

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, JUNE 15, 2021
VIRTUAL HEARING

See: <https://zoning.baltimorecity.gov/> or call (410) 396-4301 for details on how to participate in this public hearing*

12:30P.M.-1:00 P.M. GENERAL MEETING *

Extension(s): 2018-134 2500 Eutaw Place; Justin Williams
2019-108 101 W. North Avenue; Alyssa Domzal

Reconsideration(s):

Miscellaneous:

1:00 P.M. ZONING DOCKET
NOTE: CASES MAY NOT NECESSARILY BE HEARD IN THE ORDER THAT THEY
APPEAR ON THE DOCKET

<u>APPEAL NO.</u>	<u>PREMISES</u>	<u>APPELLANT</u>	<u>PURPOSE OF APPEAL</u>
2021-045	205 S Chapel St	Eden Noe	To construct a two-story rear addition, and third floor addition
2021-052	1826 Bank St	Eden Noe	Variance to bulk regulations related to the construction of a two-story rear addition and third floor addition.
2021-063	3101 Saint Paul St	Josephine Maduagwu	To use a portion of the premises, ground level, for a restaurant & tavern, including live entertainment. Tavern and live entertainment is a conditional use requiring BMZA approval per subsection 10-301 of the zoning code.
2021-068	2838 Washington Blvd	Thomas McDuffie	To enclose existing side porch. Violates subsection 8-401, bulk regulations in an R-3 district. Expansion of existing non-complying structure.

2021-072	129-131 S Payson St	Van Brooks	To use premises for a community center. Conditional use under subsection 10-301 in the C-1 district. Off-street parking required under subsection 16-406 of the ZC
2021-073	3531 Claremont St	Evan Wivell	To construct a 2nd floor rear addition and 3rd floor loft and use as a single-family dwelling.
2021-074	2011 E Pratt	Virgil Bartram	To construct a third-floor addition with rooftop decks.
2021-075	2501-2507 Eutaw Pl	Colbert Matz Rosenfelt C/o Aliza Hertzmark	To construct a new 1-story auxiliary building for synagogue use.
2021-076	6500 Saint Helena Ave	Valerie and William Burke	To use as a neighborhood commercial establishment (retail thrift store).
2021-077	618 E Clement St	Bill West	To construct 2-story rear addition, 3rd floor addition. Decks at 1st floor rear and rooftop.
2021-078	1450 Towson St	Bill West	To construct 2-story rear addition, 3rd floor addition. Decks at 1st floor rear and rooftop.
2021-079	2300 Whittier Ave	Rena M. Johnson	To use premises as a multi-family dwelling consisting of three (3) dwelling units.
2021-080	2301 Whittier Ave	Rena M. Johnson	To use premises as a multi-family dwelling consisting of three (3) dwelling units.
2021-082	731 S Curley St	Joseph J Montanye	To construct a two-story rear addition and carport
2021-083	2001 E 31st	Sherwanda Brooks	To install a fence, 6 ft in height. Portion of which will be located along Jennifer Ave.
2021-084	4005 Hamilton Ave	Jessica Cabell	To use portion of premises as a day care center.
2021-088	139 S Clinton St	Adam Carballo	To use premises as a day care center

2021-092	6010 Baywood Ave	Samuel Pleater	Variance to bulk regulations related to the construction of a one-story (with basement) rear addition.
2021-093	606 Hyson St	Christian Clifton	Variances to bulk regulation related to construction of a two-story addition, rooftop deck, and rooftop stairway enclosure.
2021-103	3200 Saint Paul St	Tiffany Anonye	Variance to bulk regulation related to adding live entertainment to existing restaurant at portion known as 3224 Saint Paul St
2021-120	340 S Collington Ave	Eden Noe	Variance to bulk regulations related to the construction of a two-story rear addition, and third floor addition.

*BMZA reserves the right to conduct portions of the general meeting in closed session pursuant to the Maryland Open Meetings Act, §§ 3-301, 3-305, of the General Provisions Article of the Maryland Code.

To review and confirm individual appeal information visit Baltimore Housing:
http://cels.baltimorehousing.org/Search_BMZA_Map.aspx

Questions or comments may be sent to:
kathleen.byrne@baltimorecity.gov

Please note the appeal number and the subject property address in your question or comment.
Written comments must be received no later than 24 hours prior to the scheduled virtual hearing.