

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

**ZONING APPEALS DOCKET FOR TUESDAY, FEBRUARY 22, 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):**

**Reconsideration(s):** BMZA2021-219 – 2201 Brookfield; Adam Carballo

**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>
2021-215	3317-3323 W. Belvedere Ave.	Park West Medical Center, Inc.	To consolidate 3317 321 & 3323 W. Belvedere Ave, and to construct an addition to the existing building at 3317 W. Belvedere Ave. Variance required for off street parking.
2021-216	16-22 E Fayette St	Caroline Hecker, Esq.	To convert the adjacent properties at 16-18 E. Fayette Street and 20-22 E. Fayette Street to a 96-bed residential care facility, including accessory medical offices on the first floor.
2021-227	701 S Curley St	Olivia Bahena	To use second floor as restaurant
2021-312	912 Newington Ave.	Havilah Investments, LLC	To use as a multi-family dwelling consisting of three dwelling units
2021-322	617 S. Eaton St.	Adam Carballo	Variance to bulk regulations related to construct an addition and deck at second floor rear. To construct a rooftop deck.
2021-323	1723 E. Lombard St.	Carballo Architecture	Interior renovation to basement and ground floor, to use as a grocery and carry-out deli

2021-324	207 S. Fremont Ave.	Adam Carballo	To use premises as three dwelling units. Variance required for off street parking.
2021-325	1701 N. Ellamont St.	Sandi's Learning Center	To use as an adult day care center
2021-328	1123 S Ellwood	Jennifer Hartmann	Variance to bulk regulations related to the construction of a deck at third floor rear and rooftop deck.
2021-329	807 N. Calvert Street	Adrian & Jennifer Goldszmidt	To construct addition at second and third floor rear and use as a multi-family dwelling consisting of five dwelling units and commercial space on first floor. Variance required for off street parking.
2021-330	2904 Riggs Ave	Damilola Akinnage	To use as two dwelling units. Variance required for off street parking
2021-331	3801 Hickory Ave	Garrett Adler	Variance to bulk regulations related to the construction of a two-story rear and side addition.
2021-334	4900 Boston St.	Canton Dev, LLC C/O Caroline Hecker, Esq.	To redevelop the property as a Popeye's Restaurant with drive-through facility. Variance required for off-street parking.
2021-336	526 Oldham St.	Patricia Howard	To use ground floor as a yoga studio.
2021-337	1733 Covington St.	Matt Knoepfle	Variance to bulk regulations related to the construction of a two-story rear addition and rooftop deck
2021-338	207 Key Highway	Thomas Hunt	To use premises (suite 'A') for tattoo establishment (private/appointment)
2021-339	1509-1513 E. Baltimore St.	Shannell Thomas	To use portion known as 'Suite B' as clothing design studio, sewing instruction and retail store
2021-344	1517 Eastern Ave	Nate Pretl	To construct a new five-story mixed-use building

\*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.**