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FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	BMZA / 1708 West Rogers Avenue		

TO

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

DATE: December 10, 2014

**REQUEST**

The Department of Planning has received Brantley Davis' Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Mount Washington Pediatric Hospital, to erect a two-story, 2,230 square foot addition to an existing 96,450 square foot hospital building. The Zoning Administrator has determined that this is a modification of an existing conditional use. We understand that this appeal is scheduled for hearing on December 16, 2014.

**SITE**

1708 West Rogers Avenue is located on the northeast corner of the intersection with Wildwood Lane. This property measures approximately 1,541' along Rogers Avenue and Whalen Avenue and approximately 350' along Wildwood Lane and contains approximately 23.127 acres, and is currently improved with a two- and three-story detached hospital building. This site is zoned R-1 and is located within the Northwest Community Planning Forum Strategic Neighborhood Action Plan area.

**ANALYSIS**

Conditional Use: In this zoning district, health and medical institutions: for the care of aged or children, are a conditional use, requiring approval by the Board (§4-203).

Change in Conditional Use: Any change to that use, including any expansion, relocation, or structural alteration, is subject to the procedures and requirements imposed by this article on conditional uses (§3-306.b.2). This application seeks approval to enlarge the existing children's hospital building by constructing a 2,230 square feet addition on the north side of the existing structure. The addition would contain a chiller plant and cooling tower, and storage, within a masonry wall.

Office of Sustainability: The survival and maintenance guarantee related to afforestation that was provided in conjunction with the building plans is inadequate. This must be resolved before permits can be issued for the work covered by this application.

TransForm Baltimore: This property would become part of the H (Hospital Campus) District (Proposed Zoning Map Area 2-A) in which hospital building heights would be limited to 40' at district boundaries adjoining R-1 to R-8 Districts, rising at a 45 degree angle to a maximum of 150' (Table 12-602). The minimum rear yard required would be 15' abutting a residential district. This proposed addition would comply with these requirements.

**RECOMMENDATION**

The Department of Planning recommends approval of this appeal subject to compliance with afforestation and other requirements established by the Site Plan Review Committee.

TJS/wya/mf

cc: Brantley Davis, Appellant

Northwest