

IN RE: PETITION FOR ADMIN. VARIANCE
E side of Hilton Avenue, 200 feet +/- S
of c/line of Brook Road
1st Election District
1st Councilmanic District
(401 Hilton Avenue)

Jonathan M. and Helaine Zawacki
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-419-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, Jonathan M. and Helaine Zawacki for property located at 401 Hilton Avenue. The variance request is from Sections 400.1 and 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a garage to be located in the side yard in lieu of the required rear with a height of 24 feet in lieu of the permitted 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners' property is triangular in shape and there is not sufficient room to construct a garage in the rear yard on the right side of the home and utilize the existing driveway. There is only 26 feet from the left side of the home to the property line. The proposed front elevation of the garage shows a very attractive garage that architecturally matches the existing dwelling. The garage will have dormer windows like the house, the garage roof eaves will match the height of the existing house, and the roof pitch of the garage will match the house. The garage will have two doors and accommodate three cars – two of the cars will be parked 'tandem' style in the garage. The property contains 18,625 square feet zoned DR 2. The home was constructed in 1925, long before the imposition of zoning on the subject property.

SECRET RECEIVED FOR FILING
4.16.08
[Signature]

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: Comments were received from the Office of Planning dated April 1, 2008 which indicates that the garage will be highly visible from Hilton Avenue. The house on this property is a distinctive dwelling built in 1925. It is located in a neighborhood of attractive, older homes. The new garage should be compatible with the existing dwelling and the neighborhood. Planning does not oppose the Petitioners' request for a detached garage. That Office recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 16, 2008 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 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.

COPIES RECEIVED FOR PLANNING
4-16-08
B3

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 16th day of April, 2008 that a variance from Sections 400.1 and 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a garage to be located in the side yard in lieu of the required rear with a height of 24 feet in lieu of the permitted 15 feet is hereby GRANTED, subject to the following:

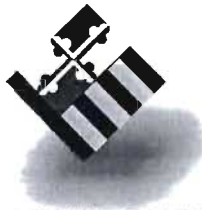
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.
4. Elevation drawings of the proposed garage shall be submitted to the Office of Planning for review and approval prior to the issuance of any building permits. Photographs of the existing dwelling should be provided along with the elevation drawings.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

DEPT. RECEIVED FOR PLANNING
4.16.08
RB



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

April 16, 2008

JONATHAN M. AND HELAINE ZAWACKI
401 HILTON AVENUE
CATONSVILLE MD 21228

Re: Petition for Administrative Variance
Case No. 08-419-A
Property: 401 Hilton Avenue

Dear Mr. and Mrs. Zawacki:

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 401 Hilton Ave.
 which is presently zoned DR. 2

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) 400.1 & 400.2; BCZR, TO

PERMIT A GARAGE TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR WITH A HEIGHT OF 24ft. IN LIEU OF THE PERMITTED 15ft.

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):

Jonathan M. ZAWACKI
 Name - Type or Print _____
 Signature _____
Helaine ZAWACKI
 Name - Type or Print _____
 Signature _____
401 Hilton Ave 2789
 Address _____ Telephone No. _____
Catonsville MD 21228
 City _____ State _____ Zip Code _____

Representative to be Contacted:

Jonathan ZAWACKI
 Name _____
401 Hilton Ave 2789
 Address _____ Telephone No. _____
Catonsville MD 21228
 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. 08-419-A
 REV 10/25/01
4-16-08
P33

Reviewed By JCM Date 3-6-08
 Estimated Posting Date 3-16-08

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 401 Hilton Ave
Address
Catonsville MD 21228
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. Because of the triangular shape of the lot, a garage in the back of the home would use up the back yard and lead our children to play in the front yard. Our home is on a state park entrance, with access to 100+ homes and 42 more homes are slated for construction. This poses a strong risk for children playing in the front yard. (i.e.) kicked or thrown errant ball into the street.
2. The neighborhood was built in the early 1900s. Building a detached garage instead of an attached garage on the side of the home will flow much better with the overall neighborhood appearance.
3. If we place the garage in the back yard we will loose 6 old growth 125+ yr old trees instead of loosing just 3 trees if we put in on the side of the home.

