

IN RE: PETITIONS FOR SPECIAL HEARING *

AND VARIANCE

(Hazelwood Avenue)

14th Election District

6th Council District

Jason and Tania Weiner

Legal Owners

Petitioners

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2019-0516-SPHA

* * * * *

CORRECTED
OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Jason and Tania Weiner, legal owners ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR") to confirm that a lot merger has not occurred with the adjacent parcel at 6401 Hazelwood Avenue. A petition for variance seeks to permit a lot width of 50 ft. in lieu of the required 55 ft. minimum lot width. A site plan was marked and accepted into evidence as Petitioners' Exhibit 1. The property is zoned D.R. 5.5.

The property owner, Jason Weiner, appeared in support of the requests. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. The Department of Planning (DOP) reviewed the plan and performed a site inspection. They have no objection to the requested relief. No other substantive Zoning Advisory Committee (ZAC) comments were received from any of the County reviewing agencies.

SPECIAL HEARING

Mr. Weiner testified that he recently bought the subject vacant lot at 6403 Hazelwood Avenue, and the adjoining residence at 6401 Hazelwood Avenue. He is rehabilitating the 6401

ORDER RECEIVED FOR FILING

Date 3-3-2020

By bw

residence and plans to build a new residence on the 6403 lot. He intends to then sell both properties. He testified that to his knowledge the lot at 6403 has never had any structure on it and it has never been used by the owners of 6401 for any purpose. He submitted photos (Petitioner's Exhibit 2) of the site that show there are presently no structures on 6403, and no evidence of any prior structures. The SDAT records show that the vacant 6403 parcel is valued at \$36,500.00, which indicates that it is considered a separate buildable lot. There is no evidence that there has been merger between 6401 and 6403 Hazelwood Avenue.

VARIANCE

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The parcel at 6403 Hazelwood Avenue is rectangular and the southwest corner backs to Golden Ring Road. The adjoining residences are on triangular lots. There is a large tree in the middle of the lot. The property is therefore somewhat unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because he would be unable to build a residence on the lot. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. As the DOP notes, "[t]he subject site is located in the Rosedale community where the majority of the lots were recorded over 50 years ago. Many of the lots in the area are 50 feet wide." The site plan shows that the other residences on the block are also built

ORDER RECEIVED FOR FILING

Date 3-3-2020

By [Signature]

on 50 foot lots. As such, I do not believe granting the petition will have any adverse impact upon the community.

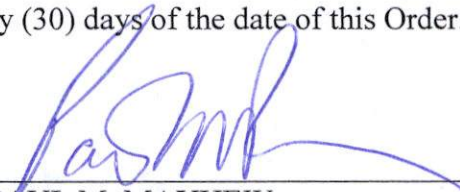
THEREFORE, IT IS ORDERED this 3rd day of **March, 2020**, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to § 500.7 of the BCZR to confirm that a lot merger has not occurred with the adjacent parcel at 6401 Hazelwood Avenue, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance to permit a lot width of 50 ft. in lieu of the required **55** ft. minimum lot width, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

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:dlw

ORDER RECEIVED FOR FILING

Date 3-3-2020

By DLW

IN RE: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(Hazelwood Avenue) *
14th Election District *
6th Council District *

Jason and Tania Weiner *
Legal Owners *
Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2019-0516-SPHA

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OPINION AND ORDER

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The property owner, Jason Weiner, appeared in support of the requests. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. The Department of Planning (DOP) reviewed the plan and performed a site inspection. They have no objection to the requested relief. No other substantive Zoning Advisory Committee (ZAC) comments were received from any of the County reviewing agencies.

SPECIAL HEARING

Mr. Weiner testified that he recently bought the subject vacant lot at 6403 Hazelwood Avenue, and the adjoining residence at 6401 Hazelwood Avenue. He is rehabilitating the 6401

ORDER RECEIVED FOR FILING

Date

By

1/13/2020
Jeh

residence and plans to build a new residence on the 6403 lot. He intends to then sell both properties. He testified that to his knowledge the lot at 6403 has never had any structure on it and it has never been used by the owners of 6401 for any purpose. He submitted photos (Petitioner's Exhibit 2) of the site that show there are presently no structures on 6403, and no evidence of any prior structures. The SDAT records show that the vacant 6403 parcel is valued at \$36,500.00, which indicates that it is considered a separate buildable lot. There is no evidence that there has been merger between 6401 and 6403 Hazelwood Avenue.

VARIANCE

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Cromwell v. Ward, 102 Md. App. 691 (1995).

The parcel at 6403 Hazelwood Avenue is rectangular and the southwest corner backs to Golden Ring Road. The adjoining residences are on triangular lots. There is a large tree in the middle of the lot. The property is therefore somewhat unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because he would be unable to build a residence on the lot. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. As the DOP notes, "[t]he subject site is located in the Rosedale community where the majority of the lots were recorded over 50 years ago. Many of the lots in the area are 50 feet wide." The site plan shows that the other residences on the block are also built

ORDER RECEIVED FOR FILING

Date

1/13/2020

By

SLH

on 50 foot lots. As such, I do not believe granting the petition will have any adverse impact upon the community.

