



BALTIMORE CITY COUNCIL LAND USE & TRANSPORTATION COMMITTEE

Mission Statement

On behalf of the Citizens of Baltimore City, the mission of the Labor and Workforce Committee is committed to strengthening Baltimore's workforce by championing fair labor practices, equitable job opportunities, and economic mobility for all residents. The committee prioritizes policies that ensure safe and dignified working conditions, uphold workers' rights, and expand access to career pathways through job training and education.

The Honorable Ryan Dorsey

CHAIR

PUBLIC HEARING

March 26, 2026

9:00AM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

25-0128

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit
to 3 Dwelling Units in the R-8 Zoning District – 1118 N Carey Street**

City Council Committees

BUDGET AND APPROPRIATIONS

Danielle McCray - Chair
Isaac “Yitzy” Schleifer – Vice Chair
Sharon Green Middleton
Paris Gray
Antonio Glover

*Staff: Paroma Nandi
(Paroma.Nandi@baltimorecity.gov)*

PUBLIC SAFETY

Mark Conway - Chair
Zac Blanchard – Vice Chair
Danielle McCray
Isaac “Yitzy” Schleifer
Paris Gray
Phylicia Porter
Antonio Glover

*Staff: Ethan Navarre
(Ethan.Navarre@baltimorecity.gov)*

HOUSING AND ECONOMIC DEVELOPMENT

James Torrence – Chair
Odette Ramos – Vice Chair
Zac Blanchard
Jermaine Jones
Antonio Glover

*Staff: Anthony Leva
(Anthony.Leva@baltimorecity.gov)*

PUBLIC HEALTH AND ENVIRONMENT

Phylicia Porter - Chair
Mark Conway - Vice Chair
Mark Parker
Ryan Dorsey
James Torrence
John Bullock
Odette Ramos

*Staff: Marguerite Currin
(Marguertie.Currin@baltimorecity.gov)*

LEGISLATIVE INVESTIGATIONS

Isaac “Yitzy” Schleifer - Chair
Antonio Glover – Vice Chair
Ryan Dorsey
Sharon Green Middleton
Paris Gray

*Staff: Ethan Navarre
(Ethan.Navarre@baltimorecity.gov)*

LAND USE AND TRANSPORTATION

Ryan Dorsey – Chair
Sharon Green Middleton – Vice Chair
Mark Parker
Paris Gray
John Bullock
Phylicia Porter
Zac Blanchard

*Staff: Anthony Leva
(Anthony.Leva@baltimorecity.gov)*

LABOR AND WORKFORCE

Jermaine Jones – Chair
James Torrence – Vice Chair
Danielle McCray
Ryan Dorsey
Phylicia Porter

*Staff: Juliane Jemmott
(Juliane.Jemmott@baltimorecity.gov)*

EDUCATION, YOUTH AND OLDER ADULT

John Bullock – Chair
Mark Parker – Vice Chair
Sharon Green Middleton
James Torrence
Zac Blanchard
Jermaine Jones
Odette Ramos

*Staff: Juliane Jemmott
(Juliane.Jemmott@baltimorecity.gov)*

CHARTER REVIEW SPECIAL COMMITTEE

Ryan Dorsey - Chair
John Bullock - Vice Chair
Zac Blanchard
Jermaine Jones
Odette Ramos

Staff: Ethan Navarre (Ethan.Navarre@baltimorecity.gov)

CITY OF BALTIMORE

Brandon M. Scott – Mayor
Zeke Cohen – Council President



Office of Council Services

Nancy Mead – Director
100 Holliday Street, Room 415
Baltimore, MD 21202

LAND USE & TRANSPORTATION COMMITTEE

The Honorable Ryan Dorsey
CHAIR

Bill Hearing

25-0128

*Zoning – Conditional Use Conversion of a Single-Family
 Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – 1118 North Carey Street*

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit into 3 dwelling units on the property known as 1118 N Carey Street (Block 0055B, Lot 010), as outlined in red on the accompanying plat; and providing for a special effective date.

BACKGROUND

Council Bill 25-0128 proposes the conversion of a single-family dwelling into three dwelling units at 1118 N Carey Street (Block 0055B, Lot 010) in the R-8 zoning district. The bill authorizes this conversion as a conditional use, requiring City Council approval under § 9-701 of the Zoning Code, and requests a variance from the minimum lot area requirement.

The amendment proposed by the Planning Commission updates Section 2 to reflect the correct minimum lot size for three units in the R-8 district. It revises the text to state that the minimum lot size is 1,250 square feet (not 1,500), and that the existing lot of approximately 1,097.6 square feet requires a 12% variance.

