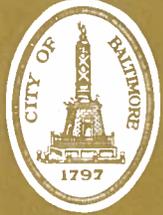


<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	BMZA / 1718 Thames Street		

**TO**

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

DATE: October 30, 2014

**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 5 tables and 14 seats in front of the premises as approved by the Board on September 27, 2012, by adding ten 2-top tables on a deck on this property, in its side yard that is now enclosed by the existing structures on this and its adjoining property. We understand that this appeal is scheduled for hearing on November 18, 2014.

**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 accommodates outdoor seating areas. The new outdoor table service area would be in the side courtyard of this property, and would not be readily visible from the Thames Street sidewalk.

**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 approval of this application subject to the condition that the applicant obtain a Notice To Proceed from the Commission for Historical and Architectural Preservation for any exterior changes that would be associated with creating the deck or its use as an accessory outdoor table service area.

TJS/wya/mf

cc: Meredith Rippel, Appellant