

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, September 17, 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): BMZ2023-129 3214 E Baltimore St; Mark Lewis
 BMZ2023-153 6301 O’Donnell St; Drew Tildon, Esq.
Deliberation(s): BMZ2024-028 711 W 40th St; Drew Tildon, Esq.
Proposed dismissal(s): BMZ2024-018 7501 Harford Rd; Jamshaid Akram
 BMZ2024-033 1569-1571 Ridgely St; Melvin Kodenski, Esq.
 BMZ2024-041 3716 ½ W Belvedere Ave; Carlene Booth

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>
2024-029	1425 Ensor St	R-8	Kirk Guillory	To construct a residential-care facility requiring variances to bulk regulations approval.
2024-031	1822 N Pulaski St	R-7	Kirk Guillory	To construct a residential-care facility requiring variances to bulk regulations 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 dwelling requiring maximum building height and rear setback variances.
2024-078	1133 Race St	R-8	Adam Carballo	To construct a three-story single-family dwelling requiring maximum building height and rear setback variances.
2024-115	929 N. Wolfe St	BSC	Duo Signage	To place three banner signs on the property, requiring variance approval.

2024-116	1121 W. Lombard St	R-6	Mia Rogers	To construct a 1 st and 2 nd floor rear addition and a 3 rd floor addition requiring variances to bulk regulations.
2024-127	2731 Greenmount Ave	C-1	Toki Underground LLC	To install a neon roof sign of 36 sq ft, requiring variances to sign regulations.
2024-156	801 N. Monroe St	R-8	Derrick Shaw	To continue to use as a two dwelling unit requiring confirmation of non-conforming density.
2024-163	4640 Edmondson Ave	R-1	Hunting Ridge Presbyterian Church	To install an electronic sign requiring conditional use approval.
2024-168	2773 W. North Ave	C-1	Gloria Paredes	To use as a multi-family dwelling consisting of three dwelling units requiring parking variance.
2024-169	3554 Roland Ave	C-1	Jillian Yoffe	To use the premises as a body art establishment, requiring conditional use approval.
2024-177	3122 Presstman St	R-6	Sean Ledbetter	To use property as a multi-family dwelling unit consisting of three units requiring minimum lot area and parking variances.
2024-188	113-123 Seldner Place	R-8	Adam Carballo	To subdivide into three lots and construct a three-story single family rowhouse on each lot requiring variances to bulk regulations.

*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 hearing.