



**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: May 4, 2026  
Re: CCB #26-0176 – Zoning – Conditional Use Conversion  
812 N. Carey Street  
Position: No Objection

The Board of Municipal and Zoning Appeals (BMZA) has reviewed City Council Bill #26-0176. This bill seeks to authorize the conversion of a single-family dwelling unit into two dwelling units on the property known as 812 North Carey Street (Block 0089, Lot 057) in the R-8 Zoning District, requiring a conditional use authorization by ordinance and a variance from minimum lot area regulations.

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 and variance directly with the City Council, the Board defers to the Council’s judgment on whether the applicant has satisfied the approval standards 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.

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