

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, October 11, 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): BMZ2019-301 – 4 N Martin Luther King Jr; Alyssa Domzal
BMZ2020-111 - 2434 Greenmount Ave; Caroline Hecker
BMZ2020-148 – 2452 Druid Hill Ave; Pedro Ramirez

Reconsideration(s): BMZ2022-269 403 S Wolfe St; Anita Bhatia

Miscellaneous: Deliberations from August 24, 2022 hearing – BMZ2021-095 - NS W Northern Pkwy 306’7” E of Falls Rd; Caroline Hecker.

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>
2022-252	2245 McElderry St	AB Associates	To consolidate lots and to construct a multi-family dwelling consisting of ten (10) units. Variance required for off street parking.
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.
2022-329	2120-2122 N Charles St	Abraham Hurdle, Esq.	To use as tavern with live entertainment
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.
2022-331	833 S Decker St	Courtney Horst	Variance to bulk yard regulations to construct additions at second floor rear and third floor
2022-332	1211 Dundalk Ave	Josh Nicodemus	Variance to bulk yard regulations to install a concrete slab in rear (2,680 sq ft approx.)
2022-334	1212 Union Ave	Garrett Adler	Variance to bulk yard regulations to construct addition at second floor front and rear; to construct a two story side addition

2022-335	1724 Druid Hill Ave	AB Associates	Variance to bulk yard regulations to use as a multi-family dwelling consisting of three dwelling units. Variance required for off street parking.
2022-338	526 S Chapel Gate Ln	526 S Chapel Gate LLC	To use premises as a residential- care facility up to 30 residents
2022-339	4303 Woodlea Ave	Alonzo Brown	Variance to bulk regulations to construct a two-story single family detached dwelling. Variance required for off street parking.
2022-340	3306 Claran Rd	Donny Ankri	Variance to bulk regulations to construct a two-story front addition with covered front porch.
2022-341	2331 Barclay St	Inshirah Abdulillaha	To use the ground floor as a neighborhood commercial establishment.
2022-342	306 S Smallwood	Rebecca Newton	To construct proposed detached garage 12 x 16 ft in a back yard
2022-343	117-119 W 24 th St	Our Time Kitchen	To use as a restaurant and to include commissary kitchen/commercial kitchens.
2022-345	213 Tuscany Rd	Adam Carballo	Variance to bulk regulations to construct a rear deck.
2022-346	3423 Toone St	Adam Carballo	Variance to bulk regulations to construct a three-story rear addition and penthouse with rooftop deck
2022-349	2245 Eastern Ave	Overcare Health Services	To use as health care clinic for the delivery of outpatient therapy and behavioral health services.
2022-367	3801 S Hanover St	Civil Unlimited	Variance to bulk regulations to subdivide into four lots, retaining existing structures

*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.