

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Kenwood Avenue, 10 ft. E
centerline of Beech Avenue
14th Election District
6th Councilmanic District
(4325 Kenwood Avenue)

N. Marie Coulson Macek and
John Adam Macek
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-491-A
*

* * * * *

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 owners of the subject property, N. Marie Coulson Macek and John Adam Macek. The variance request is for property located at 4325 Kenwood Avenue in the eastern area of Baltimore County. The variance request is from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 10.5 ft. to tract boundary in lieu of the required 35 ft. for an addition with a window, and to amend Lot #1 of the Final Development Plan for "Belwood." The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 9, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 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 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

NOTED RECEIVED FOR FILING
4/27/05
Ray

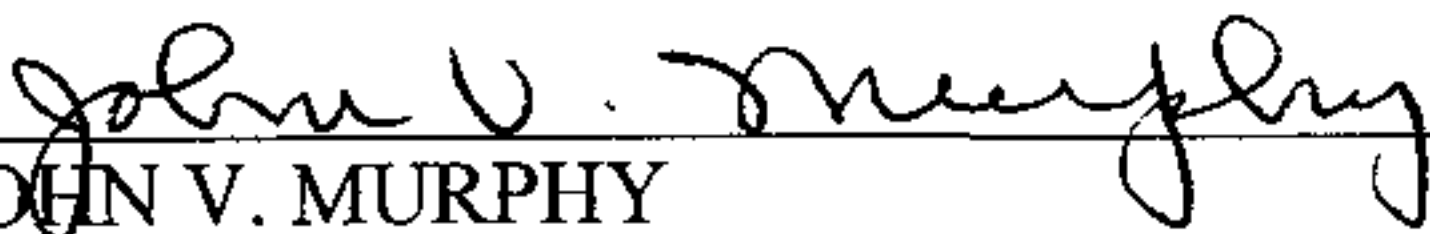
that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 21 day of April, 2005, that a variance from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 10.5 ft. to tract boundary in lieu of the required 35 ft. for an addition with a window, and to amend Lot #1 of the Final Development Plan for "Belwood.", be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
4/27/05
By 

Zoning Commissioner

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



Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

April 27, 2005

Mr. & Mrs. John Adam Macek
4325 Kenwood Avenue
Baltimore, Maryland 21206

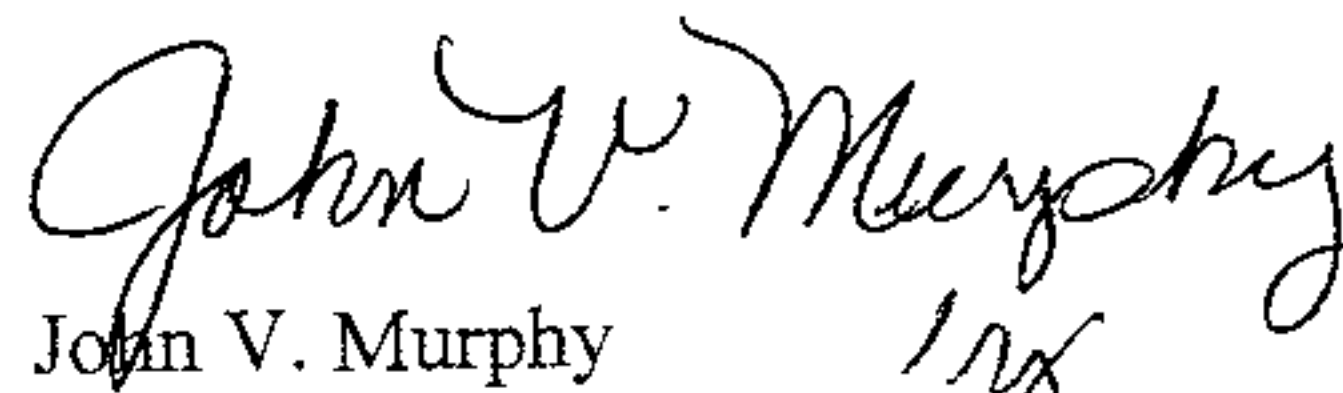
Re: Petition for Administrative Variance
Case No. 05-491-A
Property: 4325 Kenwood Avenue

Dear Mr. & Mrs. Macek:

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,


John V. Murphy
Zoning Commissioner

JVM:raj
Enclosure





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4325 Kenwood Avenue ^{Baltimore} MD 21206
which is presently zoned DR5.5

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)

1 B01.2.C.1.b to permit a side yard setback of 10.5 ft. to tract boundary in lieu of the required 35 ft. for an addition with a window, and to amend lot #1 of the Final Development Plan for "Belwood."

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

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

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 4/29/05 day of April, 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. 05-491-A

Reviewed By BR Date 3/29/05

Estimated Posting Date 4/10/05

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

4325 Kenwood Ave.
Address
Baltimore MD 21206
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):

- ① We have a small house and an exceptionally small Kitchen (9'6" x 8'6")
- ② We have 2 growing boys and have difficulty eating in the Kitchen,
- ③ To stay in this house and make it worthwhile we would like to request a variance so we will have room to eat, add kitchen cabinets, a large table and a pantry. The pantry would eliminate storing food and cooking equipment in the basement.

