


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	BMZA / 4400 Parkside Drive		

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

DATE: April 15, 2014

### REQUEST

The Department of Planning has received Angela Johnson's Board of Municipal and Zoning Appeals (BMZA) conditional use application, on behalf of Scarlet Covering Inc., to use a portion of the existing church property for a day care center for 80 children. The Zoning Administrator has determined that this is a conditional use in a R-6 District. We understand that this appeal is scheduled for hearing on April 22, 2014.

### SITE

4400 Parkside Drive is located on the southeast corner of the intersection with Mannasota Avenue, and extends along Mannasota Avenue to Shamrock Avenue. This property measures approximately 176'8" along Parkside Drive and 239'6" along Shamrock Avenue and contains approximately 0.8577 acre, and is currently improved with a 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). This property was approved for use of a portion of the church as a day care center for 30 children by the Board on August 26, 1998 (BMZA appeal no. 262-98X). The applicant is requesting a modification of the existing conditional use to increase the number of children from 30 to 80. In previous cases where a family day care center is seeking to expand, Planning has supported a modest increase in capacity. However, Planning considers this site capable of adequately serving 80 children.

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 10 staff members, 5 parking spaces are required; approximately 30 are provided.

Drop-off / Pick-up area: There is a location suitable for the drop-off or pick-up of children on this site. If 80 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 provided that day care center staff direct traffic on the property to enter from Mannasota Avenue and exit onto Shamrock Avenue.

TransForm Baltimore: This property would remain part of the R-6 District (Proposed Zoning Map Area 4-C) in which day care centers: adult or child, would be conditional uses (Table 9-301). Day care centers would have off-street parking requirements of 1 space per 4 employees on maximum shift (Table 16-406A).

### RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

Eastern

cc: Angela Johnson, Appellant