

CITY OF BALTIMORE, BOARD OF MUNICIPAL AND ZONING APPEALS

ZONING APPEALS MINUTES FOR TUESDAY NOVEMBER 7, 2023

IN-PERSON HEARING – 417 E. FAYETTE ST, 8TH FLOOR PLANNING DEPT. BOARDROOM

12:30PM – 1:00PM GENERAL MEETING

Call to Order: Present: James Fields (Chair), Leland Shelton, Victor Clark, Frank Bonaventure.

Extensions: BMZ2017-139 606 Folcroft St; Justin A. Redd – 12-month extension denied 4-0.
BMZ2020-111 2434 Greenmount Ave; Drew Tildon, Esq – 12-month extension granted 4-0.
BMZ2022-256 2525 Insulator Dr; Drew Tildon, Esq – 12-month extension granted 4-0.

Deliberations: BMZ 2017-073 5715 Roland Avenue; Joseph Woolman III, Esq. – Board postponed this matter pending more information from the parties.

BMZ2023-098 1811 Thames St: Adam Carbollo – The Board dismissed this matter as the application does not need BMZA approval.

Miscellaneous: BMZ2022-417 3308 Alto Rd; Adam Caraballo – This application was dismissed.

Adjournment

1:00PM ZONING APPEAL DOCKET

Call to Order

Attendance: Present – James Fields, Victor Clark, Leland Shelton, Frank Bonaventure.

Appeal Number	Address	JF	FB	VC	LS	Notes/Conditions
2022-270	3358 Strickland St.	-	-	-	-	withdrawn by applicant
2023-387	38 S. Fulton Ave	Approve	Approve	Approve	Approve	Subject to Baltimore City Code, Art. 23 Sanitation
2023-137	2205 Kentucky Ave	-	-	-	-	Board continued the Application at the request of the Appellant in order to provide more information.
2023-174	1109 Lanvale St	approve	approve	approve	approve	
2023-175	1111 Lanvale St	approve	approve	approve	approve	
2023-181	510 Cathedral St.	approve	approve	approve	approve	All construction and related landscaping must be completed or installed in accordance with the authorization to proceed issued by the Commission for Historical and Architectural Preservation

2023-184	1523 E. North Ave.	approve	approve	approve	approve	
2023-185	4725 Harford Rd.	-	-	-	-	Postponed
2023-186	1300 E. Preston St. (1300 N. Eden)	approve	approve	approve	approve	
2023-191	3131 E. Monument St.	approve	approve	approve	approve	The uses of the property continue to meet the requirements and standards for a Neighborhood Commercial Establishment.

Adjournment