

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, September 17, 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>
2024-076	60 W West	R-8	Adam Carballo	To construct a four-story single-family dwelling requiring maximum building height, interior side-yard, corner side-yard and rear setbacks, maximum lot coverage, and maximum impervious surface variances.
2024-077	1129 Race St	R-8	Adam Carballo	To construct a four-story single-family dwelling requiring maximum building height and rear setback variances.
2024-078	1133 Race St	R-8	Adam Carballo	To construct a three-story single-family dwelling requiring maximum building height and rear setback variances.
2024-116	1121 W. Lombard St.	R-6	Mia Rogers	To construct a 1 st and 2 nd floor rear addition and a 3 rd floor addition requiring variances to bulk regulations.
2024-127	2731 Greenmount Ave.	C-1	Toki Underground LLC	To install a new neon roof sign of 36 sq ft, requiring variances to sign regulations.
2024-163	4640 Edmondson Ave	R-1	Huntington Ridge Presbyterian Church	To install a LED sign on the existing monument sign requiring variances to sign regulations
2024-165	4009 Reisterstown Rd	R-6	Franck Boloing	To construct a front deck requiring variances to bulk regulations.

2024-167	1027 Haverhill Rd.	R-5	Pablo L. Perez	To construct a side addition requiring variances to bulk regulations.
2024-168	2773 W. North Ave	C-1	Gloria Peredes	To use as a multi-family dwelling consisting of three dwelling units requiring parking variance.
2024-175	4522-4524 Reisterstown Rd	R-6	Melad Attashy	To use ground floor as an office (tag & title) requiring conditional use approval.
2024-177	3122 Presstman St	R-6	Sean Ledbetter	To use property as a multi -family dwelling unit consisting of three units requiring minimum lot area and parking variances.
2024-188	113-123 Seldner Place	R-8	Adam Carballo	To subdivide into three lots and construct a three-story single family rowhouse on each lot requiring variances to bulk regulations.

*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 hearing.