



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

Ref: 523 N. Calhoun Street

Date: July 03, 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-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.

- For two dwelling units, at least one off-street parking space is required. The rear of the lot does not appear to be accessible to provide the required off-street parking spaces, therefore, a variance will be needed. (Subsection 9-703(f), Table 16-406)

The required lot area for two units is 1,500 square feet. The existing lot is approximately 1,805 square feet. (Subsection 9-703(d), Table 9-401). Sufficient for two dwelling units.

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
Rashad Henderson, Applicant
Councilmember John Bullock
Department of Planning