


<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR <i>Bole/for T.S.</i>	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	BMZA / 4301 ROLAND AVENUE		

**TO** Mr. David Tanner, Executive Director  
Board of Municipal and Zoning Appeals  
417 East Fayette Street, 14<sup>th</sup> Floor

DATE: April 9, 2009

**REQUEST**

The Department of Planning has received Stanley Fine's Board of Municipal and Zoning Appeals (BMZA) application to demolish the existing three-story convalescent, nursing and rest home and construct a new three-story convalescent, nursing and rest home (±53,865 square feet, with 64 units). We understand this appeal is scheduled for hearing on April 14, 2009.

**SITE**

4301 Roland Avenue is located on the east side of the street, north of the intersection with Somerset Road. This property contains ±1.605 acres and is currently improved with a three-story brick building. This site is split-zoned R-6 and R-4.

**ANALYSIS**

Conditional Use: In these zoning districts, convalescent, nursing and rest homes are a conditional use, requiring approval by the Board (§§ 4-903, 4-703).

Off-Street Parking: In this zoning district, convalescent, nursing and rest homes require one off-street parking space per each five beds, plus one per each six employees including staff doctors (§10-405).

Site Plan Review Committee (SPRC): This project was reviewed and approved in concept by the SPRC on March 25, 2009. Following the Board's action, a final review will be made. A copy of the meeting minutes is attached for the Board's use. The owners of this site have been working extensively with interested members of the community, and formal community organizations for some time. While there are competing interests, we believe that this site plan represents the best potential design that will be both functional, as well as respond to the concerns of area residents in an equitable fashion. For these reasons, Planning recommends approval of this appeal.

**RECOMMENDATION**

The Department of Planning recommends approval of the appeal.


TJS/ewt

cc: Stanley Fine, Attorney for Appellant

1 Attachment:

1. SPRC minutes, March 25, 2009

*Eric W. Tiso*

<b>FROM</b>	NAME & TITLE	ERIC W. TISO, SITE PLAN REVIEW COMMITTEE CHAIR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	LAND USE AND URBAN DESIGN DIVISION DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	SITE PLAN REVIEW COMMITTEE MINUTES FOR MARCH 25, 2009		

**TO**

Mr. John Thumbi, DOT Traffic  
 Captain John Carr, Fire Department  
 Mr. Ken Sands, Parking Authority  
 Mr. Kirkland Gabriel, DOT TEC  
 Mr. Kevin Sullivan, DOT Planning  
 Ms. Miriam Agrama, DHCD Plans Examining  
 Mr. James Wescott, Finance  
 Mr. Geoff Veale, Zoning Administrator  
 Dr. Nollie P. Wood J., Mayor's Office

DATE:  
 Date of Distribution: March 26, 2009

In attendance were Eric Tiso, Wolde Ararsa, Melvin Hicks, Gary Letteron, Ken Hranicky, Anthony Cataldo, Sara Paranilam, Lisa Morris, Martin French, Brigitte Fessenden, and Kathleen Kotarba for the Department of Planning; John Thumbi, and Kirkland Gabriel for the Department of Transportation; Ken Sands for Parking Authority; No one attended from Department of Finance, the Zoning Enforcement Office or the Mayor's Commission on Disabilities; Capt John Carr for the Fire Department, and John Igwe, Mariam Agrama and Bronwen Phillips for HCD Plans Examining attended the pre-site plan review meeting.

### **Agenda**

1. **2111-2163 Patapsco Avenue / Hollinswood Shopping Center / Retail Infill Development**
2. **4147 Labyrinth Road / Convert Building For Adult Day Care Center With Two Story Addition**
3. **4301 Roland Avenue / Elderly Housing- Revised Plan**
4. **2319 Rogene Drive / Daycare center**

## **4301 Roland Avenue / Elderly Housing – Revised Plan**

**Zoning:** R-6 and R-4

**Urban Renewal:** None

**Environmental:** Forest Conservation

**Total Site Area:** 70,748 square feet

In addition to Committee Members and Planning staff, in attendance was:

- Frank Harvey, FMHarvey: 410-584-9030 & harvey@fmharvey.com
- Rick Richardson, Richardson Engineering: 410-560-1502 & rick@richardsonengineering.net

### **Project Summary:**

4301 Roland Avenue is located on the east side of the street, approximately 105' north of the intersection with Somerset Road. This property is currently improved with a three-story building, a shed and a garage that will be demolished and replaced with a new building with a 17,955 square foot footprint, for a total of 53,865 square feet and 64 units with 69 beds.

### **Comments & Issues:**

- **Landscaping:** This project will need to comply with the Forest Conservation program requirements. This will require an in-depth review by Gary Letteron.
- **Dumpster Location:** There has been some concern expressed by the residents of the adjacent apartment building to the north over the proposed location of the dumpster. The committee has found that the proposed location is the best location for this site.
  - In its present position, the dumpster will be approximately 150' from the adjacent properties' pool, it will be downhill (with a short four-foot grade change), and will be screened by the existing mature evergreens at the property boundary and fence line.
  - Movement of the dumpster to other locations around the property would result in a less efficient or non-functional truck movement, or will negatively impact green space and stormwater management areas. Additionally, the offices are on the first floor, on the north side of the building. Moving the dumpsters away from this side of the building would tend to force the redesign of the first floor. It would not be acceptable to have residence units on the north side, as they would be partly below grade, and would be looking at the side of a hill.
  - For these reasons, the committee approves the dumpster location as illustrated in the submitted plans.
- **Parking:** The plan shows 26 parking spaces (one of which is handicap van accessible) provided around the building. The committee requested the applicant to explore if there is a way to provide one or two extra parking spaces. However, these spaces cannot cause the removal of trees designated for protection, cannot be on the streetward side of the entry circle, nor can they be placed in the green area to the east of the building.
- **Traffic Circulation:** The committee considered a community request to restrict the entry circle to be one-way only. The committee found that this was not a reasonable restriction.

- The right-angled parking spaces are by nature designed to allow for traffic to exit in either direction. During low traffic periods, it would also be easier for the trash truck and delivery vans to come in the northern entrance.
- Additionally, since this portion of Roland Avenue does not have a median break, all traffic exiting the site are forced northbound, thus negating any benefit to a one-way traffic flow.
- The committee suspected that the request for one-way traffic was intended to reduce the width of the entry circle's paving. However, with right-angle parking, a 20' wide drive aisle is still required for adequate maneuvering.
- Zoning Analysis/Board of Municipal and Zoning Appeals (BMZA):
  - The land use for this facility was approved prior to the zoning regulation of Baltimore. For that reason, the land use is considered acceptable, and can continue as a conditional use under today's Zoning Code. However, since the facility is changing, it will require approval by the BMZA for the change in conditional use.
  - Convalescent, nursing, and rest homes require one parking space per five beds, plus one per six employees including staff doctors (§10-405.11.iii) Twenty parking spaces are required to serve the proposed 69 beds.
  - There will be no more than 19 employees at any one time at this facility.

#### Next Steps

- BMZA hearing scheduled for April 14, 2009
- Following the BMZA hearing, if no site modifications are required, submit two complete sets of revised plans for final approval and stamp. Otherwise, re-schedule for review.

#### NOTE

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Traffic Impact Study requirements and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **All approved final site plans must be stamped.**

Minutes will be e-mailed to: Mr. Rick Richardson