

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, November 7, 2023
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): BMZ2017-139 606 Folcroft St; Justin A. Redd
 BMZ2020-111 2434 Greenmount Ave; Drew Tildon, Esq.
 BMZ2022-256 2525 Insulator Dr; Drew Tildon, Esq.

Deliberation(s): BMZ2017-073 5715 Roland Ave; Joseph Woolman III, Esq.
 BMZ2023-098 1811 Thames St; Adam Carballo

Miscellaneous: BMZ2022-417 3308 Alto Rd; Adam Carballo

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>
2022-270	3358 Strickland St	Muhammad Saleem	To use premises as a multi-family dwelling consisting of three dwelling units requiring minimum lot area and off-street parking variances.
2022-387	38 S Fulton Ave	Owen McMaster	To use premises as five-dwelling units requiring non-conforming density approval.
2023-137	2205 Kentucky Ave	Deborah Burks	To install a fence with greater height than allowed, requiring a minimum rear yard variance.
2023-174	1109 W Lanvale St	Calethia Holt	To use first floor of the premises as an office, requiring conditional use approval.
2023-175	1111 W Lanvale St	Calethia Holt	To use first floor of the premises as an office, requiring conditional use approval.
2023-181	510 Cathedral St	Lance Decker	To construct an accessory structure in the rear yard requiring an accessory structure height variance.
2023-184	1523 E North Ave	Row Homes, LLC	To use first floor as a restaurant and retail goods establishment requiring conditional use approval.

2023-185	4725 Harford Rd	Sukhchain Singh	To add retail goods establishment (no alcoholic beverages sales) to existing fuel station requiring conditional use approval to modify previous approval.
2023-186	1300 E Preston St (1300 N Eden)	KC Sign Company	To install a free-standing electronic sign requiring conditional use approval.
2023-191	3131 E Monument	Michael Miller	To use first floor as a retail goods establishment, and second floor as an office 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

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.