

CITY OF BALTIMORE, BOARD OF MUNICIPAL AND ZONING APPEALS

ZONING APPEALS MINUTES FOR TUESDAY JUNE 21, 2022

IN-PERSON HEARING – CITY HALL – ROOM 215

12:30PM – 1:00PM GENERAL MEETING

Call to Order

Attendance: **Present** – James Fields, Bill Cunningham, Sabrina Johnson Turner, Otis Freeman, Leland Shelton.

Adoption of BMZ 2021-343 - 808 S Ann, BMZ 2022-154 - 5718 York Rd, and June 7, 2022 resolutions: each resolution adopted 5-0 with no amendments.

Deliberations and Decisions on Deferred Cases

Appeal Number	Address	BMZA Board Member Votes				
		JF	BC	SJT	OF	LS
2017-073	Joseph Woolman III	yes	yes	yes	yes	yes
2021-217	Terra Café	no	no	no	abstain	no

Adjournment

1:00PM ZONING APPEAL DOCKET

Call to Order

Attendance: **Present** – James Fields, Bill Cunningham, Sabrina Johnson Turner, Otis Freeman, Leland Shelton.

Appeal Number	Address	BMZA Board Member Votes				
		JF	BC	SJT	OF	LS
2021-230	501-503 S Broadway	yes with conditions ¹	yes with conditions	yes with conditions	yes with conditions	yes with conditions
2021-251	4434 Falls Rd	yes with condition ²	abstain	yes with condition	yes with condition	yes with condition
2021-325	1701 N Ellamont St	postpone – no new date	postpone – no new date	postpone – no new date	postpone – no new date	postpone – no new date
2022-130	3417 Chestnut Ave	no	no	no	no	no
2022-145	1201 N Linwood Ave	yes with conditions ³	yes with conditions	yes with conditions	yes with conditions	yes with conditions
2022-179	6200 Gist Ave	consent	consent	consent	consent	consent

¹ Conditions for approval of BMZ 2021-230: (1) Appellant must remove signs from windows; (2) Appellant must remove trash daily from premises (3) Appellant must implement existing security plan (4) Appellant must receive approval from CHAP for plans for proposed renovations.

² Condition for approval of BMZ 2021-217: Appellant must provide proof of site plan approval from DOT.

³ Conditions for approval of BMZ 2022-145: (1) Appellant must install security cameras that are connected to the BPD CitiWatch system (2) Appellant must install appropriate outdoor and indoor lighting (3) Hours of operation will be limited to 8am to 9pm.

2022-180	1433 William St	consent	consent	consent	consent	consent
2022-181	1340 E Fort Ave	consent with condition ⁴	consent with condition	consent with condition	consent with condition	consent with condition
2022-182	1317 Hull St	consent	consent	consent	consent	consent
2022-183	300 Cedarcroft Rd	consent	consent	consent	consent	consent
2022-185	6014 Clover Rd	consent	consent	consent	consent	consent
2022-188	1415-1417 Etting St	postpone to 7/5	postpone to 7/5	postpone to 7/5	postpone to 7/5	postpone to 7/5
2022-189	1426 Druid Hill Ave	postpone to 7/5	postpone to 7/5	postpone to 7/5	postpone to 7/5	postpone to 7/5
2022-190	1434 McCulloh St	postpone to 7/5	postpone to 7/5	postpone to 7/5	postpone to 7/5	postpone to 7/5
2022-191	1501 Edmondson Ave	yes	yes	yes	yes	yes
2022-192	2027 E Lombard St	consent	consent	consent	consent	consent
2022-193	531 E Fort Ave	consent	consent	consent	consent	consent
2022-194	629 S Port	consent	consent	consent	consent	consent
2022-195	1336 Dellwood Ave	consent	consent	consent	consent	consent
2022-196	3839 Reisterstown Rd	consent	consent	consent	consent	consent
2022-197	2027 Braddish Ave	yes	yes	yes	yes	yes
2022-198	845 N Luzerne	consent	consent	consent	consent	consent
2022-199	4615 Keswick Rd	consent	consent	consent	consent	consent
2022-200	5604 Greenspring Ave	consent	consent	consent	consent	consent
2022-208	25 N. Chester	postpone to 7/5	postpone to 7/5	postpone to 7/5	postpone to 7/5	postpone to 7/5

Adjournment

⁴ Condition for 2022-181: Appellant agrees to remove fence between Property and 1338 E. Fort Avenue.