

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

**ZONING APPEALS DOCKET FOR TUESDAY, April 4, 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):** BMZ 2021-216 16-22 E Fayette St; Caroline Hecker, Esq.

**Reconsideration(s):** BMZ2022-416 5002 York Rd; Adam Ruther

**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>
2022-435	3200 Garrison	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.
2023-004	127 S Fulton Ave	Universal Commercial Enterprises	To use ground floor as a carry-out food shop, requiring conditional use approval.
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.
2023-023	2401 Arunah Ave	Ashe Smith	To use 2401 A as a day care center for up to 15 children and 2401 B as an office for tag and title service 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 front yard and maximum lot coverage variances.
2023-036	4531 Schenley Rd	AB Associates	To subdivide lot into two lots and construct two semi-detached two-story single-family dwellings, one on each lot, requiring front yard and side yard variances.
2023-039	2401 Linden Ave	St Francis Neighborhood Center Corporation	To construct a two-story rear addition, requiring a rear yard variance.
2023-043	1919 McCulloh St	AB Associates	To use premises as a multi-family dwelling with four dwelling units requiring minimum lot area and off-street parking variances.
2023-044	NWS Branch Av 136-9 FT NE Hamilton Ave	AB Associates	To use premises as urban agriculture for horticulture and agricultural requiring conditional use approval.
2023-054	1925-1927 Aliceanna St	Adam Carballo	To construct a new single-family dwelling (3 stories and penthouse) requiring rear yard variance and conditional use approval for height requirements.
2023-061	601 E Biddle St	Michael Castagnola	To construct a mixed-used building (multi-family and cultural center) requiring conditional use, side yard and height variances approval.
2023-062	5835 Park Heights Ave	Caroline Hecker, Esq.	To construct a two-story addition requiring a side yard 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](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 via email no later than 24 hours prior to the scheduled hearing or may be submitted in person at the hearing.***