


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 / 4317-4327 Marble Hall Road		

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

DATE: September 30, 2015

REQUEST

The Department of Planning has received Nate Pretl's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Marble Hall Holdings LLC, to use the first floor of the portion of the premises known as 4325 Marble Hall Road as a day care center for 40 children. The Zoning Administrator has determined that this is a conditional use in a R-5 zoning district. We understand that this appeal is scheduled for hearing on October 6, 2015.

SITE

4317-4327 Marble Hall Road is located on the northeast and southwest sides of the street, approximately 350' west of the intersection with Loch Raven Boulevard. This property measures approximately 350' by 485' and contains approximately 3.971 acres, and is currently improved with a two-story U-shaped multiple-family residential building. This site is zoned R-5 and is within the Original Northwood National Register Historic District.

ANALYSIS

Conditional Use: In this zoning district, day nurseries and nursery schools are a conditional use, requiring approval by the Board (§4-803). In this case, the property was last authorized for use as a multiple-family detached dwelling, which is a conditional use in this R-5 General Residence District. In previous cases where a day care center seeks to locate in a residential neighborhood, especially one that includes semi-detached structures on a narrow roadway, Planning has supported modest initial capacities. However, Marble Hall Road, which borders this site to its south and intersects Loch Raven Boulevard, provides ample head-in parking spaces adjoining this property, and serves as an interior private roadway for the larger multi-family development of which this property is a part. As the owner of Marble Hall Road, the applicant is in a position to designate parking spaces and a passenger loading zone to support the proposed use.

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 four staff members, two parking spaces are required; at least two are provided.

TransForm Baltimore: This property would remain part of a R-5 District (Proposed Zoning Map Area 3-D) in which day care centers: adult or child, would be conditional uses (Table 9-301).

RECOMMENDATION

The Department of Planning recommends approval of this appeal.

TJS/wya/mf

cc: Nate Pretl, Appellant

North