

ZONING DOCKET FOR TUESDAY, February 25, 2020
ROOM 215, CITY HALL

12:30P.M.-1:00 P.M. GENERAL MEETING *

Rules Update(s): General

Reconsideration(s):

Extension Requests(s):

Miscellaneous:

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>
2019-179 (9/10/19)	4909 Hamilton Avenue	Nate Pretl	To amend prior approval to construct two-story MFD containing a total of 42 dwelling units
2019-384 (1/14/20)	3507 Edmondson Avenue	Gregory Bennett	To use as two dwelling units
2019-439 (1/14/20)	1611 Guilford Avenue	Guilford Brewing, LLC	To use the second floor for live entertainment
2020-04	6500 Saint Helena Avenue	Valerie Burke	Use premises as restaurant and carry-out food shop
2020-14	3801 Hillsdale Road	Jenene Coates House	To erect (727 linear feet of) 6' high fence around property
2020-19	1900-1902 S. Hanover Street	Ryan Potter	To relocate existing billboard
2020-21	533 E. Gittings Street	Nate Pretl	To construct a two-story rear addition with a rooftop deck
2020-22	3701 Edmondson Avenue	Turyalai Hashimi	To use ground floor for variety/produce store
2020-23	601 S. Decker Avenue	Idan Tzamaret	To construct a 2 nd floor overhanging rear addition with a rooftop deck
2020-24	621 S. Conkling Street	Stephen Pirpiris	To construct: 1) an enclosed attached rear garage with carport with a rooftop deck and; 2) an enclosed attached street side garage with a rooftop deck
2020-25	635 S. Curley Street	Nate Pretl	To construct a two-story rear addition with a rooftop deck
2020-26	1709-1717 Fleet Street	Nate Pretl	To consolidate 1709-1717 and 1719 Fleet Streets and construct 3 rd & 4 th Floor additions to use premises as 23 dwelling units with 1 st floor commercial

2020-27	420 Aisquith Street	Susan Williams	To construct a four-story multi-family dwelling: 72 dwelling units (18 market rate units and 52 affordable rate units) with 41 off-street parking spaces and 45 sq. ft. projecting sign
2020-28	500 N. Central Avenue	Susan Williams	To subdivide lot and construct a five-story mixed-use building: 197 dwelling units (36 market rate units and 161 affordable rate units) with 2,450 sq. ft. of ground floor retail including outdoor dining and 89 off-street parking spaces
2020-29	2423 Reisterstown Road	Eleanor Williams	To use 1 st floor front k/a 2423 Reisterstown Road as restaurant
2020-30	2930 Baker Street	Marjorie Lewis	To use as three dwelling units
2020-32	844 Park Avenue	Al Barry	To use premises as adult day care center
2020-34	3616 N. Rogers Avenue	Jenene Coates-House	To increase existing 24 child day care to 28 children
2020-35	4015 Foster Avenue	Mobtown Brewing Co, LLC	To add live entertainment to existing brewery and tavern
2020-36	7120 Park Heights Avenue	Nate Pretl	To consolidate 7120 & 7124 Park Heights Avenues, subdivide into 10 lots and construct 6 three-story dwellings: Rowhouse with front-loading garages; and, 4 three-story dwellings: Semi-Detached with side-yard off-street parking pads
2019-433	1200 S. Haven Street & 3850 Boston Street	Caroline Hecker	To construct a new dwelling: Multi-family housing 500 dwelling units (to consolidate 1200 S. Haven Street & 3850 Boston Street to establish “new” lot 3850 Boston Street-subdivision/consolidation may be perfected, but available records not yet updated) (deliberations only)
2019-434	3800-3824 Boston Street	Caroline Hecker	To construct a new 3,150 sq. ft. bank with drive-through facility. (To subdivide 1200 S. Haven Street to establish new lot 3800-3824 Boston Street-subdivision may be perfected, but available records not yet updated) (deliberations only)
2019-435	3900-3902 Boston Street	Caroline Hecker	To construct a new hotel: approximately 150 rooms. (To subdivide 1200 S. Haven Street to establish “new” lot 3900-3902 Boston Street-subdivision may be perfected, but available records not yet updated) (deliberations only)
2019-436	3904-3920 Boston Street	Caroline Hecker	To construct a new office building: approximately 11,740 sq. ft. (To subdivide 1200 S. Haven Street to establish “new” lot to be known as 3904-3920

Boston Street- subdivision may be perfected, but
available records not yet updated)
(deliberations only)

*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:
derek.baumgardner@baltimorecity.gov

Please note the appeal number and the subject property address in your question or comment.