

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

**ZONING APPEALS DOCKET FOR TUESDAY, February 20, 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):** BMZ 2018-323 1000-1004 Eastern Ave; HSN, LLC  
 BMZ2021-268 101 N Patterson Park Ave; Drew Tildon, Esq.  
 BMZ2022-473 101 N Patterson Park Ave; Drew Tildon, Esq.

**Draft Resolution Review.**  
**Legislation Check-in.**

**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>
2023-178	4707 Valley View Ave	Elias Bernal-Amaya	To construct a 6 ft fence in height, requiring a variance to bulk regulations.
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.
2023-208	1001 N Broadway	Heymer Alqadri	To use ground floor as a retail goods establishment, requiring conditional use approval.
2023-217	459 Anglesea St	Kenneth Siu	To use first floor as a health-care clinic requiring conditional use approval.
2023-220	482 S Bentalou St	L Burgess, LLC	To add live entertainment, requiring expansion of non-conforming use approval.
2023-221	4531-4533 Falls Road	Drew Tildon, Esq.	To construct a restaurant with accessory drive-through requiring conditional use and a maximum front yard variance approval.
2023-222	3000 E Madison St	Mayor & City Council Dept. of Recreation & Parks	To construct a one-story side addition to existing structure requiring variance to bulk yard regulations approval.

2023-224	247 S Chester St	Karyn Hassen	To construct an addition atop of detached garage, requiring minimum rear yard and maximum accessory structure height variances.
2023-229	4800 Curtis Ave	Jason Whittington	To use second floor as a multi-family dwelling with two dwelling units, requiring off-street parking variance approval.
2023-232	5440 Belair Rd	Chinwe Okudo	To use premises as a health-care clinic requiring conditional use approval.
2023-236	3314 Pinkney Rd	Michael Peters	To construct a front addition requiring minimum front and side yard variances.
2023-242	2526 Maryland Ave	George Helfrich	To use premises as a multi-family dwelling with three dwelling units, requiring off-street parking variance 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.*