

**CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS**

**ZONING APPEALS DOCKET FOR TUESDAY, SEPTEMBER 7, 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):** BMZ 2019-301; 745 W Fayette St; Alyssa Domzal

**Miscellaneous:**

**1:00 P.M. ZONING DOCKET**

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

<b><u>APPEAL NO.</u></b>	<b><u>PREMISES</u></b>	<b><u>APPELLANT</u></b>	<b><u>PURPOSE OF APPEAL</u></b>
2021-113	768 W Hamburg St	Tifarah Thomas	To use premises as two dwelling units
2021-117	3116 E Federal St	James Wilson	Variance to bulk regulations related to using the premises for two dwelling units. Variance required for off street parking.
2021-143	901-911 S Ellwood Ave	AB Associates	To demolish existing one-story structure, subdivide lot and construct nine new single-family rowhouses and renovate existing rectory building into six dwelling units
2021-155	919 Fawn St	Moe Kaviani	To construct a three-story rear addition, a fourth-floor addition and use as nine dwelling units. Variance required for off street parking.

2021-170	2501-2513 W Franklin St	McDonald's Corporation	To raze the existing structure, consolidate the lots (2501 thru 2525 W. Franklin St). To construct a new two-story 4,687 sf McDonald's restaurant facility with accessory drive thru lane. Variance required for signage and parking.
2021-177	2122 Druid Hill Ave	Bashar Hijazi	Variance to bulk and yard regulations related to the use of the premises as a multi-family dwelling consisting of three dwelling units
2021-179	4503-4507 Pennington Ave	Frank Zapushek	To use as a tavern and to add live entertainment
2021-180	2910 Dillon St	Carballo Architecture	Variance to bulk yard regulations related to the construction of a second-floor rear addition, and a third-floor addition
2021-182	2914 Hollins Ferry Rd	Bobby Burches	Height variance required to construct a detached garage in rear [24'L X 24'W X 24H (at apex)]
2021-183	1000 W 41 <sup>ST</sup> ST	Jesus Loya, Jr.	Variance to bulk yard regulations related to use premises as a multi-family dwelling consisting of three dwelling units. Variance required for off street parking
2021-184	27 S Fulton Ave	Deborah Yah Yisrael	Variance to bulk regulations to have commercial use on ground floor and to use the remainder (second and third floors) as two dwelling units. Variance required for off street parking
2021-185	3601 Hamilton	Manuel Jara	Variance required to install a 24' x 20' concrete slab in front yard

2021-187	3512 Eastern Ave	Josh Nicodemus	Variance to bulk yard regulations related to the construction of a third and fourth floor addition, terrace at second floor rear, and decks at third and fourth floor rear. To use premises as mixed use (commercial use ground floor, remainder twenty-two dwelling units.) Variance required for off street parking.
2021-188	54 W West St	Tyler Stanek	Variance to bulk yard regulations related to the construction of a two-story rear addition, a third-floor addition, and a rooftop 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](http://cels.baltimorehousing.org/Search_BMZA_Map.aspx)

Questions or comments may be sent to:

[kathleen.byrne@baltimorecity.gov](mailto: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.*