

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, September 27, 2022
IN PERSON HEARING – 417 E Fayette St 8th 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): BMZ2017-238 4711 &4713 Falls Rd; Caroline Hecker
BMZ2021-147 3220 Eastern Ave; James Heise
BMZ2021-162 234 N. Carey Street; Justin Williams
BMZ 2021-163 238 N. Carey Street; Justin Williams
BMZ2021-164 236 N. Carey Street; Justin Williams

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.
2022-264	912 Newington Ave	Quincy Allen II	To use as a multi-family dwelling consisting of three dwelling units. Variance required for off street parking.

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.
2022-291	601 Richwood Ave	AB Associates	To use premises as four dwelling units, providing four parking spaces
2022-292	3523 Buena Vista Ave	Submersive Productions	To use premises as an arts studio.
2022-302	101 W Cross St	Justin Williams, Esq.	Kennel use: to lease a portion of the retail space to operate as a "cat café"
2022-308	604 N Eutaw St	Adam Carballo	Variance to bulk yard regulations: To construct additions at second and third floor rear
2022-309	12-16 W 20th St	Sobin Kang	To use portion of existing ground floor as a karaoke room.
2022-312	920 N Arlington	Patrick Lundberg	Variance to bulk yard regulations: To renovate building for use as a multi-family dwelling consisting of seven dwelling units.
2022-313	1730 Fleet St	Kyle VanNiel	Variance to bulk yard regulations; to enclose the second-floor existing porch 6' x 11,' To construct a 12' x 18' walk out deck in the rear of second floor with 6' high wood fence on the deck
2022-315	4229 Pimlico Rd	Melvin Crider	To use first floor as a convenience store.
2022-316	1616 W Franklin St	Shea Bennett	To use as a two-dwelling unit

2022-317	524 Harwood Ave	Ernie Braveboy	To construct a fence, 6ft in height, portion of which will be located in front and street-corner side.
2022-318	3403 Edmondson Ave	Jamal Nasir	To use the ground floor as a convenience store.
2022-323	1302 William St	Scott Huot Red Sketch Landscape Architecture	Height Variance; to install a simple pergola on top of the roof top deck
2022-325	3818 Roland Ave	AB Associates	To use premises as eight dwelling units, variance required for off street parking.
2022-326	923 N Eden	Saad M Al Qutaibi	To use first floor of the premises as a grocery store.
2022-327	5001 Benton Heights Ave	Robin Moore	To use premises as a day care center for 28 children
2022-328	780 W Hamburg St	Donny Ankri	Height Variance; to construct an addition atop of existing detached garage.

*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.