

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

**ZONING APPEALS DOCKET FOR TUESDAY, JANUARY 11, 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):** BMZA 2019-15 6301 Green Meadow Parkway- Request for Extension  
BMZA 2017-59 237 S. Conkling St – Request for Extension

**Reconsideration(s):** BMZA 2021-201 3132 Remington Ave.

**Miscellaneous:**

**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>
2021-181	901 Ogden St	Raymundo Sosa Huerta	Variance to bulk and yard regulations to install/retain concrete driveway and walkway
2021-216	16-22 E Fayette St	Caroline Hecker, Esq.	To convert the adjacent properties at 16-18 E. Fayette Street and 20-22 E. Fayette Street to a 96-bed residential care facility, including accessory medical offices on the first floor.
2021-219	2201 Brookfield Ave	Adam Carballo	Variance to bulk and yard regulations related to the use of premises as a multi-family dwelling consisting of twelve dwelling units. Variance required for off street parking.
2021-227	701 S Curley St	Olivia Bahena	To use second floor as restaurant

2021-232	2230 Aiken St	Bryan Parker	To use ground floor as a convenience store that will include sale of everyday items (coffee, groceries, snacks, food, confectionery, soft drinks, tobacco products, over the counter drugs toiletries), and to use as a carry out
2021-244	2220 E Fairmount Ave	Kevin Scott	To use premises as a multi-family dwelling, consisting of four dwelling units. Variance required for off street parking
2021-251	4434 Falls Rd	Richardson Engineering, LLC	Use property as gas station and add standalone accessory a car wash structure
2021-253	5509-5515 HARFORD ROAD	Jose Garcia	To install one electronic size variance to size required
2021-267	3900-3902 Boston Street	Refinery Canton LLC/Caroline Hecker	Conditional use for drive through lanes associated with newly constructed restaurant
2021-268	101 N. Patterson Park Ave	101 Patterson LLC/Justin Williams	Conditional use and variances related to lot coverage and parking associated with redevelopment of property as mixed use building with 5 dwelling units and a restaurant/cafe
2021-269	716 Wyndhurst Ave	Mary Regan	Variances required for 1 <sup>st</sup> floor side and rear addition and rear garage
2021-270	605 S. Montford	Sam Beltran	Variances related to construction of rear 2 story addition 1st and 2nd fls. and 3rd fl. addition with roof top deck.
2021-272	3301 Henry G Parks Jr Cir	Andre Mitchell	Use 1 <sup>st</sup> floor front for office; continue to use rest of structure as single-family dwelling
2021-273	5601 Bowley's Lane	Toni Profili	Erect a new free standing identification sign
2021-275	301 S Beechfield Ave	GRS- Heather Mullin	To install a wall mounted sign with ID Cabinet and electric message center
2021-276	1250 Riverside Ave	Nathan Pack	Variance to lot area and expansion of dwelling to demo/reconstruct part of 2 <sup>nd</sup> fl, construct new rear 3 <sup>rd</sup> fl. add. catwalk and deck
2021-279	2323 Whittier Ave	Via Companies, LLC	Variance to bulk regulations related to the use of premises as two dwelling units
2021-293	456 Pitman Pl	Pitman Holdings, LLC/Nate Pretl	Use 1st floor of newly constructed building as a non-profit office and juice bar.

2021-300	714 Berry Street	Adam Carballo	To use as two dwelling units
2021-327	106 Clay St	AB Associates	To use basement and first floor as commercial dress maker, upper floors as two dwelling units

\*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:  
[kathleen.byrne@baltimorecity.gov](mailto: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.***