

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, MAY 24, 2022
IN PERSON HEARING – CITY HALL – ROOM 215

Draft as of 4.25.22

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:

Resolution Review and Adoption:

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>
2021-217	101-103 E 25 TH St	New Terra Café LLC	To add live entertainment to existing restaurant use, to include the outside of premises in the rear.
2022-116	2022-202 E Preston St	Mera Kitchen	To add outdoor dining and catering to existing restaurant, locate portion k/a 1301 N Calvert St.
2022-130	3417 Chestnut Ave	Topping LLC	Variance to bulk regulations related to the conversion of a single-family dwelling to two dwelling units. Variance required for off street parking.
2022-146	3208 Bonnie Rd	Eliahu Cohen	Structural alterations- Enclosed portion of existing front porch and relocate the front door to create a foyer. Extend existing front porch concrete slab. To build a third-floor addition 21'6"x26'6". (Third floor is over the existing front porch roof).
2022-147	1916 Eutaw Pl	Michael Castagnola	To use as a multi-family dwelling consisting of eight dwelling units. Variance required for off street parking.

2022-148	301 E Patapsco Ave.	The Baltimore City Board of School Commissioners.	To use as a multi-family dwelling consisting of eight dwelling units. Variance required for off street parking and for number bicycle spaces.
2022-149	4522-4524 Reisterstown Rd	Melad Attashy	To use as a ground floor as a retail clothing store.
2022-150	2926 Saint Paul St	Andy Niazy Architecture	To construct a roof deck and pergola on existing detached garage.
2022-151	925 Ramsay St	Adrian Beegle	Permit #COM202-57177 & #COM2021-69492 issued in error. Variance request never posted.
2022-153	1826 Jackson St	Matt Knoepfle	Variance to bulk regulations related to the construction of an addition at second floor rear.
2022-154	5718 York Rd	AB Associates	To consolidate 5178 York Road and 5717 Bellona Ave, and use portion of rear as a patio
2022-160	1837 Clifton Ave	Danitra Bell	Use portion of second floor as a beauty/barber shop (Entrance at Monroe St)
2022-162	446 N Linwood Ave	Backbone Creation Inc.	To use as two dwelling units.
2022-163	NS Frederick Ave NEC S Athol Ave	Colbert Matz Rosenfelt	To construct a four-story age-restricted multi-family building that will consist of fifty-nine units. Variance required for off street and bicycle parking.
2022-165	249 S Loundon Ave	Melissa Vega Wynn	To use premises as three dwelling unit. (1 dwelling unit on first, second, and third floor)
2022-166	1108 Scott St	Denisse Butts	To use ground floor as a restaurant/carry out.

*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.