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.

[Signature]
Signature

John A. Macek
Name - Type or Print

[Signature]
Signature

N. Marie Coulson-Macek
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of March, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John A. Macek and N. Marie Coulson-Macek
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires 04/05/08

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

4325 Kenwood AVE.
Address
Baltimore MD 21206
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):

- ① We have a small house and an exceptionally small kitchen (9'1/2 x 8'1/2)
- ② We have 2 growing boys and have difficulty eating in the kitchen.
- ③ To stay in this house and make it worthwhile we would like to request a variance so we will have room to eat, add kitchen cabinets, a large table and a pantry. The pantry would eliminate storing food and cooking equipment in the basement.

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.

[Signature]
Signature
John A. Macek
Name - Type or Print

[Signature]
Signature
N. Marie Coulson-Macek
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of March, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John A. Macek and N. Marie Coulson-Macek
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires 04/05/08



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4325 Kenwood Avenue ^{Baltimore} MD 21206
which is presently zoned DR5.5

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)

1 B01.2.C.1.b. to permit a side yard setback of 10.5 ft. to tract boundary in lieu of the required 35 ft. for an addition with a window, and to amend lot #1 of the Final Development Plan for "Belwood."

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

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

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 ____ 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. 05-491-A

Reviewed By AM Date 3/29/05

REV 10/25/01

Estimated Posting Date 4/10/05

ZONING DESCRIPTION

Zoning Description For 4325 Kenwood Avenue

Beginning at a point on the South side of Kenwood Avenue, which is 50 feet wide at a distance of 10 feet east of the centerline of the nearest improved intersecting street Beech Avenue which is 50 feet wide. Being Lot #1 in the subdivision known as Belwood as recorded in Baltimore County Plat Book #49, Folio# 89, containing 12,379 square feet. Also known as 4325 Kenwood Avenue and located in the 14th Election District, 6th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 443525

DATE 3/31/05

ACCOUNT R 001-026-6150

AMOUNT \$ ~~15.00~~ 115.00

RECEIVED
FROM

John Moore

FOR

Administrative Services & PR Group

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 491

PAID RECEIPT

RECEIVED BY

DATE

AMOUNT

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CERTIFICATE OF POSTING

RE: Case No. : 05-491-4

Petitioner/Developer: JOHN :

MARIE MACEK

Date of Hearing/Closing: 4/25/05

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 4325 KENWOOD AVENUE

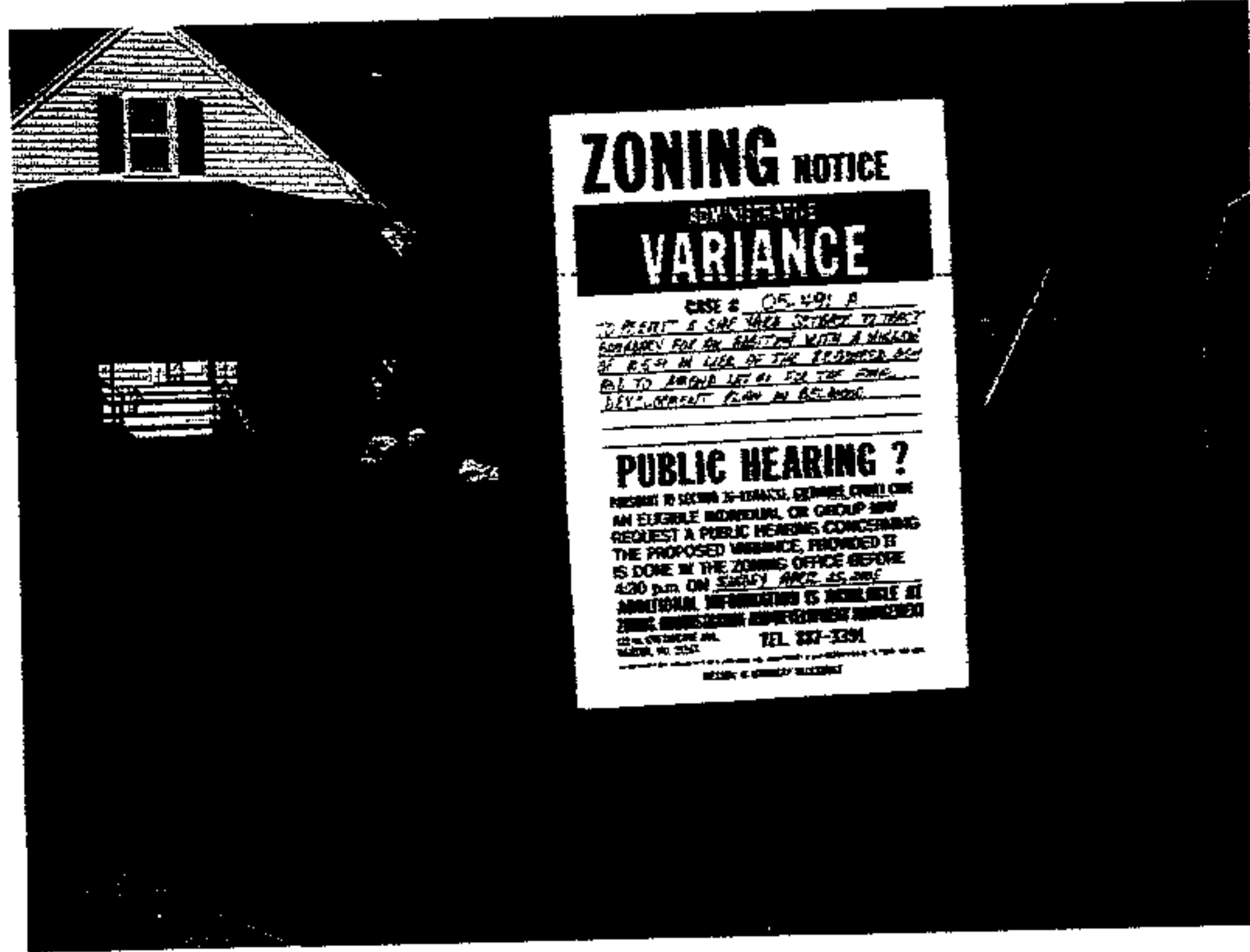
This sign(s) were posted on April 9, 2005
(Month, Day Year)

