

MEMORANDUM

DATE: November 25, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0394-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on November 21, 2019. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE *
(Hazelwood Avenue) *

14th Election District *
6th Council District *

Jason & Tania Weiner, *Legal Owners* *
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2019-0394-SPHA

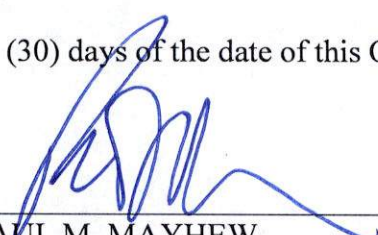
* * * * *

OPINION AND ORDER DENYING MOTION FOR RECONSIDERATION

This matter comes before the Office of Administrative Hearings (“OAH”) on a Motion for Reconsideration of the Order dated October 10, 2019 dismissing the case without prejudice. The motion was made via an e-mail from Petitioner, Jason Weiner, dated October 15, 2019. While I understand that the Petitioner does not want to have to go through the process of republishing and reposting I cannot grant them a waiver from this process because the public is entitled to be informed of the next hearing date.

THEREFORE, IT IS ORDERED this 22nd day of **October, 2019**, by this Administrative Law Judge, that the Motion for Reconsideration be and is hereby DENIED.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:sln

ORDER RECEIVED FOR FILING

Date 10/22/19
By sen

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE
(Hazelwood Avenue) *

14th Election District *
6th Council District *

Jason & Tania Weiner, *Legal Owners*
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2019-0394-SPHA

* * * * *

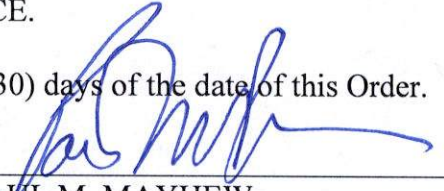
OPINION AND ORDER

Petitioners Jason & Tania Weiner filed the above petition for Special Hearing and Variance. The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") to approve and/or confirm that a lot merger has not occurred with the adjacent parcel at 6401 Hazelwood Avenue. In addition, a Petition for Variance was filed pursuant to BCZR Section 1B02.3.C.1 to permit a lot width of 50 feet in lieu of permitted 55 feet minimum lot width. Petitioners did not attend the public hearing scheduled for October 10, 2019 at 11:00 a.m. As such this case will be dismissed.

THEREFORE, IT IS ORDERED this 10th day of **October, 2019** by this Administrative Law Judge, that the Petition for Special Hearing filed in the above captioned matter, be and is hereby DISMISSED WITHOUT PREJUDICE.

IT IS FURTHER ORDERED that the Petition for Variance filed in the above captioned matter, be and is hereby DISMISSED WITHOUT PREJUDICE.

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


PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:slm

ORDER RECEIVED FOR FILING

Date

10/10/19

By

Sen



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address HAZELWOOD AVE 21237 which is presently zoned DR 5.5
 Deed References: 41521/370 10 Digit Tax Account # 1406000051
 Property Owner(s) Printed Name(s) JASON WEINER TRUSTEE TANIA WEINER

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve and/or confirm that a lot merger has not occurred with the adjacent parcel at 6401 HAZELWOOD AVE
2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a Variance from Section(s) 1302.3.C.1 to permit a lot width of 50' Feet in lieu of Permitted 55' Minimum Lot width.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Tania Weiner / Jason Weiner
 Name #1 - Type or Print Name #2 - Type or Print
Tania Weiner / Jason Weiner
 Signature #1 Signature #2
1529 Light St. #A Baltimore MD
 Mailing Address City State
21230 4439380203 jasonweiner1@gmail.com
 Zip Code Telephone # Email Address

Representative to be contacted:

BEN GRAY
 Name - Type or Print
[Signature]
 Signature
5409 EAST DR ARLINGTON MD
 Mailing Address City State
21227 410-247-7486 JCHLSEVER@VERIZON.NET
 Zip Code Telephone # Email Address

CASE NUMBER 2019-0394-SPHA Filing Date 7/11/19 Do Not Schedule Dates: _____ Reviewer RJ

JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DRIVE BALTO. MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507
JULY 10, 2019,

ZONING DESCRIPTION
#6403 HAZELWOOD AVENUE
PARCEL NO. 2 DEED REF. 41521/370
TAX MAP 89 GRID 5 PARCEL 303

BEGINNING FOR THE SAME AT A POINT IN THE CENTERLINE OF HAZELWOOD AVENUE (30' WIDE) SOUTHEASTERLY 106 FEET MORE OR LESS FROM THE CENTERLINE OF WILLIAM ROAD, THENCE LEAVING THE CENTERLINE OF HAZELWOOD AVENUE AND RUNNING SOUTHWESTERLY 170 FEET, THENCE SOUTHEASTERLY 50 FEET, THENCE NORTHEASTERLY 170 FEET TO THE CENTERLINE OF HAZELWOOD AVENUE, THENCE RUNNING WITH THE CENTERLINE OF HAZELWOOD AVENUE NORTHWESTERLY 50' TO THE PLACE OF BEGINNING CONTAINING 8,500 SQUARE FEET OF LAND MORE OR LESS.

BEING PARCEL NO. 2 AS DESCRIBED IN A DEED DATED MAY 23, 2019 BY AND BETWEEN RANDY C. YOUNG AND LESLIE A. YOUNG PARTIES OF THE FIRST PART AND JASON WEINER, TRUSTEE OF THE JASON WEINER AND TANIA WEINER REVOCABLE LIVING TRUST, PARTY OF THE SECOND PART, AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY MARYLAND IN DEED LIBER 41521 FOLIO 370.



