

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

**ZONING APPEALS DOCKET FOR TUESDAY, AUGUST 30, 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):** BMZ2021-166 3837 Park Heights Ave; Holy Nativity & St. Johns Dev Corp

**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**

<b><u>APPEAL NO.</u></b>	<b><u>PREMISES</u></b>	<b><u>APPELLANT</u></b>	<b><u>PURPOSE OF APPEAL</u></b>
2021-127	2507 N Howard St	Caroline L Hecker, Esq.	To demolish the existing structure and construct a new structure with a total building height of approximately 75 feet, requiring a 15-foot maximum building height variance as well as an interior side yard variance to permit a 7.14-foot interior side yard on the north side of the property in lieu of the required 10 feet, and a rear yard variance to permit a 3.48-foot rear yard in lieu of the required 20 feet
2022-171	30 Poultney St	Zachary Blanchard	Variance to bulk regulations related to the construction of an addition at second floor rear.

2022-174	123 Warren Ave	Mark Herbkersman	To remove portion of house at rear (3-story & basement) and replace with addition that will extend to side property line; to construct a rooftop penthouse and rooftop deck.
2022-210	2700 W Baltimore St	Jose Rodriguez	To add restaurant to existing grocery/ deli on ground floor.
2022-215	6212 Mclean Blvd	Corlis V. Alford	Variance to bulk regulations related to the construction of a 14; x20' carport on side of house over existing driveway.
2022-222	1420 N Luzerne Ave	Duane Taylor	To use as two dwelling units.
2022-234	1325 Key Hwy	J.R. Woolman	To add live entertainment to existing restaurant.
p2022-273	2556 Wilkens Ave	Shenhong Lei	To use premises as two dwelling unit.
2022-277	25 E Cross St	25 E Cross St Properties, LLC	To add live entertainment to tavern.
2022-279	1030 N Arlington Ave	Tauhead Burke	To use premises as community center on first floor, with servicing offices on second and third floor.
2022-280	1613 N Caroline St	William Broaddus	To use as two dwelling units.
2022-282	1425 Ensor St	Kirk Guillory	To use premises as a residential care facility with corresponding relief for height and parking.
2022-283	1711 Ensor St	Kirk Guillory	To use premises as a residential care facility with corresponding relief for height and parking.
2022-284	1600 N Rose St	Donny Ankri	To use as a day care center.
2022-285	2305 Whitley Rd	Donny Ankri	Variance to bulk regulations to construct a one-story and two-story rear addition.

2022-286	2310 Ashland Ave	Donny Ankri	Variance to bulk regulations to construct an addition at second floor rear.
2022-287	400 Pitman Pl	Pitman Pl Holdings 2, LLC	Variance to bulk regulations to consolidate 400 and 402 Pitman Pl, to use ground floor as a restaurant/convenience store and four dwelling units. Variance required for off street parking.
2022-288	222 Saint Paul Pl	MK Consulting Engineers, LLC	To alter interior for 254 dwelling units, 34 hotel rooms, and retail space. Variance required for number of bicycle spaces.

\*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.*