



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

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

Ref: 1123 West Baltimore Street

Date: June 5, 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 a Banquet Hall – C-2 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.

- Off-street parking requirements – For Banquet Halls, one space per ten persons of the Fire rated capacity are required. The existing building covers the entire lot, so no off-street parking spaces can be provided, therefore, a variance will be needed (Subsection 16-406). It should be noted that an open off-street parking area exists to the south of the rear of the property, located at 10 South Carlton Street.

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
Shawn Scott, Applicant
Councilmember John Bullock
Department of Planning