

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

**ZONING APPEALS DOCKET FOR TUESDAY, August 20, 2024**  
**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):**  
**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**

<b><u>APPEAL NO.</u></b>	<b><u>PREMISES</u></b>	<b><u>ZONING DISTRICT</u></b>	<b><u>APPELLANT</u></b>	<b><u>PURPOSE OF APPEAL</u></b>
2022-480	3017 Clifton Ave	R-6	PSC Investments, LLC	To use premises as a multi-family dwelling (4 units) requiring confirmation of non-conforming density
2024-006	3117 W. North Ave	C-1	Sayo Esconsay	To use building as a health-care facility requiring conditional use approval
2024-049	242 N. Milton	R-8	Oral Singh	To use first floor as a retail goods establishment requiring conditional use approval
2024-088	2231 Wicomico	I-1	Ademir Ferrayra	To expand use of single-family home by constructing a two-story side addition to use a two dwelling unit requiring variances to bulk regulations approval
2024-101	6224 Blackstone Ave	R-1	Daniel Goldman	To construct a three-story rear addition and a two-story corner side addition requiring variances to bulk regulations approval
2024-121	2232 E. Monument St.	C-1	Walter Toller	To use entire building as health-care facility requiring conditional use approval
2024-125	2028 Druid Hill Ave	R-8	Yannik Cudjoe-Virgil	To use premises as a three-dwelling unit requiring confirmation of non-conforming density.
2024-126	3216 Greenmount Ave	C-1	Agate Integrated & Behavioral Health	To use entire building as health-care facility requiring conditional use approval

2024-129	3742 Tudor Arms Ave.	R-6	James Banos	To construct a two-story rear addition with basement requiring a 11x11.92 variance
2024-130	3430 W. Caton Ave	R-7	Janet Edmonds	To use 1 <sup>st</sup> floor as a convenience store requiring conditional use approval
2024-131	647 N. Kenwood Ave	R-8	Excellent Properties, LLC	To use 1 <sup>st</sup> floor as a convenience store requiring conditional use approval
2024-156	801 N. Monroe St.	R-8	Hal Arnold	To continue use of property as a two dwelling unit requiring confirmation of non-conforming density
2024-158	1101 E. North Ave	C-2	March Funeral Home Erich W. March	To install a free-standing sign with an electric component that is to exceed 15 sq. ft

**3:00 P.M. DOCKET**

<b><u>APPEAL NO.</u></b>	<b><u>PREMISES</u></b>	<b><u>ZONING DISTRICT</u></b>	<b><u>APPELLANT</u></b>	<b><u>PURPOSE OF APPEAL</u></b>

\*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](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.***