

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, November 19, 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 *

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>
2024-006	3117 W North Ave	C-1	Vert Treatment Centers, Inc.	To use 1 st floor of the premises as a health-care clinic requiring conditional use approval.
2024-070	1042 N. Edmondson Ave	R-8	Messey Alem	To use property as a Dwelling: Multi-Family (3DU) requiring confirmation of non-conforming density.
2024-167	1027 Haverhill Rd	R-5	Pablo Leonel Perez	To construct a one-story corner-side addition requiring variances to bulk regulations approval.
2024-168	2773 W. North Ave	C-1	Gloria Paredes	To convert a Dwelling: Rowhouse to a Dwelling: Multi-Family (3DU) requiring variances to residential conversion standards.
2024-215	906 N Broadway	OR-1	AB Associates	To use premises as a Dwelling: Multi-Family (3DU) requiring variances to bulk regulations approval.
2024-216	908 N Broadway	OR-1	AB Associates	To use premises as a Dwelling: Multi-Family (3DU) requiring variances to bulk regulations approval.
2024-217	910 N Broadway	OR-1	AB Associates	To use premises as a Dwelling: Multi-Family (3DU) requiring variances to bulk regulations approval.
2024-218	912 N Broadway	OR-1	AB Associates	To use premises as a Dwelling: Multi-Family (3DU) requiring variances to bulk regulations approval.

2024-219	914 N Broadway	OR-1	AB Associates	To use premises as a Dwelling: Multi-Family (3DU) requiring variances to bulk regulations approval.
2024-222	1448 N Mount St	R-8	Chukwuemeka Egwu	To use ground floor as a personal services establishment (laundromat) 2 nd and 3 rd floor as a Dwelling: Multi-Family (4 DU, 2 on each floor) requiring conditional use and variances to bulk regulations approval.
2024-224	4701-4703 Alhambra Ave	R-6	Raymone IP Bailey Sr	To construct a Dwelling: Detached requiring variances to bulk regulations approval.
2024-225	3851 Falls Rd	C-1	3851 Falls Road, LLC	To use premises as a tavern requiring conditional use approval.
2024-227	2105 Chelsea Terr	R-5	True North Holdings, LLC	To use premises as a Dwelling: Multi-Family (4DU) requiring variances to bulk regulations approval.
2024-228	2107 Chelsea Terr	R-5	True North Holdings, LLC	To use premises as a Dwelling: Multi-Family (4DU) requiring variances to bulk regulations approval.

3:00 P.M DOCKET

<u>APPEAL NO.</u>	<u>PREMISES</u>	<u>ZONING DISTRICT</u>	<u>APPELLANT</u>	<u>PURPOSE OF APPEAL</u>
2024-080, 2024-132 through 2024-153	3220 Southern Ave	R-5	Michael McCann Esq.	To appeal the issuance of permit #USE2023-55233, USE2023-55234, et al.

*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.