


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 / 3015 GARRISON BOULEVARD		

TO

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

DATE: June 19, 2009

**REQUEST**

The Department of Planning has received Marie Fernalis' Board of Municipal and Zoning Appeals (BMZA) application to increase the size of the day care from twenty children to 62 children, ages six weeks to twelve years old. We understand this appeal is scheduled for hearing on June 23, 2009.

**SITE**

3015 Garrison Boulevard is located on the north side of the street, approximately 292' east of the intersection with Callaway Avenue. This property measures approximately 69'1" by 213'4" and is currently improved with a two-story dwelling. This site is zoned R-2.

**ANALYSIS**

Conditional Use: In this zoning district, day care centers are a conditional use, requiring approval by the Board (§4-503). In this case, the property was last authorized for use as a single-family detached dwelling. In previous cases where a family day care center is seeking to expand, Planning has supported a modest increase in capacity. However, Planning does not feel that this site will be able to adequately serve 62 children, and that an institutional structure would be more appropriate.

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 specify how many staff members 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).

Drop-off / Pick-up area: There is not a location suitable for the drop-off or pick-up of children on this site. If 62 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. For these reasons, this appeal should be denied.

**RECOMMENDATION**

The Department of Planning recommends disapproval of the appeal.

TJS/ewt

cc: Ms. Marie Fernalis, Appellant