2019-0394-SPHA

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/20/2019

Case Number: 2019-0394-SPHA

Petitioner / Developer: MR. & MRS. WEINER ~ BEN GARY

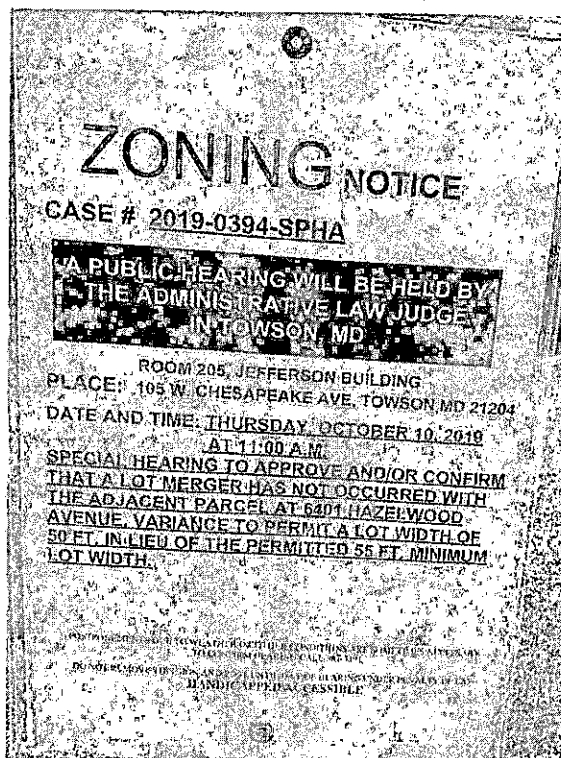
Date of Hearing: OCTOBER 10, 2019

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

HAZELWOOD AVENUE (ON-SITE)

S/s Hazelwood Avenue, east of intersection of Hazelwood and Willann Road

The sign(s) were posted on: SEPTEMBER 20, 2019



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

9/20/2019

Order #: 11789627
Case #: 2019-0394-SPHA
Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2019-0394-SPHA



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2019-0394-SPHA

Hazelwood Avenue

S/s Hazelwood Avenue, east of intersection of Hazelwood and Willann Road

14th Election District - 6th Councilmanic District

Legal Owners: Tania & Jason Weiner

Special Hearing to approve and/or confirm that a lot merger has not occurred with the adjacent parcel at 6401 Hazelwood Avenue. Variance to permit a lot width of 50 ft. in lieu of the permitted 55 ft. minimum lot width.

Hearing: Thursday, October 10, 2019 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

s20

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Tuesday, October 8, 2019 12:00 AM
To: Administrative Hearings
Subject: Certifications Case # 2019-0391-A ~ 2019-0366-SPH ~ 2019-0394-SPHA
Attachments: Kenilworth Drive Cert..jpeg; Kenilworth Dr. Photos.docx; Jerusalem Rd. Cert..jpeg; Jerusalem Rd. Photos.docx; Hazelwood Ave. Cert..jpeg; Hazelwood Ave. Photos.docx

CAUTION: This message from luckylinda1954@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi Debbie,

I am attaching Certification copies of the 2nd Certifications for your records of Case # 2019-0391-A @ 800 Kenilworth Drive, Case # 2019-0366-SPH @ 12443 Jerusalem Road & Case # 2019-0394-SPHA @ Hazelwood Avenue (On-Site).
Thank you,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com



RECEIVED
OFFICE OF
ADMINISTRATIVE HEARINGS

SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 10/7/2019

Case Number: 2019-0394-SPHA

Petitioner / Developer: MR. & MRS. WEINER ~ BEN GARY

Date of Hearing: OCTOBER 10, 2019

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

HAZELWOOD AVENUE (ON-SITE)

S/s Hazelwood Avenue, east of intersection of Hazelwood and Willann Road

The sign(s) were posted on: **SEPTEMBER 20, 2019**

The sign(s) were re-photographed on: **OCTOBER 7, 2019**

ZONING NOTICE

CASE # 2019-0394-SPHA

**A PUBLIC HEARING WILL BE HELD BY
THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD**

ROOM 205, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE. TOWSON, MD 21204

DATE AND TIME: THURSDAY, OCTOBER 10, 2019
AT 11:00 A.M.

**SPECIAL HEARING TO APPROVE AND/OR CONFIRM
THAT A LOT MERGER HAS NOT OCCURRED WITH
THE ADJACENT PARCEL AT 6401 HAZELWOOD
AVENUE. VARIANCE TO PERMIT A LOT WIDTH OF
50 FT. IN LIEU OF THE PERMITTED 55 FT. MINIMUM
LOT WIDTH.**

POSTERMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
WHO DISSEMINATES THIS NOTICE SHALL BE RESPONSIBLE FOR THE POSTING.
DO NOT REMOVE THIS SIGN UNTIL THE DAY BEFORE THE HEARING. CALL 410-666-5366
HANDICAPPED ACCESSIBLE

