

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

**ZONING APPEALS DOCKET FOR TUESDAY, JUNE 21, 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\*\*\*\*

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

**Extension(s):** BMZ2019-223 1900 S Hanover St; Joseph Woolman, LLC  
 BMZ2020-059 1900 S Hanover St; Joseph Woolman, LLC

**Reconsideration(s):**

**Miscellaneous:** Adoption of 6/7/2022 Resolutions  
 Discussion Regarding Adoption of Minutes

**Deliberations:** 2017-073 – 5715 Roland Ave (from 5/24/22 docket)  
 2021-217 – 101-103 E. 25<sup>th</sup> Street (from 5/24/22 docket)

**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>
2021-230	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
2021-251	4434 Falls Rd	Richardson Engineering, LLC	To construct an addition for a car wash onto the building
2021-325	1701 N Ellamont St	Robin Harmon	To use as an adult day-care center.
2022-130	3417 Chestnut Ave	Topping LLC	Variance to bulk regulations related to the conversion of a single-family dwelling to two dwelling unit. Variance required for off street parking.
2022-145	1201 N Linwood Ave	Basheer Ali Alhaddad	To use ground floor as convenience store.
2022-179	6200 Gist Ave	AB Associates	Variance to bulk regulations related to the construction of a one-story rear addition (20' - 0" x33'-6").

2022-180	1433 William St	Warren and Alanna White	Variance to bulk regulations related to the construction of a three-story rear addition
2022-181	1340 E Fort Ave	Steve Carroll	Variance to bulk regulations related to the construction of a two-story rear addition.
2022-182	1317 Hull St	Steve Carroll	Variance to bulk regulations related to the construction of a two-story rear addition and a detached garage in rear
2022-183	300 Cedarcroft Rd	Steve Nimetz	Variance to bulk regulations related to the construction of a two-story side addition
2022-185	6014 Clover Rd	Donny Ankri	Variance to bulk regulations related to the construction of a one-story rear addition to existing detached dwelling.
2022-188	1415-1417 Etting St	Black Women Build, LLC	To consolidate 1411-1413 Etting St and 1415-1417 Etting St. To use ground floor as a food hall and second floor as co-working space.
2022-189	1426 Druid Hill Ave	Black Women Build, LLC	To use portion of first floor as an art gallery.
2022-190	1434 McCulloh St	Black Women Build, LLC	To use as retail goods establishment (no alcohol sales), restaurant, and three dwelling units. Variance required for off street parking.
2022-191	1501 Edmondson Ave	Innovius, LLC	To construct a fourth-floor addition and to use as four dwelling units
2022-192	2027 E Lombard St	Mia E Bailey and Rae Funk	To use first floor as a boutique hair salon.
2022-193	531 E Fort Ave	Mike Knoepfle	Variance to bulk regulations related to the construction of a two-story rear addition and rooftop deck.
2022-194	629 S Port	Mike Knoepfle	Variance to bulk regulations related to the construction of a two-story rear addition and rooftop deck.
2022-195	1336 Dellwood Ave	Nelson Contracting Company, LLC	Variance to bulk regulations related to the construction of a new three-story single-family detached dwelling. Variance required for off street parking.
2022-196	3839 Reisterstown Rd	Nelson Contracting Company, LLC	Variance to bulk regulations related to the construction of a two-story rear addition.

2022-197	2027 Braddish Ave	Kegan Jeffrey	To use for two dwelling units.
2022-198	845 N Luzerne	AB Associates	To use for two dwelling units. Variance required for off street parking
2022-199	4615 Keswick Rd	Ian Craig	Variance to bulk regulations to build a detached two-car garage of two level, including footing, concrete pad, and apron.
2022-200	5604 Greenspring Ave	Jennifer Malloy & Edward Cocker	Variance to bulk regulations to reconstruct the existing detached garage increased to 26' x 26' and make it to two level garage.
2022-208	25 N Chester	Eastwing Architects	To renovate building to be a multi-family property up to three units with ground floor commercial space.

\*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:  
[bmza@baltimorecity.gov](mailto: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.***