

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

**ZONING APPEALS DOCKET FOR TUESDAY, AUGUST 16, 2022**  
**IN PERSON HEARING – 417 E Fayette St 8<sup>th</sup> Floor**

\*\*\*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):** BMZ2021-087 5671-5687 Bel Air Rd; Justin Williams, Esq.

**Reconsideration(s):** BMZ2021-303 5919 Winner Ave; Donny Ankri

**Miscellaneous:** BMZ 2022-336 – 101 N. Bradford St, Lindsey Johnson-Graham (Negative Appeal)

**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>
2022-223	613 Parkwyth Ave	Juan Carlos Romero Alonso	To install roll up metal gate 12 ft wide and 9 ft tall on the right side of the house.
2022-253	1500 Bolton St	AB Associates	To use first floor of the premises as an office and accessory retail in basement and garage
2022-256	2525 Insulator Dr	Caroline Hecker	To subdivide property and construct single and multi- family rowhouse dwellings, including front loaded attached garages that occupy more than 50% of the width of the front facades of the dwellings
2022-258	1920 E Lanvale St	Sherard Houston	To increase capacity on existing home day care from 8 children to a large family day care consisting of 12 children.
2022-259	2127 E Pratt St	Lou Catelli	To add outdoor seating to existing tavern

2022-260	2118 Druid Hill Ave	William Broaddus	To use as two dwelling units
2022-263	1300 W Lafayette Ave	Ethel's Investment Group	To use first floor as clothing store, and to use second floor as a barber/beauty shop
2022-266	4200 Liberty Heights Ave	Len Foust	Install a free-standing monument sign, 6 ft in height, portion of which will be an electronic sign.
2022-267	3708 Windsor Mill Rd	Roy Mack	To use premises as office space.
2022-268	800 N Broadway	Sean Doughty	To use as a multi-family dwelling that will consist of five dwelling units.
2022-269	403 S Wolfe St	Juan Carlos Lazarte	Variance to bulk regulations related to the construction of a three-story rear addition.
2022-271	2412 Lakeview Ave	Jennifer Wicks	To use for three dwelling units
2022-274	728 Deepdene Rd	Adam Carballo	Variance to bulk regulations to construct and open porch in front, and pergola on side.
2022-278	2212 Essex St	Adam Carballo	To construct a 4 <sup>th</sup> floor penthouse addition.

\*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.***