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

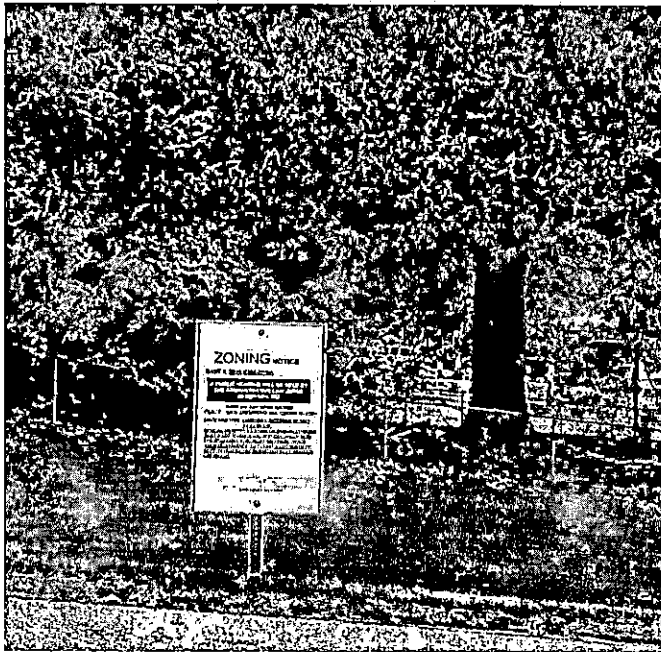
523 Penny Lane
(Street Address of Sign Poster)

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

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

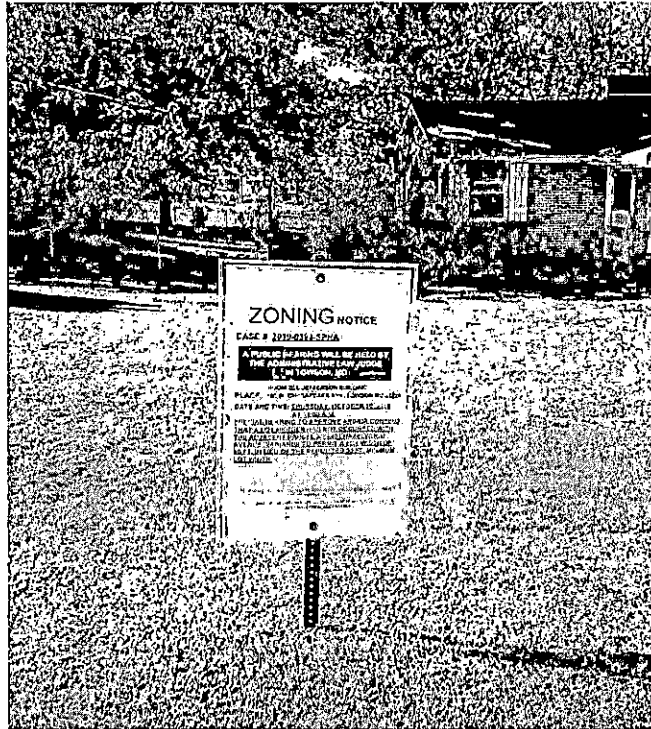


Re-Photographed 1st Sign @ Hazelwood Ave. (On-Site) ~ 10/7/2019



Re-Photographed 2nd Sign @ Hazelwood Ave. (On-Site) ~ 10/7/2019

CASE# 2019-0394-SPHA



Background Photo 1st Sign @ Hazelwood Ave. (On-Site) ~ 9/20/2019



Background Photo 2nd Sign @ Hazelwood Ave. (On-Site) ~ 9/20/2019

CASE # 2019-0394-SPHA



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

September 4, 2019

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2019-0394-SPHA

Hazelwood Avenue

S/s Hazelwood Avenue, east of intersection of Hazelwood and Willann Road

14th Election District – 6th Councilmanic District

Legal Owners: Tania & Jason Weiner

Special Hearing to approve and/or confirm that a lot merger has not occurred with the adjacent parcel at 6401 Hazelwood Avenue. Variance to permit a lot width of 50 ft. in lieu of the permitted 55 ft. minimum lot width.

Hearing: Thursday, October 10, 2019 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Mr. & Mrs. Weiner, 1529 Light Street, #A, Baltimore 21230
Ben Gary, 5409 East Drive, Arbutus 21227

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 20, 2019.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD
Friday, September 20, 2019 - Issue

Please forward billing to:
Jason Weiner
1529 Light Street, Ste. A
Baltimore, MD 21230

443-938-0203

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2019-0394-SPHA

Hazelwood Avenue

S/s Hazelwood Avenue, east of intersection of Hazelwood and Willann Road

14th Election District – 6th Councilmanic District

Legal Owners: Tania & Jason Weiner

Special Hearing to approve and/or confirm that a lot merger has not occurred with the adjacent parcel at 6401 Hazelwood Avenue. Variance to permit a lot width of 50 ft. in lieu of the permitted 55 ft. minimum lot width.

Hearing: Thursday, October 10, 2019 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE * OF ADMINISTRATIVE
Hazelwood Avenue; S/S of Hazelwood & E of *
intersection of Hazelwood & Willann Road *
14th Election & 6th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Jason & Tania Weiner *
Petitioner(s) * BALTIMORE COUNTY
* 2019-394-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED
JUL 18 2019

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of July, 2019, a copy of the foregoing Entry of Appearance was mailed to Ben Gary, 5409 East Drive, Arbutus, Maryland 21227, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2019-0394-SPHA

Property Address: LOT @ HAZELWOOD AVE. ADJ. TO 6401 HAZELWOOD AVE.

