

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, July 16, 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 *

Deliberation(s): BMZ2017-073 – 5715 Roland Ave, Guy Naylor
Draft resolution review.

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>
2024-021	2128 McCulloh St	R-8	Druid Heights CDC	To use premises as a cultural facility, requiring conditional use approval.
2024-030	1711 Ensor St	R-8	Kirk Guillory	To construct a residential care facility, requiring variances to bulk regulations approval.
2024-050	900 W Lombard St	R-8	John Igwe	To use as first floor as office, second and third floor as a multi-family dwelling (1 dwelling on each floor) requiring conditional use, minimum lot area and off-street parking variances approval.
2024-076	60 W West St	R-8	Adam Carballo	To construct a four-story single-family dwelling requiring maximum building height, interior side-yard, corner side-yard and rear setbacks, maximum lot coverage, and maximum impervious surface variances.
2024-077	1129 Race St	R-8	Adam Carballo	To construct a four-story single-family rowhouse dwellings, requiring maximum building height and rear setback variances.
2024-078	1133 Race St	R-8	Adam Carballo	To construct three single-family rowhouse dwellings, requiring maximum building height and rear setback variances.
2024-089	100 S. Loudon Ave	R-7	Edgar Hernandez	To use premises as a multi-family dwelling with 2 dwelling units requiring confirmation of non-conforming density.

2024-090	307 N. Exeter St	IMU-1	Tuerk House Properties	To use premises as a residential care facility (17 or more residents) requiring conditional use approval and variance from off-street parking requirements.
2024-102	1023 Haverhill Rd	R-5	John Igwe	To construct a one-story rear addition requiring variances to bulk regulations approval.
2024-103	807 W University Pkwy	R-2	Maureen Kelly	To construct a detached garage in rear requiring variances to bulk regulations approval.
2024-104	5 S Linwood Ave	R-8	Jithin Yohannan	To construct 3 rd story rear addition and 4 th floor addition requiring conditional use approval for height regulations.
2024-109	513 Tunbridge Rd	R-2	Jillian C Noel	To install a driveway in front of house, requiring variances to bulk regulations approval.
2024-110	3715 Belair Rd	R-7	Lantra Jackson	To use premises as a three-dwelling unit requiring minimum lot area and off-street parking variances approval.
2024-111	1131 Greenmount Ave	R-8	Ewe Consultants. LLC	To use ground floor as a retail goods establishment requiring conditional use approval.
2024-112	1710 E Federal St	R-8	Ewe Consultants. LLC	To use ground floor as a retail goods establishment requiring conditional use approval.
2024-116	1121 W Lombard St	R-8	Mia Rogers	To construct a 1 st , 2 nd and 3 rd floor addition requiring variances to bulk regulations 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.

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.