2010-262

TJS

FROM		
NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE **MEMO**
AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8TH FLOOR	
SUBJECT	BMZA / 600 Cooks Lane	

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

DATE: July 27, 2010

REQUEST
The Department of Planning has received Jean Brent's Board of Municipal and Zoning Appeals (BMZA) application to continue to use the premises for a 60-child day care center. We understand that this appeal is scheduled for hearing on August 3, 2010.

SITE
600 Cooks Lane is located on the northwest corner of the intersection with Edmondson Avenue. This triangular property contains approximately 1.694 acres and is currently improved with a school building. This site is zoned R-5.

ANALYSIS
Conditional Use: In this zoning district, day nurseries and nursery schools are a conditional use, requiring approval by the Board (§4-803). The parochial school to which the existing day care center has been attached is closing, leaving the day care center to continue its use of the existing building. Off-street parking and the drop-off/ pick-up locations would remain.

RECOMMENDATION
The Department of Planning recommends approval of the appeal.

TJS/wya/mf

cc: Jean Brent, Appellant

Southwest