

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, November 22, 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): BMZ 2018-323 1000 Eastern Ave; AB Associates

Reconsideration(s):

Miscellaneous: Appointment of Executive Director – *in closed session, under the provisions of Maryland Code General Provisions Article § 3-305(b)(1)*.
BMZ 2018-150 1823 Lancaster St.; request to withdraw appeal.
BMZ 2022-314 1826 Bank St.; Board deliberations based on evidence and testimony presented on November 1, 2022.

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>
2022-173	1315 Harlem	Bashar Hijazi	To use as three dwelling units.
2022-320	1700 N Payson St	Omar Yahya Al-Gahdari	To use ground floor as a carry-out food shop
2022-324	201 N Kenwood Ave	Shu Chuan Yang	To use as a single-family dwelling, and an accessory home day care up to 12 children for a portion of a 24-hour day.
2022-344	3000 Temple Gate	AB Associates	Variance to bulk regulations to construct one story rear addition to existing detached single-family dwelling.
2022-359	707-709 Druid Park Lake Dr	AB Associates	To use premises as eleven dwelling unit. Variance required for off street parking.

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.
2022-363	1501 E North Ave	Shea Bennett	To use as a bed and breakfast establishment with six guestrooms
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
2022-389	40 E Heath	David Christman	Variance to bulk regulations to construct a two-story rear addition and rooftop deck
2022-390	109 S Schroeder	Four Ten Development, LLC.	Variance to bulk regulations to demo and rebuild existing second floor addition.
2022-391	1210 S Highland Ave	Brian Chance	Variance to bulk regulations and expand structure to construct additions at first and fourth floor rear, decks at second and fourth floor rear, and rooftop deck.
2022-393	6707 Boston Ave	Manuel Tenezaca Quito	Variance to expand structure, to construct a two-story rear addition.
2022-394	900 S East Ave	AB Associates	Variance to bulk regulations to alter interior for eight additional dwelling units (4 du- 1 st floor, 4 du- 2 nd floor) for a total of 46 dwelling units. Variance required for off street parking.

2022-396	1216 S Highland Ave	Adam Carballo	Variance to bulk height regulations to construct a fourth floor addition or dog house, building height 42
2022-397	1214 S Highland Ave	Adam Carballo	Variance to bulk height and height regulations to construct a fourth floor addition (proposed building height 38 ft). To add in rear a detached garage full lot covered in rear set back
2022-398	1212 S Highland Ave	Adam Carballo	Variance to bulk height and height regulations to construct a fourth floor addition (proposed building height 38 ft). To add in rear a detached garage full lot covered in rear set back
2022-401	517 S Wolfe St	Julie Tice	Variance to bulk regulations to construct a second-floor addition to existing detached accessory structure in rear.
2022-403	701 Druid Park Lake Dr	AB Associates	Variance to bulk regulations to alter interior for twenty dwelling units with 12 off-street parking spaces.
2022-407	5814 Hillen Rd	BGE	To use property as electric substation outdoor with accessory telecommunication facility with variance for perimeter wall
2022-409	3820 Pleasant Pl	Doug Moran	Variance to bulk regulations to construct two dwelling units with first floor garage and second floor rear decks
2022-410	3922 Cloverhill Rd	Eric Elton	Variance to bulk regulations to construct a two story rear addition
2022-424	6313 Ivymount Rd	Yehoshua Hochstadter	Variance to bulk regulations to add a second floor to the existing house and remodel first floor keeping the same setback on second floor on the interior side yard.

*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.