


Thib Nganyang for

2013-318

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 / 3902 Overlea Avenue		

TO

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

DATE: August 15, 2013

REQUEST

The Department of Planning has received William Green's Board of Municipal and Zoning Appeals (BMZA) conditional use application, on behalf of Enterprise Development Corporation, to use the ground floor, first floor and second floor of the church education wing for a day care center and pre-school facility for 82 children. The Zoning Administrator has determined that this is a conditional use in a R-4 District. We understand that this appeal is scheduled for hearing on August 20, 2013.

SITE

This property is located on the north side of Overlea Avenue between Rosemont Avenue and Cedonia Avenue. This property measures approximately 400' along Overlea Avenue by 150' along Cedonia Avenue, and is currently improved with a group of religious institutional buildings. This site is zoned R-4.

ANALYSIS

Conditional Use: In this zoning district, day nurseries and nursery schools are a conditional use, requiring approval by the Board (§4-703). In previous cases where a day care center seeks to locate in a residential neighborhood, Planning has supported modest initial capacities. However, this property is large and is already provided with off-street parking to serve the religious congregation present. The buildings are large enough to accommodate 82 children, and the open areas around the buildings are large enough to provide outdoor recreational space for those children.

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, although the number of staff members is not specified in this application, over 30 off-street parking spaces already are provided.

Drop-off / Pick-up area: There is a location suitable for the drop-off or pick-up of children on this site.

TransForm Baltimore: This property would become part of a R-3 District (Proposed Zoning Map Area 4-B) in which day care centers: adult or child, would be conditional uses (Table 8-301).

RECOMMENDATION

The Department of Planning recommends approval of this appeal.

TJS/wya/mf

cc: William Green, Appellant

Northeast