


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 / 1645 NORTH CALHOUN STREET		

TO

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

DATE: June 19, 2009

REQUEST

The Department of Planning has received Joseph Chetrit's Board of Municipal and Zoning Appeals (BMZA) application to operate a day care center for forty children at the premises known as 1610 North Carey Street. We understand this appeal is scheduled for hearing on June 23, 2009.

SITE

1645 North Calhoun Street is located on the northern corner of the intersection with Baker Street. This property contains ±2.962 acres of land and is site of the Frederick Douglass Apartments. This site is zoned R-8 and is located within the Sandtown-Winchester Urban Renewal Plan area.

ANALYSIS

Conditional Use: In this zoning district, day care centers are a conditional use, requiring approval by the Board (§4-1103). In this case, the property was last authorized for use as a multi-family detached dwelling, day care center and offices.

Off-Street Parking and Variance: The amount of off-street parking required for a day care center is one parking space per two staff members (§10-405.27.iii). ... the Board may grant a variance to reduce by no more than 75% the number of off-street parking spaces otherwise required by the applicable regulation (§15-208.b).

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/ewt

cc: Mr. Joseph Chetrit, Appellant