

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, September 13, 2022
IN PERSON HEARING – CITY HALL, ROOM 215

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): BMZ2017-238 4711 &4713 Falls Rd; Caroline Hecker, Esq.
 BMZ2021-147 3220 Eastern Ave; James Heise

Reconsideration(s): BMZ2021-254 1503 E 28TH St; Odette Ramos

Miscellaneous: Resolution Approval.
 Alley & Footway Appeal Approval.

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>
2021-325	1701 N Ellamont St	Sandi’s Learning Center	To use as an adult day care center.
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.
2022-242	5111 Plainfield Ave	Atiya Wells	To use the premises as a community center
2022-259	2127 E Pratt St	Lou Catelli	To use as a restaurant (neighborhood commercial establishment) with outdoor table service
2022-262	1639 N Broadway	Jean Coeur	To use as a multi-family dwelling unit consisting of three dwelling units.
2022-272	2907 O’Donnell St	Caroline Hecker, Esq.	To add live entertainment to existing tavern/restaurant.
2022-281	2901 O’Donnell St	Caroline Hecker, Esq.	To add live entertainment to existing tavern/restaurant.

2022-289	4633 Furley Ave	MK Consulting	Variance required to bulk regulations to construct school and recreation center. Variance required for parking and bike parking.
2022-290	2035 W North Ave	White Carr Development Group	To use ground floor as a Wi-Fi café, coffee shop, and community space.
2022-292	3523 Buena Vista Ave	Submersive Productions	To use premises as an arts studio.
2022-293	1810 McCulloh St	Bashar Hijazi	To use as a multi-family dwelling consisting of six dwelling units.
2022-294	246 N Rose St	Aaron Simon	To use for two dwelling units. Variance required for off street parking.
2022-295	1505 Eutaw Pl	AB Associates	To use portion as a restaurant in connection with culinary training facility.
2022-296	1744 Jackson St	John Bolster	Variance to bulk regulations to construct an addition at second floor rear and rooftop deck.
2022-297	3124 Dillon St	Michael Knoepfle	Variance to construct a two-story rear addition and rooftop deck.
2022-298	3220 Strickland St	Division, LLC	Variance to bulk regulations to construct a two-story rear addition.
2022-299	1518 Boyle St	Nick Depaola	Variance to construct a two-story rear addition and rooftop deck.
2022-301	5505 Wexford Rd	Ziger Snead Architects, LLP	Variance to bulk regulations related to the construction of a new 350 sf, single-story addition in rear yard at SE corner attached to existing house and associated structural alterations. Interior plan alterations totaling 185 sf to master bedroom suite and bathroom
2022-303	1701 E Patapsco Ave	Christopher Mudd, Esq.	Parking variance: to allow 260 off-street parking spaces.

2022-304	3228 Gwynns Falls Pkwy	Kirk Goode	To use as a multi-family dwelling consisting of three dwelling units.
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*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.