



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

Ref: 1110 W. Lafayette Avenue
Date: March 16, 2021

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 five dwelling units

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 and should be incorporated in the bill for approval:

- Subsection 9-703(c): Gross floor area per dwelling unit. Three one bedroom units are proposed which will be less than 750 square feet of floor area. One two bedroom unit is proposed, which will be less than 1,000 square feet of floor area, and one three bedroom unit is proposed, which will be less than 1,250 square feet of floor area.

The property consists of a lot which is 3,750 square feet, which meets the lot area per dwelling unit requirement. Additionally, a site plan has been submitted showing a ten space garage in the rear, which would comply with 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
Howard Folkes, Applicant
Councilman John Bullock
Department of Planning