


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 / 1215 East Monument Street		

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

DATE: March 20, 2015

REQUEST

The Department of Planning has received Richard Kelly, Jr.'s Board of Municipal and Zoning Appeals (BMZA) application to use a portion of the existing church premises as a child care center for 100 children ages 2 – 15, during hours of operation 6:00 a.m. to 11:00 p.m. The Zoning Administrator has determined that this is a conditional use in a R-10 Zoning District. We understand that this appeal is scheduled for hearing on March 24, 2015.

SITE

1215 East Monument Street is located on the south side of the street, approximately 165' 11" west of the intersection with Central Avenue. This property measures approximately 96' by 106' and contains approximately 0.240 acre, and is currently improved with a two-story detached religious institutional building measuring approximately 92' by 102'. This site is zoned R-10 and is located within the Oldtown Urban Renewal Plan area.

ANALYSIS

Conditional Use: In this zoning district, day nurseries and nursery schools are a conditional use, requiring approval by the Board (§4-1303). In this case, the property was last authorized for use as a church, which is a permitted use in this R-10 General Residence District.

Urban Renewal Plan: This property is located in the Oldtown Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district.

Land Use and Urban Design: This property is located mid-block on a street carrying high volumes of automobile and truck traffic between downtown Baltimore and the Johns Hopkins Hospital campus which is two blocks east of this property. Being a mid-block property situated between a public housing high-rise structure to its west and an active medical clinic to its east, and being covered approximately 92% by the existing church structure, this property does not offer any safe place for drop-off and pick-up of children, nor on-site parking possibilities for staff. Current active use of the adjoining properties would not likely permit any sharing arrangements for off-street parking during most of the proposed hours of operation of the child care center. While the proposed use would be beneficial to residents immediately south of this property and to staff of the nearby hospital complex, this property would not be suitable for this use absent physical changes which are unlikely in this vicinity.

TransForm Baltimore: This property would become part of the R-8 District (Proposed Zoning Map Area 7-C) in which day care centers: adult or child, would be conditional uses (Table 9-301). Day care centers would have requirements to provide on-site drop-off zones, and to provide open space and recreational areas in accordance with State requirements (§14-309).

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RECOMMENDATION

The Department of Planning recommends disapproval of this appeal, because the site does not provide either on-site drop-off and pick-up areas or space for staff parking, and because the volume of traffic on Monument Street could be hazardous to use of part of the street for a passenger loading zone that could be used for drop-off and pick-up of children during the hours of operation proposed by the applicant.

TJS/wya/mf

cc: Richard Kelly, Jr., Appellant