

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, August 20, 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): BMZ2021-087 - 5671-5687 Belair Road, Two Farms, Inc.

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>
2024-049	242 N. Milton Ave.	R-8	Oral Singh	To use first floor as a retail goods establishment, requiring conditional use approval.
2024-059	3734 Fleet St.	C-2	So Baltimore, LLC	To add live entertainment and outdoor dining requiring conditional use approval.
2024-101	6224 Blackstone Ave	R-1	Daniel Goldman	To construct a three-story rear addition and a two-story corner side addition requiring variances to bulk regulations approval.
2024-107	108 W. North Ave	C-2	No Land Beyond, LLC	Use 1st floor and basement for live entertainment as accessory to restaurant requiring conditional use approval.
2024-110	3715 Belair Road	R-7	Lantra Jackson Nate Pretl	To use premises as a three-dwelling unit requiring minimum lot area and off-street parking variances approval.
2024-122	6311 Eastern Ave	C-2	Two Farms Inc.	To use premises as a retail goods establishment requiring off street parking variances and two maximum sign area variances.
2024-125	2028 Druid Hill Ave	R-8	Yannik Cudjoe-Virgil	To use premises as a multi-family dwelling with three (3) dwelling units requiring confirmation of non-conforming density.
2024-126	3216 Greenmount Ave	C-1	Agate Integrated & Behavioral Health	To use premises as health-care clinic requiring conditional use approval.
2024-128	17 W. 24 th St	C-1	Bryan Ranere	To add live entertainment to an existing tavern, requiring conditional use approval.

2024-129	3742 Tudor Arms Ave.	R-6	James Banos	To construct a two-story rear addition with basement, requiring variances to bulk regulations.
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*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.