

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

**ZONING APPEALS DOCKET FOR TUESDAY, June 4, 2024**  
**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 \***

**Reconsideration(s):** BMZ2018-323, 1000 Eastern Ave, HSN, LLC.  
**Draft resolution review.**

\*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.

**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>ZONING DISTRICT</u></b>	<b><u>APPELLANT</u></b>	<b><u>PURPOSE OF APPEAL</u></b>
2023-150	2005 Fleet St	C-1	Jesus Estrada	To use ground floor as a health-care clinic requiring conditional use approval.
2024-045	4201 Pennington Ave	R-7	Unlimited Bounds Human Services, LLC	To use premises as a residential care facility (17 or more residents) requiring conditional use and off-street parking variance approval.
2024-051	2601 N Charles St	OR-2	Dielson Gustama	To use premises as a multi-family dwelling with four (4) dwelling units requiring off-street parking variance.
2024-053	1900 W Saratoga	R-7	Frank Moses	To use first floor as an office requiring conditional use approval.
2024-057	5002 York Rd	C-2	Drew Tildon, Esq.	To add an accessory drive-through facility to restaurant 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.
2024-067	5060 Wabash Ave	I-2	Hal Arnold	To continue to use as motor vehicle service and repair: minor (fully enclosed structure) and use rear portion as a social club requiring conditional use approval
2024-068	813 W 36 <sup>th</sup> St	C-1	Timeless, LLC	To use portion of ground floor as a personal services establishment (body piercing studio) requiring conditional use approval.

2024-069	846 N Eutaw	TOD-2	AB Associates	To install a digital billboard (48'x14') requiring conditional use approval.
2024-071	608 Berry St (Negative appeal)	R-6	Susan and Melvin Frank	To appeal issuance of permit #COM2024-00022.
2024-072	1209 Myrtle Ave	R-8	Yosi Azulay	To use premises as a multi-family dwelling with four (4) dwelling units requiring minimum lot area and off-street parking variances
2024-074	604 S Milton Ave	R-8	Mike Knoepfle	To construct a two-story rear addition with rooftop deck requiring variances to bulk regulations.
2024-075	508 S Bradford St	R-8	Mike Knoepfle	To construct a two-story rear addition with rooftop deck requiring variances to bulk regulations.

**3:00 P.M. DOCKET**

BMZA reserves the right to conduct portions of the 3:00pm docket in closed session pursuant to the Maryland Open Meetings Act, §§ 3-301, 3-305, of the General Provisions Article of the Maryland Code.

<b><u>APPEAL NO.</u></b>	<b><u>PREMISES</u></b>	<b><u>ZONING DISTRICT</u></b>	<b><u>APPELLANT</u></b>	<b><u>PURPOSE OF APPEAL</u></b>
2017-073	5715 Roland Ave	R-2	Guy Naylor	Appealing the revocation of use permit #USE2016-03740, to build a single-family detached house requiring relief from the minimum front yard regulations.

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 no later than 24 hours prior to the scheduled virtual hearing.***