


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 / 2 – 10 East Mount Vernon Place		

TO

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

DATE: July 16, 2012

REQUEST

The Department of Planning has received William Green's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of the Mount Vernon Place Nursery School, to use a portion of the premises as a nursery school and day care center for 85 children. We understand that this appeal is scheduled for hearing on July 24, 2012.

SITE

2 – 10 East Mount Vernon Place is located on the northeast corner of the intersection with Washington Place. This property measures approximately 110'4" by 160' and is currently improved with an historic religious institutional building and an attached historic parsonage and church assembly hall covering nearly all of the lot. This site is zoned R-10 and is located within the Mount Vernon Urban Renewal Plan area and the Mount Vernon Historic District.

ANALYSIS

Conditional Use: In this zoning district, day nurseries and nursery schools are a conditional use, requiring approval by the Board (§4-1301). In previous cases where a family day care center seeks to locate in a predominantly residential neighborhood, especially one that is comprised of attached structures on a narrow or busy roadway, Planning has supported modest initial capacities. Due to the potential impacts of serving 85 children on this site, a lower initial capacity may be appropriate. For this reason, details on the number and age ranges of children to be served should be provided by the applicant.

Urban Renewal Plan: This property is located in the Mount Vernon Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district.

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 up to 8 or more staff members, at least 4 parking spaces are required; up to 3 can be provided at the rear of the property, accessible via Branch Lane.

Drop-off / Pick-up area: There is not a location suitable for the drop-off or pick-up of children on this site. If 85 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. Washington Place, to the west of this property, is heavily trafficked as it constitutes a portion of Charles Street, a major north-south arterial used by evening commuters in particular. Mount Vernon Place is a portion of Monument Street that at this location could be suitable for location of a passenger loading zone extending from the east property line of 2-10 Mount Vernon Place westward to the beginning of the corner with

Washington Place. The applicant should contact the Baltimore City Department of Transportation and the Parking Authority of Baltimore City to discuss whether a passenger loading zone could be established in that vicinity.

Historic District: The subject property is located within the Mount Vernon District, a locally and nationally designated Baltimore City historic district. All exterior changes, including additions, demolitions, and alterations are subject to review and approval by the Commission for Historical and Architectural Preservation (CHAP). It is recommended that the applicant remain in contact with CHAP to complete the review process applicable to their project.

RECOMMENDATION

The Department of Planning recommends that a complete hearing of this appeal be deferred, to allow the applicant time to obtain designation of a passenger loading zone in front of the property on Mount Vernon Place, in order to provide for safe drop-off and pick-up of children at this location. Additional information concerning the number and age ranges of children to be served by the day care center, and number of attending staff, should also be provided in support of this application. The applicant should continue with obtaining authorization from the Commission for Historical and Architectural Preservation for any exterior changes which may be needed to comply with licensing or operational requirements for a day care center and nursery school.

TJS/wya/mf

cc: William Green, Appellant