

3 OLD HARFORD Rd.

NY MARINO

~~NY~~

UP-2012-0002 BR

8:12

for

CG filed

9.10.12

KRISTEN:

SEE ME PLEASE, ~~FOR~~

~~FOR THE~~ Joe.

→ called ATTY MARINO. Advised Per for Spth. Resa'g.

will SEND LETTER.

LETTER SENT 10/12/12. ~~for~~

Scan

3 OLD HARFORD Rd.

NY MARINO

~~NY~~

UP-2012-0002 BR

~~8.8.12~~

for

2G filed

9.10.12

Kristen:

SEE ME PLEASE, ~~with~~

~~for the~~ Joe.

→ called ATTY MARINO, advised Per for Spth. Res. P.

will send LETTER,

LETTER sent 10/12/12, ~~for~~

Scan

**APPLICATION FOR A USE PERMIT  
FOR BOARDING/ROOMING HOUSE IN A D.R. ZONE  
(SINGLE FAMILY DETACHED DWELLINGS ONLY)  
TO BE FILED WITH THE OFFICE OF PERMITS, APPROVALS AND INSPECTIONS**

APPLICATION TO THE OFFICE OF ADMINISTRATIVE LAW

I, or we, Anthony Marinaro, Sarah Marinaro owner(s) of the property in Baltimore County and which is described in the description and plat attached hereto and made part hereof, hereby petition for a use permit under Subsection 408B of the Baltimore County Zoning Regulations (BCZR), to determine whether or not the Office of Administrative Law should issue a use permit. Said use permit is necessitated to permit the use of Boarding/Rooming house pursuant to the regulations of Subsection 408B. (BCZR)

I, or we, agree to have the property posted in accordance with Section 108B.A.2.a (BCZR) and pay expenses of processing upon filing of this request, additional public hearing fees and reposting if I decide to proceed after a Protestants public hearing request and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Anthony Marinaro, Sarah Marinaro  
Owner (type or print name)  
Anthony Marinaro, Sarah Marinaro  
Owner(s) Signature(s)

8/6/2012  
Date  
7613 Old Hartford Rd 21234  
Address (print or type) Zip  
Phone No.: Work 443.255.7091  
Home 443.255.7091  
Email me1054@yahoo.com

**APPLICATION INFORMATION BY SECTION: (READ AND CLEARLY COMPLY WITH EACH BCZR SECTIONS REQUIREMENTS)**

- 408B.A.1.b..... Scale Site plan required for zoning information & GIS zoning map copy
- 408b.B..... Only single family detached houses
- 408B.A.1.a..... Maximum numbers of tenants
- 409.6.A.1..... Will owner reside on property?
- 408B.D + 408B.A.1.c..... Parking 1/bed & 2 (owners/resident) in side & rear yard only
- 408B.A.1.d..... Floor plans indicating bedrooms & bathrooms

**POSSIBLE PUBLIC HEARING REQUEST**

I, or we, Ruth Baisden, Greater Parkville Com Council request that the proposed use permit be the subject of a public hearing as provided for in Section 408B.A.2.d of the zoning regulations. I also agree to pay the current established processing fee for this public hearing request.

Ruth Baisden, President  
Protestant's (type or print name)  
Ruth Baisden  
Protestant's Signature

9/10/12  
Date  
7706 Oak Ave 21234  
Address (print or type) Zip

REC'D BY JCM  
ON 9/10/12

Carl Johnson  
Administrative Law Judge

Phone No.: Work \_\_\_\_\_  
Home 410 668 2580  
Email \_\_\_\_\_

**USE PERMIT**

Pursuant to the posting of the property, in accordance with Section 408B.A.2.c2q (BCZR), and in the absence of a formal public hearing request, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that the herein described USE PERMIT FOR A BOARDING/ROOMING HOUSE is in keeping with the spirit and intent of the Baltimore County Zoning Regulations and the use WILL NOT be detrimental to the health, safety, and general welfare of the surrounding community, subject to the following conditions precedent, if any, as determined appropriate by the Office of Administrative Law and in accordance with the site plan dated \_\_\_\_\_, application, and description filed by the petitioner, is hereby \_\_\_\_\_ (subject to strict compliance with all of the provisions of the BCZR and any of the following site specific restrictions, which are conditions precedent to the granting of the use permit).

