

**ZONING DOCKET FOR TUESDAY, MAY 29, 2018**  
**ROOM 215, CITY HALL**  
**12:30 P.M. - 1:00 P.M. GENERAL MEETING \***

**Rules Update(s):**

-Legislative updates  
-Hardship extensions for nonconforming  
liquor stores/taverns

**Reconsideration(s):**

2018-19: 532-34 Belnord Avenue

**Extension Requests(s):**

2013-50: 3358-60 Chestnut Avenue  
2015-88: 2700 Rayner Avenue  
2016-415: 2305 Duker Court  
2017-138: SES Paca Street, SW Monroe Street, Lot 0828  
2017-141: 101-115 East Wells Street

**Status Request(s):**

**Miscellaneous:**

Other

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

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

<b>APPEAL NO.</b>	<b>PREMISES</b>	<b>APPELLANT</b>	<b>PURPOSE OF APPEAL</b>
2018-102 (P.P. from 05/15/18)	5826 Clarks Hill	Edward Nottingham	To const. 1-sty rear addition.
2018-107 (P.P. from 05/15/18)	1700 thru 1736 Division Sts. 545 thru 569 Laurens Sts. 1505½ thru 1723 Brunt Sst. 546 thru 562 Wilson Sts. & alleys	Aliza Hertzmark	To consolidate lots & alleys and const. 3 detached multi-family dwellings: total 43 dwg.units with 43 parking spaces.
2018-108 (P.P. from 05/15/18)	552 thru 566 Laurens Sts. 1803 thru 1813 Brunt Sts. 537 thru 541 Mission Cts. & alleys.	Aliza Hertzmark	To consolidate lots & alleys and const. detached multi-family dwg: total 4 dwg.units with 4 parking spaces.
2018-109 (P.P. from 05/15/18)	1818 thru 1848 Division Sts. 545 thru 557 Robert Sts. 1815 thru 1813 Brunt Sts. 538 thru 540 Mission Cts. & alleys.	Aliza Hertzmark	To consolidate lots & alleys and const. 2 detached multi-family dwgs: total 15 dwg.units with 15 parking spaces.
2018-110 (P.P. from 05/15/18)	503 thru 515 Robert Sts.	Aliza Hertzmark	To consolidate lots and const. detached multi-family dwg: 5 dwg.units with 5 parking spaces.
2018-111 (P.P. from 05/15/18)	517 thru 531 Robert Sts.	Aliza Hertzmark	To consolidate lots and const. detached multi-family dwg: 6 dwg.units with 6 parking spaces.
2018-112 (P.P. from 05/15/18)	512 thru 516 Robert Sts.	Aliza Hertzmark	To consolidate lots and const. detached multi-family dwg: 2 dwg.units with 2 parking spaces.
2018-113 (P.P. from 05/15/18)	530 thru 536 Robert Sts.	Aliza Hertzmark	To consolidate lots and const. detached multi-family dwg: 3 dwg.units with 3 parking spaces.

