

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, August 6, 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): BMZ2022-195 1336 Dellwood Ave; David Gabbay
 BMZ2023-090 585 Presstman St; Alyssa Domzal
 BMZ2023-100 3725 Ellerslie Ave; Homes for America

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>
2023-244	2705 Pennsylvania Ave	C-1	David Coleman	To use premises as a social club, requiring conditional use approval.
2024-009	1320 Pontiac Rd	R-6	Idris Oladie	To use premises as a multi-family with two (2) dwelling units, requiring confirmation of nonconforming density.
2024-084	2305-2307 McElderry St	R-8	Luis Molina	To use premises as a community center, requiring conditional use approval.
2024-097	3609 Copley Rd	R-1	Jakeya Sullivan	To use as a day-care center requiring conditional use approval.
2024-107	108 W North Ave	C-2	No Land Beyond, LLC	To use 1 st floor and basement for live entertainment accessory to restaurant, requiring conditional use 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.
2024-113	1727 Jackson St	R-8	Maureen Copeland	To construct two decks at first floor rear, requiring variances to bulk regulations approval.
2024-114	3813 E Pratt St	R-8	Julissa Michel Marcano & Fidel Carranza	To use ground floor as an office requiring conditional use approval.

2024-117	6219 Lincoln Ave	R-1-E	The Law Office of Dino La Fiandra, LLC	To effectuate lot line adjustment with adjoining property requiring variances to bulk regulations approval.
2024-118	424 Hornel St	R-7	Tamara Williams	To use premises as a multi-family dwelling with three dwelling units requiring minimum lot area and off-street parking variances.
2024-120	4826 Gilray Dr	R-3	Sabrina Hite	To use premises as a child day-care center for up to 12 children, requiring conditional use approval
2024-128	17 W. 24 th St	C-1	Mother Den LLC	To use premises as a tavern with live entertainment 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.

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.