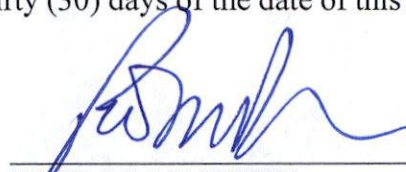
THEREFORE, IT IS ORDERED this 13th day of **January, 2020**, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to § 500.7 of the BCZR to confirm that a lot merger has not occurred with the adjacent parcel at 6401 Hazelwood Avenue, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance to permit a lot width of 50 ft. in lieu of the required 44 ft. minimum lot width, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

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:slm

ORDER RECEIVED FOR FILING

Date 1/13/2020
By slm



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 and 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) 1 B02.3.C.1 to permit a lot width of 50' Ft. in lieu of permitted 55' Ft. Min 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):

Jason Weiner
Name #1 - Type or Print

Tania Weiner
Name #2 - Type or Print

[Signature]
Signature #1

[Signature]
Signature #2

1529 Light St. #A Baltimore MD
Mailing Address City State

21230 / 443 938 0203 / jasonweiner@gmail.com
Zip Code Telephone # Email Address

Representative to be contacted:

John Mellema Surveyors
Name - Type or Print

[Signature]
Signature

5409 EAST DR. ARBUTHNOT MD
Mailing Address City State

21227 / 410-247-7488 / JCHLS@VERIZON.NET
Zip Code Telephone # Email Address

CASE NUMBER 209-0516-SPHA Filing Date 11/14/19 Do Not Schedule Dates: _____ Reviewer CP

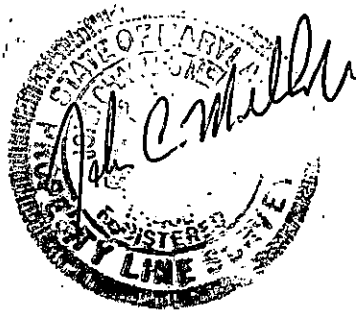
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS

5409 EAST DRIVE BALTO. MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507
NOVEMBER 13, 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.



2019-0516-SP4A

2019-0516-SPHA

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: 2019-0516-SPHA

Hazelwood Avenue

Southeast side of Hazelwood Avenue, 106 ft. from William Road

14th Election District - 6th Councilmanic District

Legal Owners: Jason & Tania Weiner

Special Hearing to 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, January 9, 2020 at 10:00 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.

d20

FM 1-9-2020
10 Am

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Wednesday, January 8, 2020 6:10 PM
To: Administrative Hearings
Cc: Debra Wiley
Subject: 2nd Certifications Hazelwood Avenue & Belair Rd.
Attachments: Hazelwood Ave. Cert..jpeg; Hazelwood Ave. Photos.docx; Belair Rd. Cert..jpeg; Belair Rd. 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,

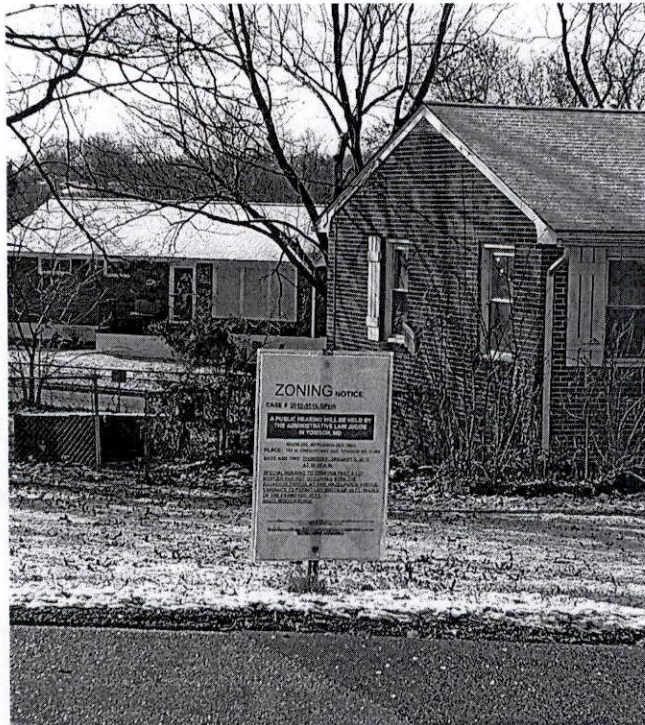
I am attaching the second Certifications along with photos for Hazelwood Ave and another for Belair Road.