Sincerely,

(Signature of Sign Poster and Date)

Martin Ogle
Sign Poster
5016 Castlestone Drive
Address
Balto. Md 21237
(443-629-3411)

im000251 (1152x864x24b jpeg)



Martin G. 4/9/05

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/neighboring 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.

For Newspaper Advertising:

Item Number or Case Number: 05 - 491- A
Petitioner: John + Marie Macek
Address or Location: 4325 Kenwood Ave. Baltimore, MD 21206

PLEASE FORWARD ADVERTISING BILL TO:

Name: John + Marie Macek
Address: 4325 Kenwood Ave.
Baltimore, MD 21206
Telephone Number: 410-866-4173

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 491 -A Address 4325 Kenwood Ave.
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 3/28/05 Posting Date: 4/16/05 Closing Date: 4/25/05

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

1. **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.
2. **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.
3. **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.
4. **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 05- 491 -A Address 4325 Kenwood Ave.
Petitioner's Name John & Marie Maciek Telephone 410 - 866 - 4173
Posting Date: 4/10/05 Closing Date: 4/25/05
Wording for Sign: To Permit a side yard setback to tract boundary for an addition with a window of 10.5 ft. in lieu of the required 35 ft. and to amend lot #1 for the Final Development Plan in Belwood.

**Department of Permits and
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*

April 25, 2005

John Adam Macek
N. Marie Coulson-Macek
4325 Kenwood Avenue
Baltimore, Maryland 21206

Dear Mr. and Mrs. Macek:

RE: Case Number: 05-491-A, 4325 Kenwood Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 29, 2005.

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, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Visit the County's Website at www.baltimorecountyonline.info



April 14, 2005

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

ATTENTION: Zoning Review planners

Distribution Meeting of: April 11, 2005

Item No.: 487, 488, 489, 490, 491, 493, 493, 495, 496, 497, 502, 503

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

Acting Lieutenant William F Connolly, Jr.
Lieutenant Franklin J. Cook
Fire Marshal's Office
(O)410-887-4881 (C)443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director DATE: April 18, 2005
Department of Permits & Development
Management

FROM: Dennis A. Kennedy, ^{DAK} Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 18, 2005
Item No. 485, 486, 487, 488, 490, 491,
492, 494, 495, 497, 498, 499, 501, 503,
and 504

