

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 / 4301 Woodridge Road (700 Walnut Avenue)		

TO

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

DATE: July 20, 2012

REQUEST

The Department of Planning has received Corey Williams' Board of Municipal and Zoning Appeals (BMZA) application, on behalf of the Central Church of Christ, to use the portion of the property known as 700 Walnut Avenue as a day care center for 25 children. We understand that this appeal is scheduled for hearing on August 7, 2012.

SITE

4301 Woodridge Road is located on the southeast corner of the intersection with Walnut Avenue, and also the southwestern corner of the intersection of Walnut Avenue and Gelston Drive. This U-shaped property measures approximately 254'3" along Woodridge Road by 300' from Woodridge Road to Gelston Drive and is currently improved with a religious institutional building and associated assembly buildings. This site is zoned R-5 and is located within the Edmondson Village Area Master Plan area.

ANALYSIS

Conditional Use: In this zoning district, day nurseries and nursery schools are a conditional use, requiring approval by the Board (§4-803). The applicant is proposing a day nursery and day care center for 25 children, in ages from infant to approximately age 4, operating from 6 a.m. to 6 p.m. weekdays (Monday through Friday). In previous cases where a family day care center seeks to locate in a residential neighborhood, Planning has supported modest initial capacities. The location of this property, the capacity and connections of the roads adjoining the property, and the arrangement of existing structures on the property make this proposed use appropriate for this property.

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 7 staff members, 4 parking spaces are required; more than 12 are provided.

Drop-off/ Pick-up area: There is not a location suitable for the drop-off or pick-up of many children on this site. If 25 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 unless a designated drop-off and pick-up area would be created on Gelston Drive. This is because the portion of the property known as 700 Walnut Avenue is on the southwest corner of Walnut Avenue and Gelston Drive, but the entrance to the day care facility would be directly accessible from Gelston Drive.

RECOMMENDATION

The Department of Planning recommends approval of the appeal, subject to the applicant obtaining designation of a passenger loading zone on Gelston Drive to provide safe drop-off and pick-up of children using the day care facility.

TJS/wya/mf

Outer West

cc: Corey Williams, Appellant