

IN RE: PETITION FOR ADMIN. VARIANCE  
N/S of Fourth Road, 45 ft. W  
centerline of Shore Road  
15th Election District  
6th Councilmanic District  
**(1415 Fourth Road)**

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 04-509-A

Thomas A. Hajnik  
*Petitioner*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Thomas A. Hajnik. The variance request is for property located at 1415 Fourth Road in the eastern area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition (garage) to have side yard setbacks of 5 ft. and 3 ft. in lieu of the required 10 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 12, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

In addition, the Petitioner must be in compliance with the requirements set forth in the Zoning Advisory Committee (ZAC) comments submitted by the Department of Environment Protection & Resource Management (DEPRM) dated May 27, 2004, a copy of which is attached hereto and made a part hereof.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general


ORDER RECEIVED FOR FILING  
Date 6/10/04  
By [Signature]

welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 12 day of June, 2004, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition (garage) to have side yard setbacks of 5 ft. and 3 ft. in lieu of the required 10 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition;
2. Compliance with the ZAC comments submitted by DEPRM dated May 27, 2004, a copy of which is attached hereto and made a part hereof; and
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
\_\_\_\_\_  
JOHN V. MURPHY  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

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DATE 6/16/04

BY J. J. J. J.

## Zoning Commissioner



## Baltimore County

Suite 405, County Courts Building  
401 Bosley Avenue  
Towson, Maryland 21204  
Tel: 410-887-3868 • Fax: 410-887-3468

*James T. Smith, Jr., County Executive*  
*Lawrence E. Schmidt, Zoning Commissioner*

June 10, 2004

Mr. Thomas A. Hajnik  
1415 Fourth Road  
Baltimore, Maryland 21220

Re: Petition for Administrative Variance  
Case No. 04-509-A  
Property: 1415 Fourth Road

Dear Mr. Hajnik:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy  
Deputy Zoning Commissioner

JVM:raj  
Enclosure





# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1415 FOURTH RD.  
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) BOZ.3.C.1 (BCZR)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION (GARAGE) TO HAVE SIDEYARD SETBACKS OF 5' AND 3' IN LIEU OF THE REQUIRED 10'.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

### Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address Telephone No.

Name - Type or Print

City State Zip Code

Signature

### Attorney For Petitioner:

1415 FOURTH ROAD 410-687-2982  
Address Telephone No.

Name - Type or Print

BALTIMORE, MD. 21220  
City State Zip Code

Signature

### Representative to be Contacted:

Company

Name

Address Telephone No.

1415 FOURTH RD. 410-687-2982  
Address Telephone No.

City State Zip Code

Baltimore, MD. 21220  
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 5/10/04 day of May, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 04-509-A

Reviewed By LTM Date 5/5/04

Estimated Posting Date 5/16/04

ORDER RECEIVED FOR FILING

REV 10/25/01

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1415 FOURTH RD.  
Address  
BAITIMORE, MD. 21220  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Conformance to zoning requirement cannot be met because garage to be built will be less than the required distance to the adjacent property.

Need A safe & secure place to park our vehicle.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Thomas A. Hajnik  
Signature

Signature

Thomas A. Hajnik  
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd day of April, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Thomas A. Hajnik  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Debra E. Stevens  
Notary Public

My Commission Expires 8-1-07

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1415 FOURTH RD.  
Address  
BALTIMORE, MD. 21220  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

CONFORMANCE to zoning requirement cannot be met because garage to be built will be less than the required distance to the adjacent property.

