



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

Brandon M. Scott
Mayor

Justin A. Williams
Interim Executive Director

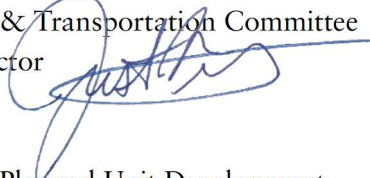
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MEMORANDUM

To: The Honorable Members of the Land Use & Transportation Committee
From: Justin A. Williams, Interim Executive Director
CC: Geoffrey Veale, Zoning Administrator
Date: December 23, 2025
Re: Council Bill 25-0118 – Tivoly 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 Tivoly 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 or (410) 396-4301.