


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 / 511 Rossiter Avenue		

TO

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

DATE: January 18, 2012

**REQUEST**

The Department of Planning has received Tyshelle Smalls' Board of Municipal and Zoning Appeals (BMZA) application to use the premises as a day care center for 12 children. We understand that this appeal is scheduled for hearing on January 24, 2012.

**SITE**

511 Rossiter Avenue is located on the south side of the street, approximately 364' east of the intersection with York Road. This property measures approximately 50' by 138' and is currently improved with a two-story-plus-attic detached residential building measuring approximately 30' by 40'. This site is zoned R-4 and is located within the York Road Community Strategic Neighborhood Action Plan area.

**ANALYSIS**

Conditional Use: In this zoning district, day nurseries and nursery schools are a conditional use, requiring approval by the Board (§4-703).

This property was previously the subject of an appeal for use for a day care center for 40 children, amended during hearing to 20 children, which was heard and disapproved by the Board on August 2, 2011.

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 one staff member, one parking space is required; one is provided by the existing driveway beside the house.

Drop-off / Pick-up area: There is not a location suitable for drop-off or pick-up of children on this site. If 12 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 readily be done in a safe and orderly manner, as Rossiter Avenue is only three lanes wide with parking on both sides of the street. The applicant should discuss with the Department of Transportation and the Parking Authority of Baltimore City the possibility of obtaining designation of a drop-off and pick-up area (passenger loading zone) in front of this property. The applicant could also consider staggering arrival and departure times for children, to minimize blockages of traffic flow on Rossiter Avenue.

**RECOMMENDATION**

The Department of Planning has no objection to approval of a day care center for 12 children, conditional upon the applicant obtaining designation of a passenger loading zone in front of this property.

TJS/wya/mf

cc: Tyshelle Smalls, Appellant  
Northern