


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 / 346 Denison Street		

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

DATE: April 2, 2015

REQUEST

The Department of Planning has received Izora Rideout's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Sacred's Little Angels, to use a portion of the existing church building as a day care center for 20 children ages 2 – 5, five days per week. The Zoning Administrator has determined that this is a conditional use in a R-6 Zoning District. We understand that this appeal is scheduled for hearing on April 7, 2015.

SITE

346 Denison Street is located on the southwest corner of the intersection with Mulberry Street. This property measures approximately 150'6" by 91' and is currently improved with a two-story L-shaped religious institutional building. This site is zoned R-6.

ANALYSIS

Conditional Use: In this zoning district, day nurseries and nursery schools are a conditional use, requiring approval by the Board (§4-903). In this case, the property was last authorized for use as a church and a school, which are permitted uses in this R-6 General Residence District. In previous cases where a day care center seeks to locate in a residential neighborhood, especially one that is comprised of attached or semi-detached structures on narrow roadways, Planning has supported modest initial capacities. The proposed number of children (20) and their ages (2 – 5) would be appropriate in this location.

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 with access via the 15' alley behind the premises.

Drop-off / Pick-up area: There is a location suitable for the drop-off or pick-up of children at this site. The applicant should confirm with the Parking Authority of Baltimore City that the passenger loading zone for the church would cover the days and hours of operation of the proposed day care center.

TransForm Baltimore: This property would become part of the R-7 District (Proposed Zoning Map Area 5-D) in which Day care centers: Adult or child, would be conditional uses (Table 9-301).

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Izora Rideout, Appellant