


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR <i>Stole/for T. JS</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 204 West Lanvale Street		

TO

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

DATE: April 3, 2012

REQUEST

The Department of Planning has received Nate Pretl's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Bolton Hill Nursery Inc., to use the premises for a day nursery and nursery school for up to 70 children. We understand that this appeal is scheduled for hearing on April 3, 2012.

SITE

204 West Lanvale Street is located on the northwest corner of the intersection with Park Avenue. This property measures approximately 150' by 102'5" and contains approximately 0.353 acre, and is currently improved with a three-story detached historic building currently used for offices and foster care programs. This site is zoned R-6 and is located within the Madison Park North Urban Renewal Plan area and the Bolton Hill Historic District.

ANALYSIS

Conditional Use: In this zoning district, day nurseries and nursery schools are a conditional use, requiring approval by the Board (§4-903). This particular day nursery and nursery school already exists in the same block and is now using a portion of the Brown Memorial Church less than 100' away; this application is to relocate the day nursery and nursery school to the subject property. As a result, there would be no new impact upon the neighborhood from which many of the children attending this facility are drawn. The applicant is working with the Department of Transportation to determine if a passenger loading zone could be designated on Lanvale Street to serve children whose parents do not arrive or depart on foot.

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

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 12 staff members, 6 parking spaces are required; 4 are provided.

Off-Street Parking Variance: ... the Board may grant a variance to reduce by no more than 75% the number of off-street parking spaces otherwise required by the applicable regulation (§15-208.b). In this case the reduction proposed is 33%, which is within the variable amount the Board may authorize. Additionally, to add parking spaces on site would require disturbing the historic character of this property, and thus is not recommended. There is an historic easement on this property administered by the Maryland Historical Trust, which would need to approve any exterior alterations to the property, including changes of fencing.

Historic District: The subject property is located within the Bolton Hill District, a locally and Federally designated Baltimore City historic district. All exterior changes, including additions, demolitions, and alterations are subject to review and approval by the Commission for Historical and Architectural Preservation (CHAP). The applicant has contacted CHAP to initiate the review process applicable to their project.

RECOMMENDATION

The Department of Planning recommends approval of the appeal, subject to the applicant receiving final approval from the Commission for Historical and Architectural Preservation for any exterior changes to the building or grounds of this property.

TJS/wya/mf

cc: Nate Pretl, Appellant