


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 / 3116 Loch Raven Road		

TO

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

DATE:

May 29, 2015

**REQUEST**

The Department of Planning has received Courtney Banks' Board of Municipal and Zoning Appeals (BMZA) application to use the premises as an adult day care center, and construct a one-story side addition (40' by 31'6"). The Zoning Administrator has determined that this is a conditional use in a M-1 Zoning District. We understand that this appeal is scheduled for hearing on June 2, 2015.

**SITE**

3116 Loch Raven Road is located on the west side of the street, approximately 50' south of the intersection with Homestead Street. This property measures approximately 50' by 81'6" and is currently improved with a two-story detached building measuring approximately 16' by 54'. This site is zoned M-1-2.

**ANALYSIS**

**Conditional Use:** In this zoning district, day nurseries and nursery schools are a conditional use, requiring approval by the Board (§7-207). The Zoning Administrator has determined that the proposed use, while not explicitly contained in the Zoning Code, most nearly comports with this category of use. In this case, the property was last authorized for use for ink manufacturing and paper products manufacturing, which are permitted uses in this M-1 Industrial District.

In previous cases where a day care center seeks to locate in a residential neighborhood, Planning has supported modest initial capacities. This property is located on a four-lane truck route that is 80' wide with a 60' wide cartway, but also has a 15' wide alley to its rear.

**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, as the number of staff members was not stated in the application, the number of parking spaces required could not be determined. The application includes a site plan showing 5 spaces are provided.

**Drop-off / Pick-up area:** There is not a location suitable for the drop-off or pick-up of adults in day care on the front of this site. The applicant should indicate where the primary entrance to the adult day care facility would be, and show the route between that entry and either the road or the alley.

**TransForm Baltimore:** This property would become part of the I-1 District (Proposed Zoning Map Area 7-A) in which Day-Care Centers: Adult or Child, would be permitted uses only if secondary to large office structures, research and development facilities, and/or manufacturing uses, and integrated into the larger development to serve the employees (Table 11-301).

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**RECOMMENDATION**

The Department of Planning recommends that approval of this appeal, if granted, be conditioned upon the applicant providing an approvable plan for safe drop-off and pick-up of persons to be cared for at the proposed adult day care facility.

TJS/wya/mf

cc: Courtney Banks, Appellant