

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, NOVEMBER 30, 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):

Reconsideration(s):

Miscellaneous: BMZA2021-196 / 501-503 Albemarle St - Deliberations
BMZA2021-161 / 4905 York Road – Deliberations

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>
2020-105	3306 Liberty Heights Ave	Hasbuna Allahu Islamic Center	To use premises as a worship and cultural center for up to 55 persons
2021-157	2663 Lehman St	Natasha Ann Hunter	To use first floor as a carry-out/restaurant, and outdoor dining.
2021-172	5905 Simmonds Ave	Ira Novograd	Variance to bulk regulations related to the construction of a two-story (basement and first floor) rear addition
2021-192	4911 Arabia Ave	Paul Mack	To use as a multi-family dwelling consisting of two dwelling units
2021-211	2426 Pennsylvania Ave	AB Associates	To replace existing sign with a new marquee sign
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
2021-217	101-103 E 25TH ST	New Terra Cafe, LLC	To add live entertainment to existing restaurant use, to include the outside of the premises in rear
2021-223	3602 W Rogers Ave	Angela Henry	To expand live entertainment use to the exterior of existing restaurant (with liquor license) including outdoor table service

2021-227	701 S Curley St	Olivia Bahena	To use second floor as restaurant/carry out and to use first floor as a bar
2021-229	1735 Hollins St	Adnan Khan	Variance to bulk and yard regulations related to the alteration of interior for the use of premises as five dwelling units. Variance required for off street parking
2021-232	2230 Aiken St	Bryan Parker, Jr	To use ground floor as a convenience store
2021-258	5 N Decker Ave	Timothy Charles Gloop	Variance to bulk regulations to use as a single-family dwelling with three rooming units.
2021-259	2927 Hudston St	Natharak Lertputipinyo	To use first floor of the front of premises as a juicer bar, and to use first floor rear and upstairs as a single-family dwelling
2021-260	3678 Falls Rd	Neil Smith	To use portion of the premises lower level of the front building as a café
2021-261	1501 E Pratt St	Perkins Homes IIA, LLC	Variance to bulk regulations related to the construction of a new four story multi-family dwelling on portion known as 1500 Claremont St, that will consist of sixty seven dwelling units for affordable housing
2021-262	221 S Eden	Perkins Homes IIA, LLC	Variance to bulk regulations related to the construction of a new four-story multi-family that will consist of eighty-nine dwelling units for affordable housing
2021-263	1901 Riggs Ave	Marquita Harvey	To use first floor of the premises as convenience store and one dwelling unit on the second floor
2021-264	3720 Hickory Ave	Adam Carballo	Variance to bulk regulations related to the construction of a one-story side addition and deck
2021-265	3400 Powhatan Ave	Dwayne Williams	To use as a multi-family dwelling consisting of three dwelling units.
2021-266	3402 Springdale Ave	David Brandon	To construct a driveway (33' – 3 x 10') to be accessed from front

2021-271	2703-2709 Foster Ave	Michael Burton	Variance to bulk regulations related to a new construction of a two-story plus basement apartment building with twenty eight multifamily dwelling units and twenty two off-street parking spaces. Variance required for off street parking and for the required number of bicycle spaces

*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.***