

CITY OF BALTIMORE, BOARD OF MUNICIPAL AND ZONING APPEALS

ZONING APPEALS MINUTES FOR TUESDAY JULY 18, 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), Bill Cunningham, Leland Shelton, Victor Clark.

Reconsideration(s): BMZ 2023-078 6709 Western Run Drive; Michael Castagnola – Board voted unanimously, 4-0, to postpone deliberation on this request for 60 days, at the request of the appellant.

Miscellaneous: Draft Resolution Adoption - BMZ2023-089, BMZ2022-463, BMZ2023-075, BMZ2023-091, BMZ2023-069, and BMZ2023-043 draft resolutions approved by 4-0 vote.

BMZ2022-417 3308 Alto Rd; Adam Carballo – Board voted 4-0 that appeal must be scheduled for upcoming hearing or withdrawn or Board will dismiss.

Adjournment

1:00PM ZONING APPEAL DOCKET

Call to Order

Attendance: **Present** – James Fields, Bill Cunningham, Victor Clark, Leland Shelton.

Appeal Number	Address	JF	BC	VC	LS	Notes/Conditions
2022-445	1133 N Bond St	approve	approve	approve	approve	
2023-083	1345 Walker Ave	approve	approve	approve	approve	
2023-101	1505-1513 Eutaw Pl	approve	approve	approve	approve	subject to MOU
2023-112	3540 Poole St	postpone	postpone	postpone	postpone	
2023-122	1001 W 36th St	approve	approve	approve	approve	

Alley & Footway Appeals – The Board voted unanimously, 4-0, to grant/approve all the pending alley and footway appeals on the attached list and to abate all of the fees associated with those appeals.

Adjournment

Alley & Footway Appeals Granted by BMZA - July 18, 2023

	A	B	C	D	E	F	G
1	Appeal #	Address (House #)	Address (Dir)	Address (Street Name)	Block	Lot	Appellant Name
2	A20-1	3437		Clifmont Avenue	4179D	68	Michelle Coppage
3	A21-01	3437		Clifton AVE	2801	001	Michelle Coppage
4	A21-02	802		Winans Way	7955B	029E	Charlotte Wehberg
5	A21-03	1514		Latrobe Park Terrace	2034A	033	Lauren Reiser Napolitano
6	A21-04	1254		Delbert Ave	6732	146	Michael A Altiene
7	A21-05	3741		Beech Ave	3680A	005	Michael Ivan Schwartz
8	A21-06	3928		2nd Street	7107	012H	Cathy Taylor
9	A21-07	3601		Cairnes Ln	3541	035	Milton Shaw & Jean Sobus
10	A21-08	1205	S	Ellwood Ave	1898	024	Gregory Marsh
11	A21-09	212	N	Madeira St	1688	085	Kristen Mathias
12	A21-11	4002		Erdman Ave	4179N	011	Yibing Tan
13	A21-12	3707		Eastern Ave	6425A	008	Reyna Villegas & Ever Castillo Reyes
14	A21-13	3709		Eastern Ave	6425A	009	Reyna Villegas & Ever Castillo Reyes
15	A21-14	1538		Latrobe Park Terrace	2034A	045	Katie Moxley
16	A21-15	3304		Harford Road	3944	008	Aileen Semple
17	A21-16	3300		Dudley	5919	040	Unlimited Properties LLC
18	A21-17	4011		Woodhaven Ave	2849	045	Rashea Blue
19	A21-18		SES	20 FT Alley 1st SE of Woodhaven Ave 125-7 ft SW of Mt. Holly St			Rashea Blue
20	A21-19	3525		Parkdale Ave	3390B	039	Hooper Industries
21	A21-20	3701		Eastern Ave	6425A	005	Martin Pollak Project
22	A21-21	3926		2nd Street	7107	012G	Patricia Bosse
23	A21-22	3300		Dudley	5919	040	RJ Unlimited Properties LLC
24	A21-23	3918		2nd Street			Donna Blackburn
25	A21-24	800		E 20th St	4013B	001	Blazing Star Church
26	A21-25	2905		Lyndhurst av	2849	018	Daine Shelton
27	A21-27	1522		Latrobe Park Terrace	2034A	037	John W Cochol
28	A21-28	1236		Delbert Ave	6732	076	Patricia Bowers
29	A21-29	3866		Lyndale Ave	4179K	186	Patricia Arrington
30	A21-30	2022		Harlem Ave	0094	022	Curlin Adams
31	A21-31	2006	W	Lexington	0161	027	Latarsha Alanrefon
32	A21-36	3916		2nd Street	7107	012B	Robert Klecz
33	A21-37	1108	W	38th St	3565	059	Dylan Patterson
34	A21-38	5023		Yellowwood Ave	4756B	068	Daryelle Martin
35	A21-39	2006		Jefferson St			Kenneth Butler
36	A21-40	907	E	20TH st			Christine Lewis
37	A22-01	3100		Keswick Rd	3502A	001	Margaret Diamond
38	A22-02	1613		Joplin St	6759	052	Jennifer Flint
39	A22-03	2927		Glendale Ave	5475	262	Craig Kemp
40	A22-04	5550		Whitby Rd	6072L	021	Ada Martin
41	A22-06	3546		Dudley Ave	6109	073	Warren Blunt
42	A22-07	628		Rapolla St	6644	015	Yunlong He
43	A22-08	903	S	Clinton	6461	019	Valeria Pappas-Brown
44	A22-09	3036		Dillon	1880	020	Stephanie Fleishman
45	A22-10	2111		Greenmount Ave	4019	038	Patsy Smith
46	A22-11	409	N	Rose	1673	063	Christian M Gardner
47	A22-12	5006		Norwood Ave	8307	003	Wenjie Wang

