



MAYOR & CITY COUNCIL OF BALTIMORE
 PERMITS & CODE ENFORCEMENT
 BOARD OF MUNICIPAL AND ZONING APPEALS



APPLICATION FOR REVIEW

ADDRESS OF PROPERTY SITUATED

STREET NUMBER: 5700 STREET NAME: Newbury Street BLOCK/LOT: 45021024

NOTE: IF MORE THAN ONE ADDRESS, ATTACH LIST

OWNER INFORMATION

NAME: Tavern Realty Investors LLC
 MAILING ADDRESS: 3401 Mt. Carmel Road CITY, STATE, ZIP: Upperco MD 21155
 PHONE: 410-367-6903 EMAIL: mt.washingtontavern@comcast.net

APPLICANT INFORMATION

NAME: Frischbone LLC dba Mt. Washington Tavern
 MAILING ADDRESS: 5700 Newbury Street CITY, STATE, ZIP: Baltimore, MD 21209
 PHONE: 410-367-6903 EMAIL: mt.washingtontavern@comcast.net

AGENT INFORMATION

NAME: _____
 MAILING ADDRESS: _____ CITY, STATE, ZIP: _____
 PHONE: _____ EMAIL: _____

PROPERTY INFORMATION

	EXISTING	PROPOSED
USE OF BUILDING	Restaurant/Tavern	Live Entertainment
DOES THIS INCLUDE A SUBDIVISION?	YES	NO <input checked="" type="checkbox"/>
DOES THIS INCLUDE A CONSOLIDATION?		YES <input checked="" type="checkbox"/>

APPEAL INFORMATION

DESCRIBE REASON FOR APPEAL

"I declare under penalty of perjury that this application, including any accompanying plans, specifications, etc. has been examined by me and to the best of my knowledge and belief is a true, correct and complete statement of the work to be covered by this application. I also declare that I am the owner or have specific approval of the owner to act as agent for this application."

SIGNED: [Signature] DATE: 3/20/19

APPEAL NO. _____

Ward 27
Sec 17
Blk 4652I
Lot 024

MAYOR AND CITY COUNCIL OF BALTIMORE
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PERMITS AND CODES ENFORCEMENT
417 E Fayette Street Rm 100, Baltimore, MD 21202

1582019
Permit No 0019
Dist No 501
Date Issued _____
Minor Pr. No _____

USE AND OCCUPANCY PERMIT APPLICATION
FILING FEE MUST BE SUBMITTED WITH APPLICATION
\$25 FILING FEE FOR 1-AND 2-FAMILY DWELLINGS
\$50 FILING FEE FOR ALL OTHER PROPERTIES

Official Designation _____
DO NOT WRITE ABOVE THIS LINE

PROPERTY ADDRESS 5700 Newbury Street, Baltimore, MD 21209

K/A Frischbone LLC dba The Mt. Washington Tavern

OWNER Tavern Realty Investors LLC ADDRESS 3401 Mt. Carmel Road, Upperco MD 21155

CORP. OWNER LOCAL AGENT ADDRESS PHONE

LESSEE ADDRESS PHONE

IS THIS PROPERTY A MULTIPLE-FAMILY DWELLING? YES NO
"Multiple-family dwelling" means a building or a group of buildings on the same lot that contains or is designed or intended to contain: (1) more than 2 dwelling units, (2) 2 dwelling units and any other residential or commercial occupancy, or (3) any combination of 3 or more rooming units and dwelling units.

IS THIS PROPERTY A ROOMING HOUSE? YES NO
"Rooming house" means a building that: (1) is not a multiple family dwelling, and (2) contains more than 2 rooming units occupied or designed or intended to be occupied by individuals who, even though they might share common areas and facilities, do not form a single housekeeping unit and do not provide compensation under a single lease for occupancy of the rooming house.

DESCRIPTION OF USE
(PLEASE BE SPECIFIC)


.....
.....
.....
.....
.....
.....

BUILDING FULLY SPRINKLERED YES NO
EXISTING USE(S) Restaurant/Tavern NUMBER OF EXISTING DWELLING UNITS _____
PROPOSED USE(S) Live Entertainment NUMBER OF PROPOSED DWELLING UNITS _____

The owner of the above property hereby has approved this application and agrees to comply with all ordinances of the Mayor and City Council of Baltimore and to do no work and/or allow no use not specifically covered by this application.

I declare under penalties of perjury that:

- I am the owner or have specific approval of the owner to act as agent for this application.
- I have examined this application, including all accompanying plans, specifications, etc., and, to the best of my knowledge and belief, the application is a true, correct, and complete statement of the work/use to be done under it.
- All information given by me in connection with this application is true and correct.

