

IN RE: PETITION FOR VARIANCE
SE/S of Jerome Avenue, 490' +/-
centerline of Carrington Drive
11th Election District
5th Councilmanic District
(11715 Jerome Avenue)

Raymond L. & Thomas J. Waynick
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-448-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Raymond and Thomas Waynick. The Petitioners are requesting a variance for property located at 11715 Jerome Avenue. The variance request is from Sections 1B02.C.1 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side yard setback of 13 ft. and a sum of side yard setbacks of 28 ft. in lieu of the required 15 ft. and 40 ft. respectively. In addition, the Petitioners are requesting a lot area of 10,520 ft. in lieu of the required 20,000 ft. and a lot width of 74.74 ft. in lieu of the required 100 ft. for an undersized lot.

Appearing at the hearing on behalf of the variance requests was Mr. Waynick. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.242 acres of land, more or less, zoned D.R.2. The subject property is unimproved at this time. The Petitioners are requesting approval to construct a single-family residential dwelling on this lot. In order to proceed with the construction of this home, the variance relief is necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioners and their property. McLean v. Soley, 270 Md. 208

ORDER RECEIVED FOR FILING

Date

By

6/12/02
R. J. J. J.

(1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

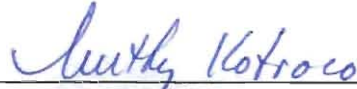
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 12th day of June 2002, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Sections 1B02.C.1 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side yard setback of 13 ft. and a sum of side yard setbacks of 28 ft. in lieu of the required 15 ft. and 40 ft. respectively and to

approve a lot area of 10,520 ft. in lieu of the required 20,000 ft. and a lot width of 74.74 ft. in lieu of the required 100 ft. for an undersized lot, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date 6/12/02

By R. J. Jemison



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 12, 2002

Mr. Raymond L. Waynick
Mr. Thomas J. Waynick
P. O. Box 645
Fallston, Maryland 21047

Re: Petition for Variance
Case No. 02-448-A
Property: 11715 Jerome Avenue

Dear Messrs. Waynick:

Enclosed please find the decision rendered in the above-captioned case. The petition for 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,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11715 JEROME 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) 1802.C.1 & 304 BCZB

To allow a side yard setback of 13' & sum of side yard of 28' in lieu of the required 15' & 40', respectively. To allow a lot area of 10,520 sq ft in lieu of the required 20,000 sq ft. To allow a lot width of 74.74' in lieu of the required 100'. And to approve an undersize lot per section 304 & to approve any other variances deemed necessary by zoning commissioner.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

SEE ATTACHMENT

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):

RAYMOND L. WAYNICK

Name - Type or Print

Signature

THOMAS J. WAYNICK

Name - Type or Print

Signature

P.O. BOX 645

Address

(410) 879-5168

Telephone No.

FALLSTON

City

MD.

State

21047

Zip Code

Representative to be Contacted:

RAYMOND L. WAYNICK

Name

P.O. BOX 645

Address

(410) 879-5168

Telephone

FALLSTON

City

MD.

State

21047

Zip

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JRE

Date

4/1

Case No. 02-448-A

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 6/12/02

By [Signature]

HARDSHIP: WHEN PURCHASED IN 1990 THIS WAS A BUILDABLE LOT. A PERC TEST WAS APPROVED, HOWEVER, I WAITED TO BUILD DUE TO INSTALLATION OF SEWERAGE. I PAID AND BALTIMORE COUNTY INSTALLED SEWER AND WATER CONNECTIONS TO THE LOT. NOW, ZONING NO LONGER CONSIDERS THIS A BUILDABLE LOT. WITHOUT A VARIANCE THIS IS A USELESS LOT. THE COUNTY RECENTLY APPROVED CONSTRUCTION OF HOMES ON JEROME AVE. ON NARROWER LOTS WITH LESS ACREAGE.

