



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

**MEMORANDUM**

To: The Honorable Members of the Land Use & Transportation Committee  
From: Justin A. Williams, Interim Executive Director  
CC: Geoffrey Veale, Zoning Administrator  
Date: March 23, 2026  
Re: CCB # 25-0136 - Rezoning – 3009 Greenmount Avenue  
Position: No Objection

Brandon M. Scott  
Mayor

Justin A. Williams  
Interim Executive Director

Members  
Leland Shelton  
Chair

Victor Clark  
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David Marcozzi  
Rian Hargrave

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

The staff of the Board of Municipal and Zoning Appeals (BMZA) have reviewed City Council Bill #25-0136.

This bill proposes a legislative map amendment for the property known as 3009 Greenmount Avenue. Specifically, the legislation seeks to rezone this parcel from the R-6 Garden Rowhouse 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](mailto:justin.williams@baltimorecity.gov) or **(410) 396-4301**.