Administrative Law Judge of Baltimore County

By: \_\_\_\_\_

**BALTIMORE COUNTY DEPARTMENT OF PERMITS,  
APPROVALS AND INSPECTIONS**

111 West Chesapeake Avenue  
Towson, Maryland 21204

**SCHEDULED DATES AND CERTIFICATE OF FILING AND POSTING  
FOR A USE PERMIT FOR A BOARDING/ROOMING HOUSE  
(SINGLE FAMILY DETACHED SWELLINGS ONLY)**

The application for your proposed use permit has been reviewed and is accepted for filing by

J. MERDEY On 8.8.12  
Planner's Name (printed) Date ("A")

A sign indicating the proposed use permit must be posted on the property for fifteen (15) days before a decision can be rendered. The processing fee for the use permit is \$60.00. You must use one of the sign posters on the approved list and you are responsible for all printing/posting costs. The zoning notice must be visible on the property on or before the posting date noted. It must remain there through the closing date.

In the absence of a formal demand for a public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public hearing (for which additional fees are required).

\*SUGGESTED POSTING DATE 8.23.12 "B" (within 15 days of "A")  
DATE POSTED \_\_\_\_\_  
HEARING REQUESTED -- YES \_\_\_ NO \_\_\_ (date)  
CLOSING DATE (Last day for hearing demand) 9.15.12 "C" ("B" + 15 days)  
\* Usually Within 15 Days of Filing

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**CERTIFICATION OF POSTING -- BOARDING/ROOMING HOUSE** BRH # \_\_\_\_\_

Location of Property: \_\_\_\_\_

District: \_\_\_\_\_

Posted By: \_\_\_\_\_ Date: \_\_\_\_\_

BRH # \_\_\_\_\_

Accepting Planner -- Print Name \_\_\_\_\_

# WEBB & WOLF

ATTORNEYS AT LAW

304 W. PENNSYLVANIA AVENUE

SUITE 200

TOWSON, MARYLAND 21204

Telephone (410) 321-1896

Fax No. (410) 296-3054

E. JACOB WOLF

THOMAS E. WEBB, *Retired*

ERIC J. BLITZ, *Of Counsel*

JACQUELYN LEHECKA, *Law Clerk*

*writer's email: jacob@wbattorneys.com*

**IN RE:** APPLICATION FOR A USE PERMIT FOR  
BOARDING/ROOMING HOUSE IN A D.R. ZONE  
7613 OLD HARFORD ROAD, PARKVILLE, MARYLAND 21234

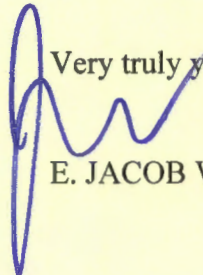
**DATE:** August 9, 2012

## APPLICATION FOR USE PERMIT

Anthony and Sarah Marinaro, represented by the undersigned counsel, E. Jacob Wolf, file this Application pursuant to Baltimore County Zoning Regulation Section 408B with the following information:

