

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, May 21, 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): BMZ2020-229 1129 Monroe Cir; Drew Tildon, Esq.
 BMZ2021-215 3317-3323 W. Belvedere Avenue; Drew Tildon, Esq.
 BMZ2022-448 529 Walker Ave; Oreoluwa Oni
 BMZ2023-038 401 N Gay St; Jocelyn Gainers
 BMZ2023-062 5835 Park Heights Ave; Caroline Hecker, Esq.

Reconsideration(s):

Deliberation(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>ZONING DISTRICT</u>	<u>APPELLANT</u>	<u>PURPOSE OF APPEAL</u>
2023-219	136 W 25 th St	C-1	ALL TRD, LLC	To add accessory live entertainment to tavern (1 st floor), requiring conditional use approval.
2024-025	4500 Harford Rd	C-1	Hamilton Lauraville Main Street, LLC	To use premises as a community center, requiring conditional use approval.
2024-026	3900 Roland Ave	R-6	Josh Mente	To use portion of premises as a restaurant with outdoor seating, requiring conditional use approval.
2024-046	4714 Moravia Rd	R-5	Anishka Forbes	To use premises as a day-care center (12 children), requiring conditional use approval.
2024-052	103 Ridgewood Rd	R-1-C	Bruce E Doak Consulting, LLC	To enclose side entrance requiring variances to bulk regulations approval.
2024-054	517 S Wolfe St	R-8	Mary S Bickford	To construct an addition atop existing rear garage, requiring variances to bulk regulations approval.
2024-055	2300 Whittier Ave	R-7	Robert Taylor	To use premises as a multi-family dwelling with three (3) dwelling units, requiring minimum lot area and off-street parking variances.
2024-058	942 N Gilmore	R-8	Ann Powell	To use first floor as a health-care clinic, requiring a use variance.

2024-060	5405 Todd Ave	R-3	Nadine Allen	To use premises as a day-care center, requiring conditional use approval.
2024-061	3211 Frisby St	R-7	Emel & Sharde Wint	To use basement as a personal services establishment (hair salon), requiring conditional use approval.
2024-062	913 E Baltimore	C-1	Solomon Weldekirstos	To use ground floor as a carry-out food shop, requiring conditional use approval.
2024-064	948 Bennett Pl	R-8	Evelyn Dearing	To use premises as a multi-family dwelling with two (2) dwelling units, requiring confirmation of non-conforming density
2024-065	2737 Dillon St	C-1	Jack Boger	To use ground floor as a personal services establishment (tattoo shop) requiring conditional use approval.

*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:

https://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.