



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Veronica P. McBeth, Director, Department of Transportation (BCDOT)
CC	Mayor's Office of Government Relations
DATE	October 2, 2025
SUBJECT	25-0064 • Zoning – Bulk and Yard Requirements - Amendments

Position: Favorable

BILL SYNOPSIS

Council Bill 25-0064 will largely streamline certain types of property development by relaxing lot coverage requirements. Under current law, the Board of Municipal Zoning Appeals (BMZA) considers variance for a large volume of development projects, complicating this very common type of development project. Right-sizing requirements based on the BMZA's extensive history of variance cases and their outcomes would streamline this process by allowing typical requests to fall within what is allowed before a variance is needed. This, in turn, would streamline the approval process associated with the development and re-development of City properties.

In the long-term, as new development and redevelopment re-shapes certain neighborhoods, side effects may be felt in terms of additional stormwater runoff and worsening of the urban heat island effect. However, the Department remains committed in its efforts to create a more sustainable transportation network by increasing street trees coverage and implementing sustainable multimodal infrastructure. These long-term, equity-driven investments in right-of-way green space and sustainable infrastructure may be supported by additional development activity through developers' agreements and increased property tax revenue.

SUMMARY OF POSITION

BCDOT has reviewed the proposed legislation and does not anticipate any immediate fiscal or operational impact resulting from the changes. While the Department foresees potential concerns over the long term, these challenges will be manageable if they arise. BCDOT respectfully requests a favorable report on Council Bill 25-0064.