# CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

## ZONING APPEALS DOCKET FOR TUESDAY, OCTOBER 19, 2021
### *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):**

**Reconsideration(s):**

**Miscellaneous:**        BMZA2021-161; 4903-4905 York Road - Deliberations

## 1:00 P.M. ZONING DOCKET
### NOTE: CASES MAY NOT NECESSARILY BE HEARD IN THE ORDER THAT THEY APPEAR ON THE DOCKET

| APPEAL NO. | PREMISES | APPELLANT | PURPOSE OF APPEAL |
|---|---|---|---|
| 2021-100 | 1900 E Pratt St | Shahin Batmanglich | Conditional use of first floor as neighborhood commercial establishment; Variances to bulk and yard regulations to use upper floors as a SFD |
| 2021-136 | 3430 Keswick Rd | Wichas, LLC | To use premises as a restaurant with outdoor seating and catering |
| 2021-143 | 901-911 S Ellwood Ave | AB Associates | To demolish existing one-story structure, subdivide lot and construct nine new single-family rowhouses and renovate existing rectory building into six dwelling units |
| 2021-155 | 919 Fawn St | Moe Kaviani | To construct a three-story rear addition, a fourth-floor addition and use as nine dwelling units. Variance required for off street parking. |
| 2021-157 | 2663 Lehman St | Natasha Ann Hunter | To use first floor as a carry-out/restaurant. |
| 2021-173 | 5300-5302 York Rd | Shannon Edwards | To use the second-floor level of existing church for a nonpublic school. Variance required for off street parking |
| 2021-192 | 4911 Arabia Ave | Paul Mack | To use as a multi-family dwelling consisting of two dwelling units |

| 2021-196 | 501-503 Albemarle | J.R. Woolman, LLC | To use premises for a health care clinic |
|---|---|---|---|
| 2021-208 | 5600-5650 The Alameda | Justin Williams, Esq. | To install a standalone drive-through ATM and accessory canopy on the SE Portion of the shopping center parking lot along The Alameda. Front yard setback and minimum building height variances requested. |
| 2021-211 | 2426 Pennsylvania Ave | AB Associates | To replace existing sign with a new marquee sign |
| 2021-217 | 101-103 E 25TH ST | New Terra Cafe, LLC | To add live entertainment to existing restaurant use, to include the outside of the premises in rear |
| 2021-222 | 6302 Lincoln Ave | Donny Ankri | Variance to bulk and yard regulations related to the construction of a 1 and 2-story additions to sides, front and rear; and to construct a rear deck |
| 2021-223 | 3602 W Rogers Ave | Angela Henry | To expand live entertainment use to the exterior of existing restaurant (with liquor license) including outdoor table service |
| 2021-224 | 101-103 W Barre St | Brian Corwell | Variance to bulk and yard regulations related to the enclosure connection between the two buildings of the single-family dwelling (new 2 story + 3rd floor deck infill wood frame+ brick) |
| 2021-225 | 7135 Harford Road | Shakurah Duffie D/B/A Beni Catering& Events Company | Use portion of ground floor as a catering kitchen |
| 2021-226 | 1509-1513 E Baltimore St | Thy Nguyen | Use portion of ground floor as a personal services establishment (barber shop). |
| 2021-227 | 701 S Curley St | Olivia Bahena | To use second floor as restaurant/carry out and to use first floor as a bar. |
| 2021-229 | 1735 Hollins St | Adnan Khan | Variance to bulk and yard regulations related to the alteration of interior for the use of premises as five dwelling units. Variance required for off street parking |

*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:
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.*