



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

Ref: 3115 Walbrook Avenue

Date: May 7, 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-7 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. The required lot area for two units is 2,200 square feet. The existing lot is 15,000 square feet. For two dwelling units, at least one off-street parking space is required. The lot appears sizable enough to provide at least one off-street parking space to comply with the off-street parking requirements.

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
Ashley Brown, Applicant
Councilmember James Torrance
Department of Planning