Property Description: _____

Legal Owners (Petitioners): JASON WEINER TRUSTEE TANIA WEINER

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: JASON WEINER

Company/Firm (if applicable): _____

Address: 1529 LIGHT ST.

Suite A

BALTO. MD. 21230

Telephone Number: 443-938-0203

Revised 7/9/2015

BALTIMORE COUNTY, MAR ND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **187057**

PAID RECEIPT

Date:

July 11, 2019

BUSINESS ACTUAL TIME DRW
 7/11/2019 7/11/2019 10:34:45 3

REG WSO3 WALKIN CAM
 >>RECEIPT # 015688 7/11/2019 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 75

Dept 5 528 ZONING VERIFICATION

187057

Recpt Tot \$ 75.00

75.00 CK .00 CA

Baltimore County, Maryland

Total:

\$ 75.00

Rec

From:

Gore Properties

For:

Hazelwood Lot - Variance

2019-0394-SPH-VAR

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

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

No. **1870JJ**

PAID RECEIPT

Date: **July 11, 2019**

BUSINESS ACTUAL TIME DRW
 7/11/2019 7/11/2019 10:34:25 3

REG WSD3 WALKIN CAM
 >>RECEIPT # 015687 7/11/2019 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		8				\$75.00
				6150				

Dept 5 528 ZONING VERIFICATION

CR NO 187058
 Recpt Tot \$ 75.00
 75.00 CK .00 CA
 Baltimore County, Maryland

Total: **\$ 75.00**

Rec From: **Hazelwood Lot / Benjamin Gary**

For: **SPECIAL HEARING**
2019-0394-SPH-VAR

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

October 02, 2019

Ben Gary
5409 East Drive
Arbutus MD 21230

RE: Case Number: 2019-0394-SPHA, Hazel Wood Ave

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 11, 2019. 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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Tania Weiner 1529 Light St #A Baltimore MD 21230

BDM

RECEIVED
AUG 20 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 8/2/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-394

INFORMATION:

Property Address: Hazelwood Avenue
Petitioner: Tania Weiner, Jason Weiner
Zoning: DR 5.5
Requested Action: Special Hearing, Variance

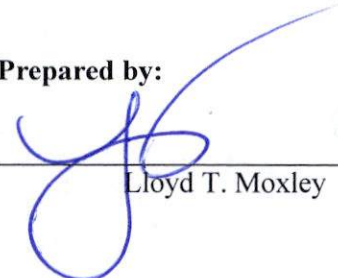
The Department of Planning has reviewed the petition for a special hearing to to determine whether or not the Administrative Law Judge should confirm that a lot merger has not occurred with the adjacent parcel at 6401 Hazelwood Avenue and the petition for a variance to permit a lot width of 50 feet in lieu of required 55 feet minimum lot width.

A site visit was conducted on 7/24/2019. Staff observed no evidence of merger with the lot at 6401 Hazelwood Avenue.

This department has no objection to the granting the petitioned zoning relief.

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

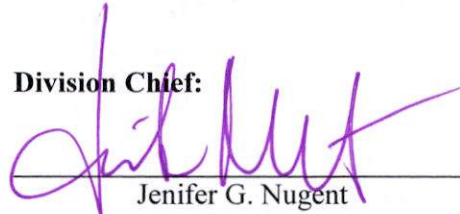
Prepared by:



Lloyd T. Moxley

CPG/JGN/LTM/

Division Chief:



Jenifer G. Nugent

c: Laurie Hay
Ben Gary
Office of the Administrative Hearings
People's Counsel for Baltimore County



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 7/17/19

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2019-0344 SDMA

*Special Hearing, Variance
Reasonable in & Tonga Klemer
Hazelwood Avenue*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 8/2/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-394

INFORMATION:

Property Address: Hazelwood Avenue
Petitioner: Tania Weiner, Jason Weiner
Zoning: DR 5.5
Requested Action: Special Hearing, Variance

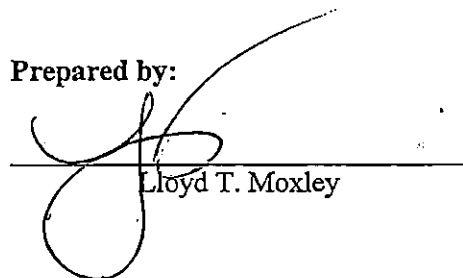
The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should confirm that a lot merger has not occurred with the adjacent parcel at 6401 Hazelwood Avenue and the petition for a variance to permit a lot width of 50 feet in lieu of required 55 feet minimum lot width.

A site visit was conducted on 7/24/2019. Staff observed no evidence of merger with the lot at 6401 Hazelwood Avenue.

This department has no objection to the granting the petitioned zoning relief.

