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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: February 25, 2026
Re: CCB # 25-0127 - Rezoning – 4188 ½ O'Donnell Street and Block 6543A, Lot 001B
Position: No Objection

The staff of the Board of Municipal and Zoning Appeals (BMZA) have reviewed City Council Bill #25-0127.

This bill proposes a legislative map amendment for the properties known as 4188 ½ O'Donnell Street (Block 6543A, Lot 001A) and Block 6543A, Lot 001B. Specifically, the legislation seeks to rezone these parcels from the I-2 (General Industrial) 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**.