



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

Ref: 1049 Brantley Avenue
Date: April 19, 2021

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

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 and should be incorporated in the bill for approval:

- Subsection 9-401: Minimum lot area per dwelling unit. Two dwelling units are proposed. The minimum lot area required for two dwelling units (750 square feet per unit) is 1,500 square feet. The lot area for this property is approximately 1,050 square feet.

The two dwelling units proposed will consist of one two bedroom unit on the first floor, and one four bedroom unit on the second and third floors, according to the information supplied by the applicant. The first floor unit is approximately 1,000 square feet, and the second and third floor unit will be approximately 1,800 square feet. One off-street will be located in the rear of the property, which would comply with the required off-street parking.

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
Ronald Anderson, Applicant
Councilman John Bullock
Department of Planning