

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, JULY 5, 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): BMZ2021-082 731 S Curley St; Joseph Montanye

Reconsideration(s): BMZ2022-165 249 S Loudon; Kimberly and Jarry Hicks.

Miscellaneous: Possible revision of hearing schedule for 2022.

1:00 P.M. ZONING DOCKET

NOTE: CASES MAY NOT NECESSARILY BE HEARD IN THE ORDER THAT THEY APPEAR ON THE DOCKET

Preliminary Motion Docket – 1:00 pm to 1:30 pm

<u>APPEAL NO.</u>	<u>PREMISES</u>	<u>APPELLANT</u>	<u>PURPOSE OF APPEAL</u>
2021-095	Ns W Northern Pkwy 306-7 Ft E of Falls Rd Block 4820E, Lot 021	Overlook LLC	Conditional use and height variance to construct a 3-story residential-care facility for 120 residents

Hearing Docket

<u>APPEAL NO.</u>	<u>PREMISES</u>	<u>APPELLANT</u>	<u>PURPOSE OF APPEAL</u>
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.
2022-201	833 Hollins St	Martin JW Marren	Height Variance; to construct an 800-sf two-story residential detached garage, second floor will be an art studio.

2022-202	1602-1604 Blossom St	Caroline Hecker, Esq	Raze the existing building, which is currently being used as a warehouse with accessory office and yard storage and construct a new 14,400 sf for the same uses requiring minimum front yard setback variance.
2022-203	Es Of S Haven St Sec Of O'Donnell St	Caroline Hecker, Esq.	To subdivide the property, which was rezoned to C-3, into 3 parcels, consolidate the southernmost parcel with a portion of the Boston Street right of way, and construct a Quickway Japanese Hibachi, "Sleep Number" retail goods establishment, and a Starbucks carry out food shop, which will include a drive through facility, an 11-foot rear yard, and 53 off street parking spaces in accordance with BMZA 2021-235. the applicant requests a sign variance
2022-205	1125 Harlem Ave	Oladapo Kolawole-Amosu	To use as a multi-family dwelling , consisting of three dwelling units
2022-206	3800 Hayward Ave	Carlos Martinez	To use as a two-dwelling unit.
2022-207	312 S Broadway	Chanel Griffin	To use portion k/a "Unit 1" as a day care center
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.
2022-209	2324 E Monument St	Thach Le	To use second floor as a tattoo shop. (Continue nail salon on ground floor)
2022-210	2700 W Baltimore St	Jose Rodriguez	To add carry-out to existing grocery/deli on ground floor.
2022-211	1915 Druid Hill Ave	Guadie Hailemichael	To use as three dwelling units.
2022-212	30 W 25 St	QPS, INC.	To use premises as a day care center for 12 children.
2022-213	26 W 25th St	QPS, INC.	To use premises as a day care center for 12 children

2022-214	248 S Broadway	Jasmine Trammell	To use as an art studio and add live entertainment.
2022-215	6212 Mclean Blvd	James Gaines, Jr.	Variance to bulk regulations related to the construction of a 14' x 20' carport on side of house over existing driveway.
2022-216	1116 Homewood Ave	Mia Rogers	To use as multi-family dwelling consisting of three dwelling units
2022-217	1118 Homewood Ave	Mia Rogers	To use as multi-family dwelling consisting of three dwelling units.
2022-218	Ws Craddock Ave 339'5 N E Cold Spring Ln	Chyrie Loudon	Variance to bulk regulations related to the construction of a three-story semi-detached single-family dwelling with front-loading garage
2022-219	Ws Craddock Ave 365'11 N E Cold Spring Ln	Chyrie Loudon	Variance to bulk regulations related to the construction of a three-story semi-detached single-family dwelling with front-loading garage
2022-220	4600 York Road	Maurice Iguade	To use for two dwelling units
2022-250	2235 N Fulton	Lance Decker	Variance to bulk regulations related to the demolition of existing recreation center to construct a new city owned recreation center.

*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.