


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 / 4200-4214 Loch Raven Boulevard		

TO

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

DATE: September 3, 2015

REQUEST

The Department of Planning has received Nate Pretl's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Marble Hall Holdings LLC, to use the first floor of the portion of the premises known as 4204 Loch Raven Boulevard as a day care center for 40 children. The Zoning Administrator has determined that this is a conditional use in a R-5 zoning district. We understand that this appeal is scheduled for hearing on September 8, 2015.

SITE

4200-4214 Loch Raven Boulevard is located on the northwest corner of the intersection with Havenwood Road. This property measures approximately 375' by 350' and contains approximately 2.859 acres, and is currently improved with a group of two-story walk-up apartment buildings arranged around a courtyard fronting on Loch Raven Boulevard. This site is zoned R-5 and is within the Original Northwood National Register Historic District.

ANALYSIS

Conditional Use: In this zoning district, day nurseries and nursery schools are a conditional use, requiring approval by the Board (§4-803). In this case, the property was last authorized for use as a multiple-family detached dwelling, which is a conditional use in this R-5 General Residence District. In previous cases where a day care center seeks to locate in a residential neighborhood, especially one that is comprised of semi-detached structures on a narrow roadway, Planning has supported modest initial capacities. However, Kelway Road, which borders this site to its west and thus parallels Loch Raven Boulevard, has been widened to provide ample head-in parking spaces adjoining this property, and still provides on-street parallel parking spaces for residents on the opposite side of Kelway Road. Havenwood Road is also a relatively wide street that can provide a safe drop-off and pick-up location for curb-side arrival and departure of children at the proposed day care center.

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; at least two are provided.

TransForm Baltimore: This property would remain part of a R-5 District (Proposed Zoning Map Area 3-D) in which day care centers: adult or child, would be conditional uses (Table 9-301).

RECOMMENDATION

The Department of Planning recommends approval of this appeal.

TJS/wya/mf

cc: Nate Pretl, Appellant

North