The property is consistent with the Residential: Higher Density designation in the 2024 Comprehensive Master Plan and is located within the Sandtown-Winchester neighborhood, surrounded by rowhouses. The conversion will add three one-bedroom units (~750 sq ft each) without altering the exterior, preserving neighborhood character.

The proposed conversion and variance meet conditional use and variance standards, would not negatively affect traffic, nearby properties, or public health and safety, and are consistent with the intent of the Zoning Code. The project supports equitable housing outcomes by adding units within an existing structure and encouraging reuse of underutilized property.

FISCAL NOTE

There should be no fiscal impact.

REPORTING AGENCIES

- **Law Department**
 - **Board of Municipal and Zoning Appeals**
 - **Planning Commission**
 - **Department of Transportation**
 - **Department of Housing and Community Development**
 - **Fire Department**
- Approved for form and legal sufficiency
 - No objection
 - Amended and Approved
 - Without Recommendation
 - Favorable
 - No Recommendation
-

Analysis by: Juliane Jemmott
Analysis Date: 3/23/2026

Direct Inquiries to: juliane.jemmott@baltimorecity.gov

**CITY OF BALTIMORE
COUNCIL BILL 25-0128
(First Reader)**

Introduced by: Councilmember Bullock

At the request of: Derrick Shaw

Address: PO Box 1162

Baltimore, MD 21203

Telephone: (410) 294-5608

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Transportation, Department of Housing and Community Development, Fire Department

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units**
3 **in the R-8 Zoning District – 1118 N Carey Street**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
5 dwelling unit into 3 dwelling units on the property known as 1118 N Carey Street
6 (Block 0055B, Lot 010), as outlined in red on the accompanying plat; and providing for a
7 special effective date.

8 BY authority of

9 Article 32 - Zoning
10 Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), and 9-703(d)
11 Baltimore City Revised Code
12 (Edition 2000)

13 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
14 permission is granted for the conversion of a single-family dwelling unit into 3 dwelling units on
15 the property known as 1118 N Carey Street (Block 0055B, Lot 010), as outlined in red on the plat
16 accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and
17 9-701(2), subject to the condition that the property complies with all applicable federal, state, and
18 local licensing and certification requirements.

19 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
20 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
21 requirements of §§ 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk
22 and Yard Regulations) and 9-703(d), as the minimum lot size requirement for 3 dwelling units in
23 the R-8 Zoning District is 1,500 square feet and the existing lot area size is approximately
24 1,097.6 square feet, requiring a variance of 27%.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Council Bill 25-0128

1 **SECTION 3. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity of the
2 accompanying plat and in order to give notice to the agencies that administer the City Zoning
3 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
4 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
5 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
6 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
7 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
8 the Zoning Administrator.

9 **SECTION 4. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date it is
10 enacted.

BALTIMORE CITY COUNCIL



LAND USE & TRANSPORTATION COMMITTEE

25-0128

Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – 1118 N Carey Street

Agency Reports

**AMENDMENTS TO COUNCIL BILL 25-0128
(1st Reader Copy)**

By: Planning Commission

{To be offered to the Land Use and Transportation Committee}

Amendment No. 1

On page 1, in line 23, strike “1,500” and substitute “1,250”; and, on that same page, in line 24, strike “27%.” and substitute “12%.”

CITY OF BALTIMORE

BRANDON M. SCOTT
Mayor



DEPARTMENT OF LAW
EBONY M. THOMPSON, CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

March 24, 2026

The Honorable President and Members
of the Baltimore City Council
Attn: Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 25-0128 – Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – 1118 North Carey Street

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 25-0128 for form and legal sufficiency. The bill would permit, subject to certain conditions, the conversion of a single-family dwelling unit into 3 dwelling units on the property known as 1118 North Carey (Block 0055B, Lot 010) and grant a variance from lot size area requirements. The bill would take effect on the day of its enactment.

Conditional Use Standards

The conversion of a single-family dwelling to a multi-family dwelling in an R-8 Zoning District requires conditional-use approval by ordinance. Baltimore City Code, Art. 32, § 9-701(2). To approve a conditional use, the City Council must find:

- (1) the establishment, location, construction, maintenance, or operation of the conditional use or sign would not be detrimental to or endanger the public health, safety, or welfare;
- (2) the use or sign would not be precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization would not be contrary to the public interest; and
- (4) the authorization would be in harmony with the purpose and intent of this Code.