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

DAK:CEN:clw
cc: file
ZAC-NO COMMENTS-04182005.doc

4/25 MV
Granted
4/27/05

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr
DEPRM

DATE: April 28, 2005

SUBJECT: Zoning Item # 05-491
Address 4325 Kenwood Avenue

Zoning Advisory Committee Meeting of April 11, 2005

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

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

X 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: Mike Kulis

Date: May 18, 2005

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 12, 2005

RECEIVED

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

APR

ONLINE

ER

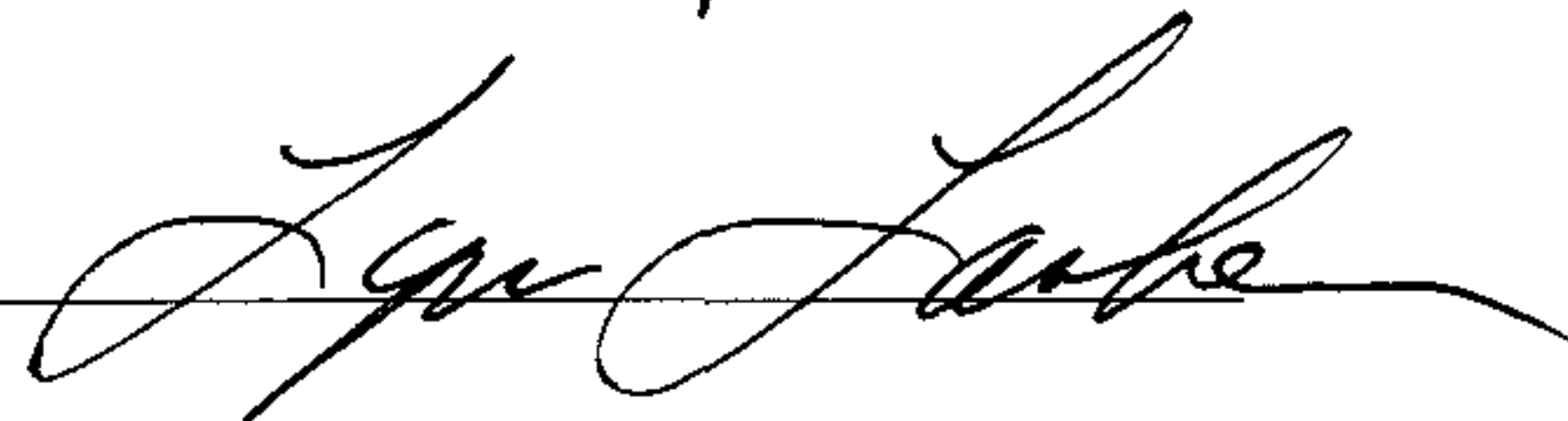
SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-491- Administrative Variance**

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 Cunningham in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



MAC/LL

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



Maryland Department of Transportation

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

Date: 4.8.05

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

RE: Baltimore County
Item No. 491 BPR

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,

A handwritten signature in black ink, appearing to read "S. D. Foster".

Steven D. Foster, Chief
Engineering Access Permits Division

March 19, 2004

To Whom it may concern,

Our neighbors John and Marie Macek has made us aware that they will be adding an addition to the back of their house. They asked us if we had any concerns about this addition as they may be extending further then the approved zoning regulations. The addition will not impact us at all and we are in total agreement with their plans. We live next door to the Maceks at 4405 A Kenwood ave.

Sincerely


Jim and Trish Swindell

#491

March 24, 2005

To Whom It May Concern:

We currently reside at 4403 Kenwood Avenue, Baltimore, MD 21206. Our property backs up to the side of neighbors John and Marie Macek, living at 4325 Kenwood Avenue. We have lived at our residence for 35 years.

We also own the residence located at 4323 Kenwood Avenue, Baltimore, MD 21206 which also backs up to the side of the Macek's property. We are fully aware of the Macek's plans to extend their residence.

Please accept this letter as written verification that we are aware of these plans and that we have no problem with them executing.

Thank You,

Carol Edwards
Wayne Edwards

Carol and Wayne Edwards
4403 Kenwood Avenue
Baltimore, MD 21206

#491

March 24, 2005

To Whom It May Concern:

We currently reside at 4321 Kenwood Avenue, Baltimore, MD 21206. Our property backs up to the side of neighbors John and Marie Macek, living at 4325 Kenwood Avenue. We have lived at our residence for 9 years. We are fully aware of the Macek's plans to extend their residence.

Please accept this letter as written verification that we are aware of these plans and that we have no problem with them executing.

Thank You,

Denise & Ryan Edwards

Denise and Ryan Edwards
4321 Kenwood Avenue
Baltimore, MD 21206

#491

March 25, 2005

To Whom It May Concern:

We currently reside at 4405C Kenwood Avenue, Baltimore, MD 21206. Our property is two doors from neighbors John and Marie Macek, living at 4325 Kenwood Avenue. We have lived at our residence for 3 years.

We are fully aware of the Macek's plans to extend their residence.

Please accept this letter as written verification that we are aware of these plans and that we have no problem with them executing.

Thank You,

A handwritten signature in cursive script that reads "David & Tonya Filipkowski". The ink is black and the signature is fluid and connected.

