

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

**ZONING APPEALS DOCKET FOR TUESDAY, January 31, 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):** BMZ2019-410 7-13 W Eager St; Caroline Hecker, Esq.  
 BMZ2020-197 1201 W Cross St; AB Associates  
 BMZ2021-186 3701-3707 Wilkens Ave; Caroline Hecker, Esq.  
 BMZ2021-334 4900 Boston St; Caroline Hecker, Esq.

**Reconsideration(s):** BMZ2022-391 1210 S Highland Ave; Residents of 1100 block of S Highland and 3300 block of Elliott St  
 BMZ2022-396 1216 S Highland Ave; Residents of 1100 block of S Highland and 3300 block of Elliott St  
 BMZ2022-397 1214 S Highland Ave; Residents of 1100 block of S Highland and 3300 block of Elliott St  
 BMZ2022-398 1212 S Highland Ave; Residents of 1100 block of S Highland and 3300 block of Elliott St

**Miscellaneous:** Board Deliberations – BMZ2021-127 2021-127 2507 N Howard St; Caroline Hecker, Esq.

**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>APPELLANT</u>	<u>PURPOSE OF APPEAL</u>
2022-315	4229 Pimlico Rd	Melvin Crider	To use the first floor of the premises for retail sales (convenience store) requiring conditional use approval (neighborhood commercial establishment).
2022-353	343 E 28 <sup>th</sup> St	James Omotosho	To use premises as a multi-family dwelling containing 2 dwelling units, requiring a minimum lot area variance.
2022-369	6427-6429 Harford Rd	Stacy McKenzie	To use first floor of premises k/a 6427-6429 Harford Rd as restaurant adding live entertainment; requiring conditional use approval.

2022-393	6704 Boston Ave	Manuel Tenezaca Quito	To construct a two-story rear addition, requiring a variance to expand structure containing a nonconforming use.
2022-413	3401 E Lombard St	Juan R Diaz	To use first floor as office and check-cashing establishment, requiring conditional use approval.
2022-416	5002-5004 York Rd	Caroline Hecker, Esq.	To add an accessory drive-through facility to the Popeye's Restaurant located at 5002 York Rd, requiring conditional use approval.
2022-420	4207-4209 Menlo Dr	AB Associates	To use premises for retail sales (auto parts) and warehouse, requiring conditional use approval.
2022-422	3735 Gough St	Joseph and Nyjah Rollins	To use portion of ground floor of premises k/a 3735 Gough St for an arts studio (mixed martial arts) requiring conditional use approval (neighborhood commercial establishment)
2022-430	1015 E Northern Pkwy	Karen Patrice Dukes	To use premises as a single-family dwelling and large family day care (up to 12 children), requiring conditional use approval.
2022-431	3120 Gwynns Falls Pkwy	Serenity's First Step Learning Center	To use premises as a day care center with up to 12 children, requiring conditional use approval and an off-street parking variance.
2022-444	2126 Maryland Ave	Caroline Hecker, Esq.	To use premises as a multi-family dwelling containing 29 dwelling units, requiring a minimum lot area variance.
2022-452	433 Oldtown Mall	MK Consulting Engineers, LLC	To construct an addition and use premises as a multi-family dwelling containing 48 dwelling units and 5,500 sq ft of retail, requiring an off-street parking variance and a minimum rear yard setback variance.
2022-455	742 E Fort Ave	Tim Klempa	To construct a three-story side and rear addition, requiring an interior side yard variance and a maximum height variance.
2022-456	2248 Wilkens	Adam Carballo	To use premises as retail sales (pharmacy), requiring conditional use approval (neighborhood commercial establishment).

2022-471	1800 Sulgrave Ave	MK Consulting Engineers, LLC	To construct modular classrooms, requiring conditional use approval and maximum lot coverage and rear yard setback variances.
2022-472	3800 E Lombard	Caroline Hecker, Esq.	To use premises as a kennel, requiring conditional use approval.
2022-473	101 N Patterson Park Ave	Caroline Hecker, Esq.	To use consolidated properties as a restaurant (neighborhood commercial) and a multi-family dwelling, requiring an interior side yard setback variance, a minimum rear yard variance and a maximum lot coverage variance.
2022-474	4700 Duncrest Ave	Lloyd Williams	To enclose an existing deck to create an enclosed addition, requiring a rear yard variance.
2022-477	1010 Oldham St	Abraham Hurdle, Esq.	To use premises as a restaurant with accessory live entertainment, and outdoor dining, 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.

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.***