

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, October 15, 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): BMZ2023-173 4725 Walther Ave; AB Associates
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>
2024-040	2031-2039 Llewelyn Ave	R-8	Kamran Malik	To use premises as a motor vehicle dealership (fully enclosed structure) and motor vehicle service repair: minor (fully enclosed structure).
2024-161	628 N. Chester St.	C-1	Larry Thomas	To use entire premises as a health-care clinic requiring conditional use approval.
2024-192	5415 Greenspring Ave	R-1-C	AB Associates	To use premises as a primary and secondary educational facility requiring conditional use approval.
2024-194	1101 Rutland Ave.	R-10	Drew Tildon	To construct 36 rowhouse dwellings requiring conditional use approval and variance approval for maximum building height of up to 45 feet and maximum impervious surface variance approval.
2024-195	1800 E. Biddle St	R-10	Drew Tildon	To construct 18 rowhouse dwellings requiring conditional use and variance approval for maximum building height and maximum impervious surface variance approval.
2024-197	6200 Ridgeview Ave	R-1	Shanieka Sye	To construct a 6-ft fence requiring a side yard variance.

2024-198	5000 Frankford Ave	R-5	Louis Weiss	To use premises as a multi-family dwelling with 2 dwelling units, requiring minimum lot area and parking variance
2024-199	5727 Edgepark Rd.	R-5	Tina L. Savage	To use premises as a child-care center requiring conditional use and off-street parking approval.
2024-202	1121 Bayard St	R-8	Chase Hoffberger	To construct a detached dwelling requiring variances from bulk and yard regulations and conditional use approval for maximum height.
2024-203	1121 Bayard St (1123 Bayard)	R-8	Chase Hoffberger	To construct a detached dwelling, requiring rear yard and maximum lot coverage variances.
2024-204	1216 S. Carey St.	R-8	Adam Carballo	To construct third and fourth floor addition with 45'-0" building height requiring conditional use approval.
2024-206 (2024-200)	5729 Edgepark Rd.	R-5	Tina L. Savage	To use premises as a child-care center for up to 20 children requiring conditional use and off-street parking approval.
2024-207	1423-1429 Bank St	C-2	BA Crafters, LLC	To use premises as a parking lot, requiring conditional use approval.
2024-209	1400 Bank St	C-2	Joseph Woolman III, Esq.	To construct 60 dwelling units requiring variances to bulk regulations approval.
2024-210	1400 Bank St	C-2	Joseph Woolman III, Esq.	To construct 91 dwelling units requiring variances to bulk regulations approval.
2024-211	1500 Bank St	C-2	Joseph Woolman III, Esq.	To construct 81 dwelling units requiring variances to bulk regulations approval.
2024-246	1123 Bayard St	R-8	Chase Hoffberger	To construct a detached dwelling, requiring rear yard and maximum lot coverage variances.
2024-248	1423-1429 Bank St	C-2	Drew Tildon, Esq.	To add Recreation: outdoor 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.