

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, MARCH 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): 115 Mount Clare St; Alyssa Domzal
118 Mount Clare St; Alyssa Domzal

Reconsideration(s): BMZ2021-244 - 2220 E. Fairmount Ave; Kevin Scott
BMZ2021-254 - 1503 E. 28th St; Nate Pretl
BMZ2021-213 - 4001 Falls Road; Lou Catelli

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>
2021-257	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
2021-343	808 S. Ann St	Caroline Hecker	To use premises for ancillary 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
2021-356	3817 Hudson St	TLC Real Estate Group	Variance to bulk and yard regulations related to the construction of a 45 lin. feet of privacy fence and garage door in rear that will be located beneath an existing deck.
2021-357	605-607 Baker St	William Winkler	To use portion as a restaurant/carryout/catering service with seating in front

2021-359	1728 Byrd St	Jeffrey Vornadore	To construct addition at 2nd floor rear and 3rd floor addition
2021-360	912 Light St	Light St Tattoo/Troy Destromp	To use 1st floor of premises as a body art establishment (tattoo).
2021-361	237 S Conkling St	East Coast Management	To use premises as two dwelling units. Variance required for off street parking.
2022-100	4415 Falls Road	Dawn Dickey	Use 1st and 2nd floors as offices.
2021-101	534 E 22nd St	Mistic LLC	To use premises as two dwelling unit
2022-103	1803 Eastern Ave	Derrick Faulcon/Cloudy Donut Co	To convert vacant store front to a new carry out food service facility
2022-104	ES Ponca St/350 Ft. N Boston St	Justin Williams/Club Euphoria	To use premises for a restaurant/tavern with live entertainment and dancing and outdoor seating, in conjunction with existing restaurant/tavern use located on adjacent property at 1301 Ponca St.
2022-106	912 Poplar Hill Road	Edward & Julia Smith	Variance to bulk regulations related to the construction of a new one-story rear addition for and indoor pool.
2022-108	2500-2502 Fait Ave	Jean-Marie & Elizabeth Sumo	To use ground floor of k/a 2500 Fait Ave as office.
2022-109	2510 Madison Ave	Arm Construction/Anthony Marriott	Variance to bulk regulations related to the construction of a two-car garage in rear, and construct a deck on top of garage.

*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.