

CITY OF BALTIMORE, BOARD OF MUNICIPAL AND ZONING APPEALS
ZONING APPEALS MINUTES FOR TUESDAY OCTOBER 11, 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, Leland Shelton, Jai Bonner, Otis Freeman (OF via telephone, solely to vote on adoption of BMZA resolution for 2021-127).

Extension Requests:

BMZ2019-301 – 4 N Martin Luther King Jr; Alyssa Domzal – 6-month extension approved 5-0.

BMZ2020-111 - 2434 Greenmount Ave; Caroline Hecker – 12-month extension approved 5-0.

BMZ2020-148 – 2452 Druid Hill Ave; Pedro Ramirez – 4-month extension approved 5-0.

Reconsideration Request:

BMZ2022-269 403 S Wolfe St; Anita Bhatia – reconsideration denied 4-0.

Deliberations from August 24, 2022 hearing:

Appeal Number	Address	JF	BC	SJT	LS	JB
2021-095	NS W Northern Pkwy 306'7" E of Falls Rd	Yes	Yes	Yes	Yes	Yes

Draft Resolutions Adopted: 2022-164, 2021-228, 2022-229, 2022-208, 2022-151, 2022-232, 2022-238, 2022-256, 2022-271, 2022-278, 2021-127 (all adopted 4-0).

Adjournment

1:00PM ZONING APPEAL DOCKET

Call to Order

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

Appeal Number	Address	JF	BC	SJT	LS	Notes/Conditions
2022-252	2245 McElderry St	postpone	postpone	postpone	postpone	rescheduled for November 1
2022-293	1810 McCulloh St	approved	approved	approved	approved	5 units approved, under condition that appellant complies with the Sanitation Code
2022-294	246 N Rose St	consent	consent	consent	consent	
2022-295	1505 Eutaw Pl	consent	consent	consent	consent	subject to MOU with Madison Park Improvement Association and the Bolton Hill Community Association
2022-296	1744 Jackson St	consent	consent	consent	consent	
2022-297	3124 Dillon St	consent	consent	consent	consent	

2022-298	3220 Strickland St	consent	consent	consent	consent	
2022-299	1518 Boyle St	consent	consent	consent	consent	
2022-301	5505 Wexford Rd	consent	consent	consent	consent	
2022-303	1701 E Patapsco Ave	consent	consent	consent	consent	
2022-304	3228 Gwynns Falls Pkwy	yes	yes	yes	yes	
2022-329	2120-2122 N Charles St	yes	yes	yes	yes	subject to condition that appellant submit a security plan; other conditions suggested by Planning Dept
2022-330	3434-3462 Wilkens	postpone	postpone	postpone	postpone	
2022-331	833 S Decker St	consent	consent	consent	consent	
2022-332	1211 Dundalk Ave	no	no	yes	no	
2022-334	1212 Union Ave	consent	consent	consent	consent	
2022-335	1724 Druid Hill Ave	no	no	no	no	
2022-338	526 S Chapel Gate Ln	postpone	postpone	postpone	postpone	
2022-339	4303 Woodlea Ave	consent	consent	consent	consent	
2022-340	3306 Claran Rd	consent	consent	consent	consent	
2022-341	2331 Barclay St	consent	consent	consent	consent	
2022-342	306 S Smallwood	withdrawn	withdrawn	withdrawn	withdrawn	
2022-343	117-119 W 24th St	consent	consent	consent	consent	
2022-345	213 Tuscany Rd	consent	consent	consent	consent	
2022-346	3423 Toone St	consent	consent	consent	consent	
2022-349	2245 Eastern Ave	consent	consent	consent	consent	
2022-367	3801 S Hanover St	consent	consent	consent	consent	

Adjournment