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
Jonathan Zawacki
Name - Type or Print

[Signature]
Signature
Helaine Zawacki
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of February, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jonathan Zawacki & Helaine Zawacki
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

SEAN S. WRAY
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

[Signature]
Notary Public
My Commission Expires 05/01/2010

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 401 Hilton Ave
Address
Catonsville MD 21228
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. Because of the triangular shape of the lot, a garage in the back of the home would use up the back yard and lead our children to play in the front yard. Our home is on a state park entrance, with access to 100+ homes and 42 more homes are slated for construction. This poses a strong risk for children playing in the front yard. (i.e.) kicked or thrown errant ball into the street.
2. The neighborhood was built in the early 1900s. Building a detached garage instead of an attached garage on the side of the home will flow much better with the overall neighborhood appearance.
3. If we place the garage in the back yard we will loose 6 old growth 125+ yr old trees instead of loosing just 3 trees if we put in on the side of the home.

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
Jonathan Zawacki
Name - Type or Print

[Signature]
Signature
Helaine Zawacki
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of February, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Jonathan Zawacki & Helaine Zawacki
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

SEAN S. WRAY
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

My Commission Expires May 1, 2010

[Signature]
Notary Public
My Commission Expires 05/01/2010



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 401 Hilton Ave
which is presently zoned DR-2

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)

400.1 & 400.2; BCR, to permit a GARAGE to be located in the side yard in lieu of the required rear with a height of 24 ft. in lieu of the permitted 15 ft.

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):

Jonathan M. ZAWACKI
Name - Type or Print _____
Signature _____
Helaine ZAWACKI
Name - Type or Print _____
Signature _____
401 Hilton Ave 410984-2789
Address _____ Telephone No. _____
CATONSVILLE MD 21228
City _____ State _____ Zip Code _____

Representative to be Contacted:

Jonathan M. ZAWACKI
Name _____
401 Hilton Ave 410984-2789
Address _____ Telephone No. _____
CATONSVILLE MD 21228
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. 08-419-A Reviewed By [Signature] Date 3-6-08
REV 10/25/01 4-16-08 Estimated Posting Date 3-16-08

Zoning Description for: 401 Hilton Ave, Catonsville, MD 21228

Beginning at a point on the East side of Hilton Ave. which is 50' R/W wide at the distance of 200' south of the centerline of the nearest improved intersecting street Brook Rd. which is 40' R/W wide. Being Lot # 25,26,& 27. In the subdivision of Ridge Brook as recorded in Baltimore County Plat Book # 7,Folio #19,containing 18,625 sq. ft.. Also known as 401 Hilton Ave. and located in the 1st Election District,1st Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 12102

PAID RECEIPT

Date: 3.6.08

BUSINESS ACTUAL TIME
 3/7/2008 3/06/2008 15:17:56 2
 REC 002 MAIL JEMA FEE
 RECEIPT # 566774 3/06/2008 DFLH
 Dept 5 520 ZIRLING VERIFICATION
 CR NO. 012102
 Recpt Tot 365.00
 365.00 CK 6.00 CA
 Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				65.-

Total: 65.-

Rec From: J. ZAWACKI

For: OR-419-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No.: 08-419-A

Petitioner/Developer: JONATHAN ZAWACKI

Date of Hearing/Closing: 3-31-08

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews {(410) 887-3394}

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 located at:

401 HILTON AVE

The sign(s) were posted on 3-16-08
(Month, Day, Year)

Sincerely,

Robert Black 3-20-08
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 419 -A Address 401 HILTON Ave.
Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 3.6.08 Posting Date: 3/16 Closing Date: 3/31

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 08- 419 -A Address 401 HILTON Ave.
Petitioner's Name JONATHAN ZAWACKI Telephone 410-984-2789
Posting Date: 3/16/08 Closing Date: 3/31/08
Wording for Sign: A VARIANCE To Permit A GARAGE TO BE LOCATED IN THE SIDEYARD IN LIEU OF THE REQUIRED REARYARD WITH A HEIGHT OF 24ft IN LIEU OF THE PERMITTED 15ft.

WCR - Revised 6/25/04

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: 419

Petitioner: Jonathan Zawacki

Address or Location: 401 Hilton Ave Catonsville, MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

Same.

Telephone Number: 410 984-2789

Revised 2/20/98 - SCJ



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

March 31, 2008

Jonathan M. Zawacki
Helaine Zawacki
401 Hilton Avenue
Catonsville, MD 21228

Dear Mr. and Mrs. Zawacki:

RE: Case Number: 08-419-A, 401 Hilton Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 6, 2008. This letter is not an approval, but only a **NOTIFICATION**.

