


TJS

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| 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 / 4704 Denview Way | | |

TO

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

DATE: February 4, 2013

REQUEST

The Department of Planning has received Miranda Ijiyemi's Board of Municipal and Zoning Appeals (BMZA) conditional use application to use a portion of the premises as a day care center for 12 children. We understand that this appeal is scheduled for hearing on February 5, 2013.

SITE

4704 Denview Way is located on the west side of the street, approximately 383'6" north of the intersection with Frankford Estates Drive. This property measures approximately 55' by 95' and is currently improved with a two-and-one-half-story detached residential building measuring approximately 31' by 30'. This site is zoned R-7.

ANALYSIS

Conditional Use: In this zoning district, day nurseries and nursery schools are a conditional use, requiring approval by the Board (§4-1003).

In previous cases where a family day care center seeks to locate in a residential neighborhood, Planning has supported modest initial capacities. The potential impacts of serving 12 children on this site will not be significant.

Off-Street Parking: The amount of off-street parking required for a day care center is one parking space per two staff members (§10-405.27.iii). In this case, for two staff members, one parking space is required; two are provided.

Drop-off / Pick-up area: There is a location suitable for the drop-off or pick-up of children using either of the 16' wide alleys bordering this site on its northern and western sides. If 12 parents were to all drive to this site attempting to drop off or pick up their children within the same short timeframe, it could likely be done in a safe and orderly manner.

Comprehensive Planning: There may be covenants in this community which would prevent establishment of a home-based business such as a day care center at this location.

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Miranda Ijiyemi, Appellant