

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

**ZONING APPEALS DOCKET FOR TUESDAY, July 18, 2023**  
**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 \***

**Extension(s):** BMZ2021-251 4434 Falls Rd; Richardson Engineering, LLC

**Reconsideration(s):** BMZ 2023-078 6709 Western Run Drive; Michael Castagnola.

**Miscellaneous:** Draft Resolution Adoption.  
 Check-in on Circuit Court Appeals.  
 Closed session with City Law Department to consult with counsel to obtain legal advice per Maryland Code General Provisions Article § 3-305(b)(7).  
 BMZ2022-417 3308 Alto Rd; Adam Carballo.

**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>APPELLANT</u></b>	<b><u>PURPOSE OF APPEAL</u></b>
2022-445	1133 N Bond St	Mustafa Y Elmawari	To use ground floor as a neighborhood commercial establishment (grocery store) requiring conditional use approval.
2023-083	1345 Walker Ave	Ebony Wilson	To use premises as a large family day-care (up to 12 children) requiring conditional use approval.
2023-101	1505-1513 Eutaw Pl	Baltimore Unity Hall, Inc	To add live entertainment to existing cultural facility, requiring conditional use approval.
2023-112	3540 Poole St	Michael Chenoweth Jr.	To construct a screened-in porch (20'x 15') and deck (10'x15') at first floor rear requiring rear yard, side yard and lot coverage variances.
2023-122	1001 W 36 <sup>th</sup> St	Andrew Hefner	To use basement level of the premises as a body art 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:  
[http://cels.baltimorehousing.org/Search\\_BMZA\\_Map.aspx](http://cels.baltimorehousing.org/Search_BMZA_Map.aspx)

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.*