

**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 residential conversion.   |
| 2024-006                 | 3117 W. North Ave.     | C-1                           | Sayo Esconsay           | To use premises as a health-care clinic, requiring conditional use approval  |
| 2024-049                 | 242 N. Milton Ave.     | R-8                           | Oral Singh              | To use first floor as a retail goods establishment, requiring conditional use approval   |
| 2024-059                 | 3734 Fleet St.         | C-2                           | So Baltimore, LLC       | To add live entertainment and outdoor dining requiring conditional use.  |
| 2024-088                 | 2231 Wicomico St.      | 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.                            |
| 2024-110                 | 3715 Belair Rd         | R-7                           | Lantra Jackson          | To use premises as a three-dwelling unit requiring minimum lot area and off-street parking variances.  |
| 2024-121                 | 2232 E. Monument St.   | C-1                           | Walter Toller           | To use premises as health-care clinic requiring conditional use approval.  |

|          |                      |     |                                      |   |
|----------|----------------------|-----|--------------------------------------|---|
| 2024-122 | 6311 Eastern Ave     | C-2 | Two Farms Inc                        | To redevelop the property into a retail goods establishment requiring off street parking variances and two maximum sign area variances. |
| 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 premises as health-care clinic requiring conditional use approval.   |
| 2024-129 | 3742 Tudor Arms Ave. | R-6 | James Banos                          | To construct a two-story rear addition with basement, requiring variances to bulk regulations.  |
| 2024-130 | 3430 W. Caton Ave    | R-7 | Janet Edmonds                        | To use 1 <sup>st</sup> floor as a retail goods establishment requiring conditional use approval.  |
| 2024-131 | 647 N. Kenwood Ave   | R-8 | Excellent Properties, LLC            | To use 1 <sup>st</sup> floor as a retail goods establishment requiring conditional use approval.  |
| 2024-156 | 801 N. Monroe St.    | R-8 | Hal Arnold                           | To use premises as a multi-family dwelling with two dwelling units, requiring confirmation of nonconforming density                     |
| 2024-158 | 1101 E. North Ave    | C-2 | March Funeral Home<br>Erich W. March | To install a free-standing sign with an electric component that is to exceed 15 sq. ft.   |

\*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.***