

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

**ZONING APPEALS DOCKET FOR TUESDAY, October 25, 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):** BMZ2019-021 3500, 3504 &3506 Clifton Ave; Brett Kirchner  
BMZ2020-110 1701 Benhill Ave; Caroline L Hecker.

**Reconsideration(s):**

**Miscellaneous:**

**1:00 P.M. ZONING DOCKET**

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

2022-138	234 N Franklinton	BM Tag & Title	To use premises as an office for tag and title services
2022-311	320 N Point Rd	AB Associates	To use premises as vocational training school.
2022-319	6511 Western Run Dr	Steven Snyder	Variance to bulk yard regulations related to the construction of a one-story rear addition.
2022-330	3434-3462 Wilkens	Abraham Hurdle, Esq.	To use portion known as 3446 Wilkens Ave for live entertainment in conjunction with retail sales and art gallery.
2022-347	1201-1209 N Woodington Road	Adam Carballo	To alter interior of existing buildings for the addition of forty-two additional dwelling units. Variance required for off street parking.

2022-348	2200 E Fayette St	Adam Carballo	Variance to bulk regulations to construct an addition and deck at third floor rear. Renovate interior for use as a tavern and two dwelling units. Variance required for off street parking.
2022-351	3508 Woodbrook Ave	Donny Ankri	To convert the three-dwelling unit to four dwelling unit. Variance required for off street parking.
2022-355	1613 Edmondson Ave	Olalekan Oketunji	Variance to bulk regulations to convert a single-family dwelling to two dwelling units.
2022-357	1404-1418 S Charles	AB Associates	To use entire premises for office space
2022-358	320 E Lanvale St	AB Associates	To use as two dwelling unit
2022-359	707-709 Druid Park Lake Dr	AB Associates	To use premises as eleven dwelling unit. Variance required for off street parking.
2022-361	510 Cathedral St	Lance Decker	Variance required for off street parking, to use premises as four dwelling units.
2022-362	5835 Park Heights Ave	Caroline Hecker, Esq.	Variance to bulk regulations to construct a one-story addition to the synagogue, which will have a 5' side-yard setback.
2022-363	1501 E North Ave	Shea Bennett	To use as a bed and breakfast establishment with six guestrooms
2022-364	1251 Sargeant St	Praful Patel	Variance to bulk regulations to construct a 2-story rear addition 1st floor (10'-9" x 11'-8" ) and 2nd floor (23' x 11'-8")

2022-365	1013 W Lafayette St	Ronald Clinton	Variance to bulk regulations to use as four dwelling units.
2022-375	1518 Latrobe Park Ln	Matt Knoepfle	Variance to bulk regulations to construct a two-story rear addition and rooftop deck.

\*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.***