

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, December 17, 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 *

Extension(s):
Reconsideration(s):
Deliberation(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>ZONING DISTRICT</u>	<u>APPELLANT</u>	<u>PURPOSE OF APPEAL</u>
2023-241	1800 Thames St	C-1	Penny Black Baltimore, Inc.	To add live entertainment to tavern requiring conditional use approval.
2024-023	412 E 22 nd St	R-8	Eden Noe	To use premises as a Dwelling: Multi-Family (2DU) requiring confirmation of non-conforming density.
2024-155	815 E 33 rd St	R-6	Aluna Holmes, LLC	To use premises as a Dwelling: Multi-Family (2DU) requiring confirmation of non-conforming density.
2024-166	2625 E Hoffman St	R-8	Vanessa Diggs	To use portion of premises as a community center requiring conditional use approval and off-street parking variance
2024-180	4724 Liberty Heights Ave	C-1	Michelle Jordan	To use ground floor as a carry-out food shop requiring conditional use approval.
2024-193 & 2024-273	531 E. 41 st St	R-6	Eugene Choi	To construct a 12 ft overheard rolling door and an 11 ft in height fence requiring variances to bulk regulations approval.
2024-196	3200 Fait St	R-8	Ruth Stewart	To use first floor as a personal services establishment requiring conditional use approval.
2024-237	903 Ramsay St	R-8	Dan Hazard	To construct a three-story rear addition requiring variances to bulk regulations approval.

2024-247	5122 Harford Rd	OR-1	Kareemah Barrow	To use premises as a Dwelling: Multi-Family (3 du) requiring variances to bulk regulations approval.
2024-251	6649 Belair Rd	C-2	Lashuan E Chestnut	To use 6653 Belair Rd as an Educational facility: Commercial-Vocational requiring conditional use approval.
2024-252	1827 Marshall St	R-8	AB Associates	To use premises as an arts studio requiring conditional use approval.
2024-253	40 N Streeper St	R-8	Cenita Minor	To use premises as a Day-Care Center (40 children) requiring conditional use and variances to bulk regulations approval.
2024-254	3443 Edmondson Ave	R-7	Adeeb Almansoori	To use first floor as a retail goods establishment requiring conditional use approval.
2024-258	1707 Covington St	R-8	Jeff Blomster	To build deck above parking pad requiring variances to bulk regulations approval.
2024-265	3101 W. Belvedere Ave	C-2	AB Associates	To use as a Dwelling: Multi-family (83DU) requiring variances to bulk regulations 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.

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.