

CITY OF BALTIMORE, BOARD OF MUNICIPAL AND ZONING APPEALS
ZONING APPEALS MINUTES FOR TUESDAY AUGUST 30, 2022
IN-PERSON HEARING – 417 E. FAYETTE ST., 8TH FLOOR BOARDROOM

12:30PM – 1:00PM GENERAL MEETING

Call to Order

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

Extension Request: BMZ 2021-166 3837 Park Heights Ave; Holy Nativity & St. Johns Dev Corp. One-year extension approved 4-0.

Adjournment

1:00PM ZONING APPEAL DOCKET

Call to Order

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

Appeal Number	Address	BC	SJT	OF	LS
2021-127	2507 N Howard St	yes	yes	yes	yes
2022-171	30 Poultney St	consent	consent	consent	consent ¹
2022-174	123 Warren Ave	consent	consent	consent	consent ²
2022-210	2700 W Baltimore St	consent	consent	consent	consent
2022-215	6212 Mclean Blvd	consent	consent	consent	consent
2022-222	1420 N Luzerne Ave	consent	consent	consent	consent
2022-234	1325 Key Hwy	consent	consent	consent	consent ³
2022-273	2556 Wilkens Ave	consent	consent	consent	consent
2022-277	25 E Cross St	consent	consent	consent	consent ⁴
2022-279	1030 N Arlington Ave	consent	consent	consent	consent
2022-280	1613 N Caroline St	consent	consent	consent	consent
2022-282	1425 Ensor St	withdrawn	withdrawn	withdrawn	withdrawn

¹ Subject to the Authorization to Proceed issued by the Commission for Historical and Architectural Preservation (CHAP).

² Subject to the Authorization to Proceed issued by the Commission for Historical and Architectural Preservation (CHAP).

³ Subject to the following conditions: (1) Live entertainment acts must be hired and compensated by the Owner/Operator of the restaurant use. (2) A copy of the use and occupancy permit for the premises must be kept on the premises and available for inspection by representatives of Baltimore City at all times. (3) A copy of the written approval by the Board of Municipal and Zoning Appeals of the live entertainment provided on the premises, including details of any restrictions or limitations on the live entertainment provided, must be kept on the premises and available for inspection by representatives of Baltimore City at all times. (4) A copy of all other permits and licenses required pursuant to the written approval of the Board of Municipal and Zoning Appeals must be kept on the premises and available for inspection by representatives of Baltimore City at all times. (5) Appellant may provide live, amplified music on the existing indoor stage area at the Northwest corner of the building adjacent to the exterior wall that opens to the waterside patio. (6) Music will be provided primarily during special events on selected holidays (e.g., New Year’s Eve, Independence Day, Cinco de Mayo, etc.), as well as for private parties. (7) Live entertainment shall not be provided after 10:00 p.m. on Sunday through Thursday or after 11:00 p.m. on Friday and Saturday.

⁴ Subject to the following conditions: (1) A copy of the use and occupancy permit for the premises must be kept on the premises and available for inspection by representatives of Baltimore City at all times. (2) A copy of the written approval by the Board of Municipal and Zoning Appeals of the live entertainment provided on the premises, including details of any restrictions or limitations on the live entertainment provided, must be kept on the premises and available for inspection by representatives of Baltimore City at all times. (3) A copy of all other permits and licenses required pursuant to the written approval of the Board of Municipal and Zoning Appeals must be kept on the premises and available for inspection by representatives of Baltimore City at all times.

2022-283	1711 Ensor St	withdrawn	withdrawn	withdrawn	withdrawn
2022-284	1600 N Rose St	consent	consent	consent	consent ⁵
2022-285	2305 Whitley Rd	consent	consent	consent	consent
2022-286	2310 Ashland Ave	consent	consent	consent	consent
2022-287	400 Pitman Pl	consent	consent	consent	consent ⁶
2022-288	222 Saint Paul Pl	consent	consent	consent	consent

Adjournment

⁵ Subject to the condition that Appellant requests a passenger loading zone adjacent to the Property be considered by the Parking Authority of Baltimore City.

⁶ Subject to the condition that use of the property complies with the terms and conditions of the Baltimore City Code, Article 23 (Sanitation).