community. The dwelling is located on the south-side of the 3000 block of Evergreen Avenue between Harford Road and Richard Avenue.

**General Area:** The neighborhood consists primarily of residential development. The properties in this community are primarily single-family detached dwellings along Evergreen Avenue.

#### **HISTORY**

- Ordinance #00-94, allowed 3009 Evergreen Avenue to operate as an assisted living facility.

#### **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

This bill proposes to amend Ordinance 00-94, the conditional use approval of an assisted living facility, from increasing the number of clients from 12 to 15. An assisted living facility is congregate housing that has residents sharing common spaces such as dining rooms, lounge areas, and bathrooms. With housing for the elderly, residents have their own dwelling units, each with a kitchen and bathroom.

The applicant, Ms. Hannon, is seeking conditional use approval for an assisted living facility that she has operated for senior citizens since 1997. The establishment, called Evergreen Valley is licensed through the State's Department of Health and Mental Hygiene (DHMH). Ms. Hannon must pursue this legislation to add three more beds to this existing site in order to accommodate a total of fifteen resident clients.

The facility offers persons aged sixty and older a home-like environment with three meals per day plus snacks, laundry and cleaning services, as well as assistance with daily living activities. Twenty-four hour supervision is provided by two full-time and four part-time shift workers.

In the two-story house there are eight (8) bedrooms. Even though there will be clients on every floor, the most ambulatory clients will reside on the upper levels. There is a chair lift in the home. There will be seven (7) semi-private rooms and one (1) private room in the house. There are also five bathrooms in the facility (at least one per floor). The basement will only be used for storage and as a laundry facility. The facility has a full sprinkler system throughout the house.

The applicant has off-street parking for up to four cars on the subject property, which meets the Zoning Ordinance's requirements. The City's Zoning Ordinance requires that there is at least one off-street parking space for every five beds on the facility and one off-street parking space for every six employees. Therefore, the applicant is required to provide at least four off-street parking spaces.

The Belair-Edison Healthy Community Coalition, Hamilton Business Association, Harbel Community Organization, Inc. and the Northern Community Action Center were notified.



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