



BALTIMORE CITY  
DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT

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

Ref: 1613 Edmondson Avenue

Date: February 07, 2023

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:

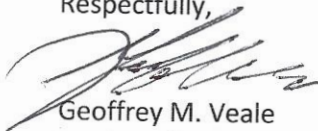
Convert existing premises into two dwelling units - R-8 Zoning District

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.

- Subsection 9-401: Bulk Regulations (lot area) in the R-8 District. A lot area of 1,500 square feet is required for two dwelling units. The existing lot area is approximately 1,472.5 square feet.
- Subsection 16-406: One additional off-street parking space is required. None is provided.

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  
Olufisayo Oketunji, Applicant  
Councilmember John T. Bullock  
Department of Planning