

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

**ZONING APPEALS DOCKET FOR TUESDAY, NOVEMBER 17, 2020**  
**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 \***

**Rules Update(s):**

**Reconsideration(s):** BMZA 2020-125: 2501 W. Franklin St (during public hearing; sign variance only)

**Extension request(s):**

**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>
2020-71	841 E. Chase St.	Donny Ankri	To const. 3 <sup>rd</sup> fl. rear addition and increase from 3 dwg. units to 4 dwg. units
2020-111	2434-2462 Greenmount Ave. and 2429-2431 Brentwood Ave.	Caroline Hecker	To consolidate 2434 - 2462 Greenmount (even) and 2429 - 2431 Brentwood (odd); and, const. a mixed-use building: 89 affordable housing units, street-level office/retail space with ground-level 45 space parking lot and garage
2020-125 (Motion for Reconsideration)	2501-2525 W. Franklin Sts. and 330 Warwick Ave.	Caroline Hecker	To consolidate 2501 thru 2525 W Franklin Sts, with 330 N Warwick Ave and subdivide into 3 lots: Lot 1 construct a parking lot, Lot 2 construct a restaurant with drive through facility, and Lot 3 construct a retail goods establishment
2020-139	724 N. Carrollton Ave.	William Broaddus	To use as 4 dwg. units
2020-140	1100 W. Lafayette Ave.	William Broaddus	To use as 5 dwg. units
2020-144	2628 Harford Rd.	Natasha Watson	To use as community health center
2020-161	818 N. Fulton Ave.	Calvin McCargo	To use as 2 dwg. units
2020-164	1534 W. Mount Royal Ave.	Nathaniel Johnson	To use as 6 dwg. units
2020-165	2001 Boone St.	Benjamin Zonis	To use as rooming house: 8 rooming units
2020-172	1810 McCulloh St.	Sibel Ozkan	To use as 7 dwg. units
2020-175	3406 Alto Rd.	Ezra Hill	To use as 2 dwg. units
2020-176	317 S. Madeira St.	Eden Noe	To const. 2-sty. rear addition
2020-177	626 Mount Holly St.	Clayton Ballard	To use as 2 dwg. units and a convenience store

(continued on next page)

2020-178	714 S. Curley St.	Matt Knoepfle	To const. 2-sty. rear addition with rooftop deck
2020-179	1330 Cooksie St. and 1332 Cooksie St.	Amber Rosato	To consolidate 1330 Cooksie St and 1332 Cooksie St., const. new 2 <sup>nd</sup> and 3 <sup>rd</sup> floors with rooftop deck; and, use entire premises as a single-family dwelling
2020-180	3500 Park Heights Ave.	Trina Williams	To const. new 1-sty. single-family dwelling

\*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 recieved no later than 24 hours prior to the scheduled virtual hearing.*