

FROM

NAME &
TITLE

AGENCY
NAME &
ADDRESS

SUBJECT



THOMAS J. STOSUR, DIRECTOR

DEPARTMENT OF PLANNING
417 EAST FAYETTE STREET, 8TH FLOOR

BMZA / 4801 Sipple Avenue

CITY of
BALTIMORE
MEMO



TO

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

DATE:

April 30, 2014

REQUEST

The Department of Planning has received Tarsha Mason's Board of Municipal and Zoning Appeals (BMZA) conditional use application, on behalf of Transforming Life Church of God, to use a portion of the existing church property for a day care center for 50 children. The Zoning Administrator has determined that this is a conditional use in a R-4 District. We understand that this appeal is scheduled for hearing on May 6, 2014.

SITE

4801 Sipple Avenue is located on the southeast corner of the intersection with Furley Avenue, and extends in its southeastern portion to Gunther Avenue. This property measures approximately 659'5" along Sipple Avenue and 48'9" along Gunther Avenue and contains approximately 6.05 acres, and is currently improved with a religious institutional building. This site is zoned R-4.

ANALYSIS

Conditional Use: In this zoning district, day nurseries and nursery schools are a conditional use, requiring approval by the Board (§4-703). This property was approved for use of a portion of the church as a day care center for 35 children by the Board in 1992 (BMZA appeal no. 70-92X). The applicant is requesting a modification of the existing conditional use to increase the number of children from 35 to 50. 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 50 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 5 staff members, 3 parking spaces are required; approximately 40 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 50 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 using the access loop drive to the parking area accessible from Sipple Avenue.

TransForm Baltimore: This property would remain part of the R-4 District (Proposed Zoning Map Area 4-D) 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

cc: Tarsha Mason, Appellant

Eastern