


2010-63

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 / 1710 Thames Street		

TO

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

DATE:

April 12, 2010

REQUEST

The Department of Planning has received Chris Chardo's Board of Municipal and Zoning Appeals (BMZA) application to continue to use the premises as a restaurant, and to add accessory outdoor table service. We understand that this appeal is scheduled for hearing on April 13, 2010.

SITE

1710 Thames Street is located on the north side of the street, approximately 160' east of the intersection with Broadway. This property measures approximately 28' along Thames Street and is currently improved with a two-story attached building. This site is zoned B-3-3 and is located within the Fells Point Historic District. This site is near the center of the Fells Point waterfront area, opposite the Recreation Pier and in a block of residences, shops, restaurants and taverns, with significant pedestrian traffic.

ANALYSIS

Use: In this zoning district, restaurants – including live entertainment or dancing, but not including accessory outdoor table service, are listed as a permitted use (§6-407). In this case, the property was last authorized for use as a restaurant and as a tavern, both not including live entertainment.

Historic District: The subject property is located within the Fells Point Historic District, a locally and nationally designated Baltimore City historic district. All exterior changes, including additions, demolitions, and alterations are subject to review and approval by the Commission for Historical and Architectural Preservation (CHAP). It is recommended that the applicant contact CHAP to determine the review process applicable to this proposal.

Comprehensive Planning: Typically, this Department requires a minimum of 6' of clear and unobstructed sidewalk width in a pedestrian-oriented area like Fells Point. However, because of the volume of pedestrian traffic in the 1700 block of Thames Street, it is recommended that 8' of sidewalk width remain clear of obstructions such as tables and chairs.

RECOMMENDATION

The Department of Planning recommends approval of the appeal for accessory outdoor table service, subject to these conditions:

- A minimum of eight feet of the sidewalk, which has a width of 14' or more, must remain clear and unobstructed for pedestrian use because of the volume of pedestrian traffic in the 1700 block of Thames Street;
- The capacity of the outdoor seating area will not be more than three tables and twelve patrons;
- The tables 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: Chris Chardo, Appellant