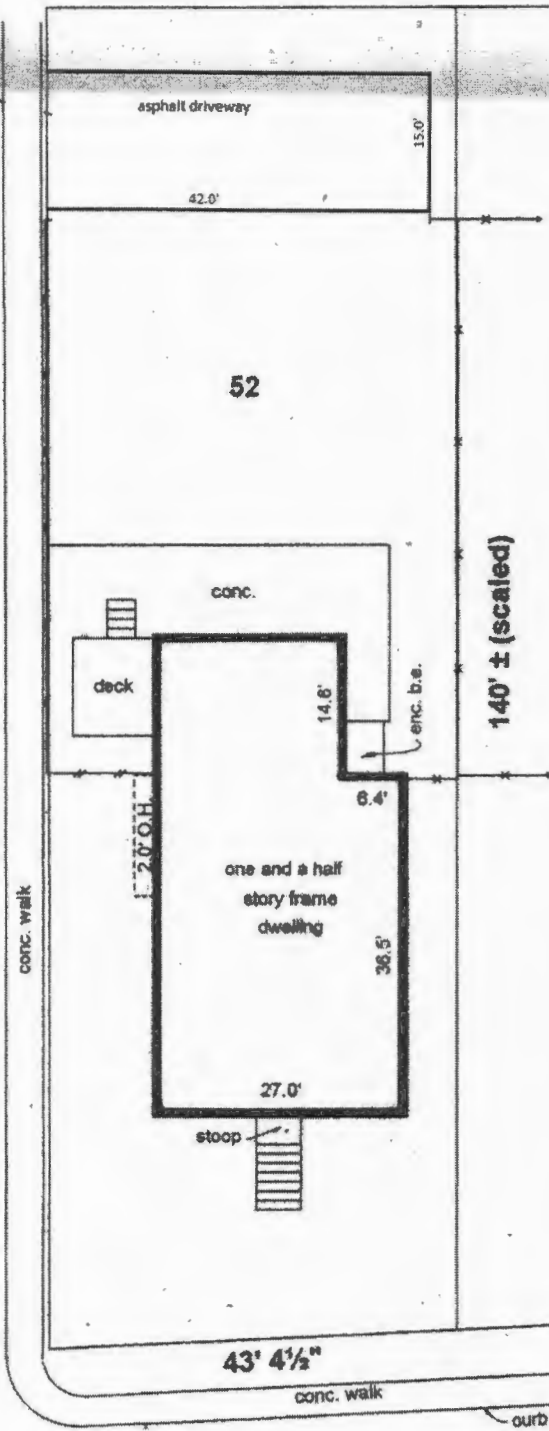
1. That the maximum number of tenants expected to live on the property is three (3) tenants;
2. That a site plan indicating the location and type of structure in the proximity dwelling on the adjacent blocks is attached hereto as Exhibit A;
3. That the location of the required off-street parking spaces is not applicable because there are no required off-street parking spaces, and in further explanation the Petitioner states that there are sufficient parking spaces on the property, i.e., a driveway for six (6) vehicles exists on the property;
4. That a floor plan indicating the number of bedrooms and bathrooms is attached hereto as Exhibit B.
5. That the owners will not reside on the property.

The Petitioners respectfully request of the Department of Permits, Approvals, and Inspections, that the Director issue a use permit for a boarding or rooming house for the above captioned property.

Very truly yours,  
E. JACOB WOLF

# Linganore Avenue

142' ± (scaled)



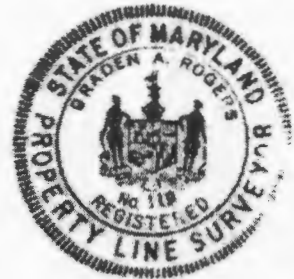
140' ± (scaled)

53

43' 4 1/2"

THIS PROPERTY LIES IN FLOOD ZONE C, AN AREA OF MINIMAL FLOODING, AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM

## Old Harford Road



Certification: This is to certify that the improvements indicated hereon are located as shown.

