


<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 / 2844 HUDSON STREET		

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

DATE: April 7, 2009

**REQUEST**

The Department of Planning has received Melvin Kodenski's Board of Municipal and Zoning Appeals (BMZA) application to add accessory outdoor table service to existing restaurant/tavern. We understand this appeal is scheduled for hearing on April 14, 2009.

**SITE**

2844 Hudson Street is located on the northwest corner of the intersection with South Linwood Avenue. This property measures approximately 29' by 80' and is currently improved with a three-story commercial building. This site is zoned B-2-2.

**ANALYSIS**

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

**RECOMMENDATION**

The Department of Planning has no objection to the appeal with the following conditions:

- A minimum of six feet of the sidewalk must remain clear for pedestrians;
- The capacity of the outdoor seating area will not be more than 7 tables and 28 patrons as shown in the submitted drawing;
- 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/jev

cc: Melvin Kodenski, Appellant