

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, August 6, 2024
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):**
- 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

<u>APPEAL NO.</u>	<u>PREMISES</u>	<u>ZONING DISTRICT</u>	<u>APPELLANT</u>	<u>PURPOSE OF APPEAL</u>
2023-244	2705 Pennsylvania Ave	C-1	David Coleman	To use premises as a social club requiring conditional use approval.
2024-009	1320 Pontiac Rd	R-6	Idris Oladie	To use premises as a multi-family with two (2) dwelling units, requiring confirmation of non-conforming density.
2024-059	3734 Fleet St	C-1	So Baltimore, LLC	To add live entertainment requiring conditional use approval.
2024-066	1206 Broening Hwy	R-6	Nicholas Zamudio	To construct a carport attached to rear of primary structure requiring variances to bulk regulations approval.
2024-084	2305-2307 McElderry St	R-8	Luis Molina	To use premises as a community center requiring conditional use approval.
2024-096	1009 W. Barre St.	C-2	Suyi Park-Mbagwu	To use premises as a health-care clinic requiring off-street parking variance.
2024-097	3609 Copley Rd	R-1	Derwin Sullivan	To use premises as a large daycare servicing up to 12 children (currently serving 8 children) requiring conditional use approval
2024-107	108 W North Ave	C-2	No Land Beyond, LLC	To use 1 st floor and basement for live entertainment accessory to restaurant requiring conditional use approval.

2024-113	1727 Jackson St	R-8	Maureen Copeland	To construct two decks at first floor rear requiring variances to bulk regulations approval.
2024-114	3813 E Pratt St	R-8	Julissa Michel Marcano & Fidel Carranza	To use ground floor as an office requiring conditional use approval.
2024-115	929 N. Wolfe St	R-8	Duo Signage	To place three signs on property requiring conditional use approval
2024-117	6219 Lincoln Ave	R-1-E	The Law Office of Dino La Fiandra, LLC	To effectuate lot line adjustment with adjoining property requiring variances to bulk regulations approval.
2024-118	424 Hornel St	R-7	Tamara Williams	To use premises as a three-dwelling unit requiring minimum lot area and off-street parking variances.
2024-119	6319 Belair Rd	C-1	Francisca O. Onyedum	To use 2 nd floor as health care clinic requiring conditional use approval
2024-120	4826 Gilray Drive	R-3	Sabrina Hite	To use existing daycare as a large daycare for up to 12 children asking for conditional use approval
2024-128	17 W. 24 th Street	C-1	Mother Den LLC	To use premises as a tavern with live entertainment requiring conditional use approval.

*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

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.