

FROM	NAME & TITLE	TJS THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 1728 THAMES STREET		

TO

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

DATE: July 19, 2009

REQUEST

The Department of Planning has received Candace Beattie's Board of Municipal and Zoning Appeals (BMZA) application to use the property as a restaurant/bar and carryout on two floors, with the basement and third floor to be used as storage, and to include outdoor table service and live entertainment. We understand this appeal is scheduled for hearing on July 21, 2009.

SITE

1728 Thames Street is located on the north side of the street, approximately 65' west of the intersection with South Ann Street. This property measures approximately 20' by 103' and is currently improved with a three-story attached building. This site is zoned B-3-2 and is located within the Chesapeake Bay Critical Area.

ANALYSIS

Permitted and Conditional Uses: In this zoning district, restaurants and taverns with live entertainment are listed as a permitted use, and so are allowed (§6-406). In this zoning district, outdoor table service accessory to a restaurant is a conditional use, requiring approval by the Board (§6-408).

Historic District: The subject property is located within the Fells Point 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 their project.

RECOMMENDATION

The Department of Planning has no objection to this appeal, subject to the following 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 for more than two tables and eight patrons;
- The tables will be limited to those that can seat no more than four patrons, and are to be kept against the wall of the building; and
- There will be no outdoor bar, music, or other form of entertainment.

TJS/ewt

cc: Ms. Candace Beattie, Appellant