



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

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417 E. Fayette St., Ste. 922
Baltimore, MD 21202
(410) 396-4301
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 No. 25-0117 – Zoning – Conditional Use Live
Entertainment – 1421 Ridgely Street
Position: No Objection

The Board of Municipal and Zoning Appeals (BMZA) has reviewed City Council Bill 25-0117. This bill seeks to authorize live entertainment as a conditional use and provide a variance from off-street parking requirements at 1421 Ridgely Street (Block 0839, Lot 004) in the C-4 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 authority to grant the conditional use and variance 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.