


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 / 4500 LIBERTY HEIGHTS AVENUE		

TO

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

DATE: May 29, 2009

REQUEST

The Department of Planning has received Dara Aydlett's Board of Municipal and Zoning Appeals (BMZA) application to use a portion of the existing church as a child care center for 45 children and infants through twelve years of age. We understand this appeal is scheduled for hearing on June 9, 2009.

SITE

4500 Liberty Heights Avenue is located on the northwest corner of the intersection with Mohawk Avenue. This property measures approximately 135' by 175' and is currently improved with a church building. 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).

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 appellant will need to state the maximum number of staff members that will be on-site at any one given time. ... 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, so long as the appellant provides at least the minimum number of parking spaces required for its staff.

TJS/ewt

cc: Ms. Dara Aydlett, Appellant