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2018-114 (P.P. from 05/15/18)	502 thru 510 Robert Sts.	Aliza Hertzmark	To consolidate lots and const. detached multi-family dwg: 4 dwg.units with 4 parking spaces.
2018-118 (P.P. from 05/15/18)	508 E. Randall St.	Matt Knoepfle	To const. 2 <sup>nd</sup> fl. rear addition.
2018-119 (P.P. from 05/15/18)	809 S. Curley St.	Matt Knoepfle	To const. 2-sty rear addition & rooftop deck.
2018-120 (P.P. from 05/15/18)	1625 thru 1635 Cuba Sts.	Joseph Woolman	To consolidate lots, subdivide into 4 lots, and const. 4 single-fam.dwgs. with rear decks & lower level rear garages.
2018-121 (P.P. from 05/15/18)	1643 thru 1647 Cuba Sts.	Joseph Woolman	To consolidate lots, subdivide into 2 lots, and const. 2 single-fam.dwgs. with rear decks & lower level rear garages.
2018-122 (P.P. from 05/15/18)	3301 Shelburne Rd.	Benjamin Ahar	To (raze bldg.) const. detached single-fam.dwg. with parking pad.
2018-123 (P.P. from 05/15/18)	10 W. West St.	Martin Mitchel	To use 1 <sup>st</sup> fl. as medical/therapy office.
2018-126 (P.P. from 05/15/18)	216 S. Duncan St.	Joyce Eltringham	To const. 2 <sup>nd</sup> fl. rear addition.
2018-131	1138 Battery Ave	Lee Giroux	To const. 2 <sup>nd</sup> fl. rear deck.
2018-134	2500 Eutaw Pl	Stanley Fine	To use as mixed use: 9 dwg.units, pre school/day care & community ctr: offices and neighborhood/community group kitchen
2018-135 (P.P. from 05/15/18)	33 Warrenton Rd.	Caroline Hecker	To const. 2-sty (24,000 sq.ft.) primary and secondary educational facility.
2018-136	2102 E. Madison St.	Adam Carballo	To use premises as office.
2018-138	717 S. Dean St.	Andrew Dowell	To const. rooftop deck onto garage with access from dwelling.
2018-139	3901 Glen Ave.	Barrington Armstrong	To erect 6' high fence along street corner side.
2018-142	3817 Hickory Ave.	Richard Byrd	To const. 2-sty. Rear addition with rooftop deck.
2018-144	3021 Eastern Ave.	Matt Keller	To const. 2 <sup>nd</sup> fl. rear & rooftop decks.
2018-153 (P.P. from 05/15/18)	1428 Light St.	Joseph Woolman	To subdivide into 2 lots as 2 single-fam.dwgs. to be: 1428 Light St. and 1437 Marshal St.
2018-99	1700 West 41 <sup>st</sup> Street	Caroline Hecker	To add live entertainment & dancing to tavern with outdoor table service. (DEFERRED FROM 5/1/18: DELIBERATION AND VOTE ONLY, NO FURTHER EVIDENCE ACCEPTED)

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### **3:00 P.M. ZONING DOCKET**

2017-268 (P.P. from 08/15/17)	1300-1308 Russell St. & 1310-1320 Russell St.	Caroline Hecker	To consolidate lots, raze & rebuild and use as live entertainment with outdoor tables & accessory retail sales.
2018-140	1314 Edmondson Ave.	Bernard Mose	To continue as 2 dwg.units.
2018-143	1727-1729 W. Lanvale St.	Anthony Francis	To use as restaurant & 2 dwg.units.
2018-145	618 E. Fort Ave.	Mike Leeds	To const 2-sty. rear addition, 3 <sup>rd</sup> fl. addition, 1 <sup>st</sup> fl. rear deck and 3 <sup>rd</sup> fl. front & rear decks
2018-147	1000 Eastern Ave.	Nate Pretl	To const. 75' high bldg.: 24 dwg.units, 1 <sup>st</sup> .fl retail space, 2 <sup>nd</sup> fl. office space.
2018-159	3501 Dillon St.	Stephen Kline	To const. 3-sty rear addition with rooftop deck.

### **5:00 P.M. ZONING DOCKET**

2017-488 (P.P. from 03/20/18)	2401 thru 2417 E. North Ave.	Justin Williams	To consolidate lots and use for 420 seat place of worship with multi-purpose area & classrooms with 6 parking spaces.
2017-489 (P.P. from 03/20/18)	1833 thru 1845 N. Milton Ave., 2421 thru 2431 E. North Ave. & alley.	Justin Williams	To consolidate lots and use for health-care clinic with 40 parking spaces.
2018-37 (P.P. from 04/20/18)	3741 E. Lombard St.	Abraham Hurdle	To use 1 <sup>st</sup> fl. as restaurant.

\*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 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:  
[derek.baumgardner@baltimorecity.gov](mailto:derek.baumgardner@baltimorecity.gov)

Please note the appeal number and property address in your question or comment.