


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR <i>Stosur T.J.S.</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 2600 Chesley Avenue		

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 Elizabeth Akinyele's Board of Municipal and Zoning Appeals (BMZA) application to use the premises for a daycare center for 20 children. We understand that this appeal is scheduled for hearing on June 22, 2010.

SITE

2600 Chesley Avenue is located on the northeast corner of the intersection with Hamlet Avenue. This property measures approximately 46' by 100' and is currently improved with a one-story-plus-attic single-family detached house measuring approximately 28' by 33'. This site is zoned R-3.

ANALYSIS

Conditional Use: In this zoning district, day nurseries and nursery schools are a conditional use, requiring approval by the Board (§4-603).

Insufficient Lot Area: In this zoning district, conditional uses require 5,000 square feet of lot area per dwelling unit (§4-606.c). In this case, for a day care center, 5,000 square feet of lot area is required. The lot only encloses 4,600 square feet, and so does not meet this requirement.

Lot Area Variance: The Board may grant a variance to reduce the applicable minimum lot area requirements by no more than: (1) 25% of the applicable regulation (§15-202). In this case, the proposed amount of variance would be 8%. The variance requested is within the discretionary range of the Board and so may be allowed.

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 2 staff members, one parking space is required; one can be provided in the rear yard.

Drop-off / Pick-up area: There is not a location suitable for the drop-off or pick-up of children on this site. If 20 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 staff supervision.

RECOMMENDATION

The Department of Planning recommends approval of the appeal, if granted, be conditioned upon the applicant obtaining Parking Authority designation of a passenger loading zone on Hamlet Avenue for use as a drop-off / pick-up area for children.

TJS/wya/mf

cc: Elizabeth Akinyele, Appellant

Northeast