


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 / 4216-4230 Loch Raven Boulevard		

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

DATE: June 14, 2010

REQUEST

The Department of Planning has received Nate Pretl's Board of Municipal and Zoning Appeals (BMZA) application to use the first floor of 4226 Loch Raven Boulevard as a day care center for 40 children. We understand that this appeal is scheduled for hearing on June 22, 2010.

SITE

4216-4230 Loch Raven Boulevard is located on the west side of the street, opposite the intersection with Sheffield Road. This property measures approximately 353' by 306' and is currently improved with a group of garden apartment buildings, of which 4226 Loch Raven Boulevard is one. This site is zoned R-5 and is located within the Original Northwood National Register Historic District.

ANALYSIS

Conditional Use: In this zoning district, day nurseries and nursery schools are a conditional use, requiring approval by the Board (§4-803).

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 4 staff members, 2 parking spaces are required; none are provided.

Drop-off / Pick-up area: There is not a location suitable for the drop-off or pick-up of children on this site. 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 supervision provided by day care center staff. Loch Raven Boulevard is a designated arterial street which carries significant amounts of south-bound commuter traffic past this site.

Off-Street Parking Variance: ... 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). In this case the reduction proposed is 100%, which is greater than the variable amount the Board may authorize.

RECOMMENDATION

The Department of Planning recommends approval of the appeal, if granted, be conditioned upon the applicant obtaining Site Plan Review Committee approval of locations for staff parking on-site, and Parking Authority designation of a passenger loading zone on Loch Raven Boulevard or Marble Hall Road for use as a drop-off / pick-up area for children.

TJS/wya/mf

cc: Nate Pretl, Appellant

Northeast