



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

Ref: 633 South Montford Avenue

Date: December 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.

- 9-703(f) & 16-406 – Off-Street Parking regulations in the R-8 District: for three dwellings, two off-street parking spaces are required, none are provided.

According to the information provided by the applicant, two, two-bedroom units and one three-bedroom unit is proposed. Because of the configuration of the lot, parking spaces will not be accessible.

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  
Garrett Adler, Applicant  
Councilmember Zeke Cohen  
Department of Planning