


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 / 7123 Harford Road		

TO

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

DATE: June 4, 2012

REQUEST

The Department of Planning has received Annteria Hyman's Board of Municipal and Zoning Appeals (BMZA) application to use the premises as a child care center for 20 children. We understand that this appeal is scheduled for hearing on June 12, 2012.

SITE

7123 Harford Road is located on the east side of the street, approximately 92' south of the intersection with Rosalie Avenue. This property measures approximately 20'6" by 127'7" and is currently improved with a two-story mid-block end-of-row residential building measuring approximately 16' by 48'. This site is zoned O-R-1.

ANALYSIS

Conditional Use: In this zoning district, day nurseries and nursery schools are a conditional use, requiring approval by the Board (§5-203).

In previous cases where a family day care center seeks to locate in a predominantly residential neighborhood, especially one that is comprised of attached or semi-detached structures on a busy roadway, Planning has supported modest initial capacities. Due to the potential impacts of serving 20 children on this site, a lower initial capacity would be appropriate. For this reason, a lower capacity of 15 children is recommended.

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; one is provided in an existing detached rear garage.

Drop-off / Pick-up area: There is not a location suitable for the drop-off or pick-up of children on this site. If 20 parents were to all drive to this site attempting to drop off or pick up their children within the same short timeframe, it could not likely be done in a safe and orderly manner given the high level and moderate speed of traffic on Harford Road. The alley to the rear of this property is 20' wide, and so the applicant may wish to consider developing a rear entrance, with appropriate exterior lighting, that would facilitate drop-off and pick-up of children at the rear of the building.

RECOMMENDATION

The Department of Planning recommends that approval of this appeal, if granted, be limited to a capacity of 15 children initially with a requirement that the primary drop-off and pick-up site for children be at the rear of the property.

TJS/wya/mf

cc: Annteria Hyman, Appellant

Northeast