

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, April 18, 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):

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>
2022-384	1425 Ensor St	Kirk Guillory	To construct a new four-story residential care facility (18 or more residents), requiring a side yard variance, off street parking variance, and conditional use approval to meet height requirements and to use as residential care facility.
2022-385	1711 Ensor St	Kirk Guillory	To construct a new four-story residential care facility (18 or more residents), requiring a side yard variance, off street parking variance, and conditional use approval to meet height requirements and to use as care facility.
2023-019	812 E 35 th St	Derrick Shaw	To use as three dwelling units requiring lot area and off-street parking variances.
2023-022	2907 W Belvedere Ave	Abdo-Alkader Mozeb	To use first-floor of the premises (2909-2911) as retail sales (neighborhood commercial establishment) requiring conditional use approval.
2023-029	1002 N Fulton Ave	Kevin Blackstone	To use premises for two dwelling units.

2023-040	2110 Fleet St	David Korrie	To use first floor of the premises as a bakery/café and accessory sale of gift/art items with outdoor dining space requiring conditional use approval.
2023-041	2629 Quantico Ave	HAE, LLC	To use premises as a two dwelling unit, requiring a lot area variance.
2023-042	2621 Quantico Ave	HAE, LLC	To use premises as a two dwelling unit requiring a lot area variance.
2023-049	810 N Montford Ave	Nahree Fraser	To use as a commercial family day care center, up to 12 children requiring conditional use approval.
2023-056	1601 E Pratt St	KCW Engineering Technologies, Inc.	To construct a four-story multi-family building with sixty-eight dwelling units, requiring an interior side yard variance.
2023-057	1515 E Pratt St	KCW Engineering Technologies, Inc.	To construct a four-story multi-family building with eighty-four dwelling units, requiring front yard, interior side yard, and rear yard variances
2023-063	4316 Grandview Ave	Judith A Hoffman	To construct a new accessory structure (shed) located on side and front of primary structure requiring a side yard variance.
2023-064	3512 Eastern Ave	Scotty Chen	To construct a five-story building to use as a multi-family dwelling (28 dwelling units) and commercial space, requiring a rear yard, minimum lot area, and off-street parking variances.
2023-065	1213 S Bouldin St	Katie Porter	To construct an addition at fourth floor rear exceeding maximum height requiring conditional use approval and a rear yard variance.
2023-068	830-832 Park Ave	Miriam Ewers	To build a fence in the front and side yards requiring a height 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

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.***