

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

**ZONING APPEALS DOCKET FOR TUESDAY, March 5, 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):** BMZ2022-302 2901 O’Donnell St; Caroline Hecker, Esq.  
 BMZ2022-357 1404 S Charles St; AB Associates

**Draft Resolution Review.**

**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>
2022-391	1210 S Highland Ave	Brian Chance	To increase the height of the property by nine (9) feet, raising the height from the current 35 feet to 44 feet requiring conditional use approval.
2023-194	542 Benninghaus Rd	David Dymond	To use accessory structure as a dwelling unit, requiring variances to bulk regulations approval.
2023-218	3524 E Baltimore St	Skip Molenaar	To use premises as a multi-family dwelling with two dwelling units requiring confirmation of non-conforming density.
2023-221	4531-4533 Falls Road	Drew Tildon, Esq.	To construct a restaurant with accessory drive-through requiring conditional use and maximum front yard variance approval.
2023-233	5345 Denmore Ave	Troy Randall	To construct a community center, requiring conditional use and variances to bulk regulations approval.
2023-235	701 N Dolphin St	Derick Howard Jr.	To use premises as a multi-family dwelling with two dwelling units requiring minimum lot area and off-street parking variances.
2023-238	1600-1616 Bank St	Joseph R. Woolman III, Esq.	To construct a multi-family dwelling (60 units) requiring interior side yard, rear yard and off-street parking variances.

2023-239	1600-1616 Bank St	Joseph R. Woolman III, Esq.	To construct a multi-family dwelling: one townhouse building (17 units, flats and stacked townhomes) requiring interior side yard and rear yard variances.
2023-240	1108 Harlem Ave	Vickie Mabry Height	To use premises as a two-dwelling unit requiring confirmation of non-conforming density.
2023-243	107 E Preston St	Drew Tildon, Esq.	To use premises as an arts studio, requiring conditional use approval.
2023-245	808 Guilford Ave	Casablanca, LLC	To appeal ZVN # 2329199-1.
2024-001	2303 Whittier Ave	Split Surroundings LLC	To use premises as a multi-family dwelling (4 units) requiring confirmation of non-conforming density.
2024-002	808 W Lake Ave	Mickey Choe	To appeal ZVN #2310594A-1

\*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.***