


<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	BMZA / 1542 Light Street		

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

DATE: April 20, 2010

**REQUEST**

The Department of Planning has received Thomas Brown's Board of Municipal and Zoning Appeals (BMZA) application to add accessory outdoor table service to an existing restaurant. We understand that this appeal is scheduled for hearing on April 27, 2010.

**SITE**

1542 Light Street is located on the northwest corner of the intersection with Randall Street. This property measures approximately 32' by 85' and is currently improved with a three-story building covering the entire lot. This site is zoned B-2-3.

**ANALYSIS**

Conditional Use: In this zoning district, restaurants – including accessory outdoor table service, are a conditional use, requiring approval by the Board (§6-308).

Comprehensive Planning: The sidewalk width on Light Street (the front of the building) is approximately 9' while the sidewalk width on Randall Street (the building's southern exposure) is approximately 12'. Neither sidewalk has street trees, sign posts or lamp posts.

**RECOMMENDATION**

The Department of Planning recommends approval of the appeal, subject to these conditions:

- A minimum of six feet of the sidewalk must remain clear and unobstructed for pedestrian use;
- The capacity of each outdoor seating area will not be more than three tables, and along Light Street, 6 patrons, and along Randall Street, 12 patrons;
- The tables along Light Street will be limited to those that can seat two patrons, and are to be kept against the wall of the building; the tables along Randall Street will be limited to those that can seat four patrons, and are to be kept against the wall of the building;
- There will be no outdoor bar;
- There will be no outdoor music, a jukebox, or other form of entertainment; and
- All patrons must be seated for dining, and served by wait staff.

TJS/ewt/mf

cc: Thomas Brown, Appellant