



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

Ref: 2904, 2910 & 2914 Parkwood Avenue

Date: January 10, 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 three 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 and 9-703(d): Bulk regulations; lot area per dwelling unit. The lot area for the properties is 1,176 square feet each. For three units a lot area of 1,875 square feet is required.
- Subsections 9-401(f) (Table 16-401): Off-street parking. For three dwelling units, at least two off-street parking spaces are required. None are provided, according to the applicant.

Three, one-bedroom units are proposed at each location.

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
Alex Aaron, Applicant
Councilmember James Torrence
Department of Planning