Have a nice day,

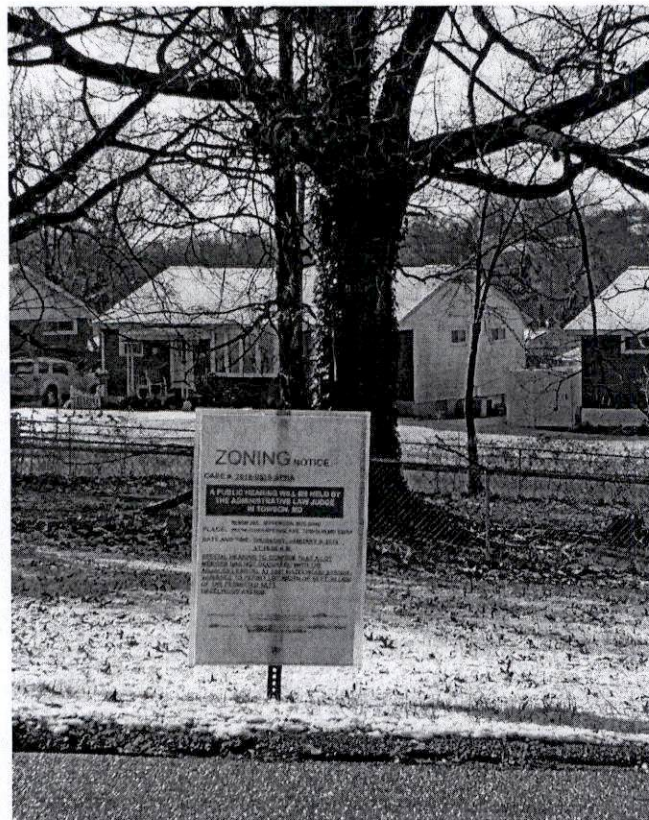
Linda

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





Re-Photographed 1st Sign @ Hazelwood Avenue ~ 1/8/2020



Re-Photographed 2nd Sign @ Hazelwood Avenue ~ 1/8/2020

CASE # 2019-0516-SPHA



CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 12/20/2019

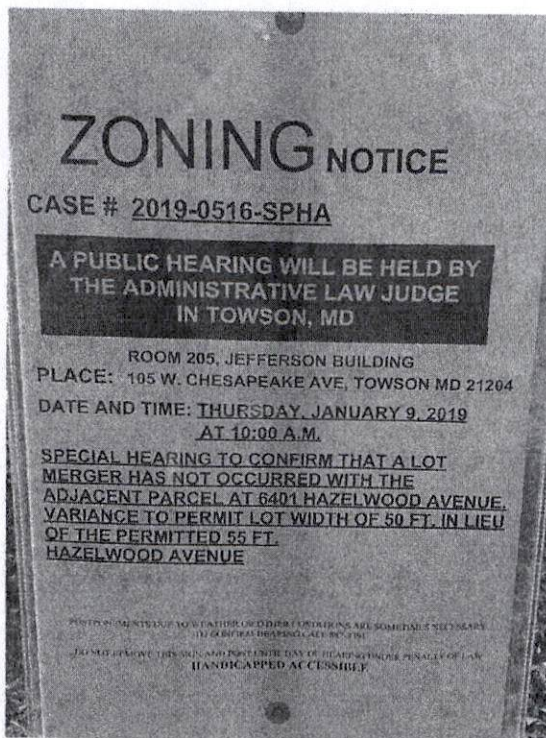
Case Number: 2019-0516-SPHA

Petitioner / Developer: JOHN MELLEMA ~ MR. & MRS. WEINER

Date of Hearing: JANUARY 9, 2020

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

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



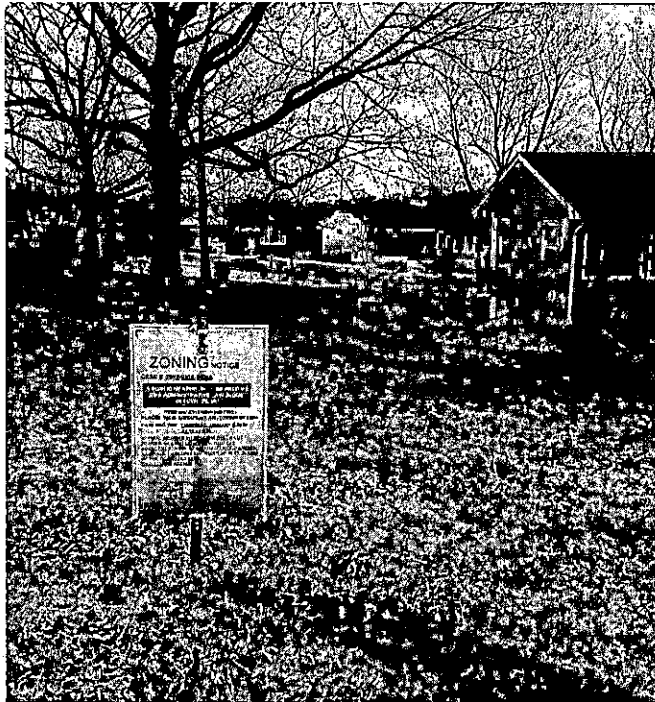
Linda O'Keefe
(Signature of Sign Poster)

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)



Background Photo 1st Sign @ Hazelwood Ave. ~ 12/20/2019



Background Photo 2nd Sign @ Hazelwood Ave. ~ 12/20/2019

CASE # 2019-0516-SPHA



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 10, 2019

NEW 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: 2019-0516-SPHA

Hazelwood Avenue

Southeast side of Hazelwood Avenue, 106 ft. from William Road

14th Election District – 6th Councilmanic District

Legal Owners: Jason & Tania Weiner

Special Hearing to 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, January 9, 2020 at 10:00 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
John Mellema, 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, DECEMBER 20, 2020.**
- (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, December 20, 2019 – Issue

Please forward billing to:
Jason Weiner
1529 Light Street, #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: 2019-0516-SPHA

Hazelwood Avenue
Southeast side of Hazelwood Avenue, 106 ft. from William Road
14th Election District – 6th Councilmanic District
Legal Owners: Jason & Tania Weiner

Special Hearing to 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, January 9, 2020 at 10:00 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.

