


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 / 3013 Chelsea Terrace		

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 Brenda Boyd's Board of Municipal and Zoning Appeals (BMZA) conditional use application, on behalf of Tut's Inc. doing business as Tuttie's Place, to use the premises as a multi-purpose neighborhood center with day care, recreation, education, social services, and employment counselling. The Zoning Administrator has determined that the multi-purpose neighborhood center is a conditional use in a R-6 District. We understand that this appeal is scheduled for hearing on May 6, 2014.

SITE

3013 Chelsea Terrace is located on the east side of the street, approximately 231' south of the intersection with Bonner Road. This property measures approximately 100' by 220' and is currently improved with a two-story-plus-attic detached residential building measuring approximately 35' by 104'. This site is zoned R-6 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, and multi-purpose neighborhood centers, are conditional uses, requiring approval by the Board (§4-903). In this case, the property was last authorized for use as a 24-hour day care center for 65 children, which is also a conditional use in this R-6 General Residence District, by the Board's approval of appeal no. 2013-344. .

Change in Conditional Use: Any change to that use, including any expansion, relocation, or structural alteration, is subject to the procedures and requirements imposed by this article on conditional uses (§3-306.b.2). The applicant is requesting approval to use the premises as a multi-purpose neighborhood center from "6:30 a.m. to 8:00 p.m.". The application includes floor plans to show what portion of the existing structure would be used for each component of the conditional use. The basement would be used for a multi-purpose classroom, an exercise room, computer lab and game room. The first floor would be used for another multi-purpose classroom, offices, day care for parents attending classes, and a commercial-grade kitchen (approved with restrictions by the Board in its decision on appeal no. 2013-344). The second floor would be used for classrooms, offices, and a lounge area for students.

Off-Street Parking: The amount of off-street parking for a multi-purpose neighborhood center will be as required by the Board after considering written recommendation by the Department of Public Works (§10-405.22.iii). 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 up to 10 staff members, 5 parking spaces are required; 5 are provided. The application indicates that the various uses of the property would be scheduled so as to minimize competition for the available parking spaces. This is to be accomplished in part by restricting the hours of

operation of the day care component to a before-school and an after-school session. Daytime classes would commence after the pre-school day care sessions were over, and be separated from evening classes by the afternoon day care sessions. The floor plans included in the application show space for approximately 60 persons in the classrooms and multi-purpose rooms and computer training room. The application does not indicate how many of the anticipated adult users of the multi-purpose neighborhood center would arrive on foot, as opposed to by car. This is a serious concern in a residential neighborhood, as vehicles not provided off-street parking spaces would compete with nearby residents for on-street parking. The applicant should identify additional off-street parking meeting Zoning Code requirements.

TransForm Baltimore: This property would remain part of the R-6 District (Proposed Zoning Map Area 5-B) in which day-care centers, community centers, and neighborhood commercial establishments would be conditional uses (Table 9-301).

RECOMMENDATION

The Department has no objection to establishment of a multi-purpose neighborhood center if its operation follows the applicant's description of its operation, including its non-interference with the parking required for the already-approved day care center, and if the applicant provides additional off-street parking to serve the needs of the adult users of the center. The maximum number of adult users of the center should be consistent with the amount of off-street parking which can be provided.

TJS/wya/mf

cc: Brenda Boyd, Appellant