



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

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

Ref: 3040 Barclay Street

Date: March 19, 2024

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:

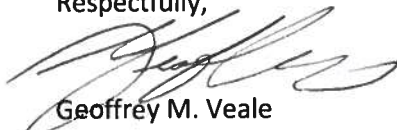
Convert existing premises into two dwelling units - R-7 Zoning District

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.

- Subsections 9-703(f), (Table 16-401): Off-street parking. For two dwelling units, at least one off-street parking space is required. None is provided.
- Subsections 9-703(d), (Table 9-401): Bulk regulations. For two dwelling units, a minimum lot area of 2,200 square feet is required. The existing lot area is approximately 1,390 square feet.

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
Sindbad Fennimore, Applicant
Councilmember Odette Ramos
Department of Planning