

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, April 18, 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): City of Baltimore Council Bill 21-013 115 &118, Mt Clare St; Alyssa Domzal
 BMZ2021-216 16-22 E Fayette St; Caroline Hecker, Esq.
Reconsideration(s): BMZ2022-416 5002 York Rd; Adam Ruther
Miscellaneous: Deliberations: BMZ2018-150 1823 Lancaster St. #28; Caroline Hecker.

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>
2022-383	1711 Ensor St	Kirk Guillory	To construct a new four-story residential care facility (18 or more residents), requiring a side yard variance, off street parking variance, and conditional use approval to meet height requirements and to use as care facility.
2022-384	1425 Ensor St	Kirk Guillory	To construct a new four-story residential care facility (18 or more residents), requiring a side yard variance, off street parking variance, and conditional use approval to meet height requirements and to use as residential care facility.
2022-435	3200 Garrison Ave	Hilltop Signs and Graphics, LLC	To install a freestanding electronic sign requiring conditional use approval.
2022-448	529 Walker Ave	Oreoluwa Oni	To use portion of existing place of worship as a child day care center requiring conditional use approval.
2022-481	3302 Nerak Rd	Donny Ankri	To construct a two-story rear addition with rear deck requiring rear yard, interior yard, and lot coverage variances.
2023-006	541 Wilson St	Jerryn J. McCray, AIA	To use premises as a cultural facility, requiring conditional use approval.

2023-013	3407 Clarks Ln	Richardson Engineering	To construct a new school building requiring a rear yard variance and conditional use approval to use premises as a primary and secondary educational facility.
2023-019	812 E 35 th St	Derrick Shaw	To use as three dwelling units requiring lot area and off-street parking variances.
2023-022	2907 W Belvedere Ave	Abdo-Alkader Mozeb	To use first-floor of the premises (2909-2911) as retail sales (neighborhood commercial establishment) requiring conditional use approval.
2023-026	2402 Shellydale Dr	Donny Ankri	To construct a two-story front addition, one-story upper addition on the front porch, requiring minimum front yard and maximum lot coverage variances.
2023-029	1002 N Fulton Ave	Kevin Blackstone	To use premises for two dwelling units requiring confirmation of non-conformity density.
2023-040	2110 Fleet St	David Korrie	To use first floor of the premises as a bakery/café and accessory sale of gift/art items (retail sales) with outdoor dining space, requiring conditional use approval.
2023-041	2629 Quantico Ave	HAE, LLC	To use premises as a multi-family dwelling with two dwelling units, requiring confirmation of existing nonconforming density.
2023-042	2621 Quantico Ave	HAE, LLC	To use premises as a multi-family dwelling with two dwelling units, requiring confirmation of existing nonconforming density.
2023-049	810 N Montford Ave	Nahree Fraser	To use as a commercial family day care center, up to 12 children, requiring conditional use approval.
2023-051	3529-3545 Dolfield Ave	Ashburton Area Association	To appeal the issuance of permit #USE2022-54051
2023-056	1601 E Pratt St	KCW Engineering Technologies, Inc.	To construct a four-story multi-family building with sixty-eight dwelling units, requiring an interior side yard variance.
2023-057	1515 E Pratt St	KCW Engineering Technologies, Inc.	To construct a four-story multi-family building with eighty-four dwelling units, requiring front yard, interior side yard, and rear yard variances

2023-063	4316 Grandview Ave	Judith A Hoffman	To construct a new accessory structure (shed) located on side and front of primary structure requiring a side yard variance.
2023-064	3512 Eastern Ave	Scotty Chen	To construct a five-story building to use as a multi-family dwelling (28 dwelling units) and commercial space, requiring a rear yard, minimum lot area, and off-street parking variances.
2023-065	1213 S Bouldin St	Katie Porter	To construct an addition at fourth floor rear exceeding maximum height requiring conditional use approval and a minimum rear yard variance.
2023-068	830-832 Park Ave	Miriam Ewers	To construct a fence in the side yard requiring a height variance.

*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.