



**BALTIMORE CITY
BOARD OF MUNICIPAL
AND ZONING APPEALS**

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MEMORANDUM

To: The Honorable Members of the Land Use & Transportation Committee
From: Justin A. Williams, Interim Executive Director
CC: Geoffrey Veale, Zoning Administrator
Date: November 19, 2025
Re: Council Bill No. 25-0081 – Zoning – Conditional Use Conversion
6901 Reisterstown Road
Position: No Objection

The Board of Municipal and Zoning Appeals (BMZA) staff have reviewed City Council Bill #25-0081. This bill seeks to permit the conversion of a single-family dwelling into three dwelling units in the R-7 Zoning District on the property known as 6901 Reisterstown Road.

Agency Position on Approval Standards

As a quasi-judicial agency, the Board of Municipal and Zoning Appeals typically adjudicates land use matters based on specific evidentiary standards. Because this legislation places the authority to grant the Conditional Use approval directly with the City Council, the Board defers to the Council’s judgment regarding whether the applicant has satisfied the specific approval standards and findings of fact outlined in the Zoning Code. Accordingly, the Board takes no position on the specific factual merits of the application but offers **No Objection** to the passage of the bill.

Contextual Observation: Housing Options and Opportunity Act (CCB #25-0066)

The Board staff notes that this individual legislative request highlights the systemic inefficiencies currently present in the City’s land use process.

- 1. Unnecessary Legislative Burden:** This application for a modest three-unit conversion is only before the City Council because the current Zoning Code requires a full legislative ordinance for such changes in the R-7 district.
- 2. Impact of CCB #25-0066:** If the City Council were to enact the Housing Options and Opportunity Act (CCB #25-0066), this type of conversion would be handled as a "by-right" administrative matter or through the standard BMZA quasi-judicial process rather than requiring individual legislation.
- 3. Efficiency:** By modernizing the code through CCB #25-0066, the City Council would be relieved of the burden of legislating individual, small-scale residential conversions, allowing the Council to focus its legislative capacity on broader policy matters.

Conclusion

While the Board offers **No Objection** to the relief sought for 6901 Reisterstown Road, this case serves as another example of the “jurisdictional workarounds” necessitated

by an outdated regulatory framework. The Board continues to recommend the systemic reforms proposed in the Housing Options and Opportunity Act to reduce administrative burdens on the City Council and expedite housing delivery.

For any questions regarding this report or to discuss these concerns further, please contact Justin Williams at justin.williams@baltimorecity.gov or (410) 396-4301.