



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

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

Ref: 541 W. Lafayette Avenue

Date: January 03, 2025

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.

- For two dwelling units, the required lot area is 1,500 square feet. The existing lot area is only 1,240 square feet, therefore, a variance will be needed. (Subsection 9-703(d), Table 9-401)

At least one off-street parking space is required for the proposed unit. The rear of property is open and accessible, and if the applicant is able to provide one parking space in the rear, a variance would not be required for off-street parking (Subsection 9-703(f), Table 16-406).

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
Brandon Brown, Applicant
Councilmember John Bullock
Department of Planning