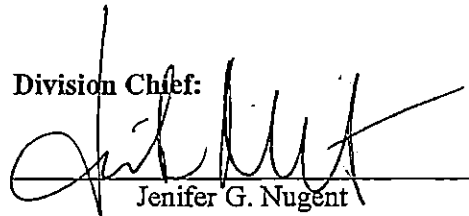
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:


Lloyd T. Moxley

CPG/JGN/LTM/

Division Chief:


Jenifer G. Nugent

c: Laurie Hay
Ben Gary
Office of the Administrative Hearings
People's Counsel for Baltimore County

Debra Wiley

From: Jason Weiner <jasonweiner1@gmail.com>
Sent: Wednesday, October 16, 2019 9:03 AM
To: Administrative Hearings
Subject: Case No. 2019-0394-SPHA Lot Hazelwood Avenue

CAUTION: This message from jasonweiner1@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Gore properties, LLC
Jason Weiner and Tania Weiner
1529 Light St, Unit A
Baltimore, MD 21230
(443) 938-0203

10/16/2019

Re: Case No. 2019-0394-SPHA Lot Hazelwood Avenue

10/15/2019

To the Office of Administrative Hearings:

I first would like to apologize to the court for my absence. This is the first time I have participated in this process. I did receive your letter and reached out to the person posting the advertisement for me. She got back to me one day after the hearing. I should have reached out to John Mellamas office for guidance. I also thought there is no way I am to show up to the hearing without any of my team contacting me to direct me to do so. When it doubt reach out and ask questions!

Please consider hearing my case at a future date versus my side restarting the process.

Best regards,

Jason C. Weiner

Gore Properties, LLC
Jason C. Weiner
1529 Light St Suite A
Baltimore, MD 21230
(443) 938-0203
jasonweiner1@gmail.com

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
8/2	PLANNING (if not received, date e-mail sent _____)	No Objection
7/17	STATE HIGHWAY ADMINISTRATION	No Objection
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 9/20/19	THE Daily Record
SIGN POSTING (1 st)	Date: 9/20/19	by O'Keefe
SIGN POSTING (2 nd)	Date: 10/7/19	by O'Keefe
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt: None		Special Tax Recapture: None			
Exempt Class: None					
Account Identifier:		District - 14 Account Number - 1406000051			
Owner Information					
Owner Name:	WEINER JASON TRUSTEE		Use:	RESIDENTIAL	
Mailing Address:	# A 1529 LIGHT STREET BALTIMORE MD 21230-		Principal Residence:	NO	
			Deed Reference:	/41521/ 00370	
Location & Structure Information					
Premises Address:	HAZELWOOD AVE 0-0000		Legal Description:	SS HAZELWOOD AVE 2640FT S OF KENWOOD AV	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0089	0005	0303	14010001.04	0000	2018
Special Tax Areas: None			Town:	None	
			Ad Valorem:	None	
			Tax Class:	None	
Primary Structure Built	Above Grade Living Area		Finished Basement Area	Property Land Area	County Use
				8,500 SF	04
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
			/		
Garage					
Last Notice of Major Improvements					
Value Information					
	Base Value		Value		Phase-in Assessments
			As of		As of
			01/01/2018		07/01/2019
Land:	36,500		36,500		As of
Improvements	0		0		07/01/2020
Total:	36,500		36,500		36,500
Preferential Land:	0				0
Transfer Information					
Seller: YOUNG RANDY C		Date: 05/13/2019		Price: \$65,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /41521/ 00370		Deed2:	
Seller: FALVEY WILLIAM H		Date: 05/20/1999		Price: \$100,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /13761/ 00442		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2019		07/01/2020	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt: None		Special Tax Recapture: None			
Exempt Class: None					
Homestead Application Information					

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

SUBJECT PARCEL

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 14 Account Number - 1406000051			
Owner Information					
Owner Name:		WEINER JASON TRUSTEE		Use:	RESIDENTIAL
				Principal Residence:	NO
Mailing Address:		# A 1529 LIGHT STREET BALTIMORE MD 21230-		Deed Reference:	/41521/ 00370
Location & Structure Information					
Premises Address:		HAZELWOOD AVE 0-0000		Legal Description:	SS HAZELWOOD AVE 2840FT S OF KENWOOD AV
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0089	0005	0303		0000	
Block:		Lot:	Assessment Year:	Plat No:	
			2018	Plat Ref:	
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	Property Land Area
					8,500 SF
					County Use
					04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
Last Major Renovation					
Value Information					
Base Value		Value		Phase-In Assessments	
		As of		As of	
		01/01/2018		07/01/2018	
Land:	36,500	36,500			
Improvements	0	0			
Total:	36,500	36,500		36,500	36,500
Preferential Land:	0				0
Transfer Information					
Seller: YOUNG RANDY C		Date: 05/13/2019		Price: \$65,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /41521/ 00370		Deed2:	
Seller: FALVEY WILLIAM H		Date: 05/20/1999		Price: \$100,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /13761/ 00442		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2019-0394-SPH-VAR

