


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	BMZA / 4213 Vermont Avenue		

TO

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

DATE: August 22, 2012

### REQUEST

The Department of Planning has received Michelle Duberry's Board of Municipal and Zoning Appeals (BMZA) application to use a building in the rear portion of the property for a day care center for 85 children. We understand that this appeal is scheduled for hearing on September 4, 2012.

### SITE

4213 Vermont Avenue is located on the south side of the street, approximately 155' west of the intersection with Augusta Avenue. This property measures approximately 129' by 440' and is currently improved with four religious institutional buildings, the rearmost of which is 170' distant from the rear lot line. This site is zoned R-3.

### ANALYSIS

Conditional Use: In this zoning district, day nurseries and nursery schools are a conditional use, requiring approval by the Board (§4-603). This property is laid out with a parking lot in the rear 120' of the lot, and then an intervening green space is available for outdoor recreational use by the children who would be attending this day care center. The property is separated from the surrounding residential development of single-family semi-detached and detached homes by 15' wide alleys on three sides.

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 10 staff members, 5 parking spaces are required; at least 10 are provided at the rear of the property.

Drop-off / Pick-up area: There is a location suitable for the drop-off or pick-up of children on this site, at the rear of the property. However, in the interest of its being done in a safe and orderly manner, the applicant should consult the Baltimore City Department of Transportation concerning use of the alleys and whether any of them should be considered for one-way designation to provide a safe and convenient vehicular circulation pattern.

### RECOMMENDATION

The Department of Planning recommends approval of the appeal.

TJS/wya/mf

cc: Michelle Duberry, Appellant