2010-251

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 / 5130 Greenwich Avenue	

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 Katrina Armwood's Board of Municipal and Zoning Appeals (BMZA) application to continue to use the premises as a day care center for 60 children (a change of operator of the day care center). We understand that this appeal is scheduled for hearing on August 3, 2010.

SITE
5130 Greenwich Avenue is located on the northwest corner of the intersection with Charing Cross Road. This property measures approximately 280' by 200' and is currently improved with a church building and a two-story 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 (§4-1103).

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 5 staff members, 3 parking spaces are required; 44 are provided on the church grounds.

Drop-off / Pick-up area: There is a location suitable for the drop-off or pick-up of children on this site. If 60 parents were to all drive to this site attempting to drop off or pick up their children within the same short timeframe, it could be done in a safe and orderly manner using the drive which arcs behind the church and school from Charing Cross Road to Greenwich Avenue.

RECOMMENDATION
The Department of Planning recommends approval of the appeal.

TJS/wya/mf

cc: Katrina Armwood, Appellant

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