

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, April 16, 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): BMZ2020-228 3018-3020 Hamilton Ave; Caroline Hecker, Esq.
BMZ2022-469 2201 Kloman St; Caroline Hecker, Esq.
BMZ2021-334 4900 Boston St; Caroline Hecker, Esq.

Draft resolution review – April 2, 2024.

Pending Alley & footway appeals – review and discussion:

To be administratively approved:

F23-09, F23-11, F23-12, F23-13, F23-15, F23-16, F23-19, F23-20, F23-21, F23-22, F23-23, F23-25, F23-27, F23-28, F23-29, F23-30, F23-31, A23-16, A23-17, A23-18, A23-19, A23-20, A23-21, A23-22, A23-23, A23-24, A23-25, A23-26, A23-27, A23-28, A24-01, A24-02.

Dismissal: BMZ2022-00252 2245 McElderry St; Al Barry.

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>
2023-052	4113 Frederick Ave	Hal Arnold	To use portion of ground floor as a day care center requiring conditional use approval.
2023-074	3100 E Baltimore St	September Trees, LLC	To use first floor as a restaurant with outdoor seating requiring conditional use approval.
2023-128	3400 Mt Pleasant Ave	Jose Fuentes	To use portion of ground floor as a retail goods establishment requiring conditional use approval.
2024-012	4515 Bowleys Ln	Caroline Hecker, Esq	To construct a 2-story addition to existing building, increasing the occupancy of the facility to 34 residents requiring conditional use approval for Residential-Care Facility (17 or more Residents), and variances to bulk regulations.
2024-022	2709 Jefferson St	Jaime Tenezaca	To use premises as a multi-family dwelling with two dwelling units requiring minimum lot area and off-street parking variances.

2024-027	3711 Beehler Ave	Martina Johnson	To use premises as a day-care center requiring conditional use approval.
2024-037	1810 McCulloh	David Johnson	To use premises as a multi-family dwelling with six dwelling units requiring confirmation of non-conforming density
2024-042	4805 Nelson Ave	The Father's House of Baltimore	To use portion of the premises as a day-care center requiring conditional use approval.
2024-043	2301 Whittier Ave	Candie Ferguson	To use premises as a multi-family dwelling with three dwelling units requiring confirmation of non-conforming density.
2024-048	4003 Boarman Ave	Carlton Vaughn	To use premises as a multi-family dwelling with two dwelling units requiring confirmation of non-conforming density.

*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 virtual hearing.