John C. Mellema, Sr. Inc.
5409 East Drive
Baltimore Maryland 21227
Phone 410 247 7488
Email: jcmls@verizon.net
November 26 , 2019

Rescheduled
12/3/19

Zoning Department
Baltimore County
111 W. Chesapeake Avenue
Towson , Maryland 21204

Subject : Hazelwood Avenue Variance

To whom it may concern,

This letter is a request for a rescheduling of a Variance and Special Hearing for a property located on Hazelwood Avenue. The case # is 2019-0516 SPH-A. The owner will be out of town for the holidays and will not be back until after January 3, 2020. We ask for a reschedule for anytime after January 3, 2019. If you have any questions please feel free to contact us at 410-247-7488. Or by email at jcmls@verizon.net.

Sincerely,

John C. Mellema Jr.
Property Line Surveyor #466

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE
Hazelwood Avenue; SE/S of Hazelwood Avenue* OF ADMINISTRATIVE
106' from William Road
14th Election & 6th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Jason & Tania Weiner *
Petitioner(s) * BALTIMORE COUNTY
* 2019-516-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

NOV 21 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 21st day of November, 2019, a copy of the foregoing Entry of Appearance was mailed to John Mellema Surveyors, 5409 East Drive, Arbutus, Maryland 21227, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 19, 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:

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Hazelwood Avenue

Southeast side of Hazelwood Avenue, 106 ft. from William Road

14th Election District – 6th Councilmanic District

Legal Owners: Jason & Tania Weiner

Special Hearing to 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: Friday, December 27, 2019 at 10:00 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
John Mellema, 5409 East Drive, Arbutus 21227

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, DECEMBER 7, 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, December 6, 2019 – Issue

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

443-938-0203

NOTICE OF ZONING HEARING

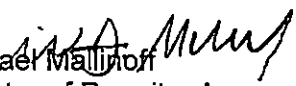
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0516-SPHA

Hazelwood Avenue
Southeast side of Hazelwood Avenue, 106 ft. from William Road
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Legal Owners: Jason & Tania Weiner

Special Hearing to 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: Friday, December 27, 2019 at 10:00 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.

**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: 2019-0516 SPH-A

Property Address: HAZELWOOD AVE

Property Description: _____

Legal Owners (Petitioners): JASON WEINER + TANIA WEINER

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: JASON WEINER

Company/Firm (if applicable): _____

Address: 1529 LIGHT ST. "A"

BALTO MD 21230

Telephone Number: 443-938-0203

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 30, 2019

John Mellema
5409 East Dr
Arbutus MD 21227

RE: Case Number: 2019-0516-SPHA, Hazelwood 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 November 14, 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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

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

1-9

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

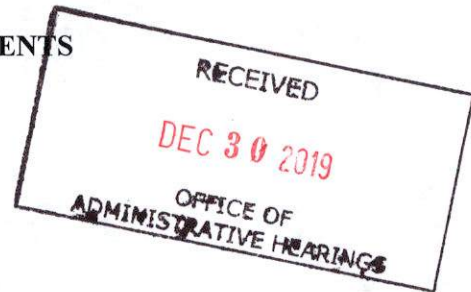
DATE: 12/19/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-516

INFORMATION:

Property Address: 6403 Hazelwood Avenue
Petitioner: Jason Welner
Zoning: DR 5.5
Requested Action: Special Hearing, Variance



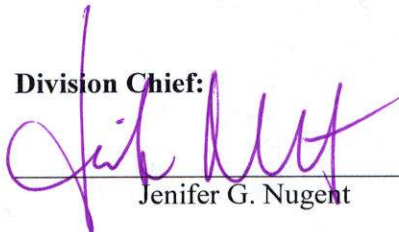
The Department of Planning has reviewed the petition for a special hearing to confirm that a lot merger has not occurred with the adjacent parcel at 6401 Hazelwood Avenue and for a variance from Section 1B02.3.c.1 to permit a lot width of 50 feet in lieu of the required 55 feet minimum lot width.

A site visit was conducted on 12/12/2019. The subject site is located in the Rosedale community where the majority of the lots were recorded over 50 years ago. Many of the lots in the area are 50 feet wide.

This Department has no objection to the subject requests. The lot is unencumbered and comparable to other lots in the area on which single-family dwellings have been constructed.