David & Tonya Filipkowski
4405C Kenwood Avenue
Baltimore, MD 21206

#491

☒ VARIANCE

☐ SPECIAL HEARING

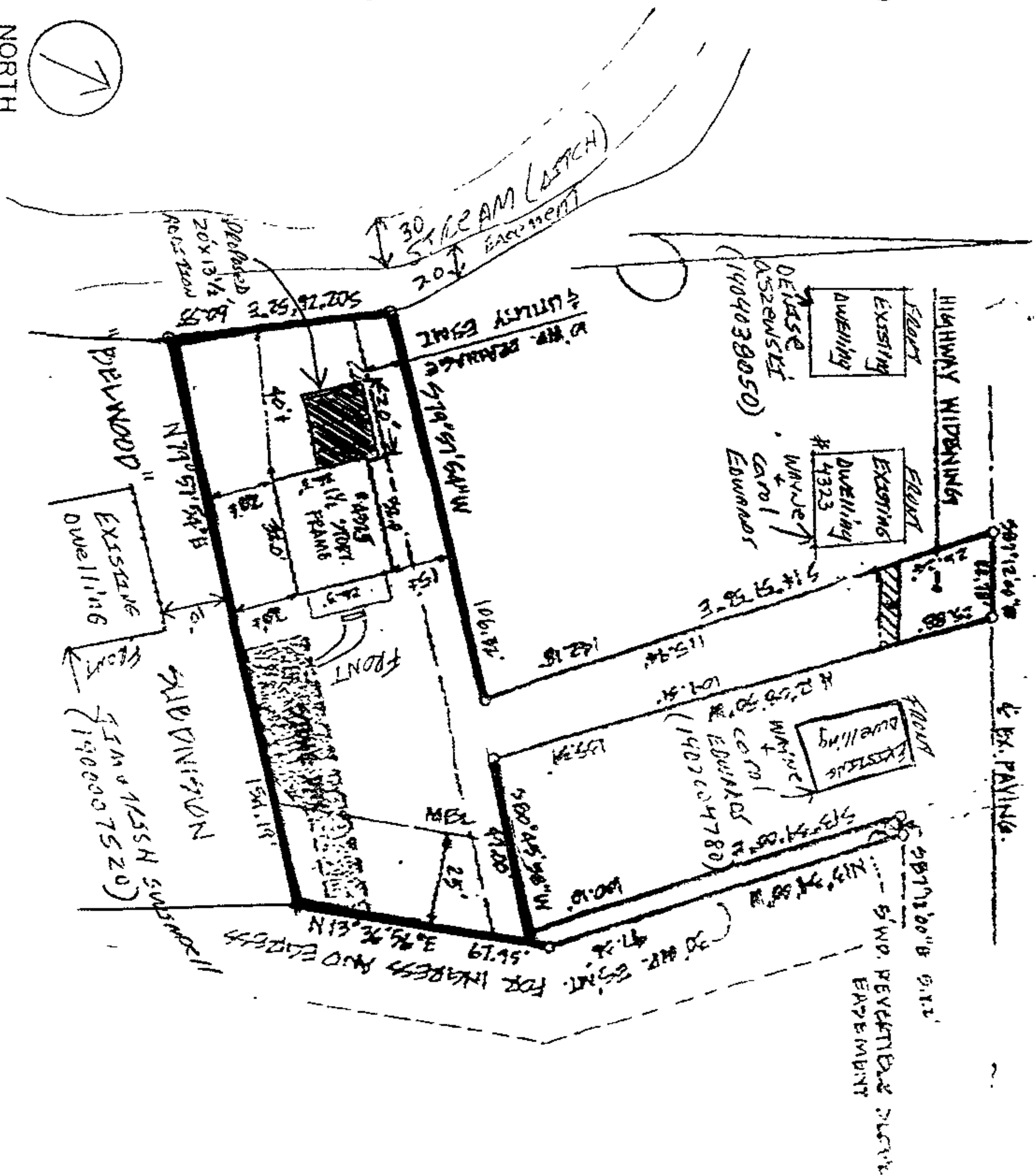
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

