

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, December 19, 2023
IN PERSON HEARING – 417 E Fayette St 8th 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): BMZ2021-027 1816 W Lexington St; Carolyn Starks Saxon
 BMZ2022-407 5814 Hillen Rd; Jennifer R. Busse
 BMZ2022-403 701 Druid Park Lake Dr; Chase Hoffberger
 City Council Ordinance 23-189 43-45 S Carey St; Calvin McCargo, Jr.

Miscellaneous: Draft resolution approval
 2020, 2021, 2022 lingering zoning appeals
 BMZ2018-150 1823 Lancaster St; Caroline Hecker, Esq. – motion for reconsideration update/discussion.

1:00 P.M. ZONING DOCKET

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

| <u>APPEAL NO.</u> | <u>PREMISES</u> | <u>APPELLANT</u> | <u>PURPOSE OF APPEAL</u> |
|--------------------------|--------------------------|-------------------------|--|
| 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. |
| 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 (1 dwelling unit per floor), requiring off-street parking variance. |
| 2023-198 | 5513 York Rd | Brandon Clinton | To use premises as a day-care center, (ground floor) health-care clinic (first floor), and office space (second floor) requiring conditional use approval. |

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| 2023-199 | 1911 E 31 st St | Anthony Diggs Sr | To use premises as a multi-family dwelling with 3 dwelling units requiring confirmation of non-conforming density |
| 2023-204 | 1701 Edmondson Ave | Nathan Gorham | To use premises as a multi-family dwelling with 3 dwelling units, requiring confirmation of non-conformity density. |
| 2023-205 | 3407 Elgin Ave | AB Associates | To use premises as a multi-family dwelling with 7 dwelling units, requiring off-street parking variance. |
| 2023-206 | 840 Lemmon St | David Akinniyi | To construct a three-story building to use as a multi-family dwelling with 4 dwelling units 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

Questions or comments may be sent to:
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.