Baltimore City Code, Art. 32, § 5-406(b).

In making these findings, the City Council must be guided by fourteen “considerations” involving such things as the “nature of the surrounding area and the extent to which the proposed use might impair its present and future development,” “the character of the neighborhood,” and “the resulting traffic patterns and adequacy of proposed off-street parking.” Baltimore City Code, Art. 32, § 5-406(a).

Variance Standards

To grant a variance, the City Council must find that, “because of the conditions peculiar to the property, including particular physical surroundings, shape, or topographical conditions of the specific structure or land involved” or “because of exceptional circumstances related to the specific structure or land involved,” a practical difficulty, as distinguished from a mere inconvenience, would result from a strict application of the law’s requirements. Baltimore City Code, Art. 32, § 5-308(a). The City Council also must find that:

1. the practical difficulty is caused by this Code and has not been created by the intentional action or inaction of any person who has a present interest in the property;
2. the purpose of the variance is not based exclusively on a desire to increase the value or income potential of the property;
3. the variance will not:
 - i. be injurious to the use and enjoyment of other property in the immediate vicinity; or
 - ii. substantially diminish and impair property values in the neighborhood;
4. the variance is not precluded by and will not adversely affect:
 - i. any Urban Renewal Plan;
 - ii. the City’s Comprehensive Master Plan; or
 - iii. any Historical and Architectural Preservation District; and
5. the variance will not otherwise:
 - i. be detrimental to or endanger the public health, safety, or welfare; or
 - ii. be in any way contrary to the public interest.

Baltimore City Code, Art. 32, § 5-308(b).

It is important to note that all of these criteria must be found, in addition to a finding of practical difficulty. Baltimore City Code, Art. 32, § 5-308(b).

Planning Commission Recommendations

The Planning Commission accepted the Planning Staff recommendation and voted to amend and approve this bill. The subject property is located in the Sandtown-Winchester neighborhood, within a block of rowhouse dwellings. The surrounding blocks are also predominantly rowhouses, with one open block of open space at Lafayette Square Park to the east. Planning Report, p. 1.

Under the City’s current Comprehensive Master Plan, the subject property is designated in the General Land Use Plan as “Residential: Higher Density.” Planning Report, p. 2. The Staff Report notes that the proposed development conforms to that designation. The Staff Report further notes that the proposed conversion is unlikely to impact existing traffic patterns. The property remains accessible to emergency vehicles and its use will be contained entirely within the existing structure, with no impact on light or air to nearby properties. Planning Report, p. 3.

Staff also recommend that the variance for lot size be approved and detailed the required findings to grant a variance.

As noted by Planning staff, when the bill was introduced, the minimum lot size requirement for 3 dwelling units in the R-8 Zoning District was 1,500; the current requirement is 1,250 square feet. The existing lot size is 1,097.6 square feet so it requires a variance of 12% instead of 27%. The bill language in Section 2 should be amended to reflect the changes to lot area calculation and the variance.

Procedural Requirements

Certain procedural requirements apply to this bill because an ordinance that authorizes a conditional use or a variance is considered “legislative authorizations.” Baltimore City Code, Art. 32, § 5-501(2)(i) and (ii). Specifically, notice requirements apply to the bill, and it must be referred to certain City agencies, which are obligated to review it in a specified manner. Baltimore City Code, Art. 32, §§ 5-504, 5-506, 5-602. Finally, certain limitations on the City Council’s ability to amend the bill apply. Baltimore City Code, Art. 32, § 5-507(c).

This bill is the appropriate method to review the facts and make the determination as to whether the legal standards for a conditional use and for variances have been met. Assuming required findings are made at the hearing, all procedural requirements are satisfied, and the bill language is amended to correct the lot area calculation, the Law Department can approve the bill for form and legal sufficiency.

