


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 / 346 Denison Street		

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

DATE: August 27, 2010

REQUEST

The Department of Planning has received Kila Campbell's Board of Municipal and Zoning Appeals (BMZA) application to use a portion of the premises as a day care center for 30 children. We understand that this appeal is scheduled for hearing on August 31, 2010.

SITE

346 Denison Street is located on the southwest corner of the intersection with Mulberry Street. This property measures approximately 150'6" by 91' and is currently improved with a two-story religious institutional L-shaped building. This site is zoned R-6 and is located within the Edmondson Village 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). In previous cases where a family day care center seeks to locate in a residential neighborhood, especially one that is comprised of attached or semi-detached structures, Planning has supported modest initial capacities. Due to the fact that this site is a large corner lot partially occupied by the religious institutional building, Planning considers this site appropriate for 30 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, for three staff members, two parking spaces are required; four are provided.

Drop-off / Pick-up area: There is not a location suitable for the drop-off or pick-up of children on this site. If 30 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 without supervision by day care center staff. This Department recommends that the applicant obtain designation by the Parking Authority of Baltimore City of a drop-off and pick-up area (passenger loading zone) in front of the church on Denison Street.

RECOMMENDATION

The Department of Planning recommends approval of the appeal, conditional upon the applicant obtaining designation of a passenger loading zone in front of the day care center on Denison Street.

TJS/wya/mf

cc: Kila Campbell, Appellant