

**CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS**

**ZONING APPEALS DOCKET FOR TUESDAY, February 7, 2023**  
**IN PERSON HEARING – 417 E Fayette St 8<sup>th</sup> 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):** BMZ2019-282 426 Grundy St; Juan Diaz  
BMZ2021-268 101 N Patterson Park Ave; Caroline Hecker, Esq.

**Reconsideration(s):**

**Miscellaneous:**

**1:00 P.M. ZONING DOCKET**

**NOTE: CASES MAY NOT NECESSARILY BE HEARD IN THE ORDER THAT THEY APPEAR ON THE DOCKET**

<b><u>APPEAL NO.</u></b>	<b><u>PREMISES</u></b>	<b><u>APPELLANT</u></b>	<b><u>PURPOSE OF APPEAL</u></b>
2021-127	2507 N Howard St	Caroline Hecker, Esq.	To demolish the existing structure and construct a new mixed-use structure; maximum lot area variance may be required.
2022-393	6704 Boston Ave	Manuel Tenezaca Quito	To construct a two-story rear addition, requiring a variance to expand structure containing a nonconforming use.
2022-447	2413 Reisterstown Rd	Solinga Properties	To use as an office space to facilitate group and individual therapy, requiring conditional use approval
2022-449	607 N Calhoun St	Jermaine Terry	To construct a rear addition and to use premises as a multi-family dwelling consisting of two dwelling requiring a rear yard variance.
2022-454	2603 E Preston St	Yosi Azulay	To use as a two dwelling unit requiring a minimum lot area variance.

2022-465	2502 Linden Ave	John Kern	To construct a one-story detached garage in rear. Requiring a rear yard setback, and a maximum lot coverage variance.
2022-479	3220 Shelburne Rd	Donny Ankri	To construct a two story detached single family dwelling unit, requiring a side yard setback, and a lot coverage variance.
2022-481	3302 Nerak Rd	Donny Ankri	To construct a two-story rear addition with rear deck; requiring a rear additions setback, rear deck setback, interior side addition setback and maximum lot coverage variance.

**Alley & Footway Appeals:**

F19-31, F19-35, F19-37, F19-38, F19-39, F20-40, F20-42, F20-44, F20-45, F20-46, F20-48, F20-51, F20-54, F20-57, F20-58, F20-59, F20-60, F20-61, F20-62, F20-63, F20-64, F20-67, F21-02, F21-03, F21-04, F21-05, F21-06, F21-07, F21-09, F21-10, F21-11, F21-12, F21-13, F21-14, F21-15, F21-16, F21-17, F21-18, F21-19, F21-20, F21-21, F21-22, F21-23, F21-24, F21-25, F21-26, F21-27, F21-28, F21-29, F21-30, F21-31, F21-32, F21-33, F21-34, F21-35, F21-36, F21-37, F21-38, F21-39, F21-40, F21-41, F21-42, F21-43.

**Closed Session: discussion regarding BMZA Personnel.**

\*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](http://cels.baltimorehousing.org/Search_BMZA_Map.aspx)

Questions or comments may be sent to:  
[bmza@baltimorecity.gov](mailto: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.*