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

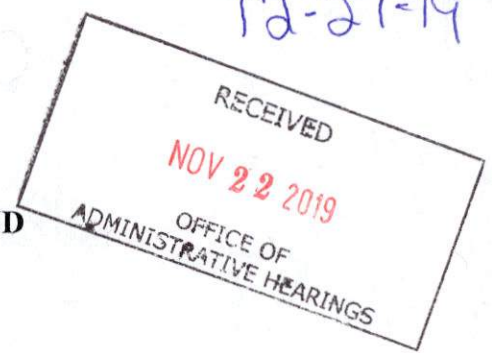
Division Chief:


Jenifer G. Nugent

CPG/JGN/LTM/

c: Laurie Hay
John Mellema Surveyors
Office of the Administrative Hearings
People's Counsel for Baltimore County

12-27-19



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: November 22, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0516-SPHA
Address Hazelwood Avenue
(Weiner Property)

Zoning Advisory Committee Meeting of **November 15, 2019.**

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: November 22, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0516-SPHA
Address Hazelwood Avenue
(Weiner Property)

Zoning Advisory Committee Meeting of **November 15, 2019.**

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 11/20/19

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

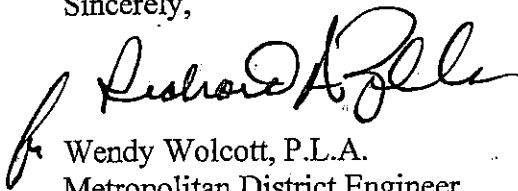
Dear Ms. Lewis:

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. 2019-0516-SPHA -

*Special Hearing, Variance
Taron Weiner & Tania Weiner
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@mdot.maryland.gov).

Sincerely,



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

WW/RAZ

CASE NAME _____
CASE NUMBER 2019 - 0516 - 5PHA
DATE 1/9/20

NAME _____

CITY, STATE, ZIP

E - MAIL

[illegible]

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 _____)	_____
11/22	DEPS (if not received, date e-mail sent _____)	NO COMMENT
_____	FIRE DEPARTMENT	_____
12/19	PLANNING (if not received, date e-mail sent _____)	NO Objection
11/20	STATE HIGHWAY ADMINISTRATION	NO Objection
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. 2019-0394-SPHA)	
NEWSPAPER ADVERTISEMENT	Date: 12/20/19	
SIGN POSTING (1 st)	Date: 12/20/19	by O'Keefe
SIGN POSTING (2 nd)	Date: 1/8/20	by 11
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:
0089	0005	0303	14010001.04	0000	
					Block:
					Lot:
					Assessment Year:
					2018
					Plat No:
					Plat Ref:
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	As of	
		01/01/2018	07/01/2019	07/01/2020	
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: 06/13/2019		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:**

✓ 10-10-19 PM

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

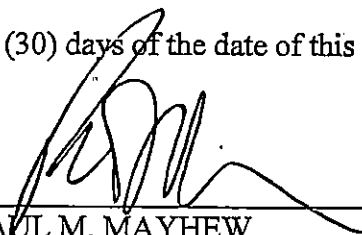
* * * * *

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:slm

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

* * * * *

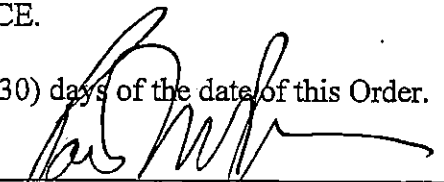
OPINION AND ORDER

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

Debra Wiley

From: Debra Wiley
Sent: Tuesday, March 3, 2020 8:09 AM
To: Jenae Johnson
Subject: FW: Case File 2019-0516-SPHA

Good Morning Jenae,

Hope your day is going well.

Just a reminder when you bring over admins ... thanks.

Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

From: Debra Wiley
Sent: Friday, February 28, 2020 3:13 PM
To: Jenae Johnson <jnjohnson@baltimorecountymd.gov>
Subject: Case File 2019-0516-SPHA

Hi Jenae,

Per our conversation, Paul is going to need the above-referenced case file in the event we need to make a change to the Order.

Thanks and have a great weekend !

Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Debra Wiley

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Sent: Friday, February 28, 2020 3:13 PM
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Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

*Corrected order
to Paul
3-2 for
3-3*

Debra Wiley

From: Jason Weiner <jasonweiner1@gmail.com>
Sent: Monday, March 2, 2020 10:54 AM
To: Debra Wiley
Subject: Re: CORRECTED OPINION AND ORDER - Case No. 2019-0516-SPHA

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.

thank you

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

On Mon, Mar 2, 2020 at 10:51 AM Debra Wiley <dwiley@baltimorecountymd.gov> wrote:
Good Morning,

ALJ Mayhew has issued a CORRECTED Order; please see attached. A hard copy has been placed in the mail for tomorrow's pickup.

Please let me know if you need anything further.

Have a great day !

Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Monday, March 2, 2020 10:45 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 03.02.2020 10:45:01 (-0500)
Queries to: adminhearingscpr@baltimorecountymd.gov

[<http://www.baltimorecountymd.gov/sebin/v/b/census-logo.png>] <<http://www.baltimorecountymd.gov>>

Connect with Baltimore County

[<http://www.baltimorecountymd.gov/sebin/x/g/social-icon-facebook.png>] <<https://www.facebook.com/baltcogov>> [<http://www.baltimorecountymd.gov/sebin/p/o/social-icon-twitter.png>] <<https://twitter.com/BaltCoGov>> [<http://www.baltimorecountymd.gov/sebin/z/n/social-icon-news.png>] <<http://www.baltimorecountymd.gov/News/BaltimoreCountyNow>> [<http://www.baltimorecountymd.gov/sebin/b/d/social-icon-youtube.png>] <<https://www.youtube.com/user/BaltimoreCounty>> [<http://www.baltimorecountymd.gov/sebin/l/y/social-icon-flickr.png>] <<https://www.flickr.com/photos/baltimorecounty>> [<http://www.baltimorecountymd.gov/sebin/t/q/social-icon-linkedin.png>] <<https://www.linkedin.com/company/baltimore-county-government>>
www.baltimorecountymd.gov <<http://www.baltimorecountymd.gov>>

Real Property Data Search (w3)

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: 0089	Grid: 0005	Parcel: 0303
Neighborhood: 14010001.04	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2018
Plat No:	Plat Ref:	
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 8,500 SF
County Use 04		
Stories	Basement	Type
		Exterior
		Quality
		Full/Half Bath
		Garage
		Last Notice of Major Improvements
Value Information		
	Base Value	Value
		As of 01/01/2018
		As of 07/01/2019
		As of 07/01/2020
Land:	36,500	36,500
Improvements	0	0
Total:	36,500	36,500
Preferential Land:	0	0
Transfer Information		
Seller: YOUNG RANDY C	Date: 06/13/2019	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
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt: None	Special Tax Recapture: None	
Exempt Class: None		
Homestead Application Information		
Homestead Application Status: No Application		

2019-0516-SHA

Debra Wiley

From: Debra Wiley
Sent: Monday, March 2, 2020 10:52 AM
To: 'jasonweiner1@gmail.com'
Subject: CORRECTED OPINION AND ORDER - Case No. 2019-0516-SPHA
Attachments: 20200302104501130.pdf

Good Morning,

ALJ Mayhew has issued a CORRECTED Order; please see attached. A hard copy has been placed in the mail for tomorrow's pickup.

Please let me know if you need anything further.

Have a great day !

Debra Wiley, Legal Administrative Secretary Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Monday, March 2, 2020 10:45 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 03.02.2020 10:45:01 (-0500)
Queries to: adminhearingscpr@baltimorecountymd.gov

M E M O R A N D U M

DATE: February 13, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0516-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on February 12, 2020. 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



