

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, March 19, 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): BMZ 2018-246 – 2605 Reisterstown Rd, Lisa Junker.
 BMZ 2018-247 – 2607 Reisterstown Rd, Lisa Junker.
 BMZ 2018-291 - 3309 Chesley Ave; Chase Hoffberger

Draft Resolution Review.

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>
2022-363	1501 E North Ave	Shea Bennett	To use premises as a bed and breakfast (6 guestrooms) requiring conditional use approval.
2023-221	4531-4533 Falls Rd	Drew Tildon, Esq.	To construct a restaurant with accessory drive-through requiring conditional use and maximum front yard variance approval.
2023-230	3634 Elkader Rd	Celina Cerf	To construct a deck in rear requiring rear yard and maximum lot area coverage variances.
2024-003	2213 N Charles St	Mia Rogers	To use ground floor and basement as a tavern requiring conditional use approval.
2024-004	3446 Wilkens Ave	NNC, Inc.	To use premises as a social club, after-hours establishment, and retail sales (tobacco) with accessory hookah, requiring conditional use approval.
2024-005	3223 Woodring Ave	Champagne Lamb	To use premises as a day-care center, requiring conditional use approval.
2024-006	3117 W North Ave	Vert Treatment Centers, Inc	To use first floor of the premises as a health-care clinic requiring conditional use approval.
2024-008	456 Pitman Pl	Chase Hoffberger	To use premises as a multi-family dwelling unit (4 units) requiring minimum lot area and off-street parking variances.

2024-009	1320 Pontiac Ave	Idris Oladie	To use premises as two-dwelling unit requiring confirmation of non-conforming density.
2024-010	1231 Jefferson St	Caroline Hecker, Esq.	To construct a MFD (190 units) with a retail goods establishment and a 173-space parking garage requiring conditional use, and variances to bulk regulations and off-street parking approval.
2024-019	801 S Ann St	Chase Hoffberger	To use as a restaurant with outdoor dining 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:

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.