Need a safe & secure place to park our vehicle

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Thomas A. Hajnik  
Signature  
Thomas A. Hajnik  
Name - Type or Print

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd. day of April, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Thomas A. Hajnik  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Debra E. Stevens  
Notary Public  
My Commission Expires 8-1-07



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 1415 FOURTH RD.  
 which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1302.3.C.1 (BCZR)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION (GARAGE) TO HAVE SIDEYARD SETBACKS OF 5' AND 3' IN LIEU OF THE REQUIRED 10'.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

**Contract Purchaser/Lessee:**

Name - Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Attorney For Petitioner:**

Name - Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Company \_\_\_\_\_  
 Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Legal Owner(s):**

Name - Type or Print THOMAS A. HAJNIK  
 Signature Thomas A Hajnik  
 Name - Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Address 1415 FOURTH ROAD Telephone No 410-687-2982  
 City BALTIMORE, MD. State \_\_\_\_\_ Zip Code 21220

**Representative to be Contacted:**

Name THOMAS A. HAJNIK  
 Address 1415 FOURTH RD. Telephone No 410-687-2982  
 City BALTIMORE, MD. State \_\_\_\_\_ Zip Code 21220

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

\_\_\_\_\_  
 Zoning Commissioner of Baltimore County

CASE NO. 04-509-A

Reviewed By LTM Date 5/5/04

Estimated Posting Date 5/16/04

## Zoning Description

ZONING DESCRIPTION FOR 1415 Fourth Road, Baltimore, MD 21220.

Beginning at a point on the North side of Fourth Road which is 30 feet wide at the distance of 45 feet West of the centerline of the nearest improved intersecting street Shore Road, which is 30 feet wide. Being Lot # 199 Section IV in the subdivision of Stansbury Manor as recorded in Baltimore County Plat Book #13, Folio 138 containing 4,944 square feet. Also know as 1415 Fourth Road, Baltimore, MD 21220 and located in the 15<sup>th</sup> Election District, 6<sup>th</sup> Councilman District.

#1509



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 34535

DATE 5/5/04 ACCOUNT TR001 006 615 0

AMOUNT \$ 65.05

RECEIVED FROM: CASH

FOR: 04 500-A

DISTRIBUTION  
WHITE - CASHIER    PINK - AGENCY    YELLOW - CUSTOMER

PAID RECEIPT

MUNICIPAL ACTUAL TIME  
5/05/2004 5/05/2004 11:55:09  
DEPT 5 528 ZONING VERIFICATION DEPT 5  
RECEIVED BY: WALKIN, JRIC JHR  
TR NO. 014835  
Receipt Tot \$65.00  
\$ .00 OK \$65.00 CA  
Baltimore County, Maryland

