Kyle Franklin

From: DHCD.Zoning <DHCD.Zoning@baltimorecity.gov>

Sent: Tuesday, October 20, 2026 2:38 PM

To: Kyle Franklin

Subject: RE: Request for Zoning & Approved Uses - 4805-4811 Belair Road, Baltimore, MD 21206

Categories: Tracked To Dynamics 365

The property is located within the **C-2 Zoning District**.
Because this property address has been associated with multiple uses and has received several Use and Occupancy (U&O) Permits over the years, I have provided a list of the property's Use and Occupancy Permit history as reflected in Baltimore City's records system for your reference.
Please be advised that only Use and Occupancy Permits with an official issuance date are considered issued and approved. Applications that do not reflect an issuance date should not be interpreted as evidence of an approved or legally established use.
Please review the provided permit history to identify the previously approved uses associated with the property.

	Plans Num	Permit Description
USE2024-56670	-	use 1st floor front of premises as an office
USE2021-51017	-	use rear of portion k/a 4807 belair road for/as motor vehicle service and repair: minor (fully enclosed) that will include: small auto repair, tire , oil change, lights, tune up, brake , suspension ,electrical, water pump, belts, hoses, alternator, compressor, power steering, and wheel alignment. parts replacing ,mufflers tail pips welding,
USE2019-55204	-	use 1st floor front of premises as a tag & title service
USE2017-53683	-	use premises as a motor vehicle service repair minor (fully enclosed structure) no cars stored out side
USE2017-00728	-	use premises as a mental health care services to adults and children in maryland (prp) psychiatric rehabilitation program
USE2015-01278		(use) use portion of premises k/a 4805 belair road as an art and jewelry boutique with accessory tattooing.
USE2015-01276		use premises to sell art and jewelry; body jewelry art supplies and accessory tattooing -per bmza 2015-119 with conditions and per package goods,candy,chips, soda etc,
USE2015-00130		use portion of premises 4809 belair road as a pstchiatric rehabilitation program (ofice
USE2014-00611		use for the sale of music video's and cell phones etc,
USE2013-04375		consolidate lots 4805-11 belair road 4801-4803 belair road also 4800 althea avenue into 1 lot and use the lot 4800 althea avenue for storage of taxicabs and erecting a 6 foot fence inthe street corner side yard -4800 althea avenue zoning violation notice # 1023702ai issued 10/1/13 violates the zoning ordinance in the following respects 3209 #9 permitted projections and obstructions into required yards height of fences and walls zoning violation notice # 1023702a issued 10/1/13 also 4-701 permitted uses for taxicabs on r-4 lot
USE2013-01942		use as a barber shop and beauty salon
USE2009-03018		use portion of property ka 4811 belair rd as an office for wholesale car sales with no inventory kept on property
USE2008-02943		(use) use portion of premises k/a 4807 belair road as an office for wholesale vehicle dealer-no storage.
USE2007-03760		use store 4805 for a beauty salon and barber shop
USE2007-03718		use 4809 belair road as a carry out restaurant
USE2006-01394		(use) use portion of premises, 1st floor front of k/a 4809 belair road, for the retail sales of clothing.
ELE2004-01306		alarm
COM2015-15415		exterior work: (1) sign on the outside of the building non-illuminated 3x6 18 sqft as per code / sketch
COM2014-18204		installation of security system - 7 devices as per code.
COM2005-27471		(use) use portion of premises k/a 4807-09 belair road as a hair braiding salon.
COM2004-00177		(use) use portion of premises k/a 4807 belair road as a hair braiding shop. no expiration date
COM2003-41346		(use) use portion of premises k/a 4811 belair road as a church per bmza 254-03 approved 7/22/03. no expiration date
BMZ2015-00119		(use) use portion of premises k/a 4805 belair road as an art and jewelry boutique with accessory tattooing.
BMZ2013-00452		consolidate lots 4805-11 belair road 4801-4803 belair road also 4800 althea avenue into 1 lot and use the lot 4800 althea avenue for storage of taxicabs in conjunction with car whole saler business at 4801-4805 belar road and erecting a 6 foot fence inthe street corner side yard -4800 althea avenue zoning violation notice # 1023702ai issued 10/1/13 violates the zoning ordinance in the following respects 3209 #9 permitted projections and obstructions into required yards height of fences and walls 4800 althea avenue also zoning violation notice # 1023702a issued 10/1/13 4800 althea avenue section 4701 permitted uses for taxicabs at 4800 althea avenue
BLD2002-00066		

Thank you,

Catrice Burgess
Zoning Examiner
Zoning Administration City of Baltimore | Department of Planning
417 E. Fayette Street.,8th Floor | Baltimore, MD 21202
catrice.burgess@baltimorecity.gov
410-396-4126

From: Kyle Franklin <kyle@ajbillig.com>
Sent: Thursday, October 15, 2026 12:46 PM
To: DHCD.Zoning <DHCD.Zoning@baltimorecity.gov>
Subject: Request for Zoning & Approved Uses - 4805-4811 Belair Road, Baltimore, MD 21206

CAUTION: This email originated from outside of Baltimore City IT Network Systems.
Reminder: DO NOT click links or open attachments unless you recognize the sender and know that the content is safe. Report any suspicious activities using the Report Phishing Email Button, or by emailing to Phishing@baltimorecity.gov

Good afternoon,

Could you please confirm the zoning designation and any registered/approved uses for 4805-4811 Belair Road, Baltimore, MD 21206 at your earliest convenience?

Thanks in advance.

Best regards,

Kyle Franklin

A.J. Billig & Co., LLC
6500 Falls Road
Baltimore, MD 21209
Phone: 410-296-8440 ext. 106
Website: ajbillig.com/auction-list
LinkedIn: https://www.linkedin.com/in/kyle-franklin-5a390b27a/

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.