

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR Tuesday, September 3, 2024
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 *

Deliberations: 2024-101 6224 Blackstone Ave; Daniel Goldman.

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>ZONING DISTRICT</u>	<u>APPELLANT</u>	<u>PURPOSE OF APPEAL</u>
2024-028	711 W. 40 th St	C-2	Drew Tildon, Esq.	To use portion k/a 729 W 40 th St #101, as a restaurant with live entertainment requiring conditional use approval.
2024-063	3361 Beech Ave	R-7	Nicolette Smith	To construct a sunroom in the rear requiring variances to bulk regulations.
2024-124	322 S. Wolfe St	R-8	Paula Richardson	To use property as a multi-family dwelling with two dwelling units requiring variances to bulk regulations.
2024-129	3742 Tudor Arms Ave	R-6	Ricardo Sanchez	To construct a two-story rear addition with basement requiring a variance to bulk regulations.
2024-159	3504 Buena Vista Ave	R-6	Mark Warhime	To construct a two-story rear and 3 rd floor addition requiring variances to bulk regulations.
2024-162	482 S. Bentalou St	R-8	Abraham Hurdle	To use 2 nd floor as a restaurant requiring conditional use approval.
2024-172	2615 Quantico Ave	R-6	Right Way, LLC	To continue use of the property as a multi-family dwelling with two dwelling units requiring confirmation of nonconforming density.
2024-185	2628 Loyola Southway	R-6	GSP Tracking, LLC	To continue use of the property as a multi-family dwelling with two dwelling units requiring confirmation of nonconforming density

3:00 P.M DOCKET

<u>APPEAL NO.</u>	<u>PREMISES</u>	<u>ZONING DISTRICT</u>	<u>APPELLANT</u>	<u>PURPOSE OF APPEAL</u>
2024-080, 2024-132 through 2024-153	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

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.