PETITIONER' S

EXHIBIT NO. 2



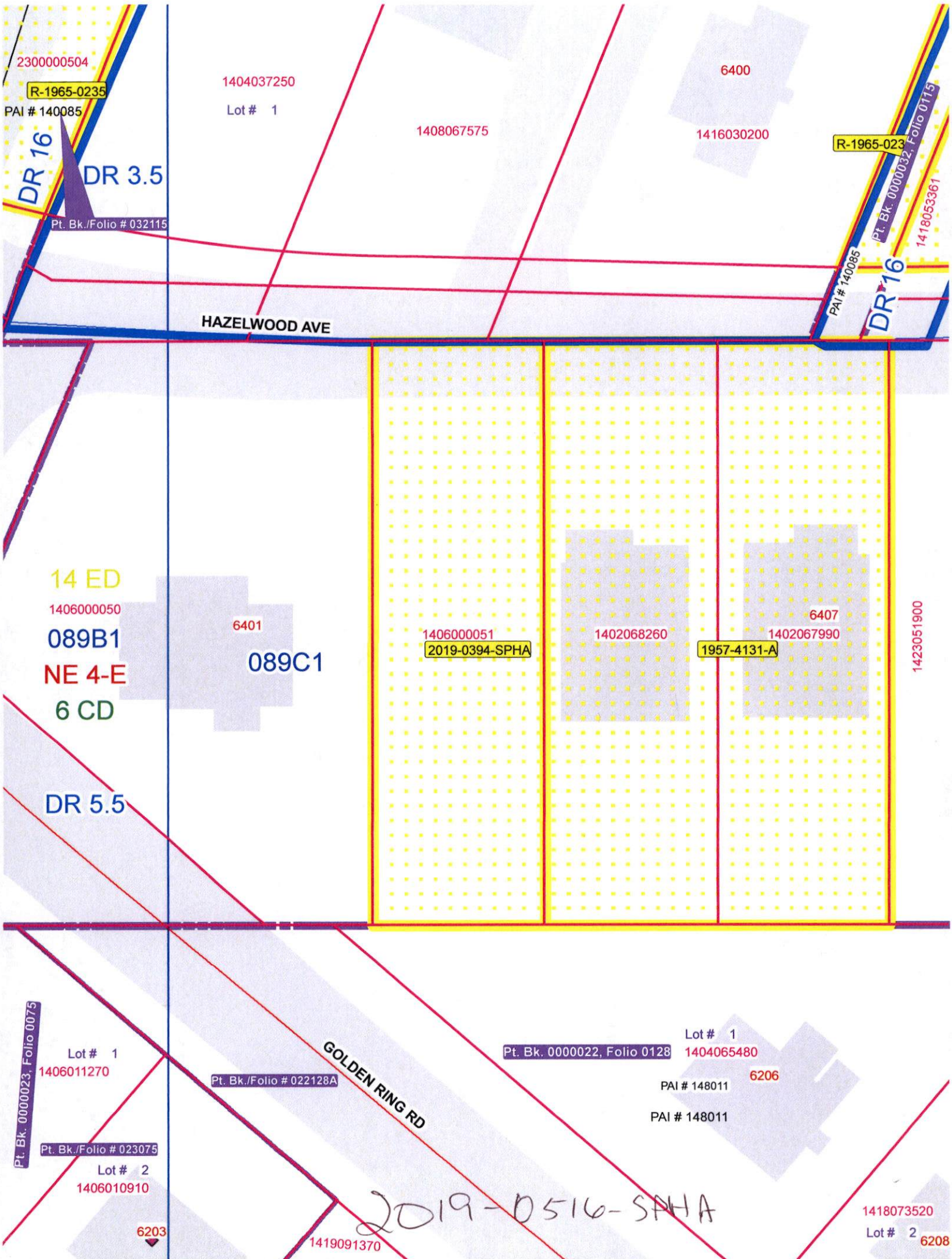




PETITIONER' S

EXHIBIT NO.

