

CITY OF BALTIMORE, BOARD OF MUNICIPAL AND ZONING APPEALS
ZONING APPEALS MINUTES FOR TUESDAY SEPTEMBER 27, 2022
IN-PERSON HEARING – 417 E. FAYETTE ST., 8TH FLOOR BOARDROOM

12:30PM – 1:00PM GENERAL MEETING

Call to Order

Attendance: **Present** – James Fields, Bill Cunningham, Frank Bonaventure, Leland Shelton.

Extension Requests:

BMZ 2017-238, 4711 & 4713 Falls Rd; Caroline Hecker, Esq. – fifth extension request denied by vote of 4-0.

BMZ2021-147 3220 Eastern Ave; James Heise – first 6-month extension approved by vote of 4-0.

BMZ2021-162 234 N. Carey Street; Justin Williams; BMZ 2021-163 238 N. Carey Street; Justin Williams; BMZ2021-164 236 N. Carey Street; Justin Williams – first 12-month extension approved by a vote of 4-0.

Adjournment

1:00PM ZONING APPEAL DOCKET

Call to Order

Attendance: **Present** – James Fields, Bill Cunningham, Frank Bonaventure, Leland Shelton.

Appeal Number	Address	JF	BC	SJT	LS	
2021-325	1701 N Ellamont St	consent	consent	consent	consent	
2022-163	NS Frederick Ave NEC S Athol Ave	consent	consent	consent	consent	¹
2022-242	5111 Plainfield Ave	consent	consent	consent	consent	
2022-259	2127 E Pratt St	consent	consent	consent	consent	²
2022-262	1639 N Broadway	postpone	postpone	postpone	postpone	
2022-264	912 Newington Ave	no	no	no	no	
2022-272	2907 O'Donnell St	yes	yes	yes	yes	³
2022-281	2901 O'Donnell St	yes	yes	yes	yes	⁴
2022-289	4633 Furley Ave	consent	consent	consent	consent	
2022-290	2035 W North Ave	consent	consent	consent	consent	
2022-291	601 Richwood Ave	consent	consent	consent	consent	
2022-292	3523 Buena Vista Ave	consent	consent	consent	consent	
2022-302	101 W Cross St	yes	yes	yes	yes	⁵

¹ Subject to plans approved by the Planning Department.

² Subject to the following conditions: (1) A minimum of six feet of the sidewalk along Collington Avenue must remain clear and unobstructed for pedestrian access or use. (2) The capacity of the outdoor dining area will not be more than five tables and 20 patrons. (3) The outdoor tables will be limited to those that can accommodate four patrons and will be kept against the wall of the building. (4) There will be no outdoor bar. (5) There will be no outdoor music, jukebox or other form of entertainment. (6) All patrons must be seated for dining and served by waitstaff.

³ Subject to the conditions in the Memorandum of Understanding with the Canton Community Association.

⁴ Subject to the conditions in the Memorandum of Understanding with the Canton Community Association.

⁵ Kennel use approved subject to the conditions that (1) it be used solely as an accessory use to a restaurant and not operated independently and (2) used for cats only.

2022-308	604 N Eutaw St	consent	consent	consent	consent	
2022-309	12-16 W 20th St	consent	consent	consent	consent	
2022-312	920 N Arlington	consent	consent	consent	consent	
2022-313	1730 Fleet St	postpone	postpone	postpone	postpone	
2022-315	4229 Pimlico Rd	postpone	postpone	postpone	postpone	
2022-316	1616 W Franklin St	no	no	no	no	
2022-317	524 Harwood Ave	consent	consent	consent	consent	
2022-318	3403 Edmondson Ave	postpone	postpone	postpone	postpone	
2022-323	1302 William St	consent	consent	consent	consent	
2022-325	3818 Roland Ave	yes	yes	yes	yes	⁶
2022-326	923 N Eden	consent	consent	consent	consent	
2022-327	5001 Benton Heights Ave	postpone	postpone	postpone	postpone	
2022-328	780 W Hamburg St	postpone	postpone	postpone	postpone	

Adjournment

⁶ The Board approved a two-space parking variance rather than the five-space variance requested by Appellant.