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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: MARCH 24, 2008

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

RE: Baltimore County
Item No. B-419-A
401 HILTON AVENUE
ZAWACKI PROPERTY
ADMINISTRATIVE VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. B-419-A

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street · Baltimore, Maryland 21202 · Phone: 410.545.0300 · www.marylandroads.com



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

March 26, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 24, 2008

Item Number: 418, 419, 420, 421, 422, 423, 424, 426, 427, 428, 429, 430, 431, 432, 433, 434
and 435

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.

1The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 1, 2008

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



BY:.....

SUBJECT: 8-419 – Administrative Variance

The petitioner doesn't indicate why the proposed garage needs to be so large with respect to floor area and height. This should be clarified prior to the authorization of any variances.

The proposed garage will be highly visible from Hilton Avenue. The house on this property is a distinctive dwelling built in 1925. It is located in a neighborhood of attractive, older homes. The new garage should be compatible with the existing dwelling and the neighborhood.

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 24 feet in lieu of the maximum permitted 15 feet and to be located in the side yard in lieu of the required rear yard provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.
3. Elevation drawings of the proposed garage should be submitted to the Office of Planning for approval prior to the issuance of any building permits. Photos of the existing dwelling should be provided along with the elevation drawings.

For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:

A handwritten signature in black ink that reads "Curtis Murray". The signature is written over a horizontal line.

AFK/LL: CM



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
 Real Property Data Search (2007 vw3.1)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 01 Account Number - 0110000360

Owner Information

Owner Name:	ZAWACKI JONATHAN ZAWACKI HELAINE	Use:	RESIDENTIAL
Mailing Address:	401 HILTON AVE BALTIMORE MD 21228-5802	Principal Residence:	YES
		Deed Reference:	1) /23503/ 388 2)

Location & Structure Information

Premises Address	Legal Description
401 HILTON AVE	LTS 25,26,27 401 HILTON AVE RIDGE BROOK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
101	13	1177					25	1	7/ 19
									Plat Ref:

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1925	2,199 SF	18,625.00 SF	04
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	STUCCO

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2007	07/01/2008
Land	61,650	184,650		
Improvements:	229,900	425,520		
Total:	291,550	610,170	397,756	503,962
Preferential Land:	0	0	0	0

Transfer Information

Seller: LAMB ERIC N	Date: 03/09/2006	Price: \$642,500
Type: IMPROVED ARMS-LENGTH	Deed1: /23503/ 388	Deed2:
Seller: JACOB WILLIAM F, JR	Date: 05/06/2002	Price: \$300,000
Type: IMPROVED ARMS-LENGTH	Deed1: /16378/ 395	Deed2:
Seller: FISCHER LOUIS	Date: 07/03/1950	Price: \$18,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 1845/ 480	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