Sincerely,



Desiree Luckey
Assistant Solicitor

cc: Ebony Thompson, City Solicitor
Hilary Ruley, Chief Solicitor, General Counsel Division
Jeff Hochstetler, Chief Solicitor
Ashlea Brown, Chief Solicitor
Michelle Toth, Assistant Solicitor



**BALTIMORE CITY
BOARD OF MUNICIPAL
AND ZONING APPEALS**

Brandon M. Scott
Mayor

Justin A. Williams
Interim Executive Director

Members
Leland Shelton
Chair

Victor Clark
Liz Cornish
David Marcozzi
Rian Hargrave

417 E. Fayette St., Ste. 922
Baltimore, MD 21202
(410) 396-4301
zoning.baltimorecity.gov

MEMORANDUM

To: The Honorable Members of the Land Use & Transportation Committee
From: Justin A. Williams, Interim Executive Director
CC: Geoffrey Veale, Zoning Administrator
Date: March 23, 2026
Re: Council Bill No. 25-0128 – Zoning – Conditional Use Conversion
1118 N. Carey Street
Position: No Objection

The BMZA staff have reviewed City Council Bill #25-0128. This bill seeks to permit the conversion of a single-family dwelling into three dwelling units in the R-8 Zoning District at 1118 N. Carey Street, requiring a conditional use authorization by ordinance and a variance from minimum lot area regulations.

Agency Position on Approval Standards

As a quasi-judicial agency, the Board of Municipal and Zoning Appeals typically adjudicates land use matters based on specific evidentiary standards. Because this legislation places the authority to grant the Conditional Use and Variance directly with the City Council, the Board defers to the Council’s judgment regarding whether the applicant has satisfied the specific approval standards outlined in the Zoning Code. Accordingly, the Board takes no position on the specific factual merits of the application, but offers No Objection to the passage of the bill.

Legislative Context: Procedural Reform and the Housing Options and Opportunity Act

While the Board takes no position on the specific merits of this property’s conversion, this bill serves as a pertinent example of the regulatory inefficiencies currently embedded in the Zoning Code—inefficiencies that the pending Housing Options and Opportunity Act (City Council Bill #25-0066) is designed to correct.

1. The Jurisdictional “Dead End”

Under the current Zoning Code, the conversion of a rowhome in an R-8 district from one unit to three units requires a Conditional Use by Ordinance. The BMZA is statutorily prohibited from hearing these cases in the R-8 district, regardless of the project’s scale or impact. This forces property owners—often seeking modest changes to creating housing—to pursue a time-consuming and costly legislative process (a City Council Ordinance) rather than a streamlined administrative or quasi-judicial review.

2. Streamlining Development Review

As noted in the Board’s report for CCB #25-0066, the Housing Options and Opportunity Act would establish a permitted-by-right framework for “Low-Density Multi-Family” dwellings (2-4 units) in R-8 districts, provided they meet specific bulk and area standards.



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Veronica P. McBeth, Director, Department of Transportation
CC	Mayor's Office of Government Relations
DATE	December 19, 2025
SUBJECT	25-0128 • Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – 1118 N Carey Street

Position: Without recommendation

BILL SYNOPSIS

Council Bill 25-0128 would allow for the single-family home known as 1118 N Carey Street to accommodate three dwelling units. This is a relatively minor change and is unlikely to produce a considerable impact to local traffic conditions. The property's access to high-frequency public transit could mitigate potential traffic impacts.

SUMMARY OF POSITION

This conversion will have a minimal impact on traffic operations. Therefore, the Department provides no recommendation on Council Bill 25-0128.



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Timothy Keane, Acting Commissioner, Housing and Community Development
CC	Mayor's Office of Government Relations
DATE	March 20, 2026
SUBJECT	25-0128 Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District

Position: Favorable

BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0128 Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – 1118 N Carey Street for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit into 3 dwelling units on the property known as 1118 N Carey Street (Block 0055B, Lot 010), as outlined in red on the accompanying plat; and providing for a special effective date.

If enacted, City Council Bill 25-0128 would permit the conditional use conversion of a single family dwelling unit to 3 dwelling units at the property known as 1118 N Carey Street. If approved, this Bill will take effect on the date of its enactment.

SUMMARY OF POSITION

At its regular meeting of February 5th, 2025, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be amended and approved by the City Council. In their report, the Commission noted that this conditional use conversion aligns with the 2024 Comprehensive Master Plan for the City as the property is designated as higher density residential. The report also noted that the Sandtown-Winchester Community Collective was informed of this action and provided a letter of support.

The property in reference is not located within any of DHCD's Streamlined Code Enforcement areas, Community Development Zones, or Impact Investment Areas. This conditional use conversion may benefit the Sandtown-Winchester neighborhood and surrounding areas by providing more rental housing opportunities and returning a currently vacant property to

productive use.

FISCAL IMPACT

As drafted, this Bill would have minimal fiscal impact on DHCD.

AMENDMENTS

DHCD does not seek any amendments to this Bill at this time.



