

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, OCTOBER 5, 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 2018-323 1000 Eastern Ave; AB Associates
 BMZ 2018-404 ES Buena Vista (Block 3567, Lot 037); AB Associates
 BMZ 2018-333 701 S. Bond St.; AB Associates
 BMZ 2018-458 930 N Broadway; AB Associates
 BMZ 2019-095 1327-1341 Bayard St; Jonathan White
 BMZ 2019-136 903-905 W. 36th St.; AB Associates
 BMZ 2019-220 500-504 S. Broadway; AB Associates
 BMZ 2019-250 1801 Washington Blvd; Caroline Hecker, Esq.
 BMZ 2019-439 1611 Guilford Ave; AB Associates
 BMZ 2020-036 7120 Park Heights Ave; AB Associates
 BMZ 2020-109 4501 Curtis Ave; Caroline Hecker, Esq.
 BMZ 2020-110 1701 Curtis Ave; Caroline Hecker, Esq.
 BMZ 2020-148 2452 Druid Hill Ave; Pedro Martinez
 BMZ 2020-134 555 Dundalk Ave; Caroline Hecker, Esq.

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>
2020-111	2434 Greenmount Ave., et al	Caroline Hecker, Esq.	For a permit to consolidate 2434-2452 Greenmount Ave/ 2429-2431 Brentwood Ave and to construct a mixed- use building that will consist of 74 affordable housing units above street level retail and subgrade parking; following lot consolidation, site will consist of 24,901 feet on these premises
2021-165	1617 Jackson St	Gary Lam	Variance to bulk and yard regulations related to the construction of a 13' X 13' deck at first floor rear.

2021-175	2058 Harford Rd	GN Realty LLC	To use 1,180 sq ft. portion of the premises as a Dunkin' Donut's restaurant and drive through and use the remaining 1,720 sq ft. portion of the premises as a retail goods establishment
2021-176	2500 Shellydale Dr	Donny Ankri	To bulk and yard regulations related to the construction of a two-story rear addition, a one-story front addition, and a front porch
2021-186	3701-3707 Wilkens Ave	Sahaj, LLC	To raze the existing 1,684-sf Dunkin' Donuts restaurant building and replace it with a 984-sf Dunkin' establishment without interior dining space and an accessory drive-through facility
2021-189	2613 Fleet St	Pete Weinberg	Variance to bulk yard regulations related to the construction of a second-floor addition
2021-190	1329 Hull St	Tom Hart	Variance to bulk yard regulations related to increasing the depth of existing rear deck by seven feet.
2021-191	110 N Highland Ave	Praful Patel	Variance to bulk yard regulations related to the construction of an addition at first floor rear. To construct decks at first and second floor rear
2021-195	5101 Roland Ave	Gauri Kulkarni & Vikram Jeyasekaran	Variance to bulk and yard regulations related to the construction of a two-story rear addition with covered deck and enclosure of an existing third floor rear deck
2021-197	1901 W North Ave	Justin Williams, Esq	Variance to bulk and yard regulations to redevelop the property for use as a multi-family dwelling containing six dwelling units. Variance required for off street parking
2021-198	1522 E Fort Ave	Jorge Valverde	Variance to bulk and yard regulations related to the construction of an addition at second floor rear, a new third floor addition with balcony in rear.

2021-199	3827 Falls Rd	Shawn Chopra	To use first floor of premises as a restaurant adding live entertainment; second and third floor bed and breakfast with seven guests and to expand outdoor seating to adjoining consolidated lot (3833 Falls Rd)
2021-202	3201 Carlisle Ave	Wykieta D Pennington	Variance to bulk and yard regulations related to the construction of a new two story single-family detached dwelling with attached garage.
2021-203	3811 Fords Ln	Benjamin Hegbal	Variance to bulk and yard regulations related to the proposal of a two-story rear addition (20'7" X 12'-9")
2021-206	5402-5404 Harford Rd	Cynthia Gibson	To add live entertainment to existing restaurant
2021-207	518 Chestnut Hill Ave	Kathi Ramirez	To increase occupancy from two dwelling units to three dwelling units. Variance required for off street parking
2021-209	3900 Orchard Ridge Blvd, et al	Habitat for Humanity of the Chesapeake	Variance to bulk and yard regulations related to the construction of 27 town homes on lots created through master plan
2021-212	3116 Abell Av	Kimberly Wojcik	Variance to bulk and yard regulations related to the construction of a two-story rear addition
2021-213	4001 Falls Rd	Purkersdorf LLC	To use as a restaurant with outdoor dining, live entertainment, and off-premises catering. Variance required for off street parking
2021-214	3358 Strickland St	Muhammad Saleem	To use premises as two dwelling units. Variance required for off street parking
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.
2021-220	2720 Auchentoroly Terr	Corey Brown	Variance to bulk and yard regulations related to the renovation of the property for three dwelling unit. Variance required for off street parking

*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.