Belwood

FOLIO # 89

John +

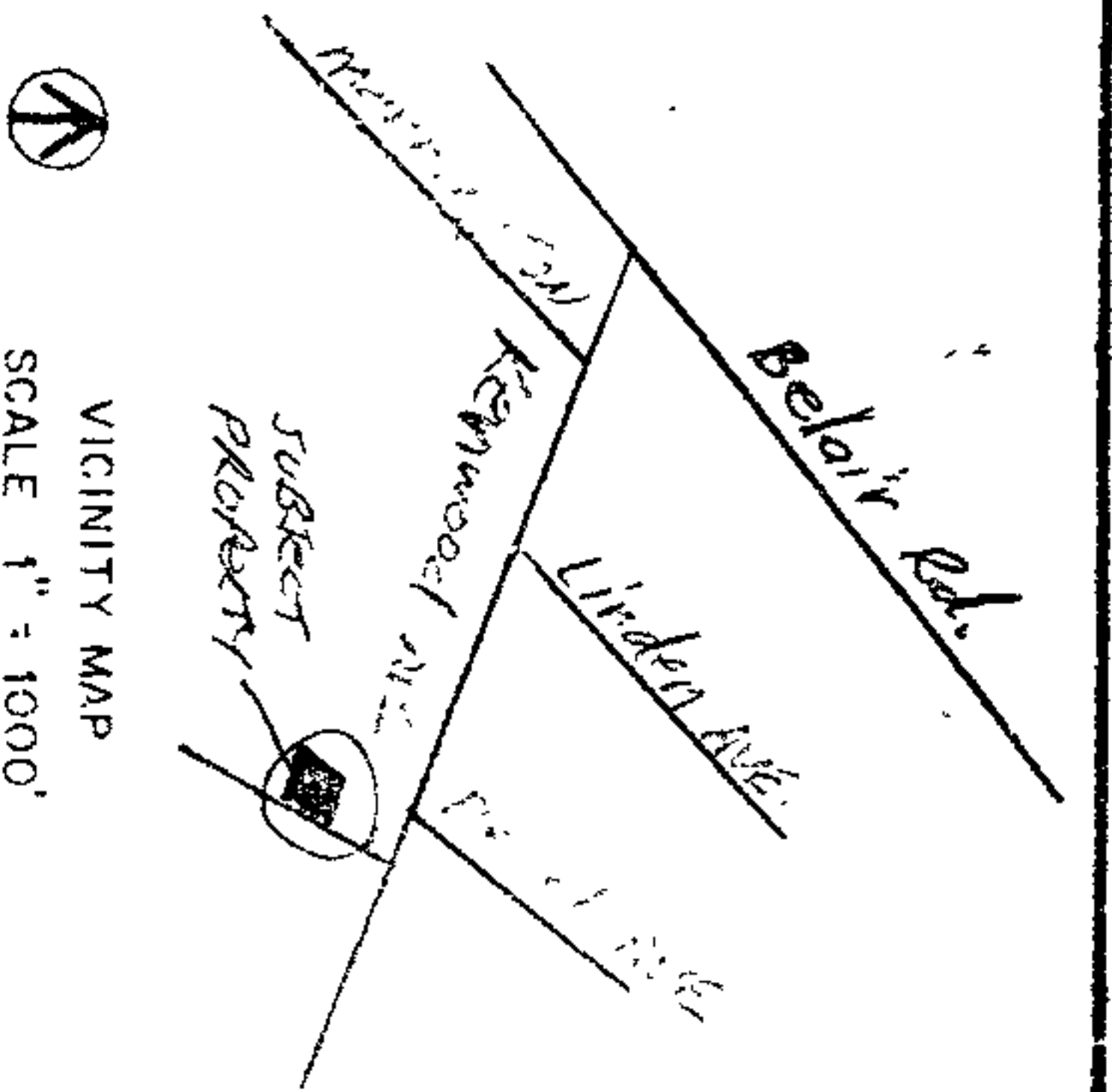
KENWOOD AVENUE.



PREPARED BY

TAM

SCALE OF DRAWING: 1" = 50'



