


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 / 2437 Edmondson Avenue		

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

DATE: November 29, 2010

REQUEST

The Department of Planning has received Curtisa Patterson's Board of Municipal and Zoning Appeals (BMZA) application to use the premises for a child care and learning center for 19 children. We understand that this appeal is scheduled for hearing on December 7, 2010.

SITE

2437 Edmondson Avenue is located on the south side of the street, approximately 64' east of the intersection with Warwick Avenue. This property measures approximately 16' by 95' and is currently improved with a two-story residential attached building measuring approximately 16' by 57'. This site is zoned R-7 and is located within the West Baltimore MARC Station Plan area.

ANALYSIS

Conditional Use: In this zoning district, day nurseries and nursery schools are a conditional use, requiring approval by the Board (§4-1003). In previous cases where a family day care center is seeking to expand, Planning has supported a modest increase in capacity. However, Planning does not feel that this site will be able to adequately serve 19 children, and that a lower capacity would be appropriate. Additionally, since this is a residential area comprised of attached row-house structures, operations would likely be detrimental to adjoining residential property unless limited in hours. For this reason, Planning is recommending a lower capacity of 12 children, and hours of 6 a.m. to 6 p.m. unless extended hours are supported by the neighboring residents.

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 two staff members serving 19 children, two parking spaces are required; none are or can be provided.

Drop-off / Pick-up area: There is not a location suitable for the drop-off or pick-up of children on this site. If 19 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.

RECOMMENDATION

The Department of Planning recommends disapproval of the appeal as filed, because there is not a safe location for drop-off and pick-up of children in front of the property, and there is no parking space on site for at least one of the required day care center staff.

TJS/wya/mf

cc: Curtisa Patterson, Appellant