

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

**ZONING APPEALS DOCKET FOR Tuesday, September 3, 2024**  
**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):**  
**Draft resolution review and adoption.**

**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>ZONING DISTRICT</u></b>	<b><u>APPELLANT</u></b>	<b><u>PURPOSE OF APPEAL</u></b>
2024-028	711 W. 40 <sup>th</sup>	C-2	Drew Tildon, Esq.	To use portion k/a 729 W 40 <sup>th</sup> St #101, as a restaurant with live entertainment requiring conditional use approval.
2024-070	1042 Edmondson Ave	R-8	Messey Alem	To use premises as a multi-family dwelling with three (3) dwelling units requiring confirmation of non-conforming density.
2024-154	306 W. Lorraine Ave.	R-8	Devin Hoeckel	To construct a 2 <sup>nd</sup> floor and 3 <sup>rd</sup> floor addition requiring variances to bulk regulation.
2024-159	3504 Buena Vista Ave	R-6	CBC, LLC c/o Mark Warhime	To construct a two - story rear addition requiring variances to bulk regulation
2024-160	2400 Annapolis Rd.	C-2	David Pfeiffer	To use premises as a motor vehicle dealership with an outdoor vehicle display and repair service requiring conditional use approval.
2024-162	482 S. Bentalou St.	R-8	Abe Hurdle	To use the 2 <sup>nd</sup> floor as a restaurant requiring conditional use approval.
2024-169	3554 Roland Ave.	C-1	Jillian Yoffe	To use premises as a body art establishment requiring conditional use approval
2024-171	1733 Carswell St	R-6	Dana Mackey	To construct a two-story rear addition to include a basement requiring variances to bulk regulations.

2024-172	2615 Quantico Ave.	R-6	Right Way, LLC	To continue use of the property as a two-dwelling unit requiring conditional use approval.
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**3:00 P.M DOCKET**

<b><u>APPEAL NO.</u></b>	<b><u>PREMISES</u></b>	<b><u>ZONING DISTRICT</u></b>	<b><u>APPELLANT</u></b>	<b><u>PURPOSE OF APPEAL</u></b>
2024-080 (Negative)	3220 Southern Ave	R-5	Michael McCann Esq.	To appeal the issuance of permit #USE2023-55233, USE2023-55234, et al.

\*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.

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.***