

**CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS**

**ZONING APPEALS DOCKET FOR TUESDAY, December 19, 2023**  
**IN PERSON HEARING – 417 E Fayette St 8<sup>th</sup> 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):**

**Reconsideration(s):**

**Deliberation(s):**

**Miscellaneous:**

**1:00 P.M. ZONING DOCKET**

**NOTE: CASES MAY NOT NECESSARILY BE HEARD IN THE ORDER THAT THEY APPEAR ON THE DOCKET**

<b><u>APPEAL NO.</u></b>	<b><u>PREMISES</u></b>	<b><u>APPELLANT</u></b>	<b><u>PURPOSE OF APPEAL</u></b>
2023-114	1200-1204 W Baltimore St	Drew Tildon, Esq.	To use premises as office and residential care facility (up to 16 residents) requiring off-street parking variance.
2023-148	1543 Appleton St	Malik Royster	To use premises as a personal services establishment (barber shop), retail goods establishment, and two dwelling units requiring conditional use approval, and confirmation of non-conforming density (2du)
2023-180	175 W Ostend St	M8 Spring Garden, LLC	To add live entertainment use to an existing brewery/restaurant with outdoor dining & catering requiring conditional use approval.
2023-193	1307-1311 W Baltimore St	Drew Tildon, Esq.	To construct a multi-family dwelling (25 units) requiring rear yard and off-street parking variances.
2023-195	2219 Saint Paul St	Tom Fair	To use premises as a multi-family dwelling unit (1 dwelling unit per floor), requiring off-street parking variance.
2023-204	1701 Edmondson Ave	Nathan Gorham	To use premises as a three dwelling unit, requiring confirmation of non-conformity density.

2023-205	3407 Elgin Ave	AB Associates	To use premises as a seven-dwelling unit, requiring off-street parking variance.
2023-206	840 Lemmon St	David Akinniyi	To construct a three-story building to use as a four dwelling-unit requiring minimum lot area, maximum lot coverage, rear and interior yard variances.
2023-210	1239 Druid Hill Ave	Beloved Community Services Corp.	To use premises as a government facility, requiring conditional use approval.

\*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](http://cels.baltimorehousing.org/Search_BMZA_Map.aspx)

Questions or comments may be sent to:  
[bmza@baltimorecity.gov](mailto: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.*