



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

Brandon M. Scott
Mayor

Justin A. Williams
Interim Executive Director

Members
Leland Shelton
Chair

Victor Clark
Liz Cornish
David Marcozzi

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: November 19, 2025
Re: Council Bill Nos. 25-0055 & 0056 – Zoning – Conditional Use Parking Lot
701 & 702 Mura Street
Position: No Objection

The Board of Municipal and Zoning Appeals (BMZA) has reviewed City Council Bill Nos. 25-0055 and #25-0056. These bills seek to permit the establishment, maintenance, and operation of principal use parking lots at 701 Mura Street and 702 Mura Street, respectively. Both bills require conditional use authorization by Ordinance and variances from bulk regulations, including minimum lot area, interior side yard, and rear yard 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 principal use parking lots in this 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 applications but offers **No Objection** to the passage of these bills.

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**.