CASHIER'S VALIDATION

# CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date *May 15, 2004*

RE: Case Number *04-509-A*

Petitioner/Developer *THOMAS HAJNICK.*

Date of Hearing/Closing *May 31, 2004*

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at *1415 Fourth Ave.*

The sign(s) were posted on

*May 12, 2004*

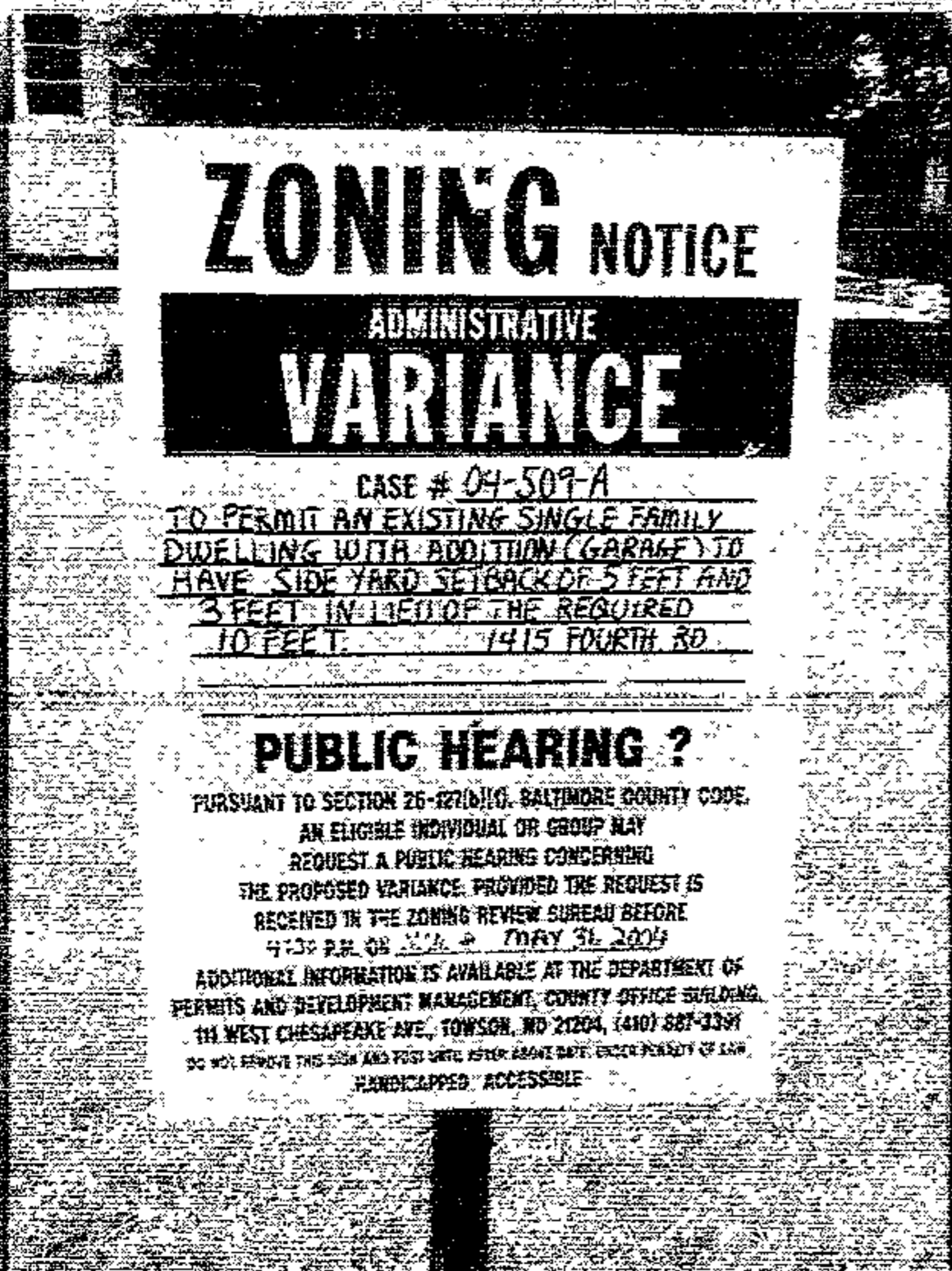
*Linda O'Keefe*  
(Signature of Sign Poster)

Linda O'Keefe  
(Printed Name of Sign Poster)

523 Penny Lane  
(Street Address of Sign Poster)

Hunt Valley Maryland 21030  
(City, State, Zip Code of Sign Poster)

410-666-5366  
(Telephone Number of Sign Poster)



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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**For Newspaper Advertising:**

Item Number or Case Number: 04-509-A

Petitioner: THOMAS A. HAJNIK

Address or Location: 1415 FOURTH RD. BALT., MD. 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: THOMAS A. HAJNIK

Address: 1415 FOURTH RD.

BALT., MD. 21220

Telephone Number: 410-687-2982

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 04- 509 -A Address 1415 FOURTH RD

Contact Person: LOYD T. MOXLEY Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 5/5/04 Posting Date: 5/16/04 Closing Date: 5/31/04

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 04- 509 -A Address 1415 FOURTH RD

Petitioner's Name THOMAS A. HAJNIK Telephone 410 687 2982

Posting Date: 5/16/04 Closing Date: 5/31/04

Wording for Sign: To Permit AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION (GARAGE) TO HAVE SIDEYARD SETBACKS OF 5' AND 3' IN LIEU OF THE REQUIRED 10'.

