

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, NOVEMBER 2, 2021
VIRTUAL HEARING

See: <https://zoning.baltimorecity.gov/> or call (410) 396-4301 for details on how to participate in this public hearing*

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

Extension(s): BMZ 2017-238 4711-13 Falls Road; Caroline Hecker, Esq.
BMZ 2018-398 700 E. Pratt St; David Karceski

Reconsideration(s):

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>
2021-174	1875 Mansion House Dr	The Maryland Zoo in Baltimore	To expand/rehab existing parking lots at entrance to Maryland Zoo in Baltimore
2021-186	3701-3707 Wilkens Ave	Sahaj, LLC	To raze the existing 1,684-sf Dunkin' Donut's restaurant building and replace it with a 984-sf Dunkin' establishment without interior dining space and an accessory drive-through facility
2021-194	516 S Conkling St	Shanzet Jones	To use premises for a mental health clinic
2021-196	501-503 Albemarle	J.R. Woolman, LLC	To use premises for a health care clinic
2021-199	3827 Falls Rd	Shawn Chopra	To use first floor of premises as a restaurant adding live entertainment; second, and third floor as a hotel with seven guest units, and to expand outdoor seating to adjoining consolidated lot (3833 Falls Rd)
2021-201	3132 Remington Ave	Cheryl Sadera	Variance to bulk and yard regulations related to use of premises as a multi-family dwelling consisting of three dwelling units. Variance required for off street parking

2021-205	1601 Locust St	Samir Khalid	To use ground floor as a convenience store. Basement and second floor as storage
2021-219	2201 Brookfield Ave	Adam Carballo	Variance to bulk and yard regulations related to the use of premises as a multi-family dwelling consisting of twelve dwelling units. Variance required for off street parking
2021-228	18-22 W 27 th St	AB Associates	Variance to bulk and yard regulations related to the construction of a multi-family dwelling that will contain additional thirty-eight dwelling units for a total of sixty dwelling units with a total of sixteen off street parking spaces
2021-231	2338-2340 McElderry St	Samuel Perez	To use premises as an electrical appliance store (refrigerator, stove, washer and dryer, etc.)
2021-232	2230 Aiken St	Bryan Parker, Jr	To use ground floor as a convenience store that will include sale of everyday items (coffee, groceries, snacks, food, confectionery, soft drinks, tobacco products, over the counter drugs toiletries), and to use as a carry out
2021-233	804 Newington Ave	Denzel Chin	To use first floor of the premises as a day care center for ten children, and to use premises as multifamily dwelling
2021-234	1020 Hollins St	Denzel Chin	To use first floor of the premises as a day care center for ten children, and to use premises as multifamily dwelling
2021-235	ES OF S HAVEN ST SEC OF O'DONNELL ST	1201 S Haven St, LLC	To subdivide and consolidate into three separate parcels and redevelop as a 2500 sf carry-out food shop with two lane drive-through facility and 4960 sf retail good establishment. Variance for rear yard and off-street parking required

2021-236	633 S Montford Ave	Adam Carballo	Variance to bulk and yard regulations related to the construction of a fill-in additions at first and second floor rear, an addition at third floor rear, and fourth floor addition. To use premises as three dwelling units. Variance required for off street parking
2021-237	783 Washington Blvd	Rippd Canvas Corp	To use first floor of the premises as a tattoo shop
2021-238	2208 Essex St	Adam Carballo	Variance to bulk and yard regulations related to the construction of a fourth-floor penthouse
2021-239	3010 Kentucky Ave	William Holmes	To use premises for live entertainment and dancing accessory to arts studio
2021-240	5720 Highgate Dr	Coumba James	Variance to bulk regulations to construct 200' of 6' stockade with 2' lattice at top
2021-241	819 E. Pratt St	RYMKS Bar and Grille, LLC	To use as a restaurant with outdoor table service and to add live entertainment

*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:
kathleen.byrne@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.