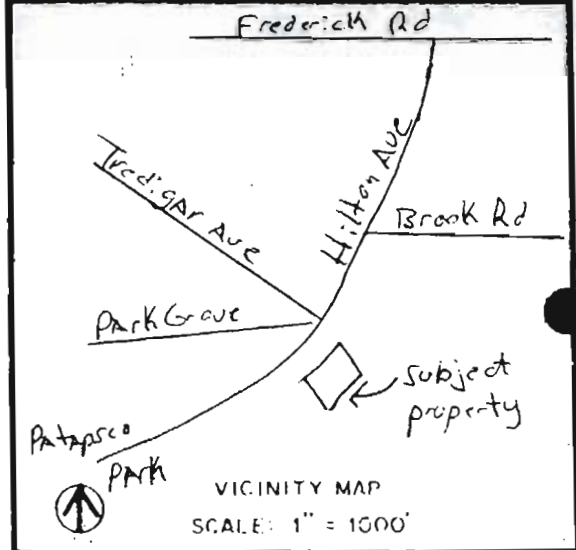
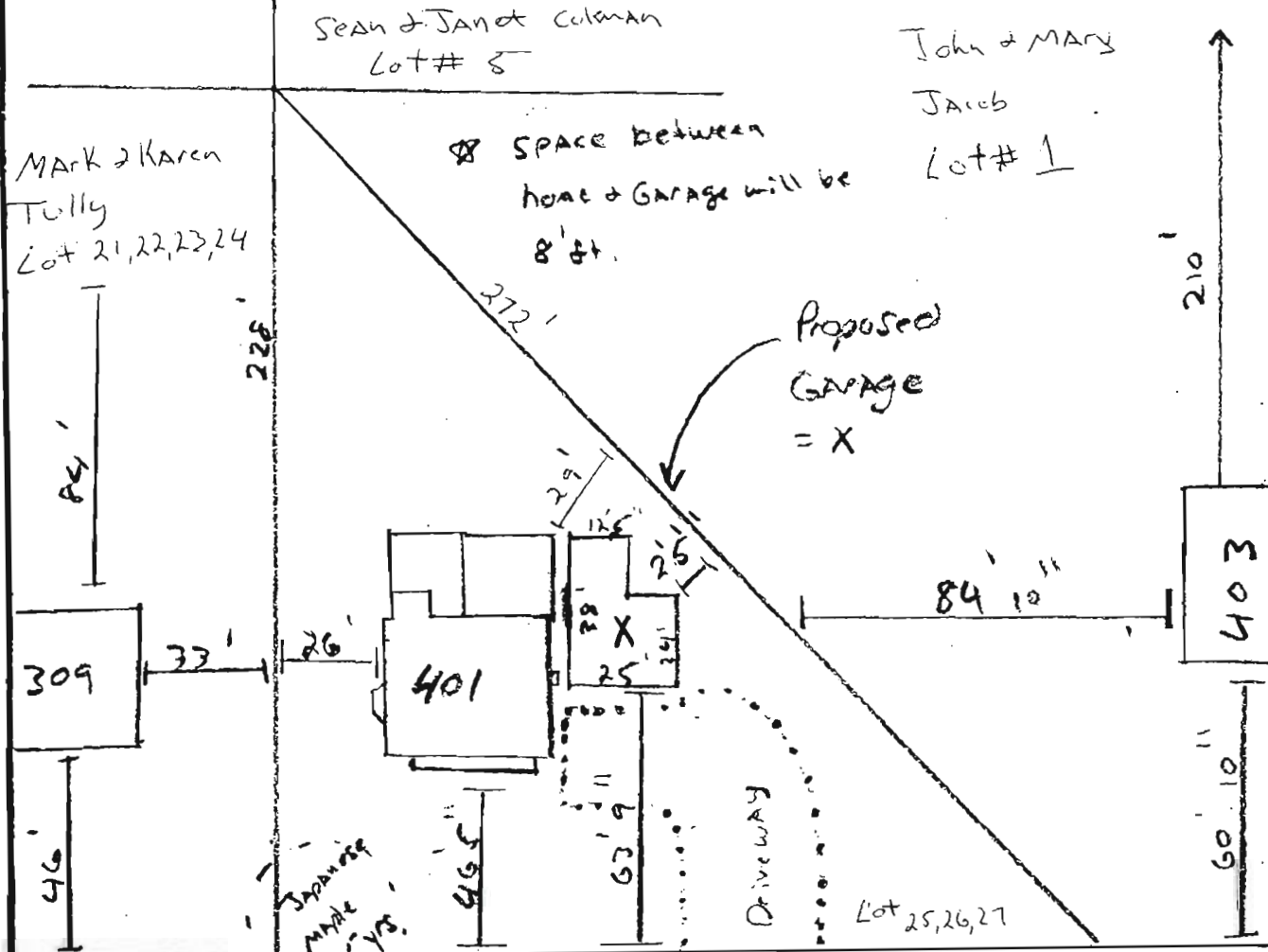
PROPERTY ADDRESS 401 Hilton Ave