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

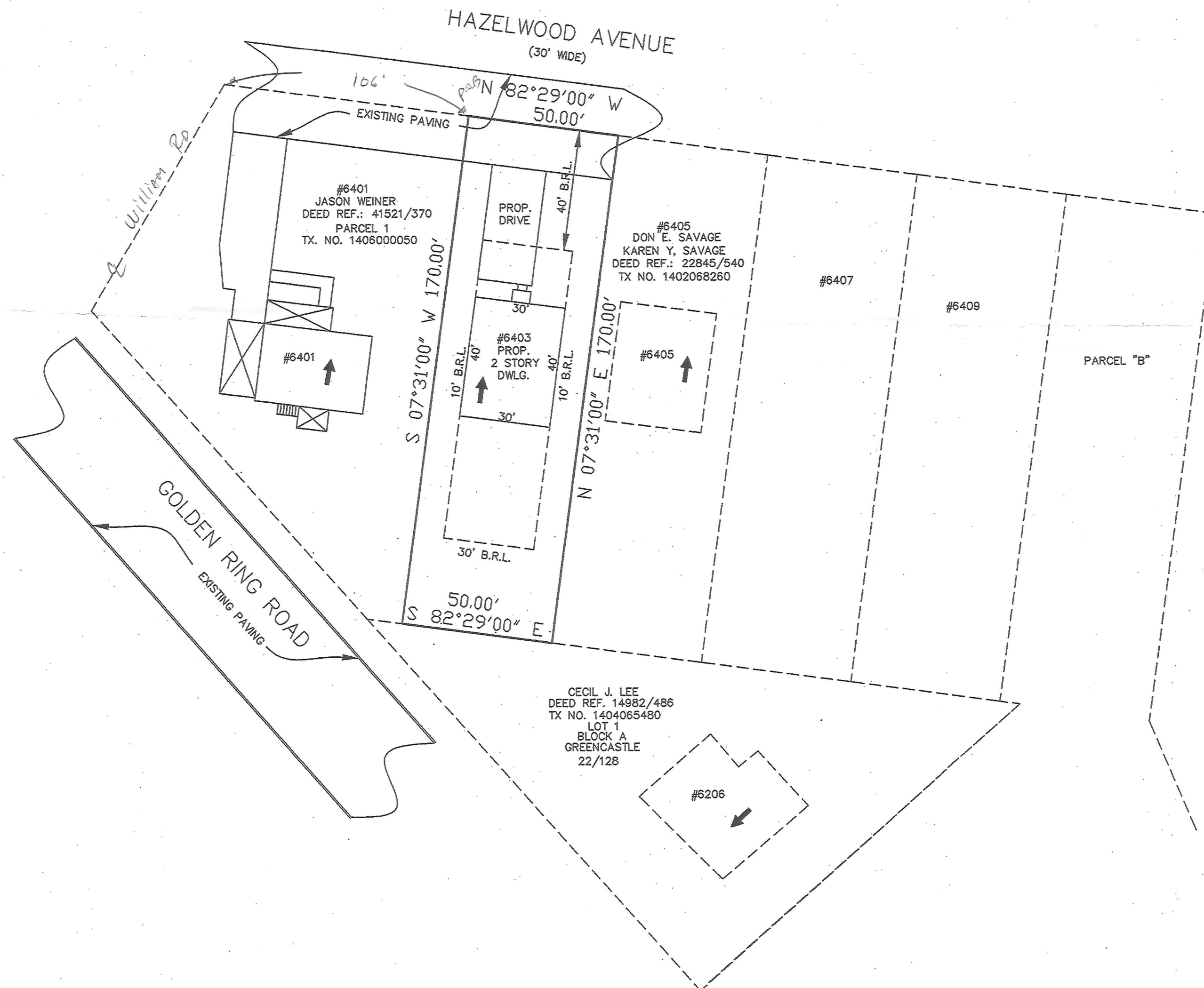
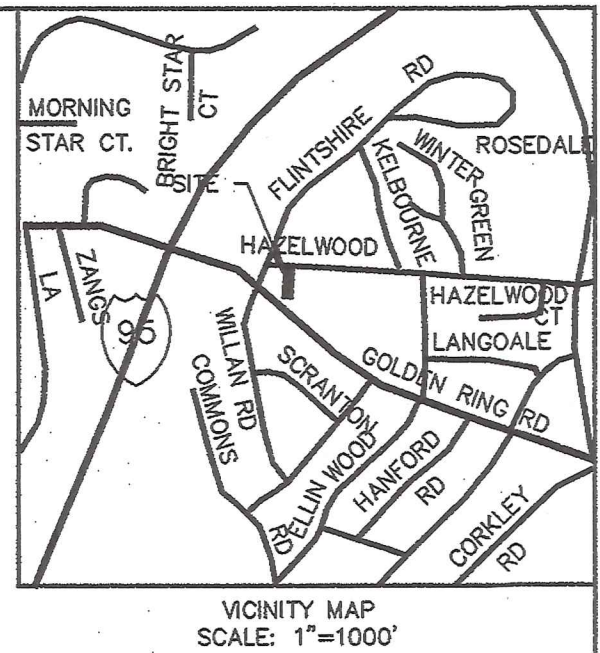
ADJACENT PARCEL

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 14 Account Number - 1406000050			
Owner Information					
Owner Name:		WEINER JASON TRUSTEE		Use: RESIDENTIAL	
Mailing Address:		# A 1529 LIGHT STREET BALTIMORE MD 21230-		Principal Residence: NO Deed Reference: /41521/ 00370	
Location & Structure Information					
Premises Address:		6401 HAZELWOOD AVE 0-0000		Legal Description: LOT SS HAZELWOOD AVE 6401 HAZELWOOD AVE 2640 S OF KENWOOD AVE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No:
0089	0005	0300		0000	2018 Plat Ref:
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1954		936 SF		235 SF	
Property Land Area		County Use			
19,422 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	YES	STANDARD UNIT	BRICK	2 full	1 Carport
Value Information					
Base Value		Value		Phase-In Assessments	
		As of		As of	
		01/01/2018		07/01/2018 07/01/2019	
Land:	73,600	73,600			
Improvements	63,700	79,800			
Total:	137,300	153,400		142,667 148,033	
Preferential Land:	0			0	
Transfer Information					
Seller: YOUNG RANDY C		Date: 06/13/2019		Price: \$85,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /41521/ 00370		Deed2:	
Seller: FALVEY WILLIAM H		Date: 05/20/1999		Price: \$100,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /13761/ 00442		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2018 07/01/2019	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00 0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					

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2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
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2019-0394-SPH-VAR

PLAT TO ACCOMPANY VARIANCE



LOCATION INFORMATION

COUNCILMANIC DISTRICT: 6
ELECTION DISTRICT: 14
ZONING: D.R. 5.5
1"=200' SCALE MAP: 089C1

LOT SIZE: 8,500 SQ. FT.

