

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, DECEMBER 1, 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 *

Extension and amendment request: 2017-33 2244 Essex St.

Postponement request: 2020-190 2745 Huntingdon Ave.

1:00 P.M. ZONING DOCKET

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

APPEAL NO.	PREMISES	APPELLANT	PURPOSE OF APPEAL
2020-50	200 N. Monroe St.	Daniel Bissie	To use ground floor as grocery store
2020-71	841 E. Chase St.	Donny Ankri	To const. 3 rd fl. rear addition and increase from 3 dwg. units to 4 dwg. units
2020-164	1534 W. Mount Royal Ave.	Nathaniel Johnson	To use as 6 dwg. units
2020-181	1825 N. Bond St.	Keeshon Rucker	To const. 2-sty rear addition with rear deck
2020-182	to be 5105 Plainfield Ave. 'SES Plainfield Av 100 ft NE Chesmont Av'	Atiya Wells	To use premises for a community-managed open-space farm
2020-183	5501-5517 Bowleys Ln.	Joseph Woolman	To increase to 127 dwg. units and const. 1-sty. accessory community bldg.
2020-185	to be 1202 E. Preston St. (14 vacant lots)	Daniel McCarthy	To consolidate lots, const. 4-sty. multi-family: 70 affordable dwg. units with 30 parking spaces
2020-186	1417 Clarkson St.	Matt Kneopfle	To const. 2-sty. rear addition with rooftop deck
2020-188	1201 S. Ellwood Ave.	Alexandra Mejia	To const. 2-sty. rear addition, new 3 rd fl. with rooftop deck accessed from stairway penthouse
2020-189	1740 Light St. and 1742 Light St.	Nate Pretl	To consolidate lots, const. 3-sty. rear addition, rooftop deck accessed from stair penthouse; and, use as for 4 dwg. units & 1 st fl. commercial
2020-190	2745 Huntingdon Ave.	Nicholas Schauman	To use entire premises as restaurant with bar, outdoor dining & live entertainment
2020-191	5107 Old Hamilton Ave.	Nate Pretl	To const. four 2-sty. detached multi-family: 10 dwg. units each (total 40 dwg. units) with 40 parking spaces
2020-193	1000-1012 W. 36 th St.	J. Ranno	To use k/a 1006 for tattoo shop

(continued on page 2)

2020-194	1729 Light St. and 1731 Light St.	Nate Pretl	To consolidate lots, const. 3-sty. rear addition with rear decks; and, use for 5 dwg. units
2020-195	1 E. Montgomery St.	Nate Pretl	To use for 5 dwg. units with 1 st fl. offices
2020-196	818 N. Broadway	Elizabeth Johnson	To use entire premises as a grocery store
2020-197	1201 W. Cross St.	Nate Pretl	To const. 2 nd & 3 rd fl. rear addition with rear deck; and, use for 2 dwg. units & 1 st fl. commercial
2020-198	3360 Annapolis Rd.	Ryan Potter	To use as gasoline station with convenience store: const. freestanding canopy over 4 dispensers (8 fuel pumps); convert existing structure into a convenience store; install three 25 sq.ft. identification signs, miscellaneous signs and 20' high double faced 25 sq.ft. free standing identification with gasoline price poll sign.

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