

\*\*\*\*\*  
IN THE MATTER OF THE PETITION  
OF: 101 PATTERSON PARK, LLC  
  
101 N. PATTERSON PARK AVE.  
(BLOCK 6498A, LOT 001)  
  
Appeal No. 2021-268  
Hearing Date: January 11, 2022  
\*\*\*\*\*



Baltimore City Board of Municipal  
& Zoning Appeals  
  
Kathleen Byrne  
Acting Executive Director  
417 E. Fayette Street, Room 922  
Baltimore, MD 21202  
Phone: 410-396-4301

**RESOLUTION**

After giving public notice, reviewing the zoning records, holding a public hearing on January 11, 2022, and considering all materials submitted, it is on this 20<sup>th</sup> day of January, 2022, hereby:

**RESOLVED**, that the Board finds evidence in the record to support the application of Appellant 101 Patterson Park, LLC for variances and conditional uses necessary to redevelop property as a mixed-use building with five above-ground dwelling units (5 DUs) and a ground-floor neighborhood commercial establishment (restaurant); and it is further,

**RESOLVED**, that Appeal No. 2021-268 is **GRANTED** by unanimous consent of the Board of Municipal and Zoning Appeals pursuant to City Code Article 32.

**DO NOT START WORK OR USE THE PROPERTY UNTIL YOU OBTAIN A BUILDING OR A USE & OCCUPANCY PERMIT FROM THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT. YOU HAVE ONE YEAR FROM THE DATE OF THIS RESOLUTION TO OBTAIN A BUILDING PERMIT OR A USE & OCCUPANCY PERMIT.**

  
\_\_\_\_\_  
Kathleen Byrne  
Acting Executive Director

