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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 / 2407 Chelsea Terrace		

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

DATE: November 4, 2010

REQUEST

The Department of Planning has received Lisa Cockley's Board of Municipal and Zoning Appeals (BMZA) application to use the premises for a private school (elementary and middle school). We understand that this appeal is scheduled for hearing on November 9, 2010.

SITE

2407 Chelsea Terrace is located on the east side of the street, approximately 152' north of the intersection with Mondawmin Avenue. This property measures approximately 60' by 120' and is currently improved with a two-story detached residential building measuring approximately 30' by 38'. This site is zoned R-4 and is located within the Windsor Hills National Register Historic District.

ANALYSIS

Use: In this zoning district, educational and cultural institutions, nonprofit or publicly owned, are listed as a permitted use, and so are allowed (§4-701).

Insufficient Lot Area: In this zoning district, schools require 15,000 square feet of lot area (§4-706.a). The lot only encloses 7,200 square feet, and so does not meet this requirement.

Lot Area Variance: The Board may grant a variance to reduce the applicable minimum lot area requirements by no more than: (1) 25% of the applicable regulation (§15-202). In this case, the proposed amount of variance would be over 50%. The variance requested exceeds the discretionary range of the Board and so should not be allowed.

Drop-off/ Pick-up area: There is not a location suitable for the drop-off or pick-up of children on this site. The applicant did not specify the number of children who would be expected to attend the proposed school; however, if their 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 unless the number was very low.

RECOMMENDATION

The Department of Planning recommends disapproval of the appeal, because the lot area variance which would be required for approval exceeds the discretionary authority of the Board provided in the Zoning Code.

TJS/wya/rnf

cc: Lisa Cockley, Appellant