	A	B	C	D	E	F	G
48	A22-13	603		Hillview Rd	7649	035	Tracey D West
49	A22-14	3044		Dillon St	1880	016	Sarah Stauber
50	A22-15	3042		Dillon St	1880	017	Richard Nowakowski
51	A22-16	3438		Auchentoroly Terr	3236	025	Christine Grant- Johnson
52	A22-17	918	S	Ellwood Ave	1880	010	Carolyn Henneman
53	A22-18	2202		Westwood Ave	2303	028	CR of Maryland
54	A22-19	2210		Westwood Ave	2303	024	Maya Robinson
55	A22-20	3217		The Alameda	3965	004	Shaunita Little
56	A22-21	1646		Chilton St	3965	064	Lisa Warfield
57	A22-22	801	W	35th	3533	052	Wayne Gioioso
58	A22-23	5505		Silverbell Rd	6072L	040	Tamica Gaither
59	A22-24	521		Oldham	6554	014C	Elmahdi Errajraji
60	A22-25	5515		Silverbell Rd	6072L	045	Lakia Randolph
61	A23-01	3038		Dillon St	1880	019	Nick Black
62	A23-03	5016		Norwood Ave	8307	008	Tawana King
63	A23-04	1505	E	33rd	3965	009	Kyaira Langley
64	A23-05	3448		Auchentoroly Terr	3236	026b	Fredi Turner
65	A23-06	1037		Reverdy Rd	5138a	263	Nakeia Hawkins
66	A23-07	601		Hillview Rd	7649	034	Matilda Parks
67	A23-08	1016		Evesham Ave	5138a	454	Jocelyn A Adams
68	A23-09	1300		Dundalk Ave	6766	026	Russell A Weber
69	A23-10	6600		Boston St	6766	025	Russell A Weber
70	A23-11	5200		Beaufort Ave	4544c	033	Nashella Verasammy
71	A23-12	1015		Reverdy Rd	5138A	252	Brittany Scott
72	A23-13	2623		Barclay Street	3836A	091	Mildred Mattocks
73	A23-14	1037		Reverdy Rd	5138a	263	Nakeia Hawkins
74	A23-15	2426		Liberty Heights	3250	039	Dennis Carter
75	F12-11	802		Winans Way	7955B	029E	Charlotte Wehberg
76	F13-88	5820		Loch Raven Boulevard	5237	011	Bridget Carroll
77	F20-1	320	S.	Fulton Avenue	275	11	Joann Belt - 410-944-3742
78	F20-13	4811		Beaufort Avenue	4604	21	NB3 Business Trust .
79	F20-15	1531		Leslie Street	0023A	64	Mrs. Loretta Fulton
80	F20-19	1802		Braddish Avenue	2401A	34	Eric Chatmon
81	F20-21	3801		Fait Avenue	6455	27	Jennieve M. Hill
82	F20-22	657		Bartlette Avenue	4041	53	Joyce Garner
83	F20-23	3835		Yolando Road	3972N	18	Virginia Frazier
84	F20-24	3112		Fleet Street	1794	25	Jackie Howell and Ryan Farley
85	F20-25	4222		Ridgewood Avenue	8230	22	George R. Simpson
86	F20-26	1510		Lelie Street	23	6	Penny Seymore
87	F20-27	1804		Braddish Avenue	2401A	35	NAO, LLC Ndy Otis
88	F20-28	1801		Braddish Avenue	2400	15	NAO, LLC Ndy Otis
89	F20-29	3013		Rosalie Avenue	5545	47	Michael K. Tyson
90	F20-30	4100		Parkside Drive	5898	006A	Douglas Farmer
91	F20-31	2200	E.	Oliver Street	1483	1	Triumph Christian Church
92	F20-32	3301		Norman Avenue	4193	7	Tyler Creamer
93	F20-34	3806		Glen Avenue	4312A	001C	Ella Reed
94	F20-35	3336		Gwynns Falls Parkway	3055A	10	Earl and Njambi Wynn
95	F20-36	1412	E.	Lanvale Street	1107	54	Camara Francis
96	F20-37	1318	N	Chester St	1517	36	Catherine Brady

