



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

Ref: 466 Hornel Street

Date: October 31, 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 portion of 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.

- 9-703(f) & Table 16-406: Off-street parking requirements – One off-street parking space is required. There is space for parking for one vehicle in the rear yard, but none is provided at this time.
- 9-703(d) & Table 9-401: Minimum Lot Area – For two dwellings in the R-7 District, a lot area of 2,200 square feet is required. The existing lot is approximately 1,714 square feet.

Approval was granted by the Board of Municipal and zoning Appeals in Appeal No. BMZ2021-349 for a Neighborhood Commercial Use on the lower/street level of the premises. In that appeal, it was determined by the Board that the conversion from one to two units would require Council approval.

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  
Miryan Quezada, Applicant  
Councilmember Zeke Cohen  
Department of Planning