

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

**ZONING APPEALS DOCKET FOR TUESDAY, APRIL 20 , 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):**

**Miscellaneous:** Review briefs submitted regarding BMZA 2017-073; 5715 Roland Ave

**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>
2020-050	200 N Monroe St	Daniel Bissie	To continue to use ground floor as a grocery store. 2nd floor as one (1) dwelling unit.
2020-173	4004 Boarman Ave	Hal Arnold	To continue to use as a multi-family dwelling consisting of two (2) dwelling units.
2020-174	4006 Boarman Ave	Hal Arnold	To continue to use as a multi-family dwelling consisting of two (2) dwelling units.
2020-256	615 S Eaton St	Adam Carballo	To construct a 22'-4" x 13'-6" deck at 2nd floor rear.
2021-014	1815 Marshall St	Josh Nicodemus	To subdivide lot and develop three 4-story single-family rowhomes with front loading garages.
2021-018	1300 Holbrock St	Hearts Place Services, INC c/o Caroline Hecker, Esq	To consolidate 1300-1322 Holbrock St to subdivide and erect 13 single-family homes made from converting shipping containers.
2021-019	2410 Shellydale Dr	Joel Pleeter	To construct a two-story addition.

2021-020	1700 Eutaw Pl	Mipaz 500, LLC c/o Adam D. Baker, Esq./ Rosenberg Martin Greenberg, LLP	To renovate existing structure as a multi-family dwelling consisting of 24 dwelling units.
2021-021	118 E 24 <sup>th</sup> St	Leone Moretti	To use as a multi-family consisting of three dwelling units.
2021-022	706 S Curley St	Conor Casey	To construct a two-story rear addition and rooftop deck.
2021-025	4701 Park Heights Ave	Colbert Matz Rosenfelt	To construct a new four story 75- unit age- restricted multi-family dwelling.
2021-026	3600-3606 Falls Rd	Calvin Parker III	To use portion as a tattoo shop/art gallery.
2021-027	1816 W Lexington St	Carolyn Starks Saxon	To use portion as an office space for non-profit organization. Remainder as housing for vulnerable community members.

\*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:  
[kathleen.byrne@baltimorecity.gov](mailto: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.*