


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 / 4116 Penhurst Avenue		

TO

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

DATE: January 31, 2013

REQUEST

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

SITE

4116 Penhurst Avenue is located on the northeast corner of the intersection with Eldorado Avenue. This property measures approximately 125' by 150' and is currently improved with a two-story detached single-family residential building measuring approximately 58' by 42'. This site is zoned R-2 and is located within the Greater Northwest Community Coalition Strategic Neighborhood Action Plan area.

ANALYSIS

Conditional Use: In this zoning district, day nurseries and nursery schools are a conditional use, requiring approval by the Board (§4-503). In this case, the property was last authorized for use as a single family residence and a family day care home, which are permitted uses in this R-2 General Residence District.

In previous cases where a family day care center is seeking to expand, Planning has supported a modest increase in capacity. Planning considers this site will be able to adequately serve 12 children.

Drop-off / Pick-up area: There is a location suitable for the drop-off or pick-up of children on this site. 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.

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; at least two are provided.

RECOMMENDATION

The Department of Planning recommends approval of this appeal.

TJS/wya/mf

cc: Kathy Edwards, Appellant