

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

**ZONING APPEALS DOCKET FOR TUESDAY, October 3, 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):** BMZ2022-292 3523 Buena Vista Ave; Ursula Marcum  
 BMZ2022-325 3818 Roland Ave.; AB Associates  
 BMZ2022-238 840 W. 33rd St.; AB Associates

**Reconsideration(s):**

**Miscellaneous:**

**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>
2023-003	242 N. Milton Ave.	Oral Singh	To use first floor for retail sales (neighborhood commercial establishment) requiring conditional use approval.
2023-098	1811 Thames St	Adam Carballo	To construct a 3 <sup>rd</sup> floor dormer addition with deck at 3 <sup>rd</sup> floor rear and rooftop deck requiring rear yard variance.
2023-104	813 N Fulton Ave	Martin Watt	To use premises as two-dwelling units requiring confirmation of nonconforming density.
2023-112	3540 Poole St	Michael Chenoweth Jr.	To construct a screened-in porch (20'x 15') and deck (10'x15') at first floor rear requiring rear yard, side yard and lot coverage variances.
2023-121	1840 W North Ave	Masoud Montaser	To use premises as two dwelling units requiring off-street parking variance.
2023-134	NES W Cross St, NWS Sterrett St	David Akinniyi	To construct a new four-story multi-family building (7 dwelling units) requiring rear yard and off-street parking variances.

2023-143	800 Poplar Grove St	MK Consulting Engineers	To use premises as a day-care and community centers requiring conditional use, front yard fence and off-street parking variances approval.
2023-147	1209 Hollins St #2	Delonte J. Whitmire-Melson	To use ground floor as a retail goods establishment requiring conditional use approval.
2023-156	2605 Quantico Ave	HAE Renovations, LLC	To use premises as two dwelling units requiring confirmation of nonconforming density.
2023-161	1618 McHenry St	Twopoint Studio	To construct a three-story rear addition requiring a rear yard variance.
2023-162	1620 McHenry St	Twopoint Studio	To construct a three-story rear addition requiring corner side and rear yard variances.
2023-166	811 W Lanvale St	AFRO Charities	To use premises as a cultural facility with accessory office space 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.***