



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

Ref: 2905 Parkwood Avenue

Date: September 21, 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 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.

- 9-401. Bulk regulations in the R-8 District: for three dwellings, a lot area of 1,875 square feet is required. The lot area for this parcel is approximately 1,162 square feet.
- 16-406. Off-street parking requirement: for three dwellings, two off-street parking spaces are required. Only one space could be accommodated in the year 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  
Alex Aaron, Applicant  
Councilmember James Torrence  
Department of Planning