3



2300000504

R-1965-0235

PAI # 140085

1404037250

Lot # 1

1408067575

6400

1416030200

R-1965-023

Pt. Bk. 0000032, Folio 0115

1418053361

DR 16

DR 3.5

Pt. Bk./Folio # 032115

HAZELWOOD AVE

PAI # 140085

DR 16

14 ED

1406000050

089B1

NE 4-E

6 CD

6401

089C1

1406000051

2019-0394-SPHA

1402068260

1957-4131-A

6407

1402067990

1423051900

DR 5.5

Pt. Bk. 0000023, Folio 0075

Lot # 1

1406011270

Pt. Bk./Folio # 022128A

Pt. Bk./Folio # 023075

Lot # 2

1406010910

6203

GOLDEN RING RD

Pt. Bk. 0000022, Folio 0128

Lot # 1

1404065480

PAI # 148011

6206

PAI # 148011

2019-0516-SPHA

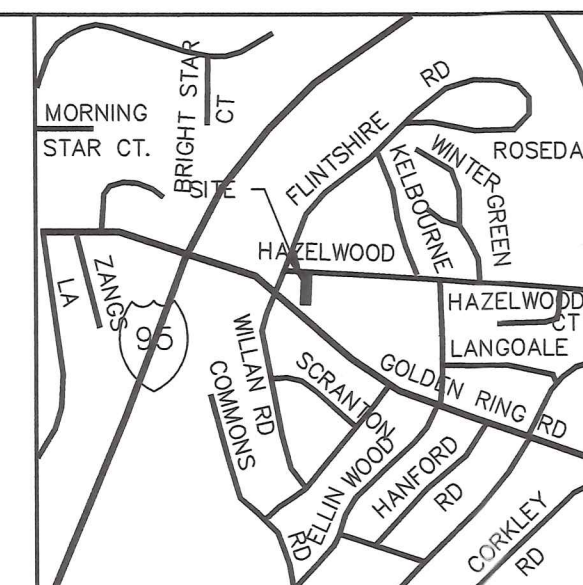
1418073520

Lot # 2

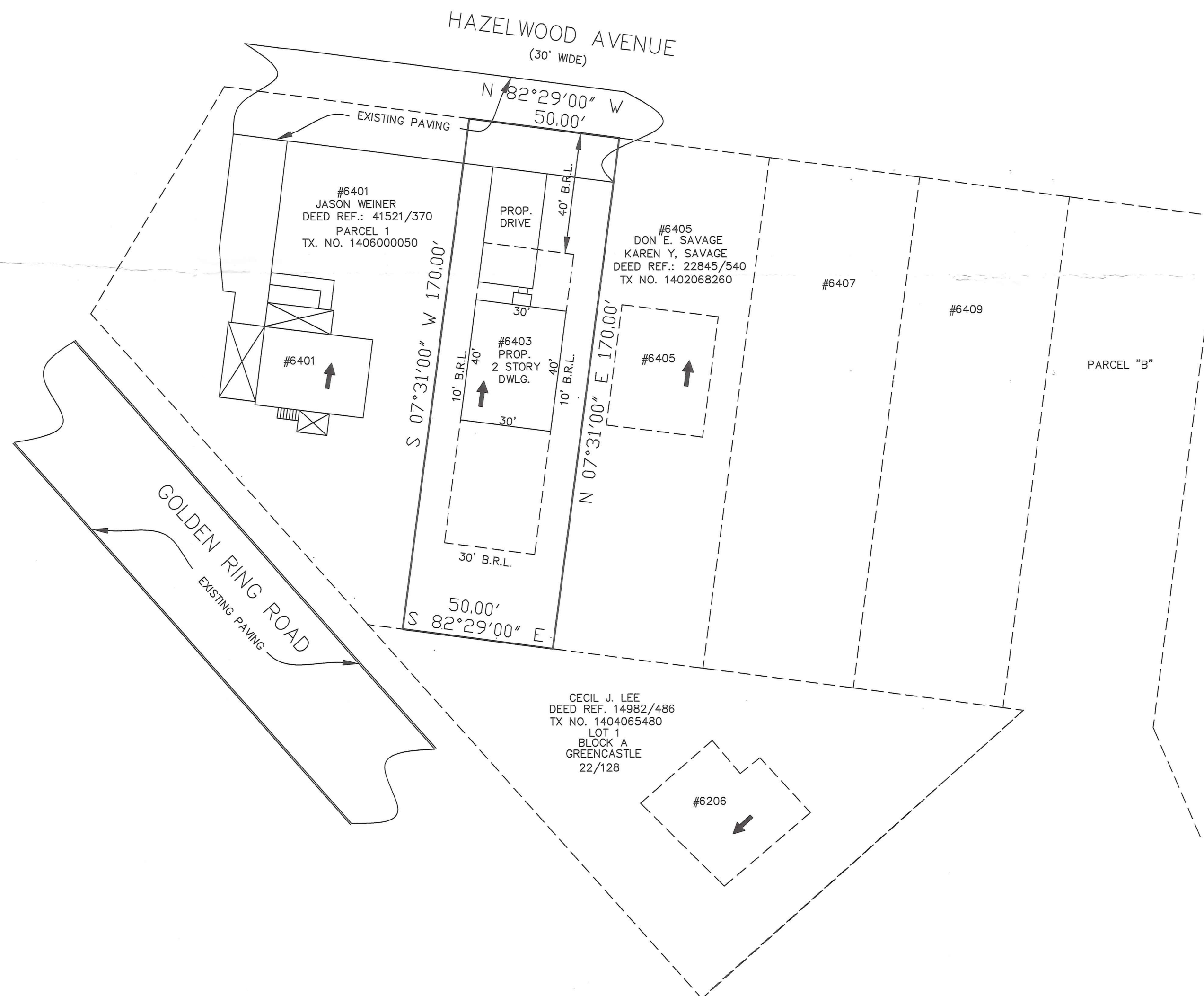
6208

1419091370

PLAT TO ACCOMPANY VARIANCE



VICINITY MAP
SCALE: 1"=1000'



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	YES	NO
	☐	☒

SUBDIVISION NAME: N/A

PRIOR ZONING HEARING: N/A 2019-0394-SPHA
DEED REFERENCE: 41521/370 PARCEL NO. 2

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

TAX NO. 1406000051

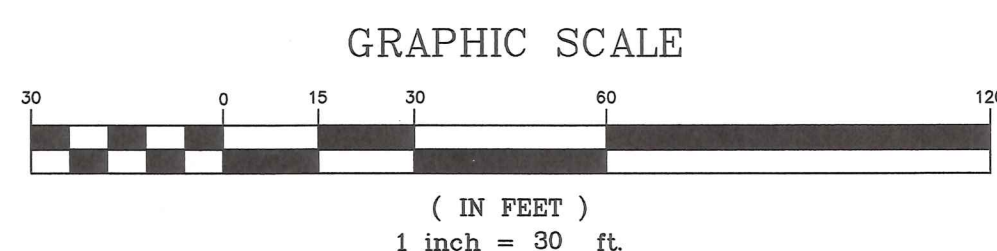
DATE: NOVEMBER, 2019
SCALE: 1"=30'

PETITIONER'S

EXHIBIT NO. 1



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

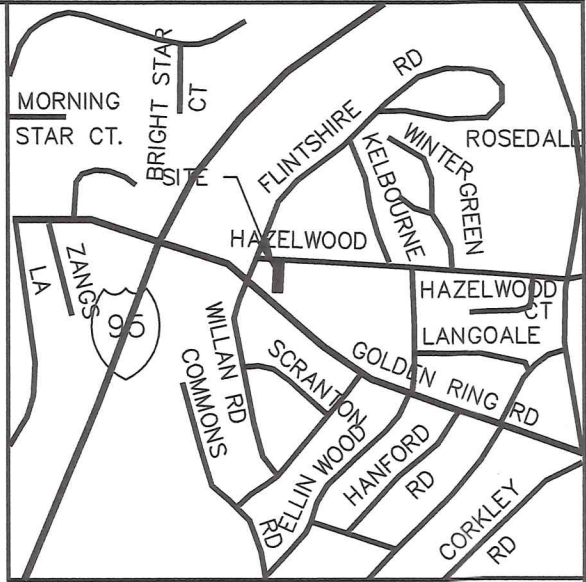


D.R.5.5 REGULATIONS
MINIMUM LOT AREA 6,000 SQ. FT.
MINIMUM LOT WIDTH 55'
MINIMUM FRONT YARD SETBACK 25'/AVERAGE
MINIMUM SIDE YARD SETBACK 10'
MINIMUM REAR YARD SETBACK 30'

