



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

Ref: 2127 McCulloh Street

Date: June 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(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 approximately 1,736.8 square feet.

According to the information provided by the applicant, one two-bedroom units and two two-bedroom units are proposed. In addition, the applicant has stated that at least two off-street parking spaces (as required) 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  
Councilmember James Torrence  
Department of Planning