

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, March 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): BMZ 2020-068 533 N Belnord Ave; Josh Nicodemus, P.E.
 BMZ 2020-266 2420 N Calvert St; Jordan Haven

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

<u>APPEAL NO.</u>	<u>PREMISES</u>	<u>APPELLANT</u>	<u>PURPOSE OF APPEAL</u>
2018-150 (remand)	1823 Lancaster St Unit 28	Caroline Hecker Esq.	To construct an 8-foot deck addition requiring a minimum-interior-side-yard variance.
2022-327	5001 Benton Heights Ave	Robin Moore	To use premises as a day care center for 28 children, requiring conditional use approval.
2022-352	2620 McElderry St	Reginald Rogers	To use as a multi-family dwelling with three (3) dwelling units, requiring a minimum lot area variance and off-street parking variance.
2022-425	101 N Bradford St	Kevin & Irene Grabau	To construct a new three-story detached building for Single Family Dwelling requiring minimum front, minimum side, and minimum rear yard variances.
2022-464	1901 Mosher St	Al-Amin Gross	Rear infill addition, requiring a rear yard variance.
2022-466	1807 Belt St	John Bolster	To construct a two story rear addition, requiring a rear yard variance and a minimum lot area variance.

2022-467	3105 O'Donnell St	Matt Knoepfle	To construct an addition at second floor rear requiring a minimum rear yard variance and a maximum lot coverage variance.
2022-469	2201-2301 Kloman St	Caroline Hecker, Esq.	To construct 44 new townhomes, requiring front yard variances.
2022-470	3904 Boston St	Caroline Hecker, Esq.	To install two wall signs, requiring a maximum sign area variance.
2023-006	541 Wilson St	Jerryn J. McCray, AIA	To use premises as a cultural facility, requiring conditional use approval.
2023-009	4605 Bel Air Rd	T-Mobile	To install new telecommunication facility, requiring conditional use approval.
2023-016	3901 Boston St	Caroline Hecker, Esq.	To install three wall signs, requiring a maximum sign area variance.
2023-017	3509 Edgewood	Yasmine Young	To use premises as a multi-family dwelling with two dwelling units, requiring approval of nonconforming density.
2023-021	1724 Gough St	Nidia Sierra	To use first floor of the premises as restaurant and three dwelling units on second and third floor, requiring conditional use approval and a minimum lot area variance.
2023-028	1292 Riverside Ave	Matt Knoepfle	To construct a two-story rear addition with rooftop deck requiring a minimum lot area variance and a rear yard variance.
2023-032	2103 Chelsea Terr	True North Holdings, LLC	To use as two-dwelling units, requiring a minimum lot area variance.
2023-051 (Negative Appeal)	3529-3545 Dolfield Ave	Ashburton Area Association – Arnold Foster	To appeal the issuance of permit #USE2022-54051.

*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.***