

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, December 6, 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): BMZ2021-100 1900 E Pratt St; Shahin Batmanglich

Reconsideration(s): BMZ2022-264 912 Newington Ave; Quincy Allen II

Miscellaneous: Adoption of draft resolutions: October 25, 2022 and November 1, 2022.
Deliberations regarding BMZ 2018-150 1823 Lancaster St.; request to withdraw appeal.
Legal Advice from BMZA Assistant Counsel – *in closed session, pursuant to the Maryland Open Meetings Act, §§ 3-301, 3-305, of the General Provisions Article of the Maryland Code.*

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>
2022-262	1639 N Broadway	Jean Coeur	To use as a multi-family dwelling unit consisting of three dwelling units.
2022-321	762 W Baltimore St	Marina Protopappas	To use the premises first and second floor as a neighborhood commercial establishment (medical office) with accessory storage in basement and third floor.
2022-322	701 Cathedral St	Caroline Hecker, Esq.	Variance to bulk regulations to convert 2 of existing 4 office spaces into dwelling units, resulting in a total of 31 dwelling units and 2 offices in the building.
2022-337	2020 Crestview Rd	Jean St Jean	Variance to bulk regulations to construct an addition at first floor rear.

2022-370	2700 Loch Raven Rd	Caroline Hecker, Esq.	To use the 2 buildings on the premises as a warehouse and an office. Conditional use required for the office building
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
2022-382	4630 Homer Ave	Lamont Jackson	Lacks required area to use for two dwelling units
2022-392	2110 Fleet St	David Korrie	To use as three dwelling units with commercial space. Variance required for off street parking.
2022-399	3701 Ferndale Ave	William Broaddus	Variance to bulk regulations and to expand structure; To construct a second floor addition
2022-400	1523 W Baltimore St	William Broaddus	To alter interior for 4 dwelling units. Variance required for off street parking.
2022-405	6216 Wallis Ave	Donny Ankri	Variance to bulk regulations to construct a two story detached dwelling (Not including attic space)
2022-411	1206 Gittings Ave	Kimberly Washington	To use premises as a single-family and large family day care (up to 12 children) for a part of a 24-hour day
2022-415	205 S Chapel St	Eden Noe	Variance to bulk regulations to construct a three-story rear addition (17'-0" x17'-6")

2022-417	3308 Alto Rd	Adam Carballo	Variance to construct a three-story rear addition along with interior alterations for residential-care facility.
2022-423	5502 Greenhill Ave	Steve Bowers	To install a 6 ft high vinyl fence on street corner side of Anntana Ave.
2022-426	4303 Fairview Ave	Kevin Winkle & William Hicks	Variance required to construct a proposed parking pad/ driveway in front of 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.