

Brandon M. Scott
Mayor

Tim Keane
Director



**Office of the Zoning Administrator
417 E. Fayette Street, Benton Bldg., 8th Floor**

Ref: 812 N. Carey Street

Date: January 16, 2026

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 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 (Subsections 9-701 & 9-703). Per the Bulk Regulations of Subsection 9-401, in an R-8 Residential District, a minimum lot area of 1,500 square feet is required. The lot area for this parcel is approximately 1,329.4 square feet, therefore, a variance will for the lot area will be needed. In addition, at least one off-street parking space would be required for two dwelling units. If no parking space is available on the site, a variance will need to be incorporated into the bill for the required parking.

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 blue ink, appearing to read "Geoffrey M. Veale", is written over a light blue horizontal line.

Geoffrey M. Veale
Zoning Administrator

cc: Department of Legislative Reference
Rashad Henderson, Applicant
Councilmember John Bullock
Department of Planning