

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

**ZONING APPEALS DOCKET FOR TUESDAY, June 20, 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):**

**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**

<b><u>APPEAL NO.</u></b>	<b><u>PREMISES</u></b>	<b><u>APPELLANT</u></b>	<b><u>PURPOSE OF APPEAL</u></b>
2022-363	1501 E North Ave	Shea Bennett	To use as a bed and breakfast establishment with six (6) guestrooms requiring conditional use approval.
2022-445	1133 N Bond St	Mustafa Y Elmawari	To use ground floor as a neighborhood commercial establishment (grocery store) requiring conditional use approval.
2023-003	242 N Milton Ave	Oral Singh	To use first floor for retail sales (neighborhood commercial establishment) requiring conditional use approval.
2023-015	1901 W Fayette St	Amber & Steven Gray	To use the ground floor for retail sales (neighborhood commercial establishment) and the second and third floors as a multi-family dwelling with two dwelling units, requiring minimum lot area, off-street parking (2 spaces) and minimum rear yard setback variances.
2023-047	200 W 29 <sup>th</sup> St	Grigory Iventichev	To construct a garage storage addition on second floor (20ft in height) requiring an accessory structure height variance.
2023-073	4227 Pimlico Rd	Hae, LLC	To use premises as a two-dwelling unit, requiring confirmation of non-conformity density.

2023-083	1345 Walker Ave	Ebony Wilson	To use premises as a large family day-care (up to 12 children) requiring conditional use approval.
2023-090	583 Presstman St	Intersection of Change	To use premises as a community center requiring conditional use approval.
2023-099	1412 William St	Laura Lippman	To install a pergola structure on top of deck (total height 43') requiring conditional use to meet height requirements.
2023-101	1505-1513 Eutaw Pl	Baltimore Unity Hall, Inc	To add live entertainment to existing cultural facility, requiring conditional use approval.
2023-102	3432 Bel Air Rd	Jason Johnson	To use ground and second floor of the premises as a health-care clinic requiring conditional use approval.
2023-106	1713 E Federal St	Andre Matthews	To use first floor as restaurant (neighborhood commercial establishment), requiring conditional use approval.
2023-110	101 E Trenton St	Tamir Ezzat	To use premises as offices/arts studios (neighborhood commercial establishment) and a multi-family dwelling with eight dwelling units; requiring conditional use approval, minimum lot area and off-street parking variances.

\*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.***