PRACTICAL DIFFICULTY: AN APPROVAL TO BUILD WITHOUT A SIDE YARD SETBACK VARIANCE WILL RESULT IN A NARROW BUILDING ENVELOPE. THIS WOULD MAKE IT IMPOSSIBLE TO CONSTRUCT A SIMILAR STYLE HOUSE TO THOSE RECENTLY CONSTRUCTED ON JEROME AVE. AND CARRINGTON DRIVE. A 13.74' SIDE YARD SETBACK WITH A TOTAL SIDE YARD SETBACK OF 28.74'. THE 13.74' SETBACK IS EQUAL TO OR GREATER THAN THE NEWLY CONSTRUCTED HOMES IN JEROME AVE. THE REDUCED SETBACK IS ADJACENT TO THE REAR YARD OF LOT "3A", IT WILL NOT IMPACT ANY ADJACENT HOMES.

ZONING DESCRIPTION FOR 11715 JEROME AVE.

BEGINNING AT A POINT ON THE SOUTHEAST SIDE OF
JEROME AVE WHICH IS 50' WIDE AT THE DISTANCE
OF 490'± SOUTH EAST OF THE CENTERLINE OF
CARRINGTON DRIVE WHICH IS 80' WIDE. BEING LOT #2,
BLOCK F IN THE SUBDIVISION OF DARRYL GARDENS
PLAT NO. 2 AS RECORDED IN THE BALTIMORE COUNTY
PLAT BOOK #13, FOLIO #150 CONTAINING 0.242 ACRES.
ALSO KNOWN AS 11715 JEROME AVE. AND LOCATED
IN THE 11th ELECTION DISTRICT, 5th COUNCILMANIC
DISTRICT,

#448

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **12713**

DATE 4-15-02 ACCOUNT 001-006-6150
AMOUNT \$ 50.00

RECEIVED FROM: Raymond Wainick
11715 Jerome Ave ITEM # 445
FOR: Undersized Lot & Variance TAKEN BY: JRF

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
4/15/2002 4/15/2002 09:45:06
REG MS02 WALKIN JENA JEE DRAWER 2
>> RECEIPT # 197448 4/15/2002 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 012713
Recpt Tot \$.00
50.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-448-A

11715 Jerome Avenue

SE/S of Jerome Avenue, 490' +/- of centerline of

Carrington Drive

11th Election District - 5th Councilmanic District

Legal Owner(s): Raymond L. Waynick

Variance: to allow a side yard setback of 13 feet and sum of side yard of 28 feet in lieu of the required 15 feet and 40 feet, respectively; to allow a lot area of 10,520 square feet in lieu of the required 20,000 square feet; to allow a lot width of 74.74 feet in lieu of the required 100 feet and to approve an undersized lot and any other relief necessary.

Hearing: Wednesday, June 5, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 5/746 May 21

C539978

CERTIFICATE OF PUBLICATION

5/23, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/21, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

RECEIVED

MAY 24 2002

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

**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: 02 - 448 - A

Petitioner: RAYMOND L. WAYNICK

Address or Location: 11715 JEROME AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: RAYMOND L. WAYNICK

Address: P.O. BOX 645

FALLSTON, MD. 21047

Telephone Number: 410 879-5168

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 21, 2002 Issue – Jeffersonian

Please forward billing to:
Raymond L Waynick
P O Box 645
Fallston MD 21047

410 879-5168

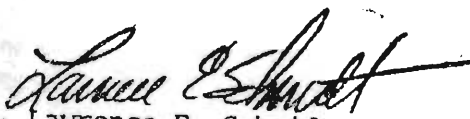
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The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-448-A
11715 Jerome Avenue
SE/S of Jerome Avenue, 490' +/- of centerline of Carrington Drive
11th Election District – 5th Councilmanic District
Legal Owner: Raymond L Waynick

Variance to allow a side yard setback of 13 feet and sum of side yard of 28 feet in lieu of the required 15 feet and 40 feet, respectively; to allow a lot area of 10,520 square feet in lieu of the required 20,000 square feet; to allow a lot width of 74.74 feet in lieu of the required 100 feet and to approve an undersized lot and any other relief necessary.

HEARING: Wednesday, June 5, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G D Z
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

May 8, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-448-A

11715 Jerome Avenue

SE/S of Jerome Avenue, 490' +/- of centerline of Carrington Drive

11th Election District – 5th Councilmanic District

Legal Owner: Raymond L Waynick

Variance to allow a side yard setback of 13 feet and sum of side yard of 28 feet in lieu of the required 15 feet and 40 feet, respectively; to allow a lot area of 10,520 square feet in lieu of the required 20,000 square feet; to allow a lot width of 74.74 feet in lieu of the required 100 feet and to approve an undersized lot and any other relief necessary.