I HAVE RECEIVED POSTING 1415FO

**Department of Permits  
Development Management**

Development Processing  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204



**Baltimore County**

*James T. Smith, Jr., County Executive  
Timothy M. Kotroco, Director*

June 1, 2004

Thomas A. Hajnik  
1415 Fourth Road  
Baltimore, Maryland 21220

Dear Mr. Hajnik:

RE: Case Number:04-509-A, 1415 Fourth Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 5, 2004.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)

**Fire Department**

700 East Joppa Road  
Towson, Maryland 21286-5500  
Tel. 410-887-4500



**Baltimore County**

*James T. Smith, Jr., County Executive*  
*John J. Hohman, Chief*

County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 18, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: May 18, 2004

509

Item No.: 495, 502-511, 513-515, 517

Dear Ms. Hart:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK  
Fire Marshal's Office  
PHONE 887-4881  
MS-1102F

cc: File



Robert L. Ehrlich, Jr., *Governor*  
Michael S. Steele, *Lt. Governor*

Robert L. Flanagan, *Secretary*  
Neil J. Pedersen, *Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5.17.04

Ms. Kristen Matthews  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204


RE: Baltimore County  
Item No. 509 LTM

Dear Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

 Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco  
FROM: John D. Oltman, Jr JDO  
DATE: May 27, 2004  
SUBJECT: Zoning Item # 04- 509  
Address 1415 Fourth Road (Hajwik Property)

Zoning Advisory Committee Meeting of May 17, 2004

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: Keith Kelley

Date: May 27, 2004

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Date 6/10/04  
By [Signature]



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley

DATE: May 24, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of May 17, 2004

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

04-495

04-502

04-503

04-506

04-507

04-508

04-509

04-512

04-513

04-514

04-517

Reviewers: Sue Farinetti, Dave Lykens

gm

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Timothy M. Kotroco, Director  
Department of Permits and  
Development Management

**DATE:** June 9, 2004

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

**SUBJECT:** Zoning Advisory Petition(s): **Case 4-484, 4-504, and 4-509**  
**Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared By: Mark A. Cunningham

Division Chief: James Johnson

MAC/LL

RECEIVED  
JUN - 9 2004  
ZONING COMMISSIONER

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Timothy M. Kotroco, Director  
Department of Permits &  
Development Management

**DATE:** June 2, 2004

**FROM:** Robert W. Bowling, Supervisor  
Bureau of Development Plans  
Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For May 24, 2004  
Item Nos. 502, 503, 507, 508, 509  
512, 513, 514, 515, and 517

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File

Monday, May 10, 2004

TO WHOM IT MAY CONCERN:

RE: BUILDING VARIANCE FOR PROPERTY LOCATED AT 1415 FOURTH RD. BALTIMORE, MD. 21220

FROM: MR THOMAS HAJNIK (OWNER)

MARY BOBERT HAVE NO OBJECTIONS TO THE PROPOSED SETBACKS AND GARAGE AT 1415  
FOURTH RD. BALTIMORE, MD. 21220

Mary Bogert  
SIGNATURE

1415 Fourth Rd 21220  
ADDRESS

410-687-4821  
PHONE NUMBER

Monday, May 10, 2004

TO WHOM IT MAY CONCERN:

