

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

**ZONING APPEALS DOCKET FOR TUESDAY, October 17, 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):** BMZ2021-325 1701 N Ellamont St; Milton Tillman  
 BMZ2022-292 3523 Buena Vista Ave; Ursula Marcum  
**Deliberation(s):** BMZ2017-073 5715 Roland Ave; Joseph Woolman III, Esq.  
 BMZ2023-098 1811 Thames St; Adam Carballo

**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>APPELLANT</u></b>	<b><u>PURPOSE OF APPEAL</u></b>
2022-438	1645 N Calhoun St	Maryland Community Health Initiatives, Inc	To use Suite 110-115 for personal services establishment (acupuncture & group counseling services) requiring conditional use for neighborhood commercial establishment.
2023-020	2305 Whittier Ave	Damon Stubbs	To use premises as a multi-family dwelling with four dwelling units, requiring confirmation of non-conforming density.
2023-108	2146 Aiken St	Antiwan Lowe	To use premises as a retail goods establishment (neighborhood commercial) requiring conditional use approval.
2023-124	1238 Aisquith St	Martin Francois	To use premises as a restaurant (neighborhood commercial establishment), requiring conditional use approval.
2023-167	4000 Gwynn Oak Ave	Daniel J Bethke	To continue non-conforming retail sales use.
2023-173	4725 Walther Ave	AB Associates	To continue the non-conforming use of retail and nursery.
2023-176	2001-2009 N Charles St	Caroline Hecker, Esq.	To construct a five-story structure containing 36 dwelling units and retail space requiring an off-street parking variance.

2023-179	3130 Ellerslie Ave	Michael Washington	To use premises as a multi-family dwelling with two dwelling units requiring a minimum lot area variance.
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\*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.***