

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, October 3, 2023
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): BMZ2022-292 3523 Buena Vista Ave; Ursula Marcum
Reconsideration(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> |
|--------------------------|---------------------------------|-------------------------|---|
| 2023-003 | 242 N. Milton Ave. | Oral Singh | To use first floor for retail sales (neighborhood commercial establishment) requiring conditional use approval. |
| 2023-098 | 1811 Thames St | Adam Carballo | To construct a 3 rd floor dormer addition with deck at 3 rd floor rear and rooftop deck requiring rear yard variance. |
| 2023-104 | 813 N Fulton Ave | Martin Watt | To use premises as two-dwelling units requiring a rear yard variance |
| 2023-112 | 3540 Poole St | Michael Chenoweth Jr. | To construct a screened-in porch (20'x 15') and deck (10'x15') at first floor rear requiring rear yard, side yard and lot coverage variances. |
| 2023-121 | 1840 W North Ave | Masoud Montaser | To use premises as two dwelling units requiring off-street parking variance. |
| 2023-134 | NES W Cross St, NWS Sterrett St | David Akinniyi | To construct a new four-story multi-family building (7 dwelling units) requiring rear yard and off-street parking variances. |

| | | | |
|----------|---------------------------|----------------------------|--|
| 2023-143 | 800 Poplar Grove St | MK Consulting Engineers | To use premises as a day-care and community centers requiring conditional use, front yard fence and off-street parking variances approval. |
| 2023-147 | 1209 Hollins St #2 | Delonte J. Whitmire-Melson | To use ground floor as a retail goods establishment requiring conditional use approval. |
| 2023-155 | 815 E 33 rd St | Aluna Homes, LLC | To use premises as a three dwelling unit requiring a lot area variance. |
| 2023-156 | 2605 Quantico Ave | HAE Renovations, LLC | To use premises as two dwelling units requiring minimum lot area and lot coverage variances. |
| 2023-161 | 1618 McHenry St | Twopoint Studio | To construct a three-story rear addition requiring a rear yard variance. |
| 2023-162 | 1620 McHenry St | Twopoint Studio | To construct a three-story rear addition requiring corner side and rear yard variances. |
| 2023-166 | 811 W Lanvale St | AFRO Charities | To use premises as a cultural facility with accessory office space requiring conditional use approval. |

*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.