


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 / 525-527 North Caroline Street		

TO

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

DATE: August 30, 2012

**REQUEST**

The Department of Planning has received Miriam Ray's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Fine Point Stay 'n' Play, to use the education wing of the existing church for a day care facility for 40 children. We understand that this appeal is scheduled for hearing on September 4, 2012.

**SITE**

525-527 North Caroline Street is located on the southeast corner of the intersection with McElderry Street. This property measures approximately 152'10" by 87' and is currently improved with a two-story religious institutional building with an attached one-story side wing. This site is zoned R-8 and the First Baptist Church is a Baltimore City Landmark.

**ANALYSIS**

Conditional Use: In this zoning district, day nurseries and nursery schools are a conditional use, requiring approval by the Board (§4-1103).

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 four staff members, two parking spaces are required; none are or can be provided.

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 ordinarily. However, the lay-out of the site and historic character of the property would be harmed by paving a portion of the open area along Caroline Street, so it would be a practical difficulty to require creation of even a single parking space on the property.

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. For this reason, the applicant should seek approval of designation of a portion of Caroline Street nearest the proposed entrance to the day care facility as a passenger loading zone. This designation would be made by the Parking Authority of Baltimore City and the Department of Transportation.

**RECOMMENDATION**

The Department of Planning recommends approval of the appeal conditional upon the applicant obtaining designation of a passenger loading zone on Caroline Street for use by the day care facility.

TJS/wya/mf

cc: Miriam Ray, Appellant  
Eastern

## French, Martin

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**From:** Woods, Tamara  
**Sent:** Tuesday, September 04, 2012 10:49 AM  
**To:** French, Martin  
**Subject:** RE: BMZA appeal no. 2012-360 for 525-527 North Caroline Street

I am fine with this.

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**From:** French, Martin  
**Sent:** Friday, August 31, 2012 11:10 AM  
**To:** Woods, Tamara  
**Subject:** BMZA appeal no. 2012-360 for 525-527 North Caroline Street

Tamara,  
Please review and comment on this draft memo. Martin.