SIGNED  Rob Frisch DATE 8/20/19
Signature of Owner or Authorized Agent Print Name

OWNER ADDRESS 3401 Mt. Carmel Road Upperco Road Upperco MD 21155
Print Number and Name of Street City State Zip Code Phone
 Premises 5700 Newbury Street Baltimore, MD 21209 410-367-6903
 E-MAIL ADDRESS mt.washingtontavern@comcast.net

	DEPARTMENT	DATE	APPROVED	DISAPPROVED	AREA/PLANNER OR NOTE
	DEPT. OF PLANNING				
	COMMERCIAL REVITALIZATION				
	FIRE DEPARTMENT				
	HEALTH DEPARTMENT				
	HOUSING INSPECTION				
	MINOR PRIVILEGE				

FEES

ZONING Conditional Use ⇒ BUZA
 By _____
 Date _____

PERMIT FEE	\$
5% TAX	\$
FILING FEE	\$
TOTAL	\$

REFERRALS APPROVED
 By _____
 Date _____

APPROVED
MICHAEL BRAVERMAN
 Building Official – Permits and Code Enforcement
 Construction and Building Inspections

Per _____
 Date _____



BALTIMORE HOUSING

Conditional Use Authorization Application

(for Live Entertainment and/or Dancing)

CONTACT INFORMATION

Applicant: Frischbone LLC dba Mt. Washington Tavern Date: _____

Applicant Contact Information (address): 5700 Newbury Street Balt MD 21209

(phone contact): 410-367-6903 (email): mtwashingtontavern@comcast.net

Address of Proposed Conditional Use: 5700 Newbury Street Balt MD 21209

Operator Contact Information, if any: Rob Frisch

NOTE: ONLY RESTAURANTS ZONED B1 OR B2 ARE ELIGIBLE TO APPLY.

1. Are you currently operating as a: Restaurant Tavern Not Applicable
 B1 B2 C-1

NOTE: LIVE ENTERTAINMENT AS A CONDITIONAL USE CAN ONLY BE OBTAINED AS AN ACCESSORY AND NOT AS YOUR PRIMARY USE.

2. Are you proposing this conditional use as accessory to your restaurant or tavern? Yes No

NOTE: IF YOU DO HAVE A LIQUOR LICENSE, YOU WILL BE REQUIRED TO APPLY TO THE LIQUOR BOARD FOR A LIVE ENTERTAINMENT PERMIT.

3. Are you currently in possession of a liquor license? Yes No

3a. If not, do you intend to obtain a liquor license within eighteen months of this application?

Yes No

4. If you will be operating as a Tavern, are you proposing to serve food? Yes No



BALTIMORE HOUSING

Conditional Use Authorization Application

(for Live Entertainment and/or Dancing)

NATURE OF LIVE ENTERTAINMENT

5. "Live Entertainment" means any one or more of the items listed below, performed live by one or more persons, whether or not done for compensation to gain proposed use or whether or not done for compensation to gain proposed use or/and whether or not admission is charged. Check all categories and Live Entertainment that may apply from list below.

- 1. Musical Act
- 2. Musical Act (Including Karaoke)
- 3. Theatrical Act
- 4. Theatrical Act (Including Standup Comedy)
- 5. Play
- 6. Revue
- 7. Dance
- 8. Magic Act
- 9. Disc Jockey
- 10. Similar Activity

5a. If you selected, "Similar Activity," describe in detail in the space below.

6. Provide a description in your own words of the live entertainment or dancing that you are proposing. Make sure that all described activities are identified in questions #9 & #9a above.

Musical Act - Acoustic guitars with amplification for singing.

7. Are you proposing to use any recorded music or sound amplification of any kind? Yes No

7a. If yes, please describe:

Sound amplification for singing

8. What is the maximum decibel level that you would like the BMZA to set for your proposed live entertainment or dancing? (Measured at 10 feet from any point on your structure.)

- 1-40 dB [decibels]
- 40-80 dB
- 80-115 dB

9. What is the maximum number of live entertainers that you propose to have performing at any one time?

2-3 individuals: Live Entertainers

Not Applicable



BALTIMORE HOUSING

Conditional Use Authorization Application

(for Live Entertainment and/or Dancing)

PROPERTY DESCRIPTION

10. What is the maximum authorized occupant load for your establishment? 408 people

10a. If there are separate occupancy loads established per floor, list them: N/A

1st Floor: 252 people 2nd Floor: 156 people 3rd Floor: ___ people Basement: ___ people

11. If there are separate maximum authorized occupant loads for the establishment N/A and for the live entertainment or dancing venue within the establishment, list below.

Establishment generally holds: 408 people Live Entertainment: 156 people

NOTE: Applicant shall provide a floor plan of the establishment generally, and in the live entertainment or dancing venue within the establishment. A minimum of 6 copies shall be provided on 8 1/2" inch by 11" inch paper and in no case larger than 11"x17" inches. The floor plan shall be drawn to scale, with scale used indicated. The plan must include the dining and seating area(s), and if dancing is to be provided, the location and dimensions of the dance floor.