	YES	NO
PUBLIC SEWER	☒	☐
PUBLIC WATER	☒	☐
CHESAPEAKE BAY CRITICAL AREA	☐	☒

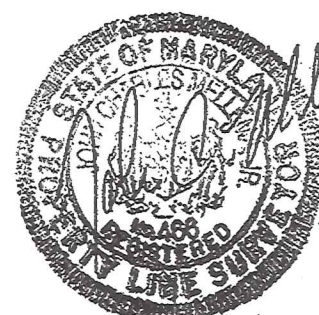
SUBDIVISION NAME: N/A

PRIOR ZONING HEARING: N/A
DEED REFERENCE: 41521/370 PARCEL NO. 2

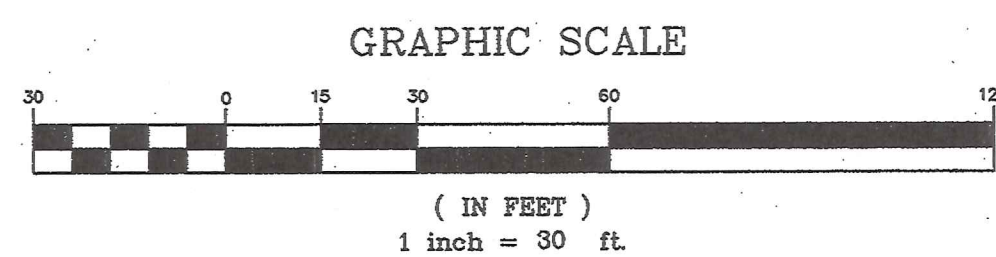
OWNER: JASON WEINER TRUSTEE
1529 LIGHT STREET
BALTIMORE MD. 21230
PHONE: 443-938-0203

TAX NO. 1406000051

DATE: JULY, 2019
SCALE: 1"=30'



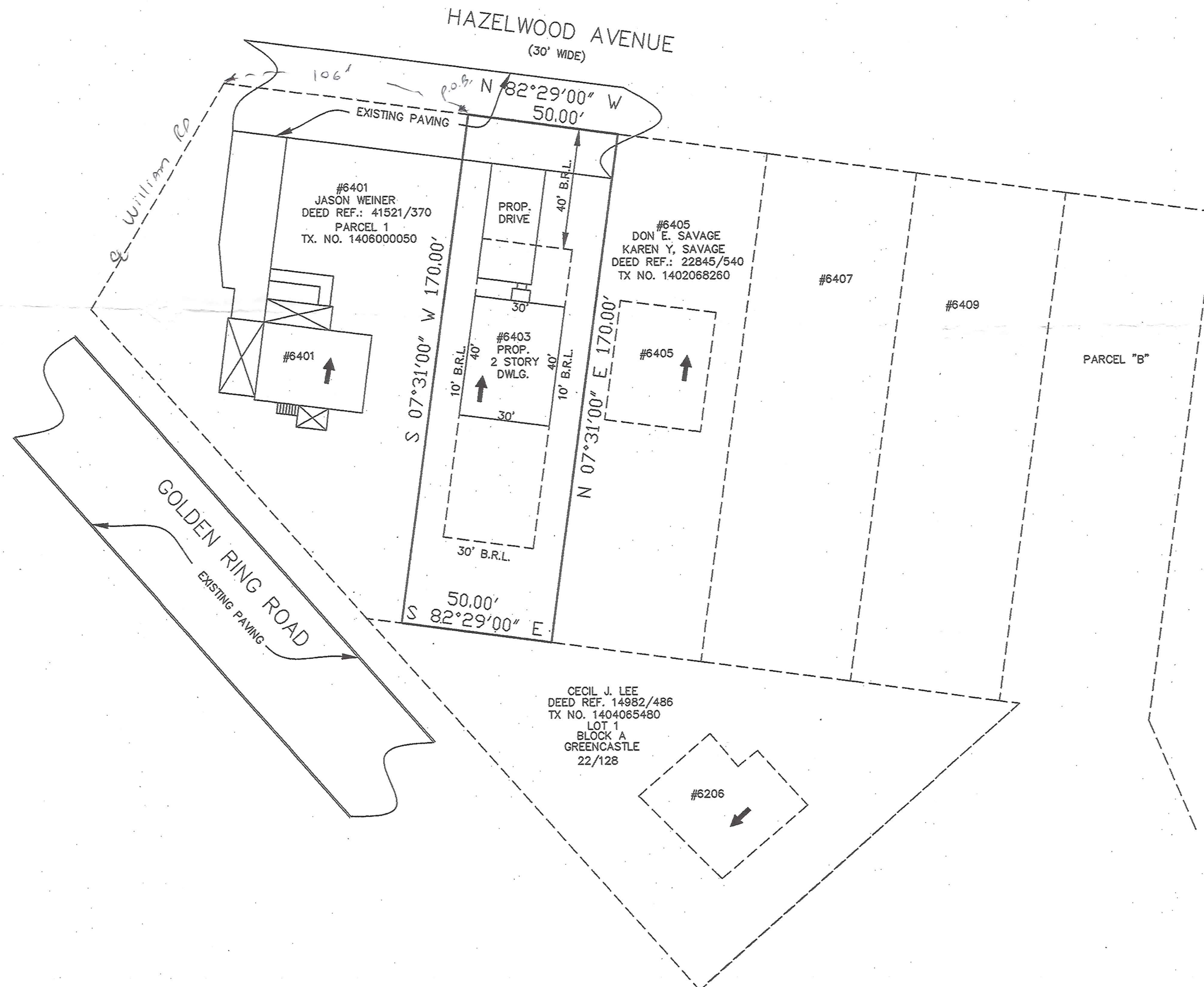
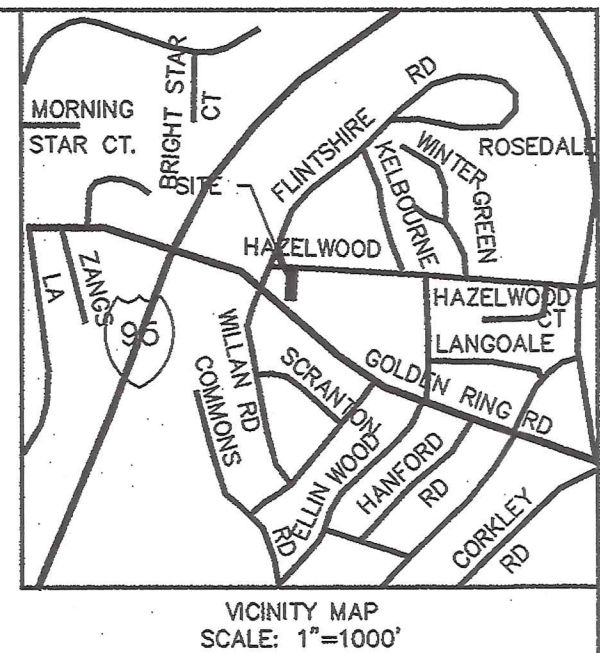
PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DR. BALTO., MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507



