


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 31-35 North Fulton Avenue		

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

DATE: July 23, 2015

REQUEST

The Department of Planning has received Ryan Potter's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Bon Secours Health Corporation, to use the premises as a health care clinic. The Zoning Administrator has determined that this is a conditional use in an O-R zoning district. We understand that this appeal is scheduled for hearing on July 28, 2015.

SITE

31-35 North Fulton Avenue is located on the southeast corner of the intersection with Fayette Street. This property measures approximately 100' by 197' and contains approximately 0.332 acre, and is currently improved with a two-story religious institutional building covering most of the lot. This site is zoned O-R-2 as of June 2015, and is located within the Franklin Square Urban Renewal Plan area and Franklin Square National Register Historic District.

ANALYSIS

Conditional Use: In this zoning district, clinics: health care, are a conditional use, requiring approval by the Board (§5-203). In this case, the former church building was last authorized for use as a multi-purpose neighborhood center, which is a conditional use in this O-R Office-Residence District.

Urban Renewal Plan: This property is located in the Franklin Square Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district.

Historic District: The property is located in a designated historic district, and so may be eligible for historic tax credits for restoration and renovation. The appellant has consulted the Baltimore Commission for Historical and Architectural Preservation concerning any improvements which may be authorized as a result of this appeal.

TransForm Baltimore: This property would become part of the R-8 District (Proposed Zoning Map Area 6-C) in which hospitals would be conditional uses (Table 9-301). "Hospital" includes "related facilities integral to the hospital, such as laboratories, outpatient centers, health-care clinics, ... (etc.)" (§1-307 (P)).

RECOMMENDATION

The Department of Planning recommends approval of this appeal.

TJS/wya/mf

cc: Ryan Potter, Appellant