

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, November 1, 2022
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): none.

Reconsideration(s):

BMZ2021-127 2507 N Howard St; Joan Floyd

Miscellaneous:

Appointment of Executive Director.

Draft Resolutions:

9/27/22: 2022-264, 2022-316, 2022-325, 2022-272, 2022-281, 2022-302.

8/24/22: 2021-95.

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>APPELLANT</u>	<u>PURPOSE OF APPEAL</u>
2022-252	2245 McElderry St	AB Associates	To consolidate lots and to construct a multi-family dwelling consisting of ten (10) units. Variance required for off street parking.
2022-314	1826 Bank St	Eden Noe	Variance to bulk yard regulations related to the construction of a three-story rear addition
2022-338	526 S Chapel Gate Ln	526 S Chapel Gate LLC	To use premises as a residential- care facility up to 30 residents
2022-354	3204 Spaulding Ave	Raynard Billy	To use premises as clinic for drug treatment program.
2022-360	1430 Carswell St	Keys Empowers Inc	To use as a community center with an accessory day-care facility. Variance required for off street parking.

2022-371	823 Light St	Josh Nicodemus	Renovation of interior for three dwelling units.
2022-372	1014 W Lafayette Ave	Robert Allen	To alter interior for use as four dwelling units. Variance required for off street parking
2022-373	620 S Dean	Matt Knoepfle	Variance to bulk regulations to construct a two-story rear addition and rooftop deck.
2022-374	710 S Fagley St	Matt Knoepfle	Variance to bulk regulations to construct a two-story rear addition and rooftop deck
2022-376	3321 E Baltimore St	Praful Patel	Variance to bulk regulations to construct a 2-story rear addition with deck at second floor rear.
2022-377	209 McAllister St	Ethan Harlow	To use entire premises as an art studio/office and retail for art accessories
2022-378	1539 N Milton Ave	John Igwe	To use first floor of the premises as a convenience store and second floor as a hair salon
2022-379	1740 Light St	AB Associates	To use first floor of the premises as a convenience store (Neighborhood commercial establishment)
2022-381	5810-5812 York Rd	AB Associates	To consolidate properties 424 Halwyn Ave and 426 Halwyn Ave to 5810 York Rd. Variance to bulk regulations to construct a six story building having 73 dwelling unit of 68 ft high building, with 37 parking spaces provided, maintaining retail space. Variance required for off street parking
2022-385	3700 Boston St	Caroline Hecker, Esq	To consolidate 3600-3700 Boston St, 1331 Conkling St (Block 6498A Lots 003A, 004, 012B and 012D) . Redevelop the properties for 400 Multi-family dwelling units. Height variance required.

2022-386	1415 Washington Blvd	Alex Aaron	Expand tavern to second floor
2022-388	3683 Ash St	David J Thomas	Variance to bulk regulations to construct a one-story rear addition.
2022-395	2600 E Monument St	Rudel Lattimore	Use first floor of premises as a carry out.

*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

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.