


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 / 5300-5302 Gwynn Oak Avenue		

TO

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

DATE: January 30, 2012

REQUEST

The Department of Planning has received Charlotte Harracksingh's Board of Municipal and Zoning Appeals (BMZA) application to use the entire premises for a learning center and day care center for 40 infants and children. We understand that this appeal is scheduled for hearing on February 7, 2012.

SITE

5300-5302 Gwynn Oak Avenue is located on the northwest corner of the intersection with Wayne Avenue. This property measures approximately 55'3" by 128'7" and is currently improved with a two-story detached residential mixed-use building measuring approximately 25' by 54'. This site is zoned R-4 and is located within the greater Northwest Community Coalition 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). In this case, the property was last authorized for use as a multiple-family detached dwelling, which is a conditional use, and a dry cleaning establishment, which is a nonconforming use in this R-4 General Residence District. The proposed use, if approved, would extinguish nonconforming use of the property.

In previous cases where a family day care center seeks to locate in a residential neighborhood, especially one that is comprised of residential structures on a well-trafficked roadway, Planning has supported modest initial capacities. Due to the potential impacts of serving 40 children on this site, a lower initial capacity would be appropriate. For this reason, a lower capacity of 15 children is recommended.

Drop-off / Pick-up area: There is not a location suitable for the drop-off or pick-up of children at the front of this site. If 40 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 on Gwynn Oak Avenue. The applicant should discuss with the Parking Authority of Baltimore City the potential designation of a portion of Wayne Avenue alongside the property as a passenger loading zone that could be used for dropping off and picking up of infants and 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 at least 4 staff members, two parking spaces are required; two can be provided at the rear of the property if the ruins of the garage are removed and that area is used as a parking pad for two vehicles.

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RECOMMENDATION

The Department of Planning recommends approval of an amended appeal for a day care center for 15 infants and children, conditional upon the applicant obtaining designation of a passenger loading zone adjoining the property and conditional upon the applicant providing adequate parking for staff vehicles.

TJS/wya/mf

cc: Charlotte Harracksingh, Appellant