


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 / 2921 O'Donnell Street	

DATE:

TO

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

June 30, 2010

REQUEST

The Department of Planning has received Maura Smith's Board of Municipal and Zoning Appeals (BMZA) application to continue to use the premises as a restaurant and tavern, and add accessory outdoor table service. We understand that this appeal is scheduled for hearing on July 6, 2010.

SITE

2921 O'Donnell Street is located on the southeast corner of the intersection with Curley Street. This property measures approximately 22' by 75' and is currently improved with a two-story building covering the entire lot. This site is zoned B-2-2 and is located in the Canton National Register Historic District.

ANALYSIS

Conditional Use: In this zoning district, restaurants – including accessory outdoor table service, are a conditional use, requiring approval by the Board (§6-306).

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).

Land Use and Urban Design: The front sidewalk, along O'Donnell Street, is approximately 9' deep from the curb to the front bay wall; the sidewalk along Curley Street is approximately 7' deep from the curb to the side wall of the building. These conditions limit placement of outdoor tables and chairs to the front (O'Donnell Street side) of the building.

RECOMMENDATION

The Department of Planning recommends approval of the appeal conditioned upon the applicant meeting these requirements:

- 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 3 tables and 6 patrons;
- The tables will be limited to those 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.

2010-92

TJS/wya/mf

cc: Maura Smith, Appellant