



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

Ref: 1014 Edmondson Avenue

Date: November 27, 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 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 no additional variances per the Zoning Code of Baltimore City are required or needed to be incorporated into the bill for approval.

- Subsections 9-703(d) and 9-401 – Lot area per dwelling unit. A minimum lot area of 1,500 square feet is required for two units. This lot is approximately 1,360 square feet.

The property is adjacent to a ten foot wide alley in the rear, which should be sufficient for one required off-street parking space in the rear yard (Subsections 9-703(f) and 16-406). If it cannot be provided, a variance will also be needed for the required off-street parking.

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
Althea Granger, Applicant
Councilmember John Bullock
Department of Planning