D.R.5.5 REGULATIONS
MINIMUM LOT AREA 6,000 SQ. FT.
MINIMUM LOT WIDTH 55'
MINIMUM FRONT YARD SETBACK 25'/AVERAGE
MINIMUM SIDE YARD SETBACK 10'
MINIMUM REAR YARD SETBACK 30'

CASE # 2019-0394-SPHA
HAZELWOOD AVENUE
BALTIMORE COUNTY, MARYLAND
TAX MAP 89 GRID 5 PARCEL 303
SCALE: 1"=30' DATE: JUNE, 2019

PLAT TO ACCOMPANY VARIANCE



LOCATION INFORMATION

COUNCILMANIC DISTRICT: 6
ELECTION DISTRICT: 14
ZONING: D.R. 5.5
1"=200' SCALE MAP: 089C1

LOT SIZE: 8,500 SQ. FT.

	YES	NO
PUBLIC SEWER	☒	☐
PUBLIC WATER	☒	☐
CHESAPEAKE BAY CRITICAL AREA	☐	☒

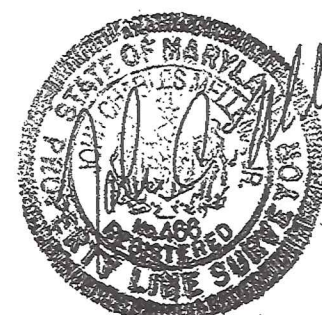
SUBDIVISION NAME: N/A

PRIOR ZONING HEARING: N/A
DEED REFERENCE: 41521/370 PARCEL NO. 2

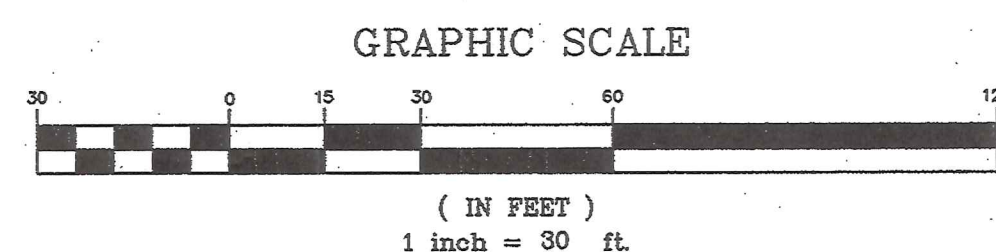
OWNER: JASON WEINER TRUSTEE
1529 LIGHT STREET
BALTIMORE MD. 21230
PHONE: 443-938-0203

TAX NO. 1406000051

DATE: JULY, 2019
SCALE: 1"=30'



PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DR. BALTO., MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507



D.R.5.5 REGULATIONS
MINIMUM LOT AREA 6,000 SQ. FT.
MINIMUM LOT WIDTH 55'
MINIMUM FRONT YARD SETBACK 25'/AVERAGE
MINIMUM SIDE YARD SETBACK 10'
MINIMUM REAR YARD SETBACK 30'

2019-0394-SPHA
HAZELWOOD AVENUE
BALTIMORE COUNTY, MARYLAND
TAX MAP 89 GRID 5 PARCEL 303
SCALE: 1"=30' DATE: JUNE, 2019