

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

**ZONING APPEALS DOCKET FOR TUESDAY, October 1, 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):** City Council Bill 23-0371; Caroline Hecker, Esq.  
 BMZ2023-120 1511 Ashburton Street; Drew Tildon, Esq.  
 BMZ2023-152 6204 Park Heights Ave; Drew Tildon, Esq.  
 BMZ2023-154 1113 Monroe Circle; Drew Tildon, Esq.  
 BMZ2023-211 6200 Park Heights Ave; Drew Tildon, Esq.

**Deliberation(s):** BMZ2024-028 711 W 40<sup>th</sup> St; Drew Tildon, Esq.

\*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.

**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>
2024-076	60 W West St	R-8	Adam Carballo	To construct a four-story dwelling requiring variances to bulk regulations.
2024-077	1129 Race St	R-8	Adam Carballo	To construct a four-story dwelling requiring variances to bulk regulations.
2024-078	1133 Race St	R-8	Adam Carballo	To construct three three-story rowhouse dwellings requiring variances to bulk regulations.
2024-111	1131 Greenmount Ave	R-8	Ewe Consultants	To use ground floor as a retail goods store requiring conditional use approval.
2024-130	3430 W Caton Ave	R-6	Janet Edmonds	To use premises as a retail goods establishment (convenience store) requiring conditional use approval.
2024-170	2001-2023 Windsor Ave	IMU-1	AB Associates	To continue use as office with accessory motor vehicle service and repair to maintain the company’s own fleet of vehicles requiring confirmation of non-conforming use.

2024-181	915 Chauncey Ave	R-7	Steve Nimetz	To construct a rear deck requiring variances to bulk regulations.
2024-182	3907 Eastern Ave	C-1	Terrell C. Carter	To use premises as a child day-care center requiring conditional use approval.
2024-183	3906 W. Rogers Ave	R-6	Renee Scott	To construct a 6-ft fence requiring corner-side yard variance.
2024-184	2647 N. Calvert St.	R-6	Araceli Tamez	To use property as a multi-family dwelling with three dwelling units requiring confirmation of non-conforming density.
2024-187	313 S. High St	C-1	Joseph Woolman	To use the premises as a tavern, requiring conditional use approval.
2024-188	113-123 Seldner Pl	R-8	Adam Carballo	To subdivide into three lots and construct three three-story rowhouse dwellings requiring variances.
2024-189	3400 Chestnut Ave	C-1	Niko Vial	To use 2 <sup>nd</sup> floor of premises as a body art establishment requiring conditional use approval.
2024-190	2925 Oakley Ave	R-6	Larry Caplan	To use as a multi-family dwelling with two dwelling units requiring confirmation of non-conforming density.
2024-191	2 S Janney St	I-2	AB Associates	To construct a 12-ft fence requiring variances.

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 hearing.***