

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, December 3, 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 *

Extension(s): BMZ2023-00031 3106 Oakfield Ave; Miriam Thea Temple.

Reconsideration(s): BMZA 2024-101 6224 Blackstone Rd; Nate Pretl.

Proposed dismissal(s): BMZ2024-176 2222 N. Fulton Ave; Hal Arnold.

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>
2024-171	1733 Carswell St	R-6	Dana Mackey	To construct a two-story rear addition requiring variances to bulk regulations approval.
2024-208	4007 Old York Rd	R-7	Thomas Spearman	To use premises as a social club requiring conditional use and parking variance approval.
2024-212	1607 Division St	R-8	MD Baltimore Properties	To use as a rooming house (10 rooming units) requiring variances to bulk regulations and conditional use approval.
2024-226	1269 Washington Blvd	R-8	Washington Bar and Grille	To use first floor as a restaurant requiring conditional use approval.
2024-229	903 S Ann St	C-2/W-1	Stephan Fogleman	To add live entertainment requiring conditional use approval.
2024-235	50 Kane St	C-3	Michael Costello	To extend height of fence to 8ft requiring variances to bulk regulations approval.
2024-242	5405 Cedella Ave	R-3	Gabriele Council	To install a 6ft fence in height requiring variances to bulk regulations approval.
2024-243	609 Dumbarton Ave	R-7	Eric Bernhardt	To construct a two-story Dwelling: Detached requiring variances to bulk regulations approval.
2024-244	610 Dumbarton Ave	R-7	Eric Bernhardt	To construct a two-story Dwelling: Detached requiring variances to bulk regulations approval.

2024-245	1382 W North Ave	C-1	Masoud Montaser	To use as a Dwelling: Multi-Family (2DU) requiring variances to bulk regulations approval.
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*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.