

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, October 1, 2024
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 *

Reconsideration(s):
Draft resolution review.

*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.

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>ZONING DISTRICT</u>	<u>APPELLANT</u>	<u>PURPOSE OF APPEAL</u>
2023-181	915 Chauncey Ave	R-7	Steve Nimetz	To construct a rear deck requiring variances to bulk regulations.
2024-130	3430 W Caton Ave	R-6	Janet Edmonds	To use premises as a retail goods establishment (convenience store) requiring conditional use approval.
2024-170	2001-2023 Windsor Ave	IMU-1	AB Associates	To continue use as office with accessory motor vehicle service and repair to maintain the company's own fleet of vehicles requiring confirmation of non-conforming use.
2024-182	3907 Eastern Ave	C-1	Terrell C. Carter	To use premises as a child day-care center requiring conditional use approval.
2024-183	3906 W. Rogers Ave.	R-6	Renee Scott	To construct a 6-ft fence requiring corner-side yard variance.
2024-184	2647 N. Calvert St.	R-6	Araceli Tamez	To use premises as a multi-family dwelling with three dwelling units requiring confirmation of non-conforming density.
2024-187	313 S. High St.	C-1	Joseph Woolman	To use the premises as a tavern, requiring conditional use approval.
2024-189	3400 Chestnut Ave	C-1	Niko Vial	To use 2 nd floor of premises as a body art establishment requiring conditional use approval.

2024-190	2925 Oakley Ave	R-6	Larry Caplan	To use as a multi-family dwelling with two dwelling units, requiring confirmation of non-conforming density.
2024-191	2 S Janney St	I-2	AB Associates	To construct a 12-ft fence requiring height and rear yard variances
2024-193	531 E. 41 st St	R-6	Eugene Choi	To construct an 11-ft fence and rolling door requiring height and rear yard variances.

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 hearing.

DRAFT