HEARING: Wednesday, June 5, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon G.D.Z.
Director

C: Raymond L & Thomas J Waynick, P O Box 645, Fallston 21047

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 21, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 31, 2002

Raymond L. Waynick
Thomas J. Waynick
P.O. Box 645
Fallston, MD 21047

Dear Sirs:.

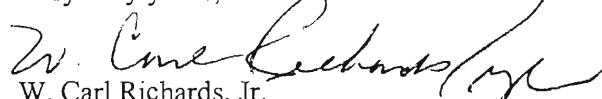
RE: Case Number: 02-448-A, 11715 Jerome Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 15, 2002

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:
Enclosures

c: People's Counsel

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

April 26, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 29, 2002

Item No.: See Below

Dear Mr. Zahner:

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,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

443-451, 453, 458 + 459

448

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

cc: File
{PRIVATE}

Come visit the County's Website at www.co.ba.md.us



Sign
b/s

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: May 29, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
for April 29, 2002
Item No. 443, 444, 446, 447, 448, 449, 450, 451, 452, 453,
458 and 459

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

RWB:CEN
Cc: file

See
u/s

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *ROS/TGT*

DATE: June 5, 2002



Zoning Petitions

Zoning Advisory Committee Meeting of April 29, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

445-448, 450, 451, 459

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. 02-448-A

FROM: Arnold Jablon, Director
Department of Permits & Development Management

Residential Processing Fee Paid
(\$50.00)

Accepted by JRF
Date 4-15-02

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

RAYMOND L. WAYNICK P.O. BOX 645 FALLSTON, MD-21047 (410) 879-5168
Print Name of Applicant Address Telephone Number

11715 JEROME AVE. Election District 11 Councilmanic District 5 Square Feet 10520
Lot Address

Lot Location: N E S W/side/corner of JEROME AVE. feet from N E S W corner of _____
(street) (street)

Land Owner: RAYMOND L. WAYNICK and THOMAS J. WAYNICK Tax Account Number 22-00-003329

Address: P.O. BOX 645 FALLSTON, MD. 21047 Telephone Number (410) 879-5168

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

- | | YES | NO |
|---|-------------------------------------|--------------------------|
| 1. This Recommendation Form (3 copies) | ☒ | ☐ |
| 2. Permit Application | <u>PENDING U.S.L. #122</u> | ☐ |
| 3. Site Plan
Property (3 copies) | ☒ | ☐ |
| 4. Building Elevation Drawings | ☒ | ☐ |
| 5. Photographs (please label all photos clearly)
Adjoining Buildings | ☒ | ☐ |
| Surrounding Neighborhood | ☒ | ☐ |
| 6. Current Zoning Classification: <u>DR-2</u> | | |

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

- ☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by: _____
for the Director, Office of Planning and Community Conservation

Date: _____

Revised 2/05/02

**SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A
BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2**



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.26.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 448 JRF

Dear Mr. Zahner:

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,

12

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

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

As
6/5

RE: PETITION FOR VARIANCE
11715 Jerome Avenue, SE/S Jerome Ave,
490' +/- from c/l Carrington Dr
11th Election District, 5th Councilmanic

Legal Owner: Raymond L. Waynick and
Thomas J. Waynick
Petitioner(s)

* BEFORE THE MAY 8 2002
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-448-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of May, 2002 a copy of the foregoing Entry of Appearance was mailed to Legal Owners Raymond L. Waynick and Thomas J. Waynick, P.O. Box 645, Fallston, MD 21047, Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 02-448-A

