


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 / 2728 Washington Boulevard		

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

DATE: July 23, 2015

REQUEST

The Department of Planning has received Perry Brown and Rashad Harrison's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Safe Haven Learning Center, to use a portion of the premises as a child care center for 60 children, operating from 6:00 a.m. to 12:00 midnight each day. The Zoning Administrator has determined that this is a conditional use in an O-R-1 zoning district. We understand that this appeal is scheduled for hearing on July 28, 2015.

SITE

2728 Washington Boulevard is located on the northwest side of the street, approximately 100' northeast of the intersection with Letitia Avenue. This property measures approximately 50' by 168'1" and is currently improved with a one-story building. This site is zoned O-R-1.

ANALYSIS

Conditional Use: In this zoning district, day nurseries and nursery schools are a conditional use, requiring approval by the Board (§5-203). In this case, the property was last authorized for use as a church. In previous cases where a day care center seeks to locate in a residential neighborhood, especially an area with a well-trafficked major roadway, Planning has supported modest initial capacities. Due to the potential impacts of serving 60 children on this site, a lower initial capacity would be appropriate. For this reason, a lower capacity of 15 children is recommended.

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 as many as six staff members, three parking spaces are required. It may be possible to provide two parking spaces in the paved front 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 60 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.

TransForm Baltimore: This property would become part of a R-8 District (Proposed Zoning Map Area 10-A) in which Day Care Centers: Adult or Child, would be conditional uses (Table 9-301).

RECOMMENDATION

The Department of Planning recommends approval of an amendment to this appeal that would limit the number of children cared for at any given time to fifteen.

TJS/wya/mf

cc: Perry Brown and Rashad Harrison, Appellants