

**CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS**

**ZONING APPEALS DOCKET FOR TUESDAY, February 21, 2023**  
**IN PERSON HEARING – 417 E Fayette St 8<sup>th</sup> 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):** BMZ2020-00191, 5107 Old Hamilton Ave.; Alfred Barry  
 BMZ2018-00291, 3309 Chesley Avenue, AB Associates

**Reconsideration(s):** BMZ2022-281 2901 O’Donnell St., Caroline Hecker, Esq.

**Miscellaneous:** Resolutions from January 31, 2023 Hearing: 2022-315 - 4229 Pimlico Rd; 2022-413 - 3401 E Lombard St; 2022-416 - 5002-5004 York Rd; 2022-474 - 4700 Duncrest Ave; 2022-431 3120 Gwynns Falls Pkwy; 2022-452-433 Oldtown Mall; 2022-455 742 E Fort Ave.  
 Resolutions from February 7, 2023 Hearing: 2021-127 Amended Resolution.

**1:00 P.M. ZONING DOCKET**

**NOTE: CASES MAY NOT NECESSARILY BE HEARD IN THE ORDER THAT THEY APPEAR ON THE DOCKET**

<b><u>APPEAL NO.</u></b>	<b><u>PREMISES</u></b>	<b><u>APPELLANT</u></b>	<b><u>PURPOSE OF APPEAL</u></b>
2018-150 (remand)	1823 Lancaster St Unit 28	Caroline Hecker Esq.	To construct an 8-foot deck addition requiring a minimum-interior-side-yard variance.
2022-393	6704 Boston Ave	Manuel Tenezaca Quito	To construct a two-story rear addition, requiring a variance to expand structure containing a nonconforming use.
2022-439	2601 Quantico Ave	HAE Renovations	To use as a two dwelling unit requiring a minimum lot area variance
2022-440	2603 Quantico Ave	HAE Renovations	To use as a two dwelling unit requiring a minimum lot area variance
2022-443	2003 Hollins St	Nadeem Butt	To use as two dwelling units requiring a minimum lot area variance.
2022-462	2435 Edmondson Ave	Solomon Wekdekirstos	To use as a multi-family dwelling with 2 dwelling units, requiring minimum lot area and off-street parking variances.

2022-467	3105 O'Donnell St	Matt Knoepfle	To construct an addition at second floor rear requiring a minimum rear yard variance and a maximum lot coverage variance.
2022-477	1010 Oldham St	Abraham Hurdle, Esq.	To use the premises as a restaurant with accessory live entertainment, and outdoor dining, requiring conditional use approval.
2023-003	242 N Milton Ave	Zaid Mutee Ahmed	To use first floor as retail sales (grocery store), requiring conditional use approval.
2023-008	915 Chauncey Ave	Alexander J Salzberg	To construct a two-story rear addition (basement and first floor) requiring a rear yard variance and a maximum lot coverage variance.
2023-011	260 S Durham St	Heather Phillips	To construct a new three-story single-family dwelling, with penthouse and rooftop deck, requiring a rear yard variance, a maximum lot coverage variance, and a maximum height conditional use.
2023-012	1729 Guilford Ave	Neil Brown	To increase occupancy to four dwelling units, requiring a minimum lot area variance and an off-street parking variance.

\*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](http://cels.baltimorehousing.org/Search_BMZA_Map.aspx)

Questions or comments may be sent to:  
[bmza@baltimorecity.gov](mailto: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.***