RE: BUILDING VARIANCE FOR PROPERTY LOCATED AT 1415 FOURTH RD. BALTIMORE, MD. 21220

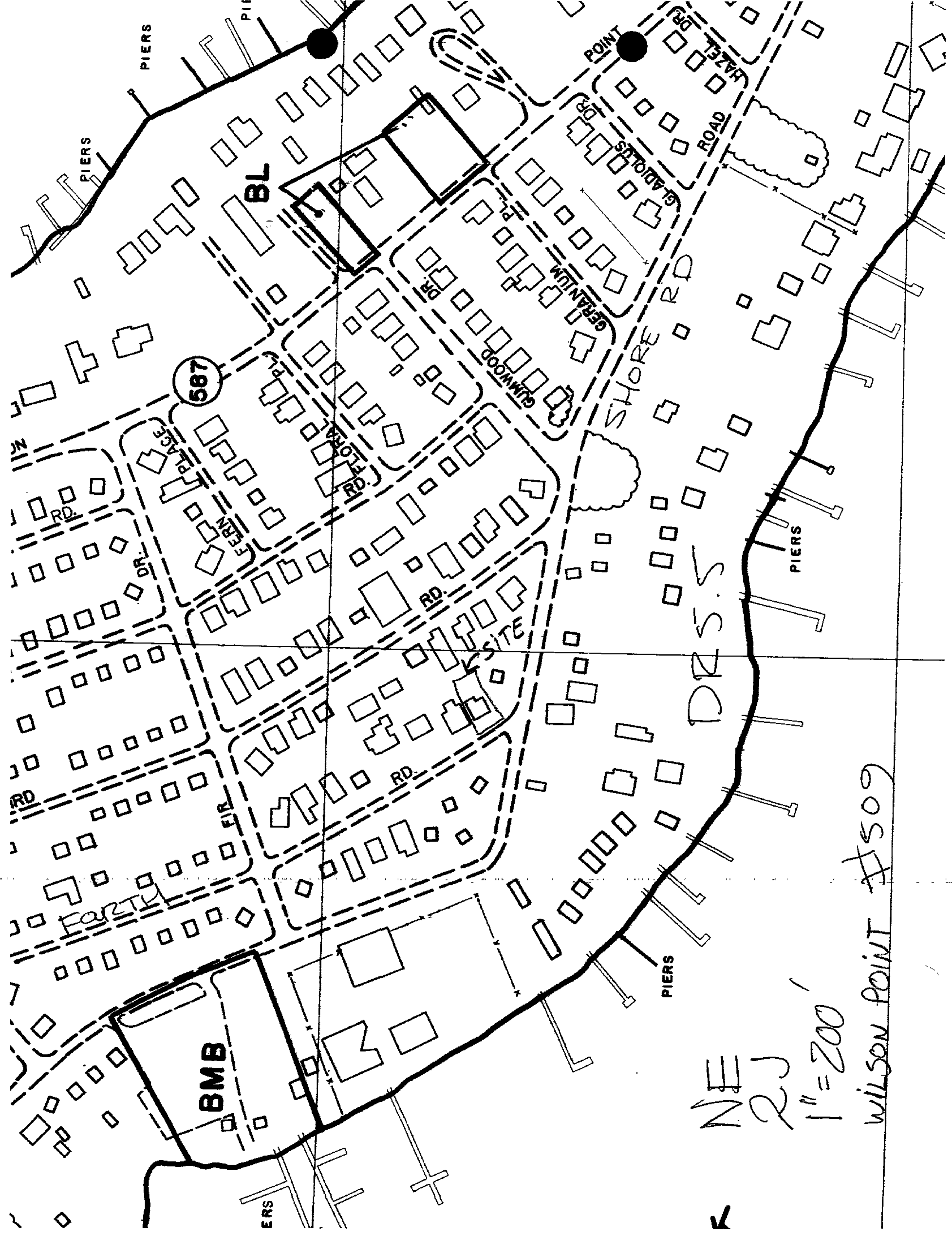
FROM: MR THOMAS HAJNIK (OWNER)

