


FROM		CITY OF BALTIMORE		
NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	MEMO		
AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR			
SUBJECT	BMZA / 511 South Central Avenue			

TO

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

DATE: May 30, 2014

REQUEST

The Department of Planning has received Stanley Fine’s Board of Municipal and Zoning Appeals (BMZA) conditional use application, on behalf of DTI Baltimore LLC, to use the portion of the property known as 1100 Fleet Street, unit 102, as a restaurant with accessory outdoor table service. The Zoning Administrator has determined that this is a conditional use in a B-2 District. We understand that this appeal is scheduled for hearing on June 3, 2014.

SITE

511 South Central Avenue is located on the northeast corner of the intersection with Fleet Street, and extends along Fleet Street easterly to Eden Street. This L-shaped property measures approximately 203’3” along Central Avenue by 167’10” along Fleet Street and 100’ along Eden Street, and is currently improved with an eight-story commercial hotel building covering the entire lot. This site is zoned B-2-3 and is located in the Chesapeake Bay Critical Area and regulated flood plain.

ANALYSIS

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

Definition: “Outdoor table service”, as an accessory to a restaurant, means an outdoor service area at which patrons are seated at tables for service of food and drinks (§1-168.1). The applicant provided an exterior seating plan (sidewalk site plan) showing five 4-top tables and associated seats, and one 2-top table, all placed next to the building and leaving a minimum of approximately six feet of sidewalk width for unimpeded pedestrian passage in front of the building. This plan is approvable.

TransForm Baltimore: This property would become part of a C-5-DE (C-5 Downtown East) District (Proposed Zoning Map Area 14-B) in which restaurants and outdoor dining would be permitted uses; if not so complying, they would be conditional uses (Table 10-301).

RECOMMENDATION

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

- A minimum of six feet of the sidewalk must remain clear and unobstructed for pedestrian use;
- The capacity of the outdoor seating area will not be more than six tables and 22 patrons;
- The tables will be limited to those that can seat four patrons (with one that can seat two 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.