

**CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS**

**ZONING APPEALS DOCKET FOR TUESDAY, JANUARY, 26 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):** BMZA2020-196: 818 N. Broadway  
BMZA2020-190: 2745 Huntingdon Ave.

**Miscellaneous:** BMZA2017-73: 5715 Roland Ave. (Circuit Court remand)

**1:00 P.M. ZONING DOCKET**

**NOTE: CASES MAY NOT NECESSARILY BE HEARD IN THE ORDER THAT THEY APPEAR ON THE DOCKET**

<b><u>APPEAL NO.</u></b>	<b><u>PREMISES</u></b>	<b><u>APPELLANT</u></b>	<b><u>PURPOSE OF APPEAL</u></b>
2020-63	5500 Greenspring Ave.	Leah Barron	To const. a 6 ft. privacy fence
2020-64	2125 Saint Paul St.	Nate Pretl	To increase from 3 dwelling units to 5 dwelling units
2020-77	2511 Chelsea Terr.	Lisa Tate	To use 1 <sup>st</sup> floor as day care for up to 15 children
2020-117	4218 Connecticut Ave.	Daniela McDonald	To const. a 6ft. high fence
2020-118	835 Ponca St.	Luis George	To subdivide lot; retain existing dwelling; and const. a Multi-Family (2 dwelling unit) detached structure
2020-133	2600 Gwynns Falls Pkwy.	Sparks Land Development KCI Technologies (c/o J.R. Woolman)	To const. a restaurant with drive through
2020-139	724 N. Carrollton Ave.	William Broadus	To use as 4 dwelling units
2020-140	1100 W. Lafayette Ave.	William Broadus	To use as 5 dwelling units
2020-173	4004 Boarman Ave.	Hal Arnold	To use as 2 dwelling units
2020-211	129 E. West St.	Adam Carballo	To const. 2 <sup>nd</sup> floor rear addition with rear and rooftop decks
2020-213	4013 and 4015 Eastern Ave.	Adam Carballo	To consolidate lots; const. a 3 <sup>rd</sup> floor addition; and, use as 4 dwelling units with a 1 <sup>st</sup> floor commercial
2020-224	733 W. Pratt St., 737 W. Pratt St. and 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 35 dwelling units)
2020-229	1129 Monroe Circle (and 6 unimproved lots)	South Baltimore Community Land (c/o Justin Williams)	To consolidate lots; and, const. a 6 dwelling unit Multi-Family Dwelling and a 2 dwelling unit Multi-Family Dwelling
2020-230	1615 N. Hilton St.	Ralph Marsh	To use as 2 dwelling units

2020-231	6112-6118 Park Heights Ave. and 3601 Pinkney Rd.	Aliza Hertzmark	To consolidate, demolish existing structures, and to const. a 3 sty. bldg. to be used as a place of worship & educational facility
2020-232	529 E. Gittings St.	David Matthews	To const. 2 sty. rear addition with rear and rooftop deck
2020-234	300 S. Fagley St.	Keith Gibson	To const. a 1 sty. rear addition
2020-236	2034 E. Pratt St.	Lindsay Crummey	To const. detached rear garage with rooftop deck
2020-237	203 Ridgewood Rd.	Delbert Adams Construction c/o Mary Holley	To const. a 1-sty. detached garage with shed in portion of side yard
2020-240 (Negative Appeal)	1100 S. Bouldin St.	Kathryn Strobel	To appeal the issuance of permit #COM2020-77558

\*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](http://cels.baltimorehousing.org/Search_BMZA_Map.aspx)

Questions or comments may be sent to:

[livhu.ndou@baltimorecity.gov](mailto: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.*