

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

**ZONING APPEALS DOCKET FOR TUESDAY, APRIL 5, 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):** BMZ2018-291 3309 Chesley Ave; Michael Castagnola  
BMZ2020-228 3018-3020 Hamilton Ave; Caroline Hecker, Esq.  
BMZ2021-08 500 Sheridan Ave; DJ Real Estate, LLC  
BMZ2021-218 1300-1329 Holbrook St; 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**

<b><u>APPEAL NO.</u></b>	<b><u>PREMISES</u></b>	<b><u>APPELLANT</u></b>	<b><u>PURPOSE OF APPEAL</u></b>
2021-169	630 Harvey St	James Stewart	To construct a pergola that exceeds height regulations
2021-230	501-503 S Broadway	Nate Pretl	To consolidate 501-507 Broadway and expand existing tavern on ground floor of 501 S Broadway to 505 and 507 S Broadway
2021-257	134 S Patterson Park Ave	James Heise	To use as a multi-family dwelling consisting of four (4) dwelling units: 3 du's primary structure, 1 du-rear structure. Variance required for off street parking
2021-315	1213 Dundalk Ave	Luis E Montes de Oca	To demo existing parking pad/demo existing back concrete patio/demo the existing fence all around of the perimeter. To install new concrete in to the parking pad 14 ft x 54ft. To install new concrete patio back of the house 40ft x 40ft.

2021-343	808 S. Ann St	Caroline Hecker	To use premises for ancillary non residential use related to the adjacent property at 1724 Thames St; specifically, to use a portion at the rear of the premises as a dining room for the restaurant at 1724 Thames St, and to use a portion at the front of the premises as office space
2021-353	322 S Ann St	Ryan Rattanni	To use as a multi-family dwelling consisting of three dwelling units Variance required for off street parking.
2021-354	1127 N Caroline St	William Broadus	To use for four dwelling units
2022-102	407 S Broadway	Mirab Mohamed	To use the premises as a hookah lounge with live entertainment
2022-111	3430 Round Road	Whitney Gischel	Variance to bulk regulations related to the construction of a one-story sunroom and deck in rear
2022-112	3223 Elliott St	David Polonsky	Variance to bulk regulations related to the construction of a construction of a new third floor addition, doghouse, and rooftop deck.
2022-113	3811 Bancroft Rd	Donny Ankri	Variance to bulk regulations related to the construction of a one-story rear addition (24'-0" x 32'- 11 3/4 ")
2022-114	21 N Milton Ave	Kirk Douglas	Variance to bulk regulations related to the construction of a two-story rear addition, a third floor addition, and rooftop deck.
2022-115	901 Bennett Pl	Precious Ogana	To use portion of premises ground floor as an office for wholesale car dealer/tag & title service
2022-116	200-202 E Preston St	Mera Kitchen	To add outdoor dining and catering to existing restaurant, locate portion k/a 1301 N. Calvert St
2022-117	4401 Arizona Ave	Whitney Gischel	Variance to bulk regulations related to the construction of a 12' x 12' one-story rear addition.

2022-118	209 S Chapel	Eden Noe	Variance to bulk yard regulations related to the construction of a three story rear addition 6x15 ft.
2022-120	1708 Madison St	Hathaway Enterprise LLC	To use premises as three dwelling unit (1du on first floor, 1 du on second floor, and 1du on third floor)
2022-129	3100 E Baltimore St	September Trees, LLC	To use first floor as a café (coffee shop)

\*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.*