



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

Ref: 2628 Edmondson Avenue

Date: September 11, 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-7 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 three dwelling units, at least two off-street parking space is required. The rear of the lot does not appear to be able to accommodate the required off-street parking spaces, therefore, a variance will be needed. (Subsection 9-703(f), Table 16-406)
- The required lot area for three dwelling units is 2,775 square feet. The existing lot is approximately 1,955 square feet. (Subsection 9-703(d), Table 9-401). Therefore a variance will be needed.

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
Melanie Maurice, Applicant
Councilmember John Bullock
Department of Planning