


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 / 5616 BIDDISON AVENUE		

TO

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

DATE: March 13, 2009

REQUEST

The Department of Planning has received Demetria Hill's Board of Municipal and Zoning Appeals (BMZA) application to use the premises for a child care center with a capacity of twelve children. We understand that this appeal is scheduled for hearing on April 14, 2009.

SITE

5616 Biddison Avenue is located on the northwest side of the street, approximately 103' southwest of the intersection with Evergreen Avenue. This property measures approximately 34'7" by 110' and is currently improved with a two-story semi-detached dwelling. This site is zoned R-5.

ANALYSIS

Conditional Use: In this zoning district, day care centers are a conditional use, requiring approval by the Board (§4-803). In previous cases where a family day care center seeks to locate in a residential neighborhood, especially one that is comprised of attached or semi-detached structures on a narrow roadway, Planning has supported modest initial capacities. In this case, the appellant would like to establish a day care center with twelve children.

Off-Street Parking and Variance: The amount of off-street parking required for a day care center is one parking space per two staff members (§10-405.27.iii). The Board may grant a variance to reduce by no more than 75% the number of off-street parking spaces otherwise required by the applicable regulation (§15-208.b).

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/ewt

cc: Ms. Demetria Hill, Appellant