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417 E. Fayette St., Ste. 922  
Baltimore, MD 21202  
(410) 396-4301  
[zoning.baltimorecity.gov](mailto: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: December 23, 2025  
Re: Council Bill 25-0118 – Tivoli Eco-Village Planned Unit Development  
Position: No Objection

The Board of Municipal and Zoning Appeals (BMZA) has reviewed City Council Bill 25-0118. This bill seeks to designate approximately 9.19 acres of property located at multiple addresses along Tivoli Avenue, Fenwick Avenue, 28th Street, and Hugo Avenue as a Planned Unit Development in the R-6 Zoning District. The proposed development includes approximately 100 homeownership units and a community center, with exceptions from bulk, yard, and off-street parking 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 authority to grant the Planned Unit Development designation 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.