I William B. Tokar HAVE NO OBJECTIONS TO THE PROPOSED SETBACKS AND GARAGE AT 1415 FOURTH RD. BALTIMORE, MD. 21220

William B. Tokar  
SIGNATURE

1417 Fourth Rd  
ADDRESS

410-391-2462  
PHONE NUMBER



587

BL

BMB

DRESS

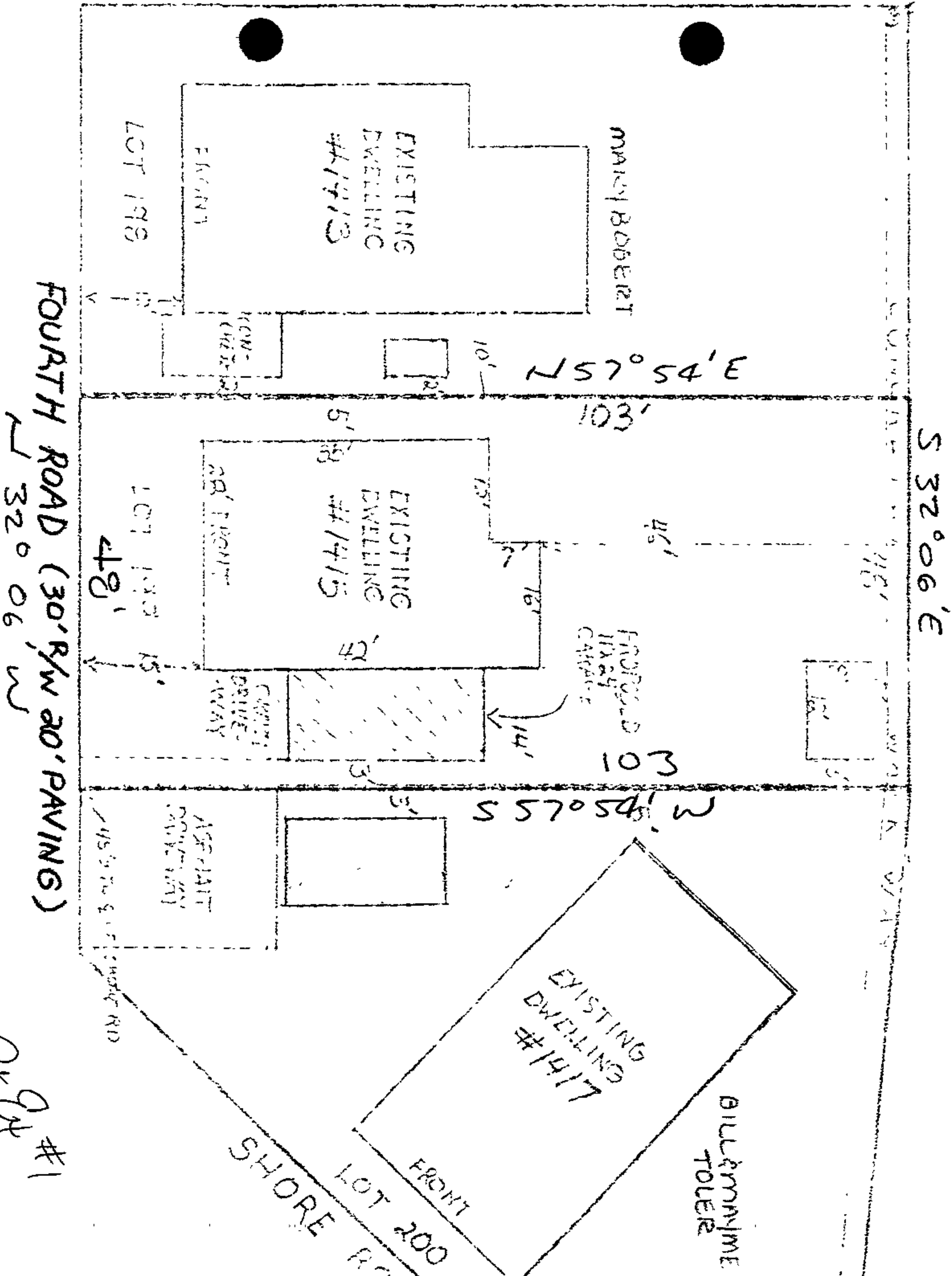
NE

2J

1" = 200'

