

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, MARCH 8, 2022
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): BMZ2017-387 – 2425 Greenmount Ave; New Light, LLC.
BMZ2019-235 - 1729 Gwynn Falls Rd; Michael Castagnola
BMZ2020-005 - 29-31 W. North Ave; Greenhaus Project LLC
BMZ2020-266 - 2420 N Calvert St; Jordan Haven

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>
2021-282	921 N. Kresson St.	Robin Hoory	Variances necessary to construct a two-story rear addition.
2021-283	923 N. Kresson St.	Robin Hoory	Variances necessary to construct a two-story rear addition.
2021-313	2623-2627 Washington Blvd.	PFSL Holding Corp.	To use portion known as 2629 Washington Blvd as a restaurant adding live entertainment/dancing
2021-321	3401 Mannasota Ave	Clarence Askins	To use portion of existing church k/a 3400 Brehms Lane as a community center.
2021-333	428 S Bentalou St	Cathy Williams	To expand existing tavern located on first floor into second floor
2021-341	124 Market Place	Dish Wireless/Paul Whitley	To attach 6 antennas (3 proposed-3 future) to existing building with related ancillary equipment and cabling routed to steel platform to support equipment cabinets.

2021-342	4114 Montana Ave	Johnetta Thomas	To install a fence, 6 feet in height, portion of which will be located along Banton Heights Ave
2021-343	808 S. Ann Street	Caroline Hecker	To use the premises for ancillary non-residential uses relating to the adjacent property at 1724 Thames street; specifically, to use a portion at the rear of the premises as a dining room for the restaurant at 1724 Thames street, and to use a portion at the front of the premises as office space.
2021-345	2127 Saint Paul St	AB Associates	Variance to bulk regulations related to the use of entire premises as a multiOfamily dwelling with five dwelling units. Variance required for off street parking.
2021-347	1639 Belt St	Michael Storey	Variance to bulk regulations related to the construction of a two-story rear addition, rear deck, and a rooftop deck
2021-348	ES of S. Haven St./O'Donnell	Caroline Hecker	To subdivide the parcel into 4 separate parcels, with the northernmost parcel to be redeveloped as an outdoor recreation facility with accessory restaurant, with no off-street parking provided.
2021-349	466 Hornel St	Miryan Quezada	To use premises for two dwelling units and commercial use (barber shop) on ground floor street level
2021-351	301 E 24th Street	Nefertiti Amen-Ra	To use as a child-care center
2021-352	2411 Taney Road	AB Associates	To construct a one story addition that will consist of an extension of the kitchen and master bedroom/bathroom suite.
2021-354	1127 N Caroline St	William Broaddus	To use for four dwelling units. Variance required for off street parking.

2021-355	814 Park Ave	Adam Carballo	Variance to bulk and yard regulations related to the demo of existing one-story parking structure located in rear, and to construct a three-story apartment building in rear that will contain eight additional dwelling units. Variance required for off street parking
2019-400	5002-5004 York Rd	AP Northeast Property LLC	BMZA enforcement of conditions contained in January 6, 2020 resolution.

*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.