

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, MAY 10, 2022
IN PERSON HEARING – CITY HALL – ROOM 215

See: <https://zoning.baltimorecity.gov/> or call (410) 396-4301 for details on how to participate in this public hearing

12:00 pm – 12:30 pm Closed Session to meet with Legal Counsel

12:30P.M.-1:00 P.M. GENERAL MEETING *

Extension(s): BMZ2020-118 835 Ponca St; Luis George
BMZ2021-027, 1816 W. Lexington Street; Carolyn Starks Saxton
BMZ2019-21 - 3500 Clifton Avenue; Caroline Hecker

Reconsideration(s):

Miscellaneous:

Resolution Review and Adoption: April 19, 2022 Resolutions

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>
2017-073	5715 Roland Ave	Joseph Woolman III	Remand of BMZ2017-73 regarding revocation appeal of permit #USE2016-03740 and setback variance per section 4-107 (B)(2)
2021-169	630 Harvey St	James Stewart	To construct a pergola that exceeds height regulations.
2021-213	4001 Falls Rd	Lou Catelli	To use as a restaurant with outdoor dining, live entertainment, and off-premises catering
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).
2021-254	1503 E 28 th St	Kushal Gupta	To use as two dwelling units

2022-119	600-630 S Caroline St	Nate Pretl	Variance to construct a four-story addition atop existing structure and use as 172 dwelling units and commercial use on first floor
2022-131	506 S Dallas St	Justin Williams, Esq.	To use property as a neighborhood commercial establishment (office). Variance required for off street parking.
2022-136	3818 Roland Ave	AB Associates	To use portion of ground floor as a beauty shop, basement as art studio(s), and remainder as seven dwelling units.
2022-140	3621 E Lombard St	AB Associates	To use first floor as a neighborhood commercial establishment
2022-141	4517 Park Heights	Adam Carballo	Rear infill addition by enclosing the rear yard (parking pad) into one-story garage addition attached to the main building
2022-142	1501 N Bentalou	Nick Bowes	To use as multi-family dwelling consisting of three dwelling units.
2022-143	3404 Hamilton Ave	Shawn Melis	To use first floor of the premises as screen printing business and second floor one dwelling unit with two bedroom
2022-144	2300 Garrison Blvd.	Marcus Haines	To use portion of premise (Ste 208) for the retail sales of durable medical equipment on the first floor of medical center.
2022-158	515 Cathedral St	Kimberly Dukes	Use ground floor as a hair salon.
2022-168	6533 Pebble Brooke Rd	Michelle Clancy	Variance to bulk regulations related to the construction of a rear screened-in porch with landing/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

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.***