


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 / 5120 Harford Road		

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

DATE: September 16, 2015

REQUEST

The Department of Planning has received Tamicka Williams' Board of Municipal and Zoning Appeals (BMZA) application to use the premises as a single-family home (dwelling) with a family day care center for not more than 8 children. The Zoning Administrator has determined that although this is a permitted use under the Zoning Code, it is a conditional use under the terms of the Lauraville Urban Renewal Plan. We understand that this appeal is scheduled for hearing on September 22, 2015.

SITE

5120 Harford Road is located on the northwest side of the street, approximately 130' southwest of the intersection with Strathmore Avenue. This property measures approximately 15'6" by 109' and is currently improved with a two-story attached residential building measuring approximately 15'6" by 50'. This site is zoned B-1-2 and is located within the Lauraville Business District Urban Renewal Plan area and the Lauraville National Register Historic District.

ANALYSIS

Use: In this zoning district, family day care centers for not more than 8 children are a permitted use, and so are allowed (§6-206). In this case, the property was last authorized for use as a single-family attached dwelling, which is also a permitted use in this B-1 Neighborhood Business District. In previous cases where a family day care center seeks to locate in or near a residential neighborhood, Planning has supported modest initial capacities. Given the potential impacts of serving 8 children on this site, the proposed capacity would be appropriate.

Urban Renewal Plan: This property is located in the Lauraville Business District Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district if it receives approval from the Board of Municipal and Zoning Appeals (Urban Renewal Plan, Land Use Plan, Permitted Land Uses, C.1.c.(3)).

Drop-off / Pick-up area: There is not a location suitable for the drop-off or pick-up of children on this site. If eight parents were to all drive to this site attempting to drop off or pick up their children within the same short timeframe, it could be done in a safe and orderly manner if there was a designated short-term passenger loading zone in front of the property. The applicant should consult the Parking Authority of Baltimore City concerning a possible passenger loading zone for this site, particularly for morning "rush hours" times.

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Comprehensive Planning: The Lauraville community has indicated support for development of more day care options in the area, including support for this particular proposal.

TransForm Baltimore: This property would become part of the C-1 District (Proposed Zoning Map Area 4-A) in which Day Care Homes: Adult or Child, would be permitted uses (Table 10-301).

RECOMMENDATION

The Department of Planning recommends approval of this appeal, subject to the condition that the applicant consult the Parking Authority of Baltimore City concerning a possible passenger loading zone in front of the property.

TJS/wya/mf

cc: Tamicka Williams, Appellant