

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, January 16, 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): BMZ2021-325 1701 Ellamont St; Milton Tillman
 BMZ2022-322 701 Cathedral; Drew Tildon, Esq.
 BMZ2022-370 2700 Loch Raven Rd; Drew Tildon, Esq.

Reconsideration(s):

Deliberation(s):

To be scheduled: BMZ2022-363 1501 E North Ave; Shea Bennett
 BMZ2022-405 6216 Wallis Ave; Christopher Mudd

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>APPELLANT</u>	<u>PURPOSE OF APPEAL</u>
2023-163	1218 W North Ave	Solomon Weldekirstos	To use premises as a multi-family dwelling with 3 dwelling units, requiring minimum lot area and off-street parking variances.
2023-188	2008 N Monroe St	Paula Richardson	To use premises as a restaurant requiring conditional use approval.
2023-192	1426 Hull St	Nate Pretl	To construct a one-story addition to facilitate the construction of three new single-family dwellings, requiring off-street parking variance.
2023-200	1747 E Lombard St	DDAT Realty Management, LLC	To use first floor of the premises as an office, second and third floor as a multi-family dwelling with two dwelling units, requiring conditional use, minimum lot area and off-street parking variances approval.
2023-201	518 S Madeira St	Jonathan Mark	To construct a 10'x 12' deck at second floor rear requiring a minimum rear yard variance.
2023-203	1218 W North Ave	Solomon Weldekirstos	To use basement as a retail goods establishment requiring conditional use approval.

2023-213	3100 Phelps Ln	Caroline Hecker, Esq.	To construct an addition proposing to be used as “recreation: indoor” requiring conditional use and minimum front yard variance approval.
2023-215	2605 Huntingdon Ave	Adam Carballo	To construct a one-story rear addition on first floor, requiring maximum lot coverage and minimum rear yard 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

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.