*Braden A. Rogers*  
 GRADEN A. ROGERS - Prof. L.S. MD. Lic. No. 119

LIBER \_\_\_\_\_ FOLI \_\_\_\_\_

LOT 52 BLOCK \_\_\_\_\_ SECT. \_\_\_\_\_ PLAT \_\_\_\_\_

PLAT ENTITLED LINGANORE

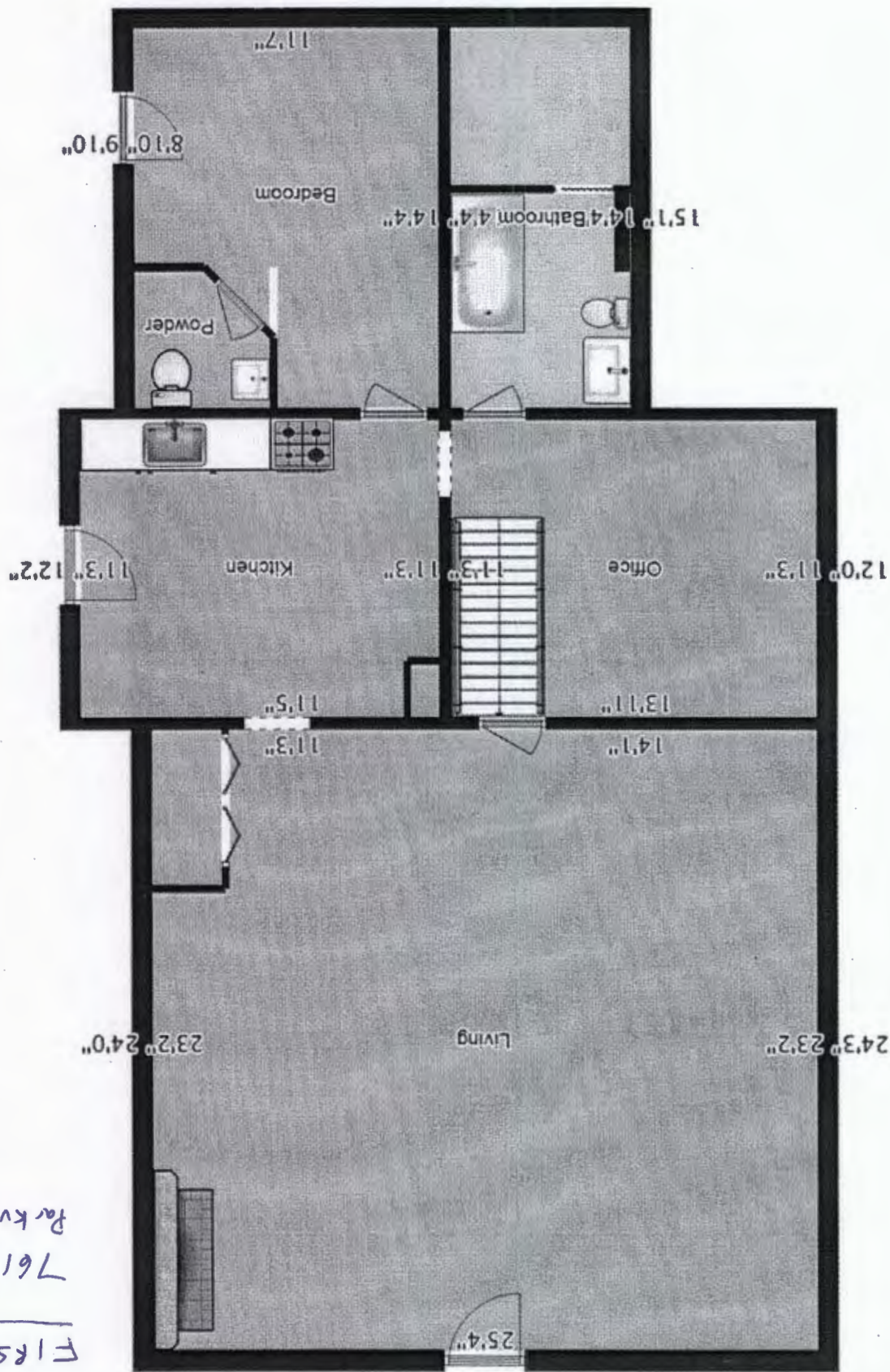
RECORDED IN BALTIMORE CO. MD.

