



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

Ref: 704 North Gilmor Street

Date: November 27, 2023

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 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 no additional variances per the Zoning Code of Baltimore City are required or needed to be incorporated into the bill for approval.

- Subsections 9-703(d) and 9-401 – Lot area per dwelling unit. A minimum lot area of 2,625 square feet is required for four units. This lot is approximately 1,708.5 square feet.
- Subsections 9-703(f) and 16-406 – Required Off-Street Parking. For four dwelling units, three off-street parking spaces are required. None are provided.

Note: Should three dwelling units be requested instead of four. Variances would still be needed per said Subsections noted.

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  
Glenn Rogers, Applicant  
Councilmember John Bullock  
Department of Planning