CITY OF BALTIMORE, BOARD OF MUNICIPAL AND ZONING APPEALS
ZONING APPEALS MINUTES FOR TUESDAY FEBRUARY 20, 2024
IN-PERSON HEARING – 417 E. FAYETTE ST, 8TH FLOOR PLANNING DEPT. BOARDROOM

12:30PM – 1:00PM GENERAL MEETING

Call to Order:	Present: James Fields (Chair), Leland Shelton, Victor Clark, David Marcozzi, Liz Cornish
Extensions:	BMZ 2018-323 1000-1004 Eastern Ave; HSN, LLC - 12-month extension denied 5-0.
	BMZ 2021-268 101 N. Patterson Park Ave; Drew Tildon, Esq – 12-month extension granted 5-0.
	BMZ 2022-473 2525 101 N. Patterson Park Ave; Drew Tildon, Esq – 12-month extension grated 5-0.

Draft Resolution Review: Board voted to approved draft resolutions from January 30, 2024 hearing.

1:00PM ZONING APPEAL DOCKET

Call to Order

Attendance: Present – James Fields (Chair), Victor Clark, Leland Shelton, David Marcozzi, Liz Cornish.

Appeal Number	Address	JF	LS	VC	DM	LC	Notes/Conditions
2023-178	4707 Valley View Ave	Deny	Deny	Deny	Deny	Deny	
2023-206	840 Lemmon Street	Approve	Approve	Approve	Approve	Abstain	(1) Lots 840 & 840 Lemmon St be consolidated (2) DOT approves curb cut for off-street parking spaces
2023-208	1001 N. Broadway	Approve	Approve	Approve	Approve	Approve	
2023-217	459 Anglesea St	Approve	Approve	Approve	Approve	Approve	
2023-220	482 S. Bentalou St	Approve in part – Deny in part	Approve in part – Deny in part	Approve in part - Deny in part	Approve in part - Deny in part	Approve in part – Deny in part	Board determined that the live entertainment use was a continuation of a lawfully existing non-conforming use. The Board denied the request for accessory outdoor seating.
2023-221	4531-4533 Falls Rd	-	-	-	-	-	Postponed
2023-222	3000 E. Madison Street	Approve	Approve	Approve	Approve	Approve	
2023-224	247 S. Chester St	Approve	Approve	Approve	Approve	Approve	
2023-229	4800 Curtis Ave	Approve	Approve	Approve	Approve	Approve	
2023-232	5400 Belair Rd	Approve	Approve	Approve	Approve	Approve	
2023-236	3314 Pinkney Rd	-	-	-	-	-	Postponed
2023-242	2526 Maryland Ave	Approve	Approve	Approve	Approve	Approve	

Adjournment