

**ADVISORY PLANNING BOARD  
REPORT TO COUNCIL**

**REPORT NO. 2019-05  
Date: June 7, 2019**

**SUBJECT: Outdoor Seating Request at Cedars of Lebanon**

**BACKGROUND:**

At the June 5, 2019 Advisory Planning Board meeting the Board discussed a request to place tables, chairs, and a knee wall to facilitate outdoor dining at the Cedars of Lebanon restaurant. The applicants requested permission to place three (3) tables, six (6) chairs, and a moveable knee wall alongside the western facing wall of the restaurant. The proposed knee wall would extend 5'3" out from the front of the building and extend 23' down the sidewalk along the western facing wall.

**ANALYSIS:**

Ms. Porter presented staff's report on this request. Staff recommended that the applicant be permitted to place the tables and chairs on the western facing wall as requested. Staff expressed concerns about the placement of the knee wall and recommended that it not be permitted. Ms. Porter explained that the placement of the knee wall would limit the amount of usable sidewalk to less than five (5) feet where an existing bench is placed.

The Board discussed staff's concern about the knee wall and agreed that it should not extend the entire length that was proposed on the plan. The Board does, however, believe that a shorter knee wall that would not interfere with the existing bench should be placed in order to distinguish the dining area from the remainder of the sidewalk.

**RECOMMENDATION:**

The Board recommends that the applicants be permitted to place three (3) tables, six (6) chairs, and a moveable knee wall that would terminate before the location of the existing bench.

This recommendation passed by a vote of 4 to 0.

Respectfully submitted,

Keith Chernikoff  
Chair