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

SUBDIVISION NAME Ridge Brook

PLAT BOOK # 7 FOLIO # 19 LOT # 25, 26, 27 SECTION # 11A

OWNER Jonathan & Helaine Zawacki



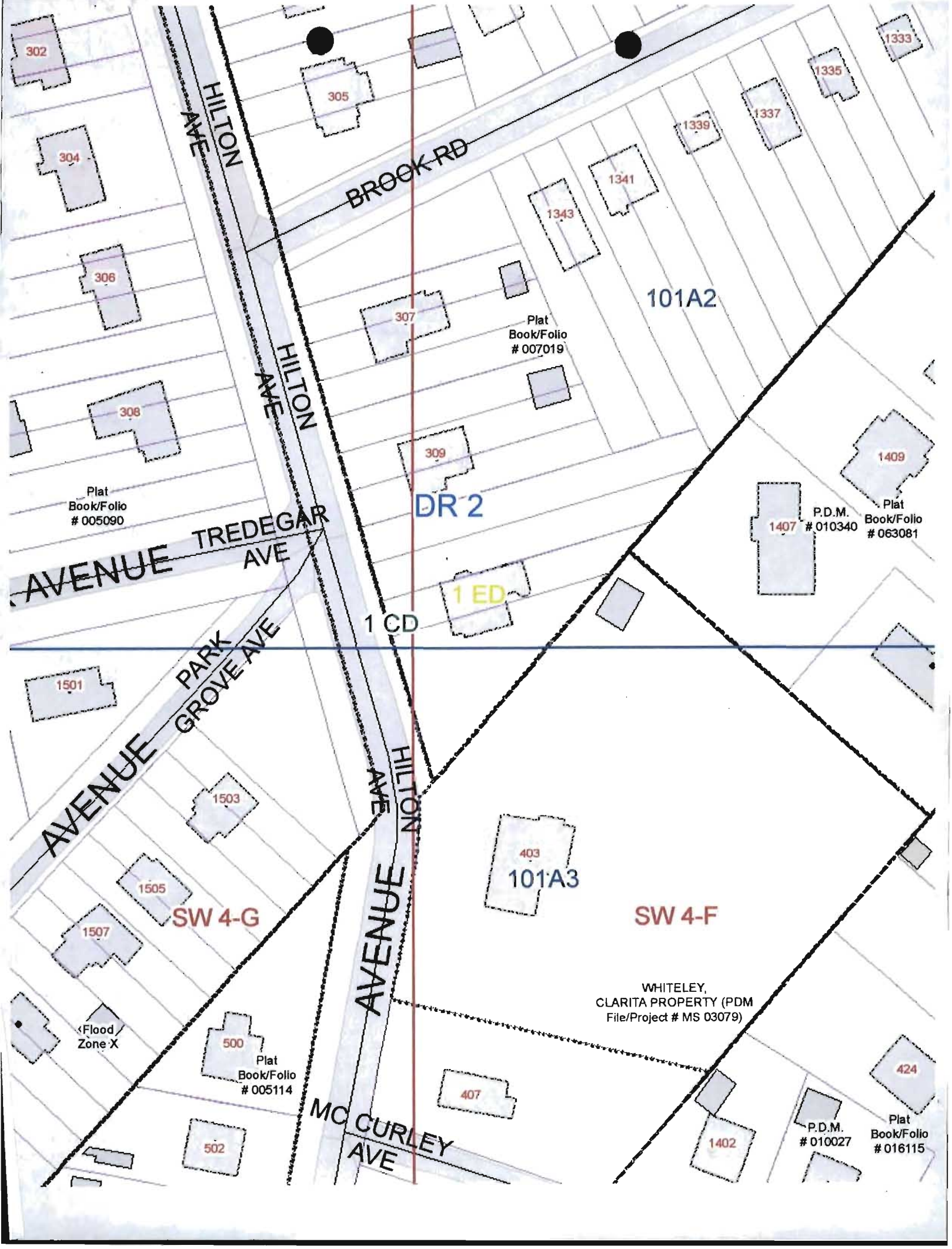
LOCATION INFORMATION			
ELECTION DISTRICT	1		
COUNCILMANIC DISTRICT	1		
1" = 200' SCALE MAP #	101		
ZONING	DR2		
LOT SIZE	.43	18,625	
	ACREAGE	SQUARE FEET	
	PUBLIC	PRIVATE	
SEWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
CHESAPEAKE BAY CRITICAL AREA	<input type="checkbox"/>	YES	NO
100 YEAR FLOOD PLAIN	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HISTORIC PROPERTY/BUILDING	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIOR ZONING HEARING	NONE		

ZONING OFFICE USE ONLY
 REVIEWED BY _____ ITEM # _____ CASE # _____



PREPARED BY Jonathan Zawacki

SCALE OF DRAWING: 1" = 30'



HILTON AVE

BROOK RD

HILTON AVE

101A2

Plat Book/Folio # 007019

Plat Book/Folio # 005090

DR 2

P.D.M. # 010340

Plat Book/Folio # 063081

AVENUE TREDEGAR AVE

1 CD

1 ED

AVENUE PARK GROVE AVE

HILTON AVE

101A3

SW 4-F

SW 4-G

WHITELEY, CLARITA PROPERTY (PDM File/Project # MS 03079)

