



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

Ref: 427 Gusryan Street

Date: September 7, 2022

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-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.

- 9-401. Bulk regulations in the R-7 District: for two dwellings, a lot area of 2,200 square feet is required. The lot area for this parcel is approximately 1,472 square feet.

According to the information provided by the applicant, one three-bedroom unit will be located on the basement and first floor, and a one-bedroom unit will be located on the second floor. One off-street parking space will be provided in the rear yard.

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  
Huifen Li, Applicant  
Councilmember Zeke Cohen  
Department of Planning