



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

Ref: 1323 North Caroline Street

Date: May 09, 2023

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.

- 9-703(f) & 16-406 – Off-Street Parking regulations in the R-8 District: for three dwellings, two off-street parking spaces are required, none are provided.
- 9-703(d) & Table 9-401 – Lot area per dwelling unit. In this district, a minimum lot area of 2,250 square feet is required (750 per dwelling unit). The lot area for this property is 1,350 square feet.

According to the information provided by the applicant, three, one-bedroom units are proposed.

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
Jay Frederick, Applicant
Councilmember Robert Stokes
Department of Planning