

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, October 29, 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): BMZ2023-129 3214 E Baltimore St; Mark Lewis.
 BMZ2022-448 529 Walker Ave; Oreoluwa Oni.

Deliberation(s): BMZ2024-192 5415 Greenspring Ave; AB Associates.

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>
2023-209	2261 Reisterstown Rd	C-1	Choice Health Systems	To use first floor as a health-care clinic requiring conditional use approval.
2024-076	60 W West St	R-8	Adam Carballo	To construct a four-story Dwelling: Rowhouse requiring variances to bulk regulations.
2024-077	1129 Race St	R-8	Adam Carballo	To construct a four-story Dwelling: Rowhouse requiring variances to bulk regulations.
2024-078	1133 Race St	R-8	Adam Carballo	To construct three three-story Dwelling: Rowhouses requiring variances to bulk regulations.
2024-099	237 S Gilmore St	R-8	Jeffery M Strange	To use ground floor as an office requiring conditional use approval.
2024-160	2400 Annapolis Rd	C-2	David Pfeiffer	To use premises as a motor vehicle dealership with an outdoor vehicle display and repair service requiring minimum lot area variance and conditional use approval.
2024-173	5648 Pioneer Dr	R-5	Ronald A Willis	To install a front yard parking pad requiring variance to bulk regulations approval.
2024-188	1113-1123 Seldner Place	R-8	Adam Carballo	To construct a three-story Dwelling: Rowhouse on each lot requiring variances to bulk regulations approval.

2024-197	6200 Ridgeview Ave	R-1	Shanieka Sye	To construct a 6-ft fence requiring variances to bulk regulations approval.
2024-214	3123 Elliott St	R-8	AB Associates	To use premises as a restaurant requiring conditional use approval.
2024-220	1823 Covington St	R-8	Gavin Scherr	To construct a rear addition requiring variances to bulk regulations approval.
2024-221	1144 Gorsuch Ave	R-6	RRMM Architects	To use premises as a community center requiring conditional use approval.
2024-223	1207 Bernard Dr	I-1	Arcola Towers	To construct a telecommunications facility, that will include a 150' monopole antenna, requiring conditional use approval.
2024-249	4330 West Bay Ave	OS	Mayor & City Council, C.O. Recreation & Parks Capital Department	To use premises as a government facility (recreational center) requiring variances to bulk regulations 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 hearing.