

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 / 1718 Thames Street		

TO

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

DATE: September 13, 2012

REQUEST

The Department of Planning has received Meredith Rippel's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Riptide by the Bay, Inc., to continue to use the premises as a restaurant with live entertainment and increase accessory outdoor table service from 3 tables and 12 seats to 5 tables and 14 seats. We understand that this appeal is scheduled for hearing on September 18, 2012.

SITE

1718 Thames Street is located on the north side of the street, approximately 245' east of the intersection with Broadway. This triangular property measures approximately 22'6" by 113'6" and contains approximately 0.059 acre, and is currently improved with a three-story commercial building covering almost the entire lot. This site is zoned B-3-2 and is located within the Fells Point Historic District.

ANALYSIS

Conditional Use: In this zoning district, restaurants – including accessory outdoor table service, are a conditional use, requiring approval by the Board (§6-408). The sidewalk of this landward side of Thames Street is approximately 16' wide, and so can accommodate outdoor seating areas. While the application indicates that there is sufficient sidewalk width to accommodate an accessory outdoor table service area, the site sketch included with it is insufficient to establish that the number of tables and seats requested could be placed in front of this property without obstructing access to the entrances or exits of "Riptide by the Bay".

Historic District: The subject property is located within the Fells Point District, a locally and nationally designated Baltimore City historic district. All exterior changes, including additions, demolitions, and alterations including new signage or awnings 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 recommends deferral of a complete hearing of this appeal, to allow the applicant time to prepare a more complete, dimensioned sidewalk site plan that demonstrates that the proposed tables and seating could be accommodated without impeding pedestrian passage on the sidewalk or obstructing access to the building entrances, and that they would be located only in front of the premises known as 1718 Thames Street.

TJS/wya/mf

cc: Meredith Rippel, Appellant