

CITY OF BALTIMORE, BOARD OF MUNICIPAL AND ZONING APPEALS

ZONING APPEALS MINUTES FOR TUESDAY AUGUST 15, 2023

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

Closed Session: On August 1, 2023, the Board and its Executive Director met with representatives from the City Law Department under Md. Code Gen. Prov. Art. § 3-305(b)(7) to obtain legal advice regarding recent Circuit Court appeal outcomes and regarding the Board’s interpretation of City Code Art. 32 §18-403 (regarding nonconforming structures).

Motion to close the meeting at around 12:45pm was made by Bill Cunningham; seconded by Leland Shelton. 4 members (Fields, Cunningham, Shelton, and Clark) voted in favor of the motion, 0 opposed, 0 abstaining, 0 absent. The closed meeting lasted approximately 45 minutes and was held in the small Planning Department conference room. No votes were taken nor decisions made during the closed session. Law Department attorneys Adam Levine and Stephen Salisbury discussed recent Circuit Court appeal decisions and the nonconforming structures section of City Code Art. 32 (§18-403) with the Board. The Board reconvened in open session for the August 1 Zoning Appeals docket at around 1:30pm.

12:30PM – 1:00PM GENERAL MEETING

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

Extensions: BMZ2022-195 1336 Dellwood Ave; David Gabbay – 1 year extension approved by 4-0 vote.
BMZ2022-166 1108 Scott St; Troy Wilson – 1 year extension approved by 4-0 vote.

Miscellaneous: Draft Resolution Adoption – BMZ2023-058 and BMZ2023-059 draft resolutions both approved without edits by a 4-0 vote.

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
2023-086	322 N Stricker St	approve	approve	approve	approve	subject to Sanitation Code (City Code Art. 23)
2023-109	4453 Bel Air Rd	approve	approve	approve	approve	
2023-114	1200-1204 W. Baltimore St.	postpone	postpone	postpone	postpone	
2023-125	3001-3023 Wilkens Ave	approve	approve	approve	approve	
2023-127	705 Reservoir St	postpone	postpone	postpone	postpone	
2023-134	NES W Cross St, NWS Sterrett St	postpone	postpone	postpone	postpone	
2023-135	722 Cator Ave	approve	approve	approve	approve	subject to plans approved by Dept of Planning

2023-138	1533 Bolton St	approve	approve	approve	approve	
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Adjournment