

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, May 16, 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): BMZ2020-229 1219 Monroe Cir; Drew Tildon
 BMZ2021-027 1816 W Lexington St; Carolyn Starks Saxon
 BMZ2022-121 2435 W North Ave; Calvin McCargo

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>
2022-270	3358 Strickland St	Muhammad Saleem	To use as a multi-family dwelling consisting of three dwelling units requiring a lot area and off-street parking variances.
2022-307	7209 Harford Rd	Melvin Kodenski, Esq.	To add live entertainment to existing restaurant/tavern requiring conditional use approval.
2022-438	1645 N Calhoun St	Maryland Community Health Initiatives, Inc	To use Suite 110-115 for personal services establishment (acupuncture & group counseling services) requiring conditional use for neighborhood commercial establishment.
2022-463	4505 Harford Rd	Cheryl Culley	To use first floor of the premises as a tavern without live entertainment requiring conditional use approval.
2023-044	NWS Branch Av 136-9 FT NE Hamilton Ave	AB Associates	To use premises as urban agriculture requiring conditional use approval.
2023-069	3402 Belair Rd	Trinity Mental Healthcare Services	To use entire premises as a mental health care clinic, requiring conditional use approval.
2023-072	2636 E Baltimore St	2636 E Baltimore St, LLC	To use premises (formerly church rectory) as two dwelling units requiring a minimum lot area variance.

2023-076	3003 Elm Ave	Darrin Brewer	To construct a two-story rear addition requiring minimum lot coverage and rear yard variances.
2023-077	1827 N Fulton Ave	Tammy Watkins	To use first floor as a health-care clinic requiring conditional use approval.
2023-078	6709 Western Run Dr	Michael Castagnola	To construct a one-story side addition, requiring a side yard variance.
2023-079	6403 Eastern Pkwy	Montgomery Hack	To construct a one-story rear addition, requiring a side yard variance.
2023-087	3704 W Franklin St	Michael Lopez	To use as two dwelling units requiring confirmation of nonconforming density.
2023-088	604 Laurens St	Naeem Tariq	To construct a one-story structure, requiring a minimum rear yard variance.
2023-089	115 S Eaton St	Ike E Okoye	To construct a two-story rear addition requiring a rear 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

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.