



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

Office of the Zoning Administrator
417 E. Fayette Street, Benton Bldg., Room 147

Ref: 2206 West Saratoga Street

Date: October 17, 2022

This memo is submitted to confirm the review of a request from the owner and/or representative of the property (or properties) referenced above for authorization to:

Convert existing premises into two dwelling units - R-7 Zoning District

Please be advised that the Office of the Zoning Administrator has determined that the authorization requested above (in whole or in part) requires approval by Ordinance of the Mayor and City Council of Baltimore. In the furtherance of said Ordinance approval, the Zoning Administrator has determined that the following variances per the Zoning Code of Baltimore City are required or needed to be incorporated into the bill for approval.

- 9-703(d) & Table 9-401: Bulk regulations – Lot area per dwelling unit. For two dwelling units a lot area of 2,200 square feet is required. The existing lot is approximately 1,425 square feet.
- 9-703(f) & Table 16-406: Off-street parking requirements – One off-street parking space is required (there is space in the rear yard for one parking space, but it may not be accessible).

This memo is being submitted in accordance with Subsections 5-201 and 5-303 of the Zoning Code for Baltimore City.

Respectfully,



Geoffrey M. Veale
Zoning Administrator

cc: Department of Legislative Reference
Jesse Correa, Applicant
Councilmember John Bullock
Department of Planning