



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

Ref: 1046 Brantley Avenue

Date: May 03, 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 two 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.

- Subsection 9-401: Bulk Regulations (lot area) in the R-8 District. A lot area of 1,500 square feet is required for two dwelling units. The existing lot area is approximately 980 square feet.
- Subsection 16-406: One additional off-street parking space is required. None is provided.

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
Ronald Anderson, Applicant
Councilmember John T. Bullock
Department of Planning