


2010-65

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 / 4605 Belair Road		

TO

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

DATE:

April 9, 2010

REQUEST

The Department of Planning has received Wanda Rutledge's Board of Municipal and Zoning Appeals (BMZA) application, filed on behalf of Morgan State University Head Start, to use the Sunday school classroom portion of the premises as a day care center for 40 children. We understand that this appeal is scheduled for hearing on April 13, 2010.

SITE

4605 Belair Road is located on the east side of the street between Moravia Road and Furley Avenue. This property contains approximately 2.2 acres and is currently improved with a church and Sunday School owned by a religious institution. This site is zoned R-4 and is located within the Belair Road Corridor planning area.

ANALYSIS

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

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; two are provided on the site.

Drop-off / Pick-up area: There is a location suitable for the drop-off or pick-up of children adjacent to this site, although it will require some management by the day care staff. 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 without day care center staff to direct them.

Comprehensive Planning: There is a need for adequate day care to be provided in many parts of Baltimore, including the Belair Road area. The proposed hours of operation should not conflict with the principal existing use of the property.

RECOMMENDATION

The Department of Planning has no objection to the appeal.

TJS/ewt/mf

cc: Wanda Rutledge/ Morgan State University Head Start, Appellant