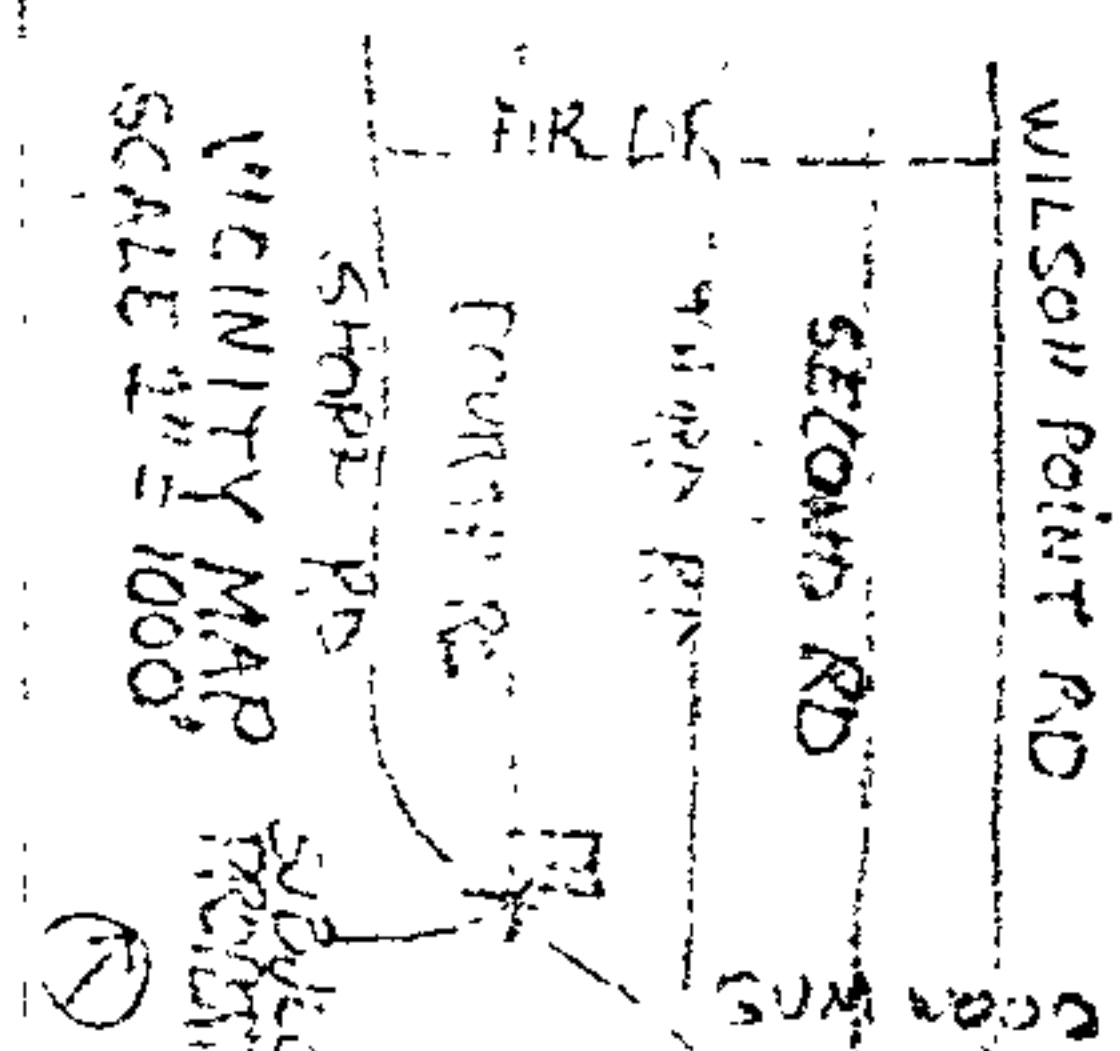
WILSON POINT #1509

PROPERTY ADDRESS 1415 FOURTH ROAD  
 SUBDIVISION NAME STANSBURY MANOR  
 PLAT BOOK # 13 FOLIO # 1382074 100 SECTION # 4  
 OWNER THOMAS & TAMMY HAJNIK 5-5-04



NORTH  
 SCALE OF DRAWING 1" = 20'

LOT # 509



PLAT TO  
 ACCOMPANY  
 ZONING  
 VARIANCE.

LOCATION INFORMATION  
 FIREQUON DISTRICT #15  
 COUNCILMANIC DISTRICT #6  
 1" = 20' SCALE MAP # ANT 20  
 ZONING DIST 5.5  
 LOT SIZE ALL ACREAGE 1/4 ACY  
 FEET  
 PUBLIC WATER & SEWER  
 100 YEAR FLOOD PLAIN  
 ZONE B & ZONE C  
 PRIOR ZONE - A10

*PK #1*



SITE FOR  
PROPOSED  
GARAGE

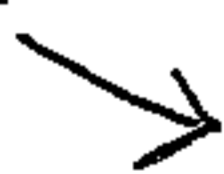




PROPOSED  
GARAGE FROM  
FRONT VIEW



NEIGHBOR'S  
GARAGE



SITE TO  
PROPOSED  
GARAGE  
FROM REAR VIEW