PLAT BOOK 7 FOLI 28

7613 OLD HARFORD ROAD

SCALE 1"=20' CASE NO. 2004-9008

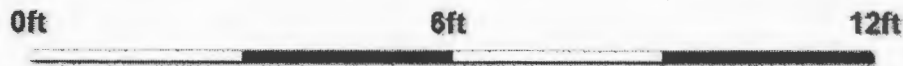
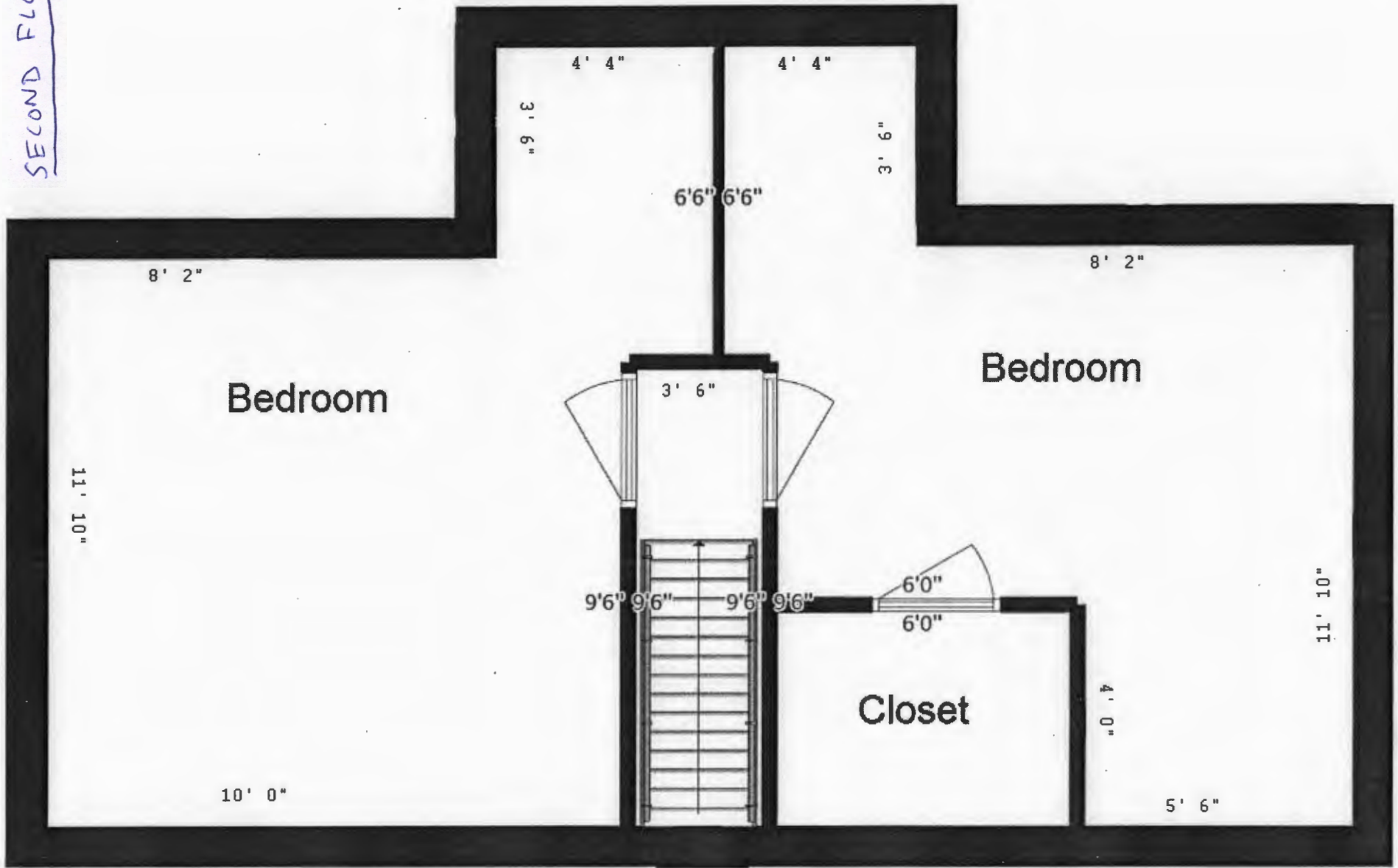
DATE, 11-29-2004 JOB NO. H&S2004134



7613 Old Harford  
 Parkville, MD 21234  
 FIRST FLOOR



SECOND FLOOR





# CERTIFICATE OF POSTING

Use Permit-Boarding/Rooming House  
RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

