

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, JULY 27, 2021
VIRTUAL HEARING

See: <https://zoning.baltimorecity.gov/> or call (410) 396-4301 on how to participate in this public hearing
 Appeals scheduled on this docket may be removed prior to or on the day of the scheduled hearing

12:30P.M.-1:00 P.M. GENERAL MEETING *

Extension(s): 2019-030 4000 Frankford Ave; Janel Williams

Reconsideration(s): 2021-093 606 Hyson St.; Christian Clifton

Miscellaneous:

1:00 P.M. ZONING DOCKET

NOTE: CASES MAY NOT NECESSARILY BE HEARD IN THE ORDER THAT THEY APPEAR ON THE DOCKET

<u>APPEAL NO.</u>	<u>PREMISES</u>	<u>APPELLANT</u>	<u>PURPOSE OF APPEAL</u>
2021-111	3303 Ramona Ave	Manina Scott	To use as a large home day care consisting of 12 children
2021-045	205 S Chapel St	Eden Noe	To construct a two-story rear addition, and third floor addition
2021-087	5671-5687 Bel Air Rd	Two Farms, INC c/o Caroline Hecker	To construct a gas station and convenience store/carry out
2021-127	2507 N Howard	2507 N Howard Street, LLC c/o Caroline Hecker, Esq	Variance to bulk regulations related to redeveloping the former automotive service center into a mixed use project including 59 residential dwelling units, 17,700 sf office space, and 2,250 retail space, which will include a four-story addition to the existing two-story structure bringing the building to approximately 75 feet and requiring a 15-foot maximum building. Height variance required
2021-129	407 Benninghaus Rd	Colbert Matz Rosenfelt	Conditional use: To demolish existing building and use as a parking lot

2021-130	1518 E Clement St	Praful Patel	Variance to bulk regulations related to the construction of a two-story rear addition.
2021-131	28 E Mount Vernon Pl	AB Associates	To use portion k/a 702 Saint Paul St as a retail good establishment (stationary/bookstore).
2021-132	2637-2639 Greenmount Ave	Remi Momodu	To use premises as a health care clinic
2021-133	7601-7651 Harford Rd	Reginald Meekins	To use portion of premises k/a 7633 Harford Rd as a banquet hall
2021-135	4507 Woodlea Ave	Juan Carlos Romero Alonso	Variance to bulk regulations to construct a new second story addition atop existing structure
2021-138	3313 Powhatan Ave	William Broaddus	To use premises as two dwelling units
2021-139	608 N Carrollton Ave	William Broaddus	Variance to bulk regulations to use as a multi-family dwelling consisting of four (4 dwelling units: 1 dwelling unit each (Basement, first, second and third floors). Variance for off street parking required
2021-140	1339 W Lafayette Ave	William Broaddus	To use premises as two dwelling units
2021-141	2056 Bank St	William Broaddus	To use first floor as a neighborhood commercial establishment (nail salon)
2021-142	850 W North Ave	AB Associates	Conditional use: To subdivide lot and construct 120 new single-family rowhomes
2021-145	1408 Haubert St	Frank Weaver	Variance to bulk regulations related to the demolition of existing first and second floor rear addition, and the construction of a new two-story rear addition and rooftop deck.
2021-146	2702 Dillon St	Ron Lockwood	Variance to bulk regulations related to the construction of a deck at second floor rear and rooftop deck

2021-148	2901 Thorndale Ave	Michael Kohengadol	Variance to bulk yard regulations related to the construction of an addition at second floor front and rear and unenclosed porch on side.
2021-150	2504 Lakeland Ave	Adam Carballo	Variance to bulk yard regulations related to the construction of a two-story rear addition with deck.

*BMZA reserves the right to conduct portions of the general meeting in closed session pursuant to the Maryland Open Meetings Act, §§ 3-301, 3-305, of the General Provisions Article of the Maryland Code.

To review and confirm individual appeal information visit Baltimore Housing:
http://cels.baltimorehousing.org/Search_BMZA_Map.aspx

Questions or comments may be sent to:
bmza@baltimorecity.gov

Please note the appeal number and the subject property address in your question or comment.
Written comments must be received no later than 24 hours prior to the scheduled virtual hearing.