


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 / 511 South Central Avenue (1306 Fleet Street)		

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

DATE: September 3, 2015

REQUEST

The Department of Planning has received Michelle Jefferson's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of WorkShop Development LLC and "Sweet Green" Restaurant, to use the portion of the property known as 1306 Fleet Street, or as Suite 106 of the premises, as a restaurant with accessory outdoor table service. The Zoning Administrator has determined that this is a conditional use in a B-2 zoning district. We understand that this appeal is scheduled for hearing on September 8, 2015.

SITE

511 South Central Avenue is located on the northeast corner of the intersection with Fleet Street and extends along the north side of Fleet Street to its intersection with Eden Street. This L-shaped property measures approximately 203'3" along Central Avenue by 167'10" along Fleet Street by 100' along Eden Street, and is currently improved with a seven-story commercial hotel building covering the entire lot. This site is zoned B-2-3.

ANALYSIS

Conditional Use: In this zoning district, restaurants – including live entertainment and dancing, and including accessory outdoor table service, are a conditional use, requiring approval by the Board (§6-308). In this case, the property was last authorized for use as a restaurant.

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). The applicant is proposing to place four tables and 12 chairs in an outdoor seating area to be created in two parts: two 2-top tables to be placed next to the front wall of the restaurant, one on either side of the entrance doorway, and two 4-top tables to be placed next to the curb, between a pair of landscape planting areas.

Land Use and Urban Design: The proposed placement of two tables and four seats next to the front wall of the restaurant is acceptable. The proposed use of an area next to the curb, in a block face where on-street parking is permitted, is not acceptable as it would interfere with passengers getting out of or into parked cars.

TransForm Baltimore: This property would become part of the C-5 District (Proposed Zoning Map Area 7-D) in which restaurants and outdoor dining would be permitted uses (Table 10-301).

Mr. David Tanner, BMZA
Executive Director
Page 2
Re: 511 South Central Avenue (1306 Fleet Street)

RECOMMENDATION

The Department of Planning recommends approval of a portion of this appeal, for accessory outdoor table service near the existing building, and disapproval of the portion of this appeal for accessory outdoor table service near the curb in front of the building, subject to these conditions in addition to any conditions which the Board may establish:

- 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 two tables and four 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/wya/mf

cc: Michelle Jefferson, Appellant