

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, JANUARY, 12 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):

Reconsideration(s): 2020-185: 1316-1336 N. Central Ave.
2020-201: 2334-2342 Guilford Ave.
2020-210: 2844 Hudson St.

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>
2019-418	ES The Alameda SEC/ E Cold Spring Ln	SMI Sign Systems	To erect a 10-ft high 128-sq. ft. freestanding sign with electronic messaging
2020-164	1534 W. Mount Royal Ave.	Nathaniel A Johnson Jr.	To use as 6 dwelling units
2020-189	1740-1742 Light St.	AB Associates	To consolidate 1740-1742 Light St.; const. a 3 sty. rear addition; and use as 4 dwelling units with 1 st floor commercial
2020-195	1 E. Montgomery St.	AB Associates	To alter interior for use as 5 dwelling units with 1 st floor office
2020-207	1123-1127 Sterrett St.	Nate Pretl	To consolidate 1123-1127 Sterrett St. and const. a 3-sty. multi-family bldg. (5 dwelling units) with rear and rooftop decks
2020-214	2148 W. Fayette St.	Lamont Jefferson c/o Laborers of the Harvest Ministries	To use first floor for a 58 seat church
2020-215	1644-1646 Ceddox St.	Orlando Petini	To use premises as a church
2020-216	3811 Barrington Rd.	Aaron Eyob	To use as a multi-family dwelling that will consist of 4 dwelling units
2020-217	444 Grindall St.	Charles George	To const. a 2-sty. rear addition with rooftop deck
2020-218	1619-1621 Sulgrave Ave.	Gina Takaoka	To use 1 st floor rear of property k/a 1621 Sulgrave Ave. as a tattoo studio

2020-219	1301-1315 E. Fort Ave.	Caroline Hecker	To subdivide the property into 122 lots and const. 108 rowhouse dwelling units and 14 stormwater management lots
2020-221	1123 S. Decker Ave.	Jeff Vornadore	To const. a 2-sty. addition atop existing 1-sty. garage
2020-222	1207 W. 42 nd St.	John Chapman	To const. a 1-sty. rear addition
2020-223	1257 William St.	Matt Knoepfle	To const. a 2 sty. rear addition with rooftop deck
2020-224	733 W. Pratt St., 732 W. Pratt St., 207 S. Fremont Ave.	AB Associates	To consolidate 733 W Pratt, 737 W Pratt, and 207 S. Fremont; and construct a 5-sty. multi-family dwelling (42 dwelling units)
2020-225	901-915 Ponca St.	Miguel Carela	To use premises as a motor vehicle dealership
2020-226	4210 Cottman Ave.	Semai Property, LLC c/o Aaron Eyob	To use as a multi-family dwelling consisting of 2 dwelling units
2020-227	3413 Callaway Ave.	Momona Properties LLC c/o Aaron Eyob	To use as a multi-family dwelling consisting of 4 dwelling units
2020-228	3018-3020 Hamilton Ave.	Caroline Hecker	To consolidate 3018 and 3020 Hamilton Ave and const. 6 multi-family dwellings totaling 22 dwelling units.

*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:
livhu.ndou@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.