Date Completed/Initials

4-29-02

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

5-7-02

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

5-8-02

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

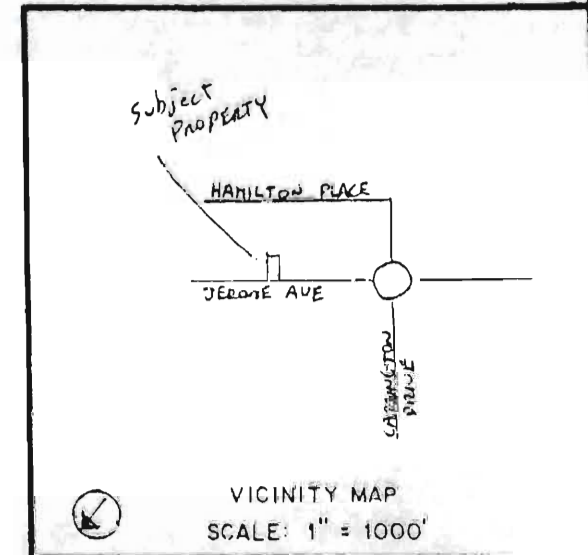
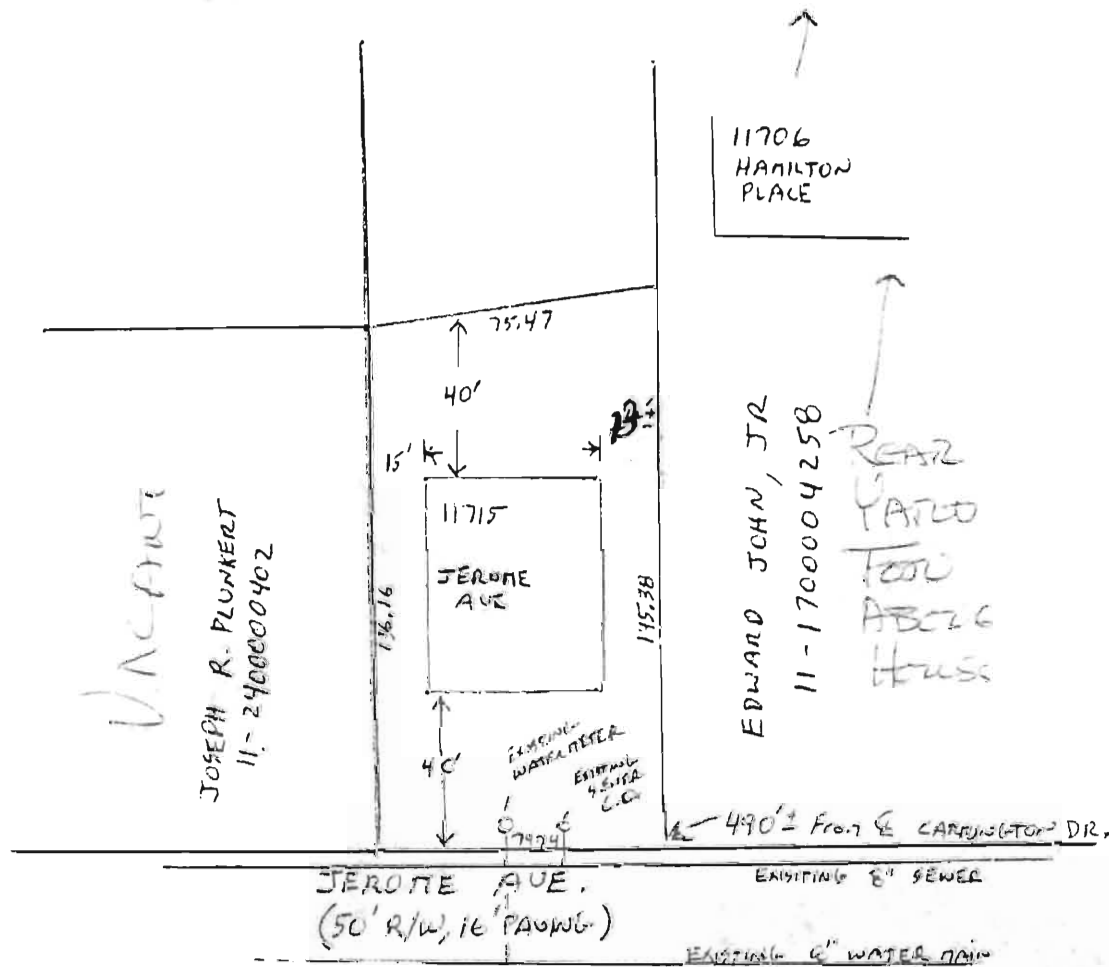
PROPERTY ADDRESS 11715 JEROME AVE.

