

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, May 2, 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): BMZ2013-120 820 S Potomac; AB Associates
 BMZ2020-228 3018 & 3020 Hamilton Ave; Caroline Hecker, Esq.
 BMZ2021-215 3317-3323 W. Belvedere Ave; Caroline Hecker, Esq.

Deliberation(s): BMZ2018-150 1823 Lancaster St; Caroline Hecker, Esq.

Reconsideration: BMZ2022-416 5002-5004 York Rd; Adam Ruther.

Miscellaneous: Draft Resolution Review: 2022-482, 2023-005, 2023-034, 2022-481, 2023-019, 2023-026, 2023-063, 2023-065.
 Pending Appeals to be Dismissed: 2021-330, 2021-360, 2022-102, 2022-103, 2022-206, 2022-220, 2022-245, 2022-275.

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>
2022-463	4505 Harford Rd	Cheryl Culley	To use first floor of the premises as a tavern without live entertainment requiring conditional use approval.
2022-468	730 Ashburton St	RM Sovich Architecture	To construct an 8 ft in height fence, requiring rear and interior side yard variances.
2023-004	127 S Fulton Ave	Universal Commercial Enterprises	To use ground floor as a carry-out food shop, requiring conditional use approval.
2023-023	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.
2023-035	4448 Saint Georges Ave	Terrell Gordon	To construct a two-story single-family detached dwelling, requiring a side yard variance
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.
2023-038	401 N Gay St	Family Recovery Program	To use premises as a health-care clinic requiring conditional use approval.

2023-039	2405 Linden Ave	St Francis Neighborhood Center Corporation	To construct a two-story rear addition, requiring a minimum 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.
2023-047	200 W 29 th St	Grigory Iventichev	To construct a garage storage addition on second floor (20ft in height) requiring a height variance.
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.
2023-058	1035 S Kenwood Ave	Gable Signs & Graphics, Inc.	To install a 9'x4' electronic sign requiring a sign area variance.
2023-059	2736 O'Donnell St	Gable Signs & Graphics, Inc.	To install two digital signs (18'x4' & 5'x6') requiring sign area variances.
2023-061	601 E Biddle St et al.	Michael Castagnola	To construct a mixed-used building (multi-family dwelling and cultural facility) 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.
2023-066	3303 Gough St	Andrew Lehr	To construct a three-story detached multi-family dwelling (3 dwelling units) requiring interior side yard variances
2023-067	4646 York Rd	Austin Carroll	To use as a multi-family dwelling consisting of four dwelling units requiring a lot area variance.
2023-069	3402 Belair Rd	Trinity Mental Healthcare Services	To use premises as a mental health care clinic

*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 hearing.