



**BALTIMORE CITY  
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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 # 25-0137 - Rezoning – 4308, 4310, and 4312 Hayward Ave and Block 4502A, Lot 31  
Position: No Objection

The staff of the Board of Municipal and Zoning Appeals (BMZA) have reviewed City Council Bill #25-0137.

This bill proposes a legislative map amendment for the properties known as 4308 Hayward Avenue (Block 4502A, Lot 003), 4310 Hayward Avenue (Block 4502A, Lot 003A), 4312 Hayward Avenue (Block 4502A, Lot 003B), and Lot 31 (Block 4502A, Lot 031). Specifically, the legislation seeks to rezone these parcels from the R-5 Zoning District to the TOD-1 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**.