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Chief James Wallace, Baltimore City Fire Chief, Baltimore City Fire Department (BCFD)
CC	Mayor's Office of Government Relations
DATE	December 19, 2025
SUBJECT	25-0128 Zoning Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – 1118 N Carey Street

Position: No Recommendation

BILL SYNOPSIS

This bill is a Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – 1118 N Carey Street for the purpose of permitting the conversion of a single-family dwelling unit into 3 dwelling units.

SUMMARY OF POSITION

The Baltimore City Fire Department (BCFD) has no opposition to Council Bills 25-0128. Any fire inspection shall comply with all applicable codes, ordinances, and laws and shall be required to obtain all required approvals. Specifically, it shall comply with the Building, Fire, and Related Codes of Baltimore City 2024 Edition (As enacted by Ord. 24-341) and applicable Maryland laws.

FISCAL IMPACT

This bill will not have an impact financially on the Baltimore City Fire Department.

AMENDMENTS

NA

BALTIMORE CITY COUNCIL



LAND USE & TRANSPORTATION COMMITTEE

25-0128

*Zoning – Conditional Use Conversion of a Single-
Family Dwelling Unit to 3 Dwelling Units in the R-8
Zoning District – 1118 N Carey Street*

Additional Materials



Tracey Malone
Executive Director
601 Cumberland St
Baltimore, Maryland 21217
March 1, 2025

Derrick Shaw
Project Address:-
1118 N. Carey St
Baltimore, Md 21217

Subject: Letter of Support for Home Conversion in Sandtown-Winchester

Dear Derrick Shaw,

On behalf of the Sandtown Winchester Community Collective, I am writing to express our strong support for the proposed conversion of 1118 N. Carey St from a single-family dwelling to a multi-family dwelling. As an organization dedicated to strengthening and revitalizing our community, we recognize the critical need for diverse and affordable housing options that accommodate the needs of our residents.

Sandtown-Winchester has long faced challenges related to housing stability and accessibility. This project represents an opportunity to provide quality, sustainable housing for individuals and families while contributing to the continued growth and revitalization of our neighborhood. Increasing housing availability will help ensure that more residents—whether working families, young professionals, or longtime community members—can find suitable and stable living arrangements within our community.

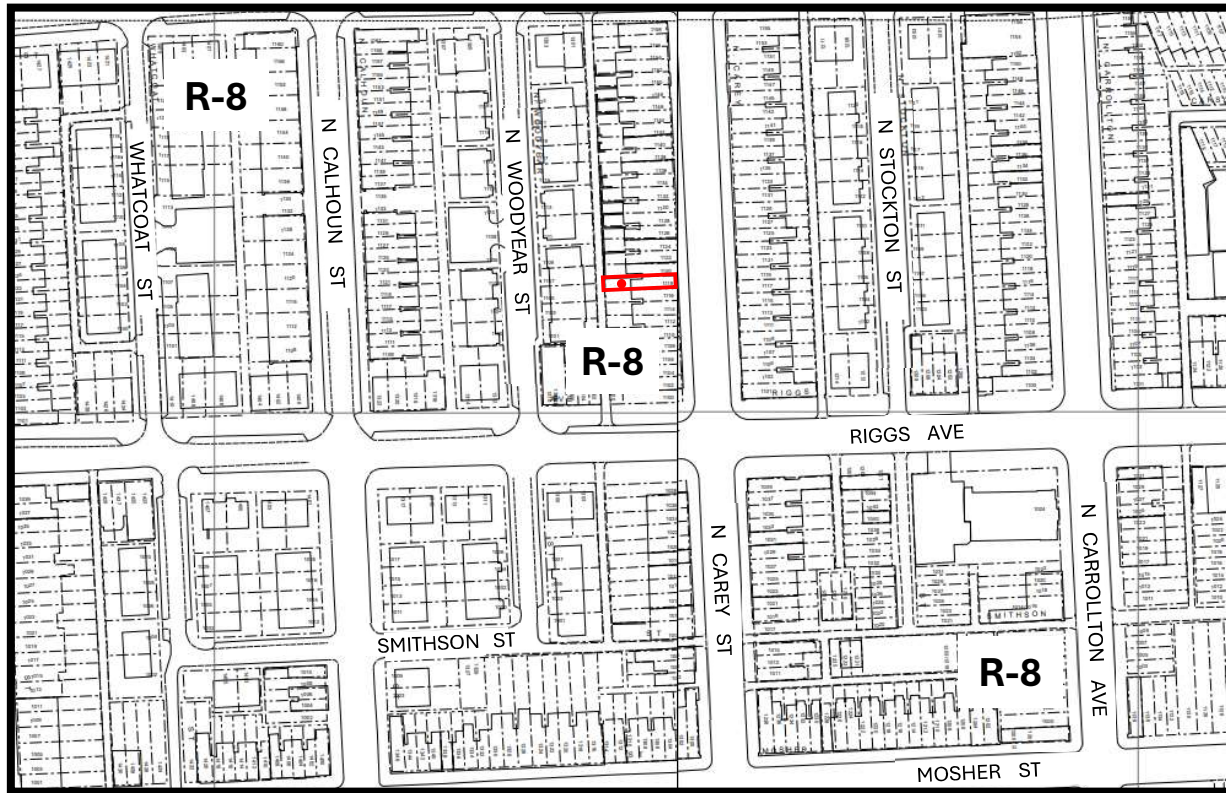
Furthermore, we support responsible and community-focused development that aligns with our mission of transforming lives through education, empowerment, and resources. This proposed multi-family dwelling conversion will not only address the housing needs of our neighborhood but also encourage further investment and positive transformation in Sandtown-Winchester.