Flood Zone X

Plat Book/Folio # 005114

MC CURLEY AVE

P.D.M. # 010027

Plat Book/Folio # 016115

502

1402

424

407

1501

1503

1505

1507

305

304

306

308

309

1343

1341

1339

1337

1335

1333

1407

1409

403

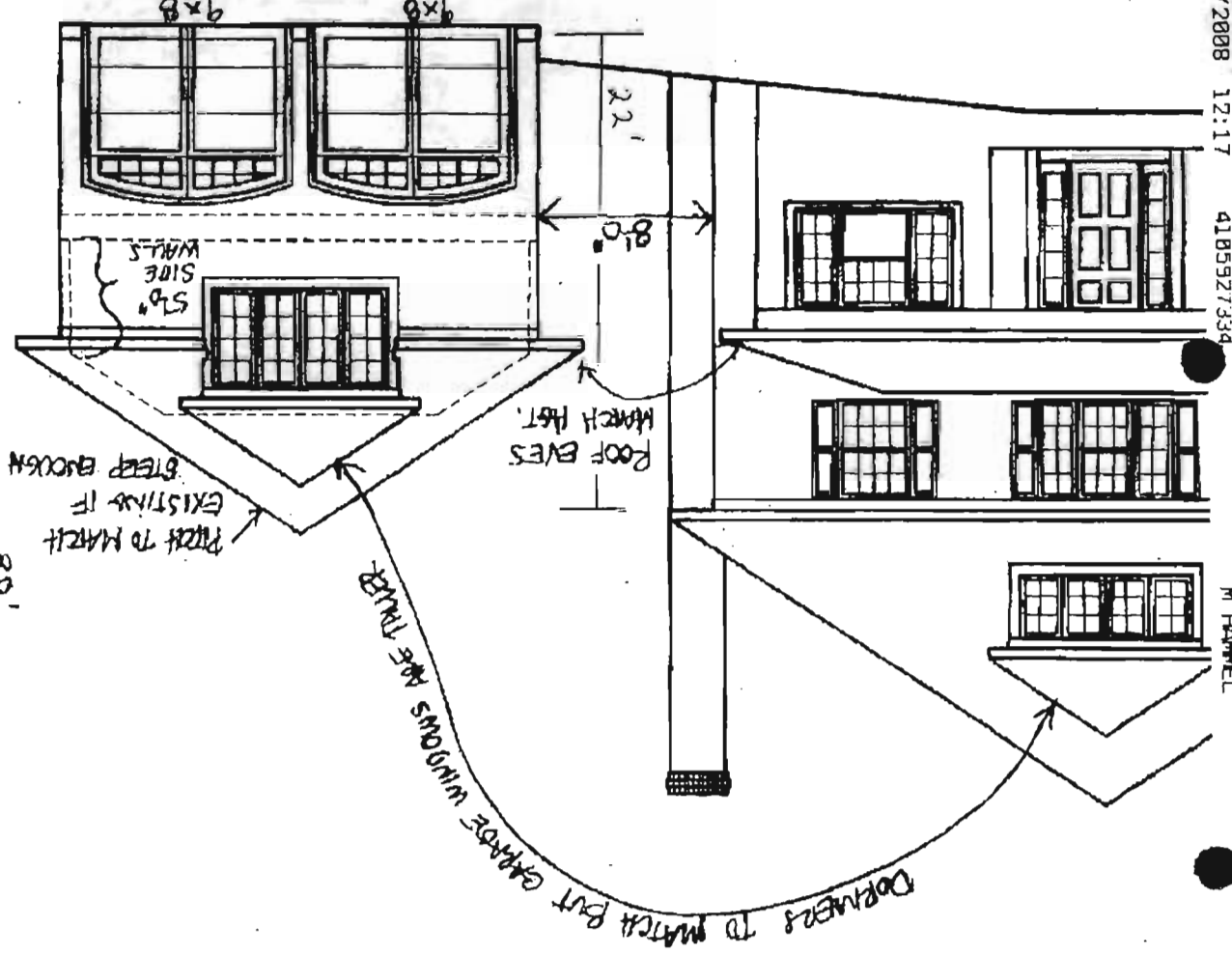
500

407

424



PROPOSED FRONT ELEVATION



PROPOSED FLOOR PLAN