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

SUBDIVISION NAME DARRYL GARDENS

PLAT BOOK # 13 FOLIO # 150 LOT # 2 SECTION # E

OWNER RAYMOND L. WAYNICK



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # N.E. 10-K

ZONING DR-2

LOT SIZE 0.242 ACREAGE 10520 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

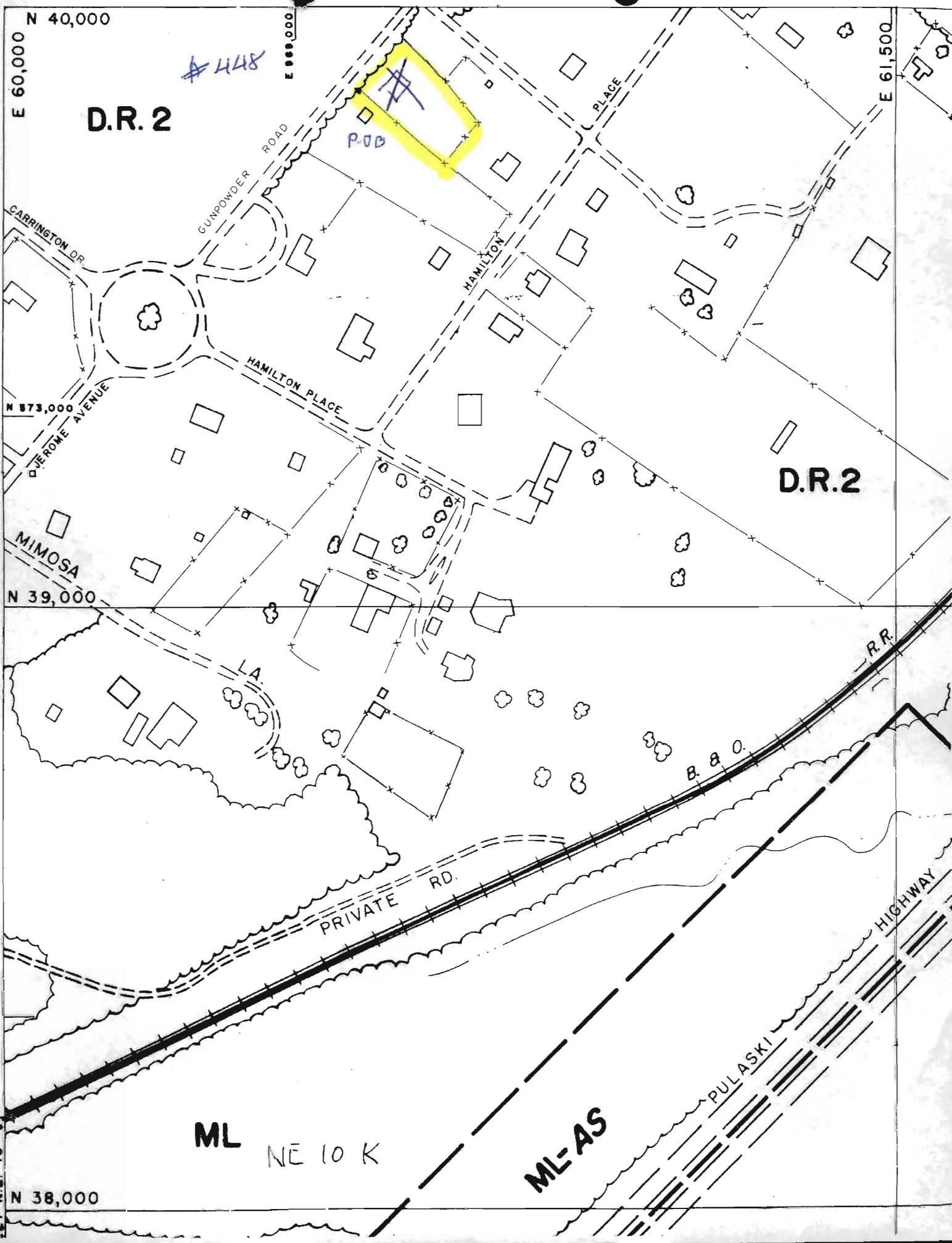
	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING	<u>NONE</u>	

ZONING OFFICE USE ONLY

REVIEWED BY JRF ITEM # 448 CASE #

PREPARED BY R.L.W.

SCALE OF DRAWING: 1" = 50'



D.R. 2

D.R. 2

ML

ML-AS

NE 10 K

KEY N.E. 10-J