12. Did you attach a floor plan of the establishment generally, in the form and with the detail that the BMZA requires? Yes No

13. Did you attach a floor plan of the live entertainment and dancing venue within the establishment, in the form and with the detail that the BMZA requires? Yes No

14. If dancing is provided, does your floor plan show;

14a. The location and the dimensions of the dance floor? Yes No

14b. The maximum authorized occupant load, as approved by the Fire Department for all configurations of the

i. establishment generally? And Yes No

ii. The dancing venue within the establishment? Yes No

15. Indicate your proposed hours of general operation as a restaurant or tavern.

11:00 a.m./p.m. to 2:00 a.m./p.m. Monday 11:00 a.m./p.m. to 2:00 a.m./p.m. Tuesday
11:00 a.m./p.m. to 2:00 a.m./p.m. Wednesday 11:00 a.m./p.m. to 2:00 a.m./p.m. Thursday
11:00 a.m./p.m. to 2:00 a.m./p.m. Friday 11:00 a.m./p.m. to 2:00 a.m./p.m. Saturday
10:00 a.m./p.m. to 1:00 a.m./p.m. Sunday



BALTIMORE HOUSING

Conditional Use Authorization Application

(for Live Entertainment and/or Dancing)

PROPERTY DESCRIPTION

16. Indicate the hours of operation for the live entertainment or dancing proposed.

_____ a.m./p.m. to _____ a.m./p.m. Monday	_____ a.m./p.m. to _____ a.m./p.m. Tuesday
_____ a.m./p.m. to _____ a.m./p.m. Wednesday	<u>6:00</u> a.m./p.m. to <u>11:00</u> a.m./p.m. Thursday
<u>6:00</u> a.m./p.m. to <u>11:00</u> a.m./p.m. Friday	<u>6:00</u> a.m./p.m. to <u>11:00</u> a.m./p.m. Saturday
_____ a.m./p.m. to _____ a.m./p.m. Sunday	

17. Please indicate the frequency with which there will be live entertainment or dancing at your establishment? (i.e. daily, weekends, monthly, seasonally, etc.) 2 nights a week

18. Do you propose to remain open after 2 a.m. on any evening? Yes No

18a. If yes, indicate the proposed hours: 2 a.m. until: _____

(circle all days that apply) Monday Tuesday Wednesday Thursday Friday Saturday Sunday

19. What is the maximum number of seats that you propose or intend to maintain for outdoor table service?

Not Applicable 1-10 Outdoor Seats 10-20 Outdoor Seats 20-30 Outdoor Seats

20. Do you propose to install or maintain any exterior lighting? Yes No

20a. If yes, describe in detail in space below.

21. Do you propose to install or maintain sound-proofing of any type? Yes No

Please explain your answer in detail addressing the following in your response.

21a. What is the distance to nearest residence?

21b. Are there operable windows at the address seeking the conditional use? yes

21c. Do the entrance and exit doors have automatic closers? no yes

22. In your view, what is the public need for live entertainment and/or dancing at this establishment?

The clientele ages 27-40 has been requesting live music for a while. They currently frequent downtown, Towson/Timonium areas to hear musical acts. There is no "live music" in the area, therefore we would be filling that void.



LIVE ENTERTAINMENT IMPACT

23. List all similar establishments within 300 feet and detail what you believe to be the potential effect of your proposed use on those establishments.

- 1. Le Bistro Du Village 1609 Sulgrave Ave
2. Ethel & Ramone's 1615 Sulgrave Ave
3. Woodrow BBQ 1605 Sulgrave Ave
4. Chiyo Sushi 1619 Sulgrave Ave
5.

24. List names and address of all schools, religious institutions, parks and the number of residences on the same block or within 300 feet of your establishment. Give details on what you believe to be the potential effect of your proposed use on these areas. Number of Residences:

- 1. Mt. Washington School, 1801 Sulgrave Ave
2.
3.
4.
5.

Entertainment schedule will occur after school hours

25. In general, how do you intend to mitigate the impact on the surrounding community of noise emanating from your proposed live entertainment or dancing use? Describe in detail.

All acts will cease by 11:00pm. musicians would be set-up on the 2nd floor by the bar fireplace. The location should preclude any issues with noise levels reaching the neighborhood houses.

26. Describe the volume and type of vehicular and pedestrian traffic within 300 feet of your establishment.

Business District - Mt. Washington Village

27. Describe your proposed traffic management plan, if any, and how you intend to maintain it over time.



**BALTIMORE
HOUSING**

Conditional Use Authorization Application

(for Live Entertainment and/or Dancing)

LIVE ENTERTAINMENT IMPACT

28. Describe your proposed parking management plan, if any, and how you intend to maintain it over time.

There currently is a parking lot on the premise, as well as street parking, and a city-leased parking lot - Clayworks Lot, -5707 Smith Ave.

29. Describe your proposed sanitation plan, if any, and how you intend to maintain it over time.

30. Describe your proposed security plan, if any, and how you intend to maintain it over time.

An application will NOT be considered complete without the information requested above. It is HIGHLY recommended that you meet and consult with your neighborhood community and business associations in advance of your BMZA hearing. To find Associations in your area, go to www.baltimorehousing.org or contact The Baltimore City Department of Planning on the 8th floor of the Charles L. Benton Building, 417 East Fayette Street at (410) 396-PLAN.

NOTE: All information provided must be complete and truthful. Any changes to any of your answers at anytime prior to the public hearing must be reported to the BMZA. Depending on the change the BMZA may require an amendment to the application and a postponement of the public hearing or that a new appeal be submitted.