



**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: November 19, 2025
Re: Council Bill No. 25-0073 – Zoning – Conditional Use Banquet Hall
1100 Wicomico Street
Position: No Objection

The Board of Municipal and Zoning Appeals (BMZA) has reviewed City Council Bill #25-0073. This bill seeks to permit the establishment, maintenance, and operation of a banquet hall on the eighth floor of the property known as 1100 Wicomico Street in the IMU-1 Zoning District. The bill requires conditional use authorization by Ordinance and a variance from off-street parking requirements.

Agency Position on Approval Standards

As a quasi-judicial agency, the Board of Municipal and Zoning Appeals typically adjudicates land use matters based on specific evidentiary standards. Because the Zoning Code requires banquet halls in the IMU-1 Zoning District to obtain Conditional Use approval by City Council Ordinance, the Board defers to the Council's judgment regarding whether the applicant has satisfied the specific approval standards outlined in the Code.

Accordingly, the Board takes no position on the specific factual merits of the application but offers **No Objection** to the passage of this 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**.