

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, AUGUST 10, 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):

Reconsideration(s): 2020-219, 1301-1315 E. Fort Ave; Caroline L. Hecker, Esq.

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
2021-016	223 E Churchill	Nate Pretl	Variance to bulk regulations related to the construction of a second-floor rear, and a third-floor rear addition
2021-048	1630 McCulloh St	Stephen Washington	To use portion k/a Wilson St as neighborhood commercial establishment (restaurant)
2021-102	600 N Arlington Ave	Omri Shitrit	To use premises for three dwelling units. Variances needed for lot area and off-street parking

2021-107	107 Castlewood Rd	Stijn Bammens	Variances to bulk regulations for rear and side yard setback related to the construction a one-story carport addition to existing dwelling. Portion of addition is located on the adjacent property located at 105 Castlewood rd. Addition to be attached to principal structure at 107 Castlewood
2021-110	3818 Roland Ave	Dreamlife, LLC c/o Caroline Hecker, Esq	Change of use to utilize entire premises for offices. Variance requested for off-street parking
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.
2021-121	3740 Gough St	Nate Pretl	Variance to bulk regulations related to the establishment of two dwelling units. Variance required for off street parking
2021-122	1006 E Lake Ave	Curtis K. Robert	To use as two dwelling units. Variance required for off street parking
2021-137	3120 E Federal St	Benjamin Okolie	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	Nate Pretl	To demolish existing one-story structure, subdivide lot and construct 9 new single-family rowhouses and renovate existing rectory building into six (6) dwelling units.
2021-144	4601 Pennington Ave	Shahmaz Syeda	To use the first floor as a grocery store
2021-147	3220 Eastern Ave	Charm City Land Co	To use premises for a body art establishment and three dwelling units

2021-149	456 Pitman Pl	Charlie Jones	Variance to bulk yard regulations related to the construction of a new three-story building that will include two commercial shells on first and second dwelling units (second and third floors). Variance required for off street parking.
2021-156	2126 Presbury St	Rayder Bailey	Variance to bulk regulations related to the construction of a new single-family dwelling.
2021-159	1655 E Cold Spring Ln	William Broaddus	Variance to bulk regulations related to the use of premises for three dwelling units. Variance for off street parking required.
2021-160	823 W 36 th St	Sage Cosmetic Tattoo	To use portion of premises (ground floor) for a tattoo studio
2021-161	4903-4905 York Rd	M&G Property Management Two LLC	To install a crematorium in existing funeral home. Alteration to existing conditional use in a c-2 district under subsections 10-301 and 2-203 (c)

*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.