


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 / 200 Wyman Park Drive		

TO

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

DATE: November 28, 2014

REQUEST

The Department of Planning has received Travers Nelson's Board of Municipal and Zoning Appeals (BMZA) application to install an 11,276 square foot modular building on a portion of the property and use it as a day care center for 94 pre-school-aged children, including infants. The Zoning Administrator has determined that this is a conditional use in a R-9 Zoning District. We understand that this appeal is scheduled for hearing on December 2, 2014.

SITE

200 Wyman Park Drive is located on the north side of the street, near the intersection with Remington Avenue, on the Homewood campus of the Johns Hopkins University. This property is part of an academic campus with many buildings and some parking lots, and is zoned R-9.

ANALYSIS

Conditional Use: In this zoning district, day nurseries and nursery schools are a conditional use, requiring approval by the Board (§4-1203). The proposed use would conveniently serve the needs of JHU employees with pre-school-aged children, and other parents in the area.

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 10 staff members, 5 parking spaces are required; over 10 are provided at the adjacent existing parking lot.

Drop-off / Pick-up area: There is not a location suitable for drop-off or pick-up of children on street, so safe and orderly drop-off and pick-up of infants and children will occur on the adjacent on-campus parking lot.

TransForm Baltimore: This property would become part of the EC-2 District (Proposed Zoning Map Area 6-B) in which Day-care centers: Child or adult, would be permitted uses (§12-501). The day-care centers would need to meet all federal, state, and local requirements, and specific additional standards (§14-309).

RECOMMENDATION

The Department of Planning recommends approval of this appeal.

TJS/wya/mf

cc: Travers Nelson, Appellant