



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

Ref: 509, 511 and 516 North Carrollton Avenue

Date: February 8, 2024

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.

- Subsections 9-401(f), (Table 16-401): Off-street parking. For two dwelling units, at least one off-street parking space is required. None is provided.

A minimum lot area of 1,500 square feet is required for two dwelling units. The lot area for these properties complies with said requirement.

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

Respectfully

A handwritten signature in black ink, appearing to read 'G. Veale', written over a light blue horizontal line.

Geoffrey M. Veale
Zoning Administrator

cc: Department of Legislative Reference
Bree Jones, Applicant
Councilmember John Bullock
Department of Planning