

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

**ZONING APPEALS DOCKET FOR TUESDAY, August 15, 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):** BMZ2022-195 1336 Dellwood Ave; David Gabbay  
 BMZ2022-166 1108 Scott St; Troy Wilson

**Reconsideration(s):**

**Miscellaneous:**

**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>
2023-086	322 N Stricker	Praful Patel	To use as multi-family dwelling (3 dwelling units) requiring a minimum lot area variance.
2023-109	4453 Bel Air Rd	Annette Tucker	To use portion of premises as a banquet hall requiring conditional use approval.
2023-114	1200-1204 W. Baltimore St.	Caroline L. Hecker, Esq.	To use premises as office and residential care facility (up to 16 resident) requiring off-street parking variance.
2023-125	3001-3023 Wilkens Ave	Brandonwood Boarding, LLC	To construct an 8ft feet in height fence, requiring front and street-corner side yard variances.
2023-127	705 Reservoir St	U’Vonda Pulliam	To use the basement and first floor of premises as a day-care center: child, requiring conditional use approval.
2023-134	NES W Cross St, NWS Sterrett St	David Akinniyi	To construct a new four-story multi-family building (7 dwelling units) requiring rear yard and off-street parking variances.
2023-135	722 Cator Ave	Eric Bernhardt	To construct a one-story detached single-family dwelling, requiring rear and front yard variances.
2023-138	1533 Bolton St	Michael Westrate	To construct a new garage in rear (21’x29’) and a fence that will exceed 6 ft in height, requiring rear yard and height variances.

\*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.*