



BALTIMORE CITY  
DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT

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

Ref: 1425 West Fayette Street

Date: June 5, 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:

Use premises for four 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.

- Off-street parking requirements – For four dwelling units, at least three off-street parking spaces are required. There appears to be access from the ten foot alley in the rear of the property, and possibly room for at least one or two spaces. If the three spaces cannot be provided in the rear of the property, a variance will be needed (Subsections 9-703(f), 16-406).
- Required Lot Area – For four dwelling units, a minimum lot area of 2,625 square feet is required. The lot area for this parcel is approximately 1,755 square feet, therefore a variance will be needed (Subsections 9-703(b), 9-401).

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  
Catia Bleck, Applicant  
Councilmember John Bullock  
Department of Planning