



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

Brandon M. Scott
Mayor

Justin A. Williams
*Interim Executive
Director*

Members
Leland Shelton
Chair

Victor Clark
Liz Cornish
David Marcozzi
Rian Hargrave

417 E. Fayette St., Ste.
922
Baltimore, MD 21202
(410) 396-4301
zoning.baltimorecity.gov

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 #26-0177 – Rezoning – 901 S Caton Avenue
Position: No Objection

The staff of the Board of Municipal and Zoning Appeals (BMZA) have reviewed City Council Bill #26-0177.

This bill proposes a legislative map amendment for the property known as 901 S Caton Avenue (Block 2108C, Lot 001). Specifically, the legislation seeks to rezone this parcel from the OR-2 Office-Residential Zoning District to the C-2 Community Commercial Zoning District.

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 rezoning approval with the City Council, the Board defers to the Council’s judgment on whether the applicant has satisfied the approval standards and findings of fact outlined in the Baltimore City 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 or (410) 396-4301.