	A	B	C	D	E	F	G
97	F20-38	3		Merryman Ct	4956H	5	J Michael McWilliams
98	F20-4	1424	E.	Lanvale Street	1107	48	Thomasina Thomas-King
99	F20-49	3500		Park Heights Ave	3325	001	Trina M Williams
100	F20-5	3806		Glen Avenue	4312A	001C	Gregory Reed
101	F20-6	1412	N.	Collington	1500	1	Muhammad Suhail
102	F20-9	2921		Fait Avenue	1869	44	Michelle and Frank Lynch
103	F22-01	3609		9th St			Shahrad Yazdani
104	F22-02	3900		Juniper Rd	3715	1	Clarice R. Harris
105	F22-03	6119		Bellona Ave	5088	025A	Lorraine Parrish
106	F22-04	23	S	Eden			Max Daddy, LLC
107	F22-05	3601		Keswick Rd	3673	007M	Darlene Harenberg
108	F22-06	6101		Bellona Ave	5088	21	Weston and Sarah Wilson
109	F22-07	3908	w	Strathmore Ave			Deborah Orkin
110	F22-08	6515		Boston St	6759	1	St Stanislaus Cemetery, Inc
111	F22-09	6200		Bel Air Rd	5660	1	Bay Motors Inc (Behzad Bagheri)
112	F22-10	3907		Fait Ave	6456	30	Joseph Carroll - 443-604-5865
113	F23-01	2545		Arunah Ave	2362	31	Bryan Fletcher
114	F23-03	1642-1644	N	Wolfe	1467	17	Solomon Asfaha (STEE LLC)
115	F23-04	2800		Remington	3651	38	Mahbuba Islam
116	F23-05	1246		Cedarcroft Rd	5210A	221	Jasmine Mitchell
117	F23-06	2603		Royal Oak	8336A	8	William Bevans
118	F23-07	3621		Wabash	3112	48	Juanita Henderson
119	F23-08	1908	E	Oliver	1479	56	Stephanie Wiggins