


2010-72

TJA

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 / 1626 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 Eric Mathias' Board of Municipal and Zoning Appeals (BMZA) application to continue to use the premises as a tavern and restaurant with live entertainment and dancing, and to add accessory outdoor table service. We understand that this appeal is scheduled for hearing on April 13, 2010.

SITE

1626 Thames Street is located on the north side of the street, approximately 200' west of the intersection with Broadway. This property measures approximately 25' along Thames Street and is currently improved with a three-story attached building. This site is zoned B-3-3 and is located within the Fells Point Historic District. This site is near the western end of the Fells Point waterfront area, a mixture of residences, offices, 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 tavern, including live entertainment and dancing.

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.

RECOMMENDATION

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

- A minimum of six feet of the sidewalk, which has a width of approximately 12' but nearly 3' curbside taken by lightposts and signposts, must remain clear and unobstructed for pedestrian use;
- The capacity of the outdoor seating area will not be more than three tables and six 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.

TJS/ewt/mf

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cc: Eric Mathias, Appellant