



**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: February 10, 2026
Re: CCB No. 25-0139 - Rezoning – Conditional Use Conversion
to Commercial Composting Facility
Position: No Objection

The Board of Municipal and Zoning Appeals (BMZA) has reviewed City Council Bill 25-0139. This bill proposes two legislative authorizations for the property at 6101 Bowleys Lane (Block 6195, Lot 008): (1) a map amendment rezoning the approximately 82-acre site from the OIC (Office-Industrial Campus) Zoning District to the IMU-2 (Industrial Mixed-Use) Zoning District; and (2) a conditional use approval to permit the establishment, maintenance, and operation of a commercial composting facility on the property.

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 rezoning and conditional use approvals 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**.