LOCATION INFORMATION

ELECTION DISTRICT /4/

COUNCILMANIC DISTRICT

1"=200' SCALE MAP # A/E 6E

ZONING

LOT SIZE, 2842

ACREAGE

12,379
SOLARE FLET

PUBLIC PRIVATE

SEWER

WATER

CHESAPEAKE BAY

CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY/

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY

REVIEWED BY

ITEM #

CASE #

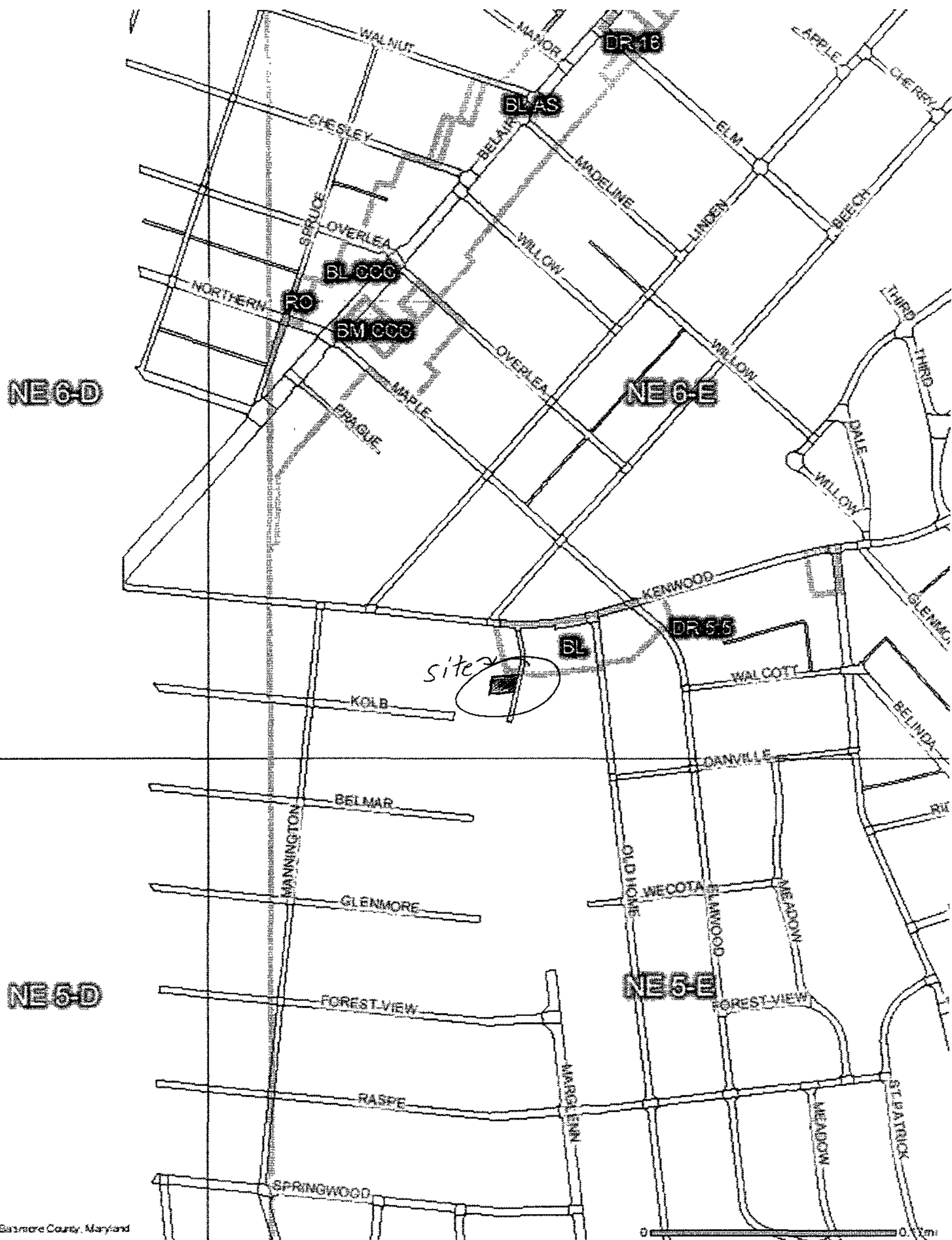
34

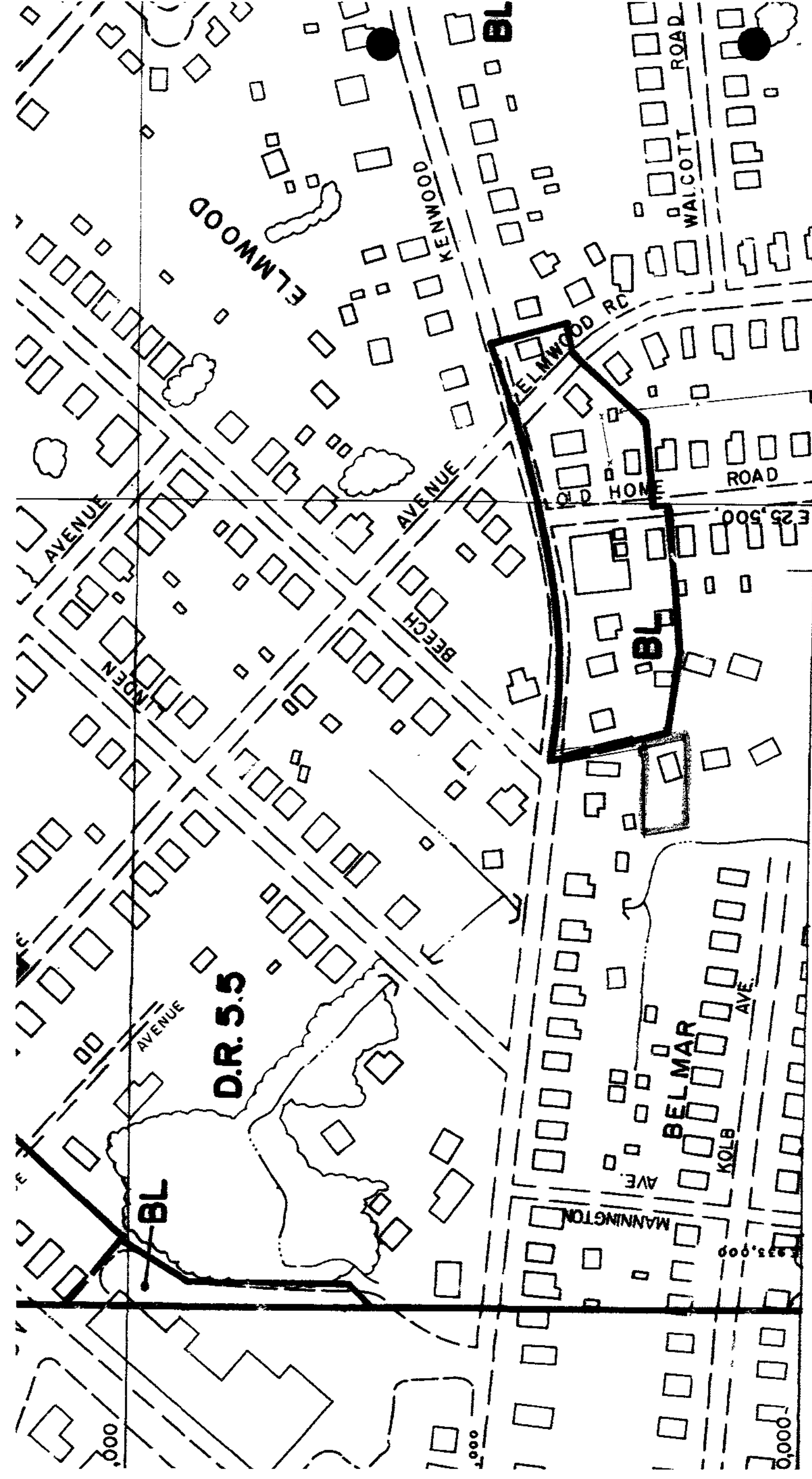
49/

05-491-A

-15-

Baltimore County - My Neighborhood





2000 COMPREHENSIVE ZONING MAP

ADOPTED by

THE BALTIMORE COUNTY COUNCIL

OCTOBER 10, 2000

Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
PHOTOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BUCHART-HORN, INC. BALTIMORE, MD. 21210