We encourage Baltimore City Zoning to approve this conversion and support initiatives that bring stability, opportunity, and growth to our neighborhood. Please feel free to contact us at SandtownWinchestecc@gmail.com if you require additional information or would like to discuss this project further. Thank you for your time and consideration. We look forward to continued collaboration in building a stronger Sandtown-Winchester.

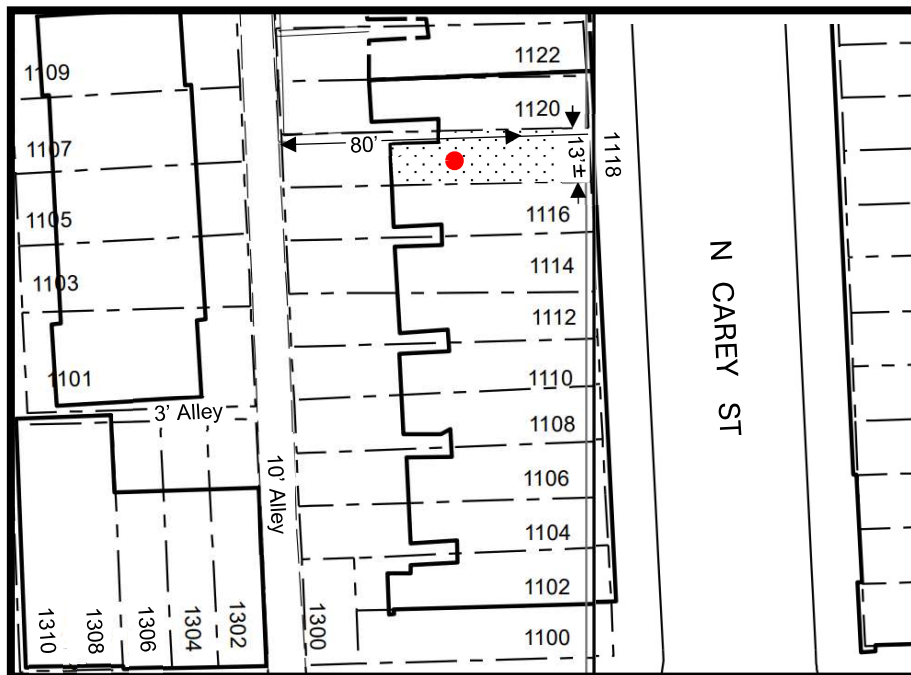
Sincerely,

Tracey Malone
Executive Director
Sandtown Winchester Community Collective
410-303-0101
SandtownWinchestecc@gmail.com

SHEET NO. 44 OF THE ZONING MAP OF THE ZONING CODE OF BALTIMORE CITY



Scale: 1" = 200'



Note:

In Connection With The Property Known As No. 1118 NORTH CAREY STREET. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Three Dwelling Units In The R-8 Zoning District, As Outlined In Red Above.

WARD 16 SECTION 1
BLOCK 55B LOT 10

MAYOR

PRESIDENT CITY COUNCIL

Scale: 1" = 50'

Brandon M. Scott
Mayor

Tim Keane
Director



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

Ref: 1118 N. Carey Street

Date: November 04, 2025

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 1,097.6 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 black ink, appearing to read "G. Veale", is written over a horizontal line.

Geoffrey M. Veale
Zoning Administrator

cc: Department of Legislative Reference
Derrick Shaw, Applicant
Councilmember John Bullock
Department of Planning

