

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, JUNE 7, 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):

Reconsideration(s):

Miscellaneous: Adoption of May 24, 2022 resolutions
Adoption of May 24, 2022 minutes

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
2022-137	500 S Linwood Ave	Caroline Hecker, Esq	To construct a new building on the property for use as a gymnasium and playground, which will be relocated on the building's rooftop, which requires a variance to permit lot coverage greater than 70%
2022-142	1501 N Bentalou	Nick Bowes	To use as multi-family dwelling consisting of three dwelling units.
2022-148	301 E Patapsco Ave	The Baltimore City Board of School Commissioners	Variance to bulk regulations to construct two story rear addition to the existing church to the property line to the rear and side corner. Variance required for off street and bicycle parking
2022-152	307 E West St	Keith Randlett	Variance to bulk regulations related to the construction of an addition at first and second floor rear.

2022-159	3900-3902 Boston St	Justin Williams, Esq	To install signage in connection with the construction of A+/ 5,650 sf structure on the property, which will include two restaurants; Cava and Shake Shack that will include a drive-thru facility in accordance with appeal 2021-267
2022-161	1812-1822 Greenmount Ave	1812 Beverage Solutions, LLC	Repurpose the existing, vacant, two-story warehouse structure for a mixed-use office and production brewery with taproom (tavern). The office and taproom (tavern) are permitted by right, but the brewery component requires conditional use approval as a "food processing light" facility.
2022-169	5910 York Rd	Caprice Warren	To use second floor as a training center that provides health care education classes
2022-170	1501 Clarkson St	Atlantic Homes, LLC	Variance to bulk regulations related to the construction of a two-story rear addition and rooftop deck
2022-171	30 Poultney St	Zachary Blanchard	Variance to bulk regulations related to the construction of an addition at second floor rear.
2022-172	901 Fell St	Take a Shot	To use portion of third floor for live entertainment along with existing arts studio.
2022-173	1315 Harlem Ave	Bashar Hijazi	To use as a multi-family dwelling consisting of three dwelling units
2022-174	123 Warren Ave	Mark Herbkersman	To remove portion of house at rear(3-story & basement) and replace with addition that will extend to side property line., to construct a rooftop penthouse and rooftop deck.
2022-175	4006 Pinewood Ave	Jessica Starling	To use premises as two dwelling units
2022-176	121 W Lake Ave	Robin Reid	Variance to bulk regulations related to the construction of a six-foot high wooden fence in the corner side yard

2022-177	2310 Whittier Ave	Joel M. White	To rehab interior of building for four dwelling units. To construct stairs in rear that will allow access to rooftop of existing garage. Variance required for off street parking.
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.
2022-221	3307 Labyrinth Rd	Bry's Lawn Care and Landscaping	To construct a one-story rear addition, pool, pool deck, and related improvements requiring variances for yards, lot coverage, and impervious surface

*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.