N - SE M - SW

J - NE I - NW

OFF

Joseph B. Bortolotta
Chairman, County Council

NEG-E

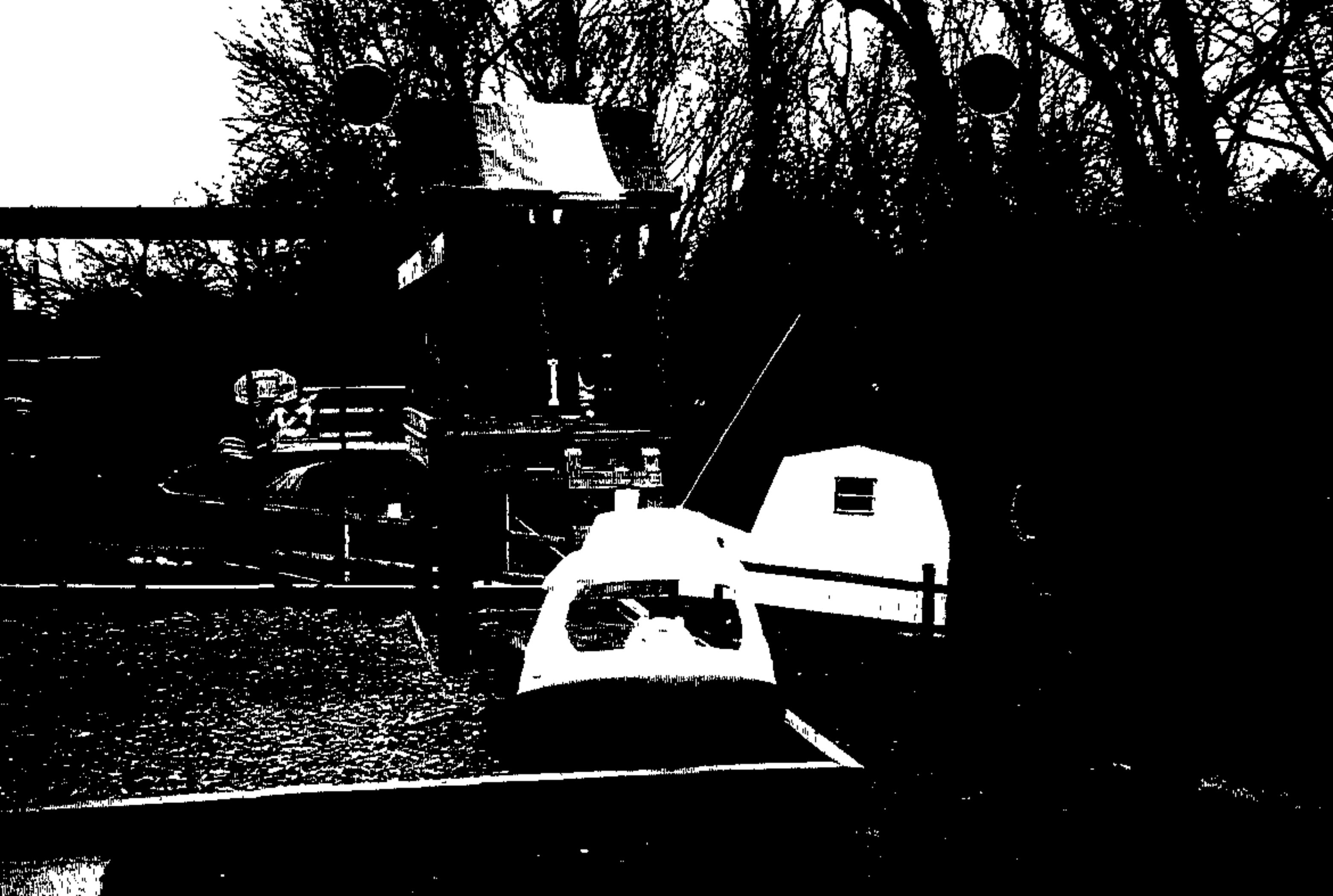


then from where addition would be
looking at adjacent property of dense

OLSZENSKI

ACCT. # 1404038050

#491



View from where addition would be
looking at adjacent property of
Jim + Trish Swindle

ACCOUNT # 1900007520

adjacent property on other side of
wood fence.

#491



Rear view of back yard of
4325 Kenwood Ave. from where proposed
addition would be built.

#491



View from back of the yard
looking at 4325 Kenwood Ave. of
where proposed addition would be built.

#491