**Anthony & Sara Marinaro**

**September 15, 2012**  
Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Kristen Lewis:

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: \_\_\_\_\_

**7613 Old Harford Rd**

**August 23, 2012**

The sign(s) were posted on \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

  
\_\_\_\_\_  
(Signature of Sign Poster)      August 23, 2012  
\_\_\_\_\_  
(Date)

**SSG Robert Black**

\_\_\_\_\_  
(Print Name)

**1508 Leslie Road**

\_\_\_\_\_  
(Address)

**Dundalk, Maryland 21222**

\_\_\_\_\_  
(City, State, Zip Code)

**(410) 282-7940**

\_\_\_\_\_  
(Telephone Number)



KEVIN KAMENETZ  
County Executive

ARNOLD JABLON  
Deputy Administrative Officer  
Director, Department of Permits,  
Approvals & Inspections

October 12, 2012

E. Jacob Wolf  
Webb and Wolf  
304 W. Pennsylvania Avenue  
Suite 200  
Towson, Maryland 21204

Dear Mr. Wolf:

RE: Notice of Timely Request for Hearing, Boarding House Application, 7613 Old Harford Road, 9th Election District

Please be advised that this Office has received a timely "Request for Hearing" on your client's request for a Boarding and Rooming House at the above referenced address. This will required your client to file a Petition for Special Hearing to have this matter set in for a public hearing before an Administrative Law Judge for Baltimore County. The petition forms and information booklet for this filing can be found on the County's website at [www.baltimorecountymd.gov](http://www.baltimorecountymd.gov). In the search box type, "Petition for Special Hearing".

**THE FOREGOING IS MERELY AN INFORMAL OPINION. IT IS NOT AN EXPERT OR LEGAL OPINION. IT IS NOT INTENDED TO BE RELIED ON AS EXPERT OR LEGAL ADVICE, AND IS NOT LEGALLY OR FACTUALLY BINDING ON BALTIMORE COUNTY OR ANY OF ITS OFFICIALS, AGENTS, OR EMPLOYEES. BALTIMORE COUNTY EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE INFORMATION PROVIDED IN THIS DOCUMENT, OR ANY INTERPRETATION THEREOF.**

Sincerely,

A handwritten signature in black ink, appearing to read "JCM", written over a circular stamp.

Joseph C. Merrey  
Planner II  
Zoning Review  
410-887-3391

CC: Anthony and Sarah Marinaro  
Ruth Baisden, President, Parkville Community Council

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET AND FINANCE**  
**MISCELLANEOUS CASH RECEIPT**

No. 88995  
 Date: 9/10/12

PAID RECEIPT  
 BUSINESS CENTER  
 12/2012  
 RECEIPT # 295524  
 5.520  
 BALTIMORE COUNTY, MARYLAND

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	906	0000		6150				60.00

Total: 60.00

Rec From: GREATER PARKVILLE COMM. COUNCIL  
 For: REQUEST FOR PUBLIC HEAR.

**CASHIER'S  
 VALIDATION**

**DISTRIBUTION**  
 WHITE - CASHIER    PINK - AGENCY    YELLOW - CUSTOMER    GOLD - ACCOUNTING  
 PLEASE PRESS HARD!!!!

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET AND FINANCE**  
**MISCELLANEOUS CASH RECEIPT**

No. **87125**

Date: **8.8.12**

**PAID RECEIPT**

BUSINESS ACTUAL TIME  
 8/10/2012 8/09/2012 15:07:52  
 REG MSD6 WALKIN TTAY TST  
 >>> RECEIPT # 673065 8/09/2012 OFI  
 Dept: 5 528 ZONING VERIFICATION  
 CR NO. 087125  
 Receipt Tot \$60.00  
 \$60.00 CK \$0.00 CA  
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					60.00

Total: 60.00

Rec From: E. JACOB WOLF

For: BOG. HOUSE APPLICATION

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**DISTRIBUTION**  
 WHITE - CASHIER    PINK - AGENCY    YELLOW - CUSTOMER    GOLD - ACCOUNTING  
 PLEASE PRESS HARD!!!!

**CASHIER'S VALIDATION**