



City of Baltimore E-Permits: Amendment – BMZA Appeal

Sign in to E-Permits Account



Home Permits and Inspections Licensed Contractors

Advanced Search

Search...

Create An Account Sign In

Welcome to the new E-Permits Portal!
Baltimore City is pleased to offer our residents, businesses, and visitors access to permitting services and code enforcement information online 24 hours a day, 7 days a week.

You can view information without creating an account. However, you need to create a user account to use all our services.

Review the Baltimore City Department of Housing and Community Development's permitting information.

What would you like to do today?
To begin, pick one of the services from the list below:

General Information
Lookup Property Information

Permits and Inspections
Search Applications
Schedule an Inspection

Licensed Contractors
Search Applications

Sign In

USERNAME OR EMAIL:*

PASSWORD:*

Forgot Password?

SIGN IN

Remember me on this device

Not Registered?

CREATE AN ACCOUNT

If you have not already created an E-Permits Account refer to **“E-Permits Account Creation How-To Guide”** for instructions.

1. Log into your account using your username or email address.

2. Enter your password if not auto filled.

3. Click “Sign In”.



Logged in as: Mason Dobbs [Collections \(1\)](#) [Cart \(1\)](#) [Account Management](#) [Logout](#)

Home [Permits and Inspections](#) [Licensed Contractors](#)

[Dashboard](#) [My Records](#) [My Account](#) [Add](#)

Welcome Mason Dobbs
You are now logged in.

What would you like to do today?
To get started, select one of the services listed below:

General Information
[Lookup Property Information](#)

Permits and Inspections
[Create an Application](#)
[Search Applications](#)
[Schedule an Inspection](#)

Licensed Contractors
[Create an Application](#)
[Search Applications](#)

Cart (1)
BRCM-24-000213 \$50.00

1. Enter permit number and click on the search icon

NOTE: If you do not know the permit number, click on “My Records”. All of your permits will show up towards the bottom of the screen. You can look for the one you want and click the blue record number.

Showing 1-1 of 1 | [Download results](#) | [Add to collection](#) | [Add to cart](#)

<input type="checkbox"/>	Date	Record Number	Record Type	Action	Description	Project Name	Expiration Date	Status
<input type="checkbox"/>	12/18/2024	BRCM-24-000213	One and Two Family Combo Permit	Amendment	Install on e non load bearing waal Add electrical fixtures 6	Install an interior wall	12/18/2024	Additional Info

Create an Amendment



Record BRCM-25-000062:
One and Two Family Combo Permit
Record Status: Inspection Phase
Expiration Date: 07/19/2025

[Add to cart](#)
[Add to collection](#)

Record Info ▾

Payments ▾

Work Location

768 N GRANTLEY ST, 21229- 2033 *

Record Details

Applicant:

Mason Dobbs
Primary Phone:2126563399
breezes.outlets_0u@icloud.com
Mailing
6411 Beckley Street
Baltimore, MD, 21224
United States

Licensed Professional:

CONCOR NETWORKS INC. JCHANDLER@EMCOR.NET
CONCOR NETWORKS INC.
601 N HAMMONDS FERRY RD
LINTHICUM, MD, 21090
Primary Phone4105896720
Electrical Contractor 02826229

[View Additional Licensed Professionals>>](#)

Project Description:

Res Combo for inspection
not sure yet

Owner:

SNJ PROPERTY MANAGEMENT INC *

More Details

[Create Amendment](#)

1. Click "Create Amendment".

If selecting from a list, you can click the blue permit number which will take you to the screen on the left or click the blue "Amendment".

Showing 1-1 of 1 | [Download results](#) | [Add to collection](#) | [Add to cart](#)

<input type="checkbox"/>	Date	Record Number	Record Type	Action	Description
<input type="checkbox"/>	12/18/2024	BRCM-24-000213	One and Two Family Combo Permit	Amendment	Install on e non load bearing waal Add electrical fixtures 6

Select Permit Extension



Select an Amendment Type

Choose one of the following available amendment types.

Notice: The Permit Extension option below can be selected for extensions or reinstatements, however, please note the below requirements:

Extension: If the work on a permit has not been completed by the expiration date on the permit an application for an extension must be made within 90 days of the expiration date.

Reinstatement For Final Inspection: A permit can be reinstated for final inspection only if the permit expired within 3 years, all rough-in inspections have been completed and approved, and all work is complete. You can only apply for a reinstatement for final inspection once. A new permit is required if you do not meet the requirements for a reinstatement for final inspection.

Search

- Add or Change Licensed Professional
- BMZA Appeal Case
- Change of Contact Information - Permit
- Change of Scope
- Permit Extension

1. Select "BMZA Appeal Case".

2. Click "Continue Application".

[Continue Application »](#)

Appeal Details



Detail Information

* Project Name:
1234 Main St - Garage extension

* Description of Work
Explain why you are submitting an appeal. Give enough information so the reviewer understands your reason. You can add more details in the Appeal Detail section below.
Build extension on garage for additional car and extra storage

spell check

Appeal Detail

APPEAL INFORMATION

* Describe the reason for appeal:
Property shape is too narrow to build a larger garage.

spell check

Variance:

Conditional Use:

PROPERTY INFORMATION

Existing Use: Storage

Proposed Use: Storage

Does this include a subdivision?: Yes No

Does this include a consolidation?: Yes No

1. Enter 'Project Name'. While this field is open, it is recommended that you include the address of the project.

2. Complete the 'Description of Work'. Provide enough information that the reviewer understands the reason for the appeal.

3. Provide more detail regarding the reason for appeal.

4. Click the 'Variance' box if the appeal refers to physical aspects of the property.

5. Click the 'Conditional Use' box if the appeal refers to the change in use of the property.

6. Select existing and proposed use of the property.

7. Is the property a subdivision or a consolidation?

Variance Information



VARIANCE INFORMATION

Please list all variances you are seeking, including the amount of each variance requested.:

Interior side yard: 15 ft required, 10 ft proposed, 5 ft variance requested

spell check

I am requesting (a) variance(s) due to:

--Select--
Physical surroundings of this structure or lot
Shape of this structure or lot
Topographical conditions of this structure or lot
Other reason

Other Variance Reason:

What is unique about these conditions (physical surroundings, shape, topographical conditions, etc.):

spell check

How would these unique conditions lead to an unnecessary hardship or practical difficulty?:

spell check

Would the variance(s) be injurious to the use and enjoyment of other property in the immediate vicin:

spell check

1. Describe the variance. Be as specific as you can.

2. Use dropdown to select reason for variance. If you select "other reason" you will need to describe in the next box.

3. Describe physical characteristics that require variance.

4. Why is a variance necessary? What hardship or difficulty are you facing that requires a variance?

5. Could the proposed changes have a negative impact on the neighborhood?

Conditional Use Information



CONDITIONAL USE INFORMATION

Will the proposed conditional use be detrimental to or endanger the public health, or safety?: ?

spell check

Will the use be precluded by any other law, including any applicable Urban Renewal Plan?:

spell check

Will the authorization be contrary to the public interest?:

spell check

Will the authorization be in harmony with the purpose and intent of the Zoning Code?:

spell check

Please provide any additional information: ?

spell check

[Save and resume later](#) [Continue Application](#)

1. Could the proposed changes have a negative impact on the public health or safety?

2. Is the proposed use in alignment with any applicable Urban Renewal Plan?

3. Is the proposed use unfavorable to the public interest?

4. Is the proposed use in harmony with the intent of the zoning code?

5. Provide any additional information to support your request for a change in use.

6. Click "Continue Application".

Supporting Documentation



For **variances** you will need to supply evidence to support your request such as site plans, floor plans, topological surveys, etc.

For **conditional use** you will need to supply evidence to support your request such as floor plans showing areas of conditional use, parking needs, etc.

1. Review the BMZA Completeness Checklist. (Link provided below.) It provides detailed information regarding the documentation you need to upload to complete this application.

[BMZA Completeness Checklist](#)

Step 2: Supporting Documentation > Supporting Documentation * indicates a required field.

Attachment

The maximum file size allowed is 100 MB.
.ad;.ade;.adp;.ani;.app;.asp;.bas;.bat;.chm;.cmd;.com;.cpl;.crt;.csh;.exe;.fxp;.hlp;.hta;.inf;.ins;.isp;.js;.jse;.ksh;.lnk;.mda;.mdb;.mde;.mdt;.mdw;.mdz;.msc;.msi;.msp;. are disallowed file types to upload.

Name	Type	Size	Latest Update	Action
No records found.				

[Add](#) 2. For each document, Click "Add".

[Save and resume later](#) [Continue Application »](#)

Supporting Documentation



File Upload [X]

The maximum file size allowed is 100 MB.
ade;adp;bat;chm;cmd;com;cpl;exe;hta;htm;html;ins;isp;jar;js;jse;lib;lnk;mde;n
are disallowed file types to upload.

Continue **Add** **Remove All**

1. Click “Add” in the pop up and select the file from wherever you have the file stored. Selecting the file will upload it.

2. Once the file is uploaded, you will see it in the pop up, you can add another file or click “Continue”.

File Upload [X]

The maximum file size allowed is 100 MB.
ade;adp;bat;chm;cmd;com;cpl;exe;hta;htm;html;ins;isp;jar;js;jse;lib;lnk;mde;n
are disallowed file types to upload.

Plans1.jpg 100%

Continue **Add** **Remove All**

Step 2: Supporting Documentation > Supporting Documentation * indicates a required field.

Attachment

The maximum file size allowed is 100 MB.
ade;adp;bat;chm;cmd;com;cpl;exe;hta;htm;html;ins;isp;jar;js;jse;lib;lnk;mde;mht;mhtml;msc;mst;php;pif;scr;sct;shb;sys;vb;vbe;vbs;vxd;wsc;wsf;wsh are disallowed file types to upload.

Name
No records found.

*Type:
Plans - Site Plan [Remove]

File:
Plans1.jpg 100%

Description:

spell check

Save **Add** **Remove All**

Save and resume later **Continue Application »**

3. For each document, select “Type” from the dropdown.

4. You can provide a description of the file.

5. Once all documents are uploaded, click “Continue”.

Permit Application Review



Step 3: Review

[Save and resume later](#)

[Continue Application »](#)

Please review all information below. Click the "Edit" buttons to make changes to sections or "Continue Application" to move on. Note: If you've forgotten to add trade work or need to add additional scope of work for this permit, please use the top navigation bar and select page 2 instead of the sectional Edit buttons, as this will allow you to step back through the application and modify any information. Be sure to select 'Yes' to any questions asking about additional types of work as applicable.

Record Type

BMZA Appeal Case

Detail Information

Project Name:xx
Description of Work:extend garage

Appeal Detail

APPEAL INFORMATION [Edit](#)

Describe the reason for appeal: need approval for garage to be inside set limits of property

Variance: Yes

Conditional Use: Yes

PROPERTY INFORMATION [Edit](#)

Existing Use: Single Family Dwelling

Proposed Use: Single Family Dwelling

Does this include a subdivision?: No

Does this include a consolidation?: No

VARIANCE INFORMATION [Edit](#)

Please list all variances you are seeking, including the amount of each variance requested.: extend 2 feet into setback

I am requesting (a) variance(s) due to: Shape of this structure or lot

Other Variance Reason:

What is unique about these conditions (physical surroundings, shape, topographical conditions, etc.): lot is too narrow to accommodate standard garage size

How would these unique conditions lead to an unnecessary hardship or practical difficulty?: garage will keep vehicle contained and reduce on street parking

Would the variance(s) be injurious to the use and enjoyment of other property in the immediate vicin: no

1. Review all information provided. If you need to make changes, use the "Edit" button in the section that needs to be changed.

CONDITIONAL USE INFORMATION

[Edit](#)

Will the proposed conditional use be detrimental to or endanger the public health, or safety?: no

Will the use be precluded by any other law, including any applicable Urban Renewal Plan?: no

Will the authorization be contrary to the public interest?: no

Will the authorization be in harmony with the purpose and intent of the Zoning Code?: yes

Please provide any additional information: see site plan

Attachment

[Edit](#)

The maximum file size allowed is 100 MB.
ade;adp;bat;chm;cmd;com;cp;exe;hta;htm;html;ins;isp;jar;js;jse;lib;lnk;mde;mht;mhtml;msc;mst;php;pif;scr;sc;shb;sys;vb;vbe;vbs;vxd;wsc;wsf;wsh are disallowed file types to upload.

Name	Type	Size	Latest Update	Action
Plans1.jpg	Plans - Site Plan	62.01 KB	04/25/2025	Actions ▼

I, the undersigned, being the duly authorized agent of the owner with full and specific consent and authorization to act for the owner for this application. On design further certifies that they have examined this application, including any accompanying plans, and that the proposed work subject to the Building, Fire, and Related Codes of Baltimore City ("BFCBC") and other applicable laws and ordinances is a true, accurate, and complete statement of the work applied for in this application, and any incorrect, inaccurate, or incomplete information may result in the voiding of this permit pursuant to the BFCBC and Federal provisions. I agree to the above certification. By checking this box, I agree to the above certification.

2. Click the box to agree with certifications.

By checking this box, I agree to the above certification. Date: 04/25/2025

[Save and resume later](#)


[Continue Application »](#)

3. Click "Continue Application".

Once you have reviewed all project information and submitted it, you will receive a receipt indicating that the submission was successful.

Step 3: Receipt/Record issuance

Submission Successful



Successfully submitted.
Please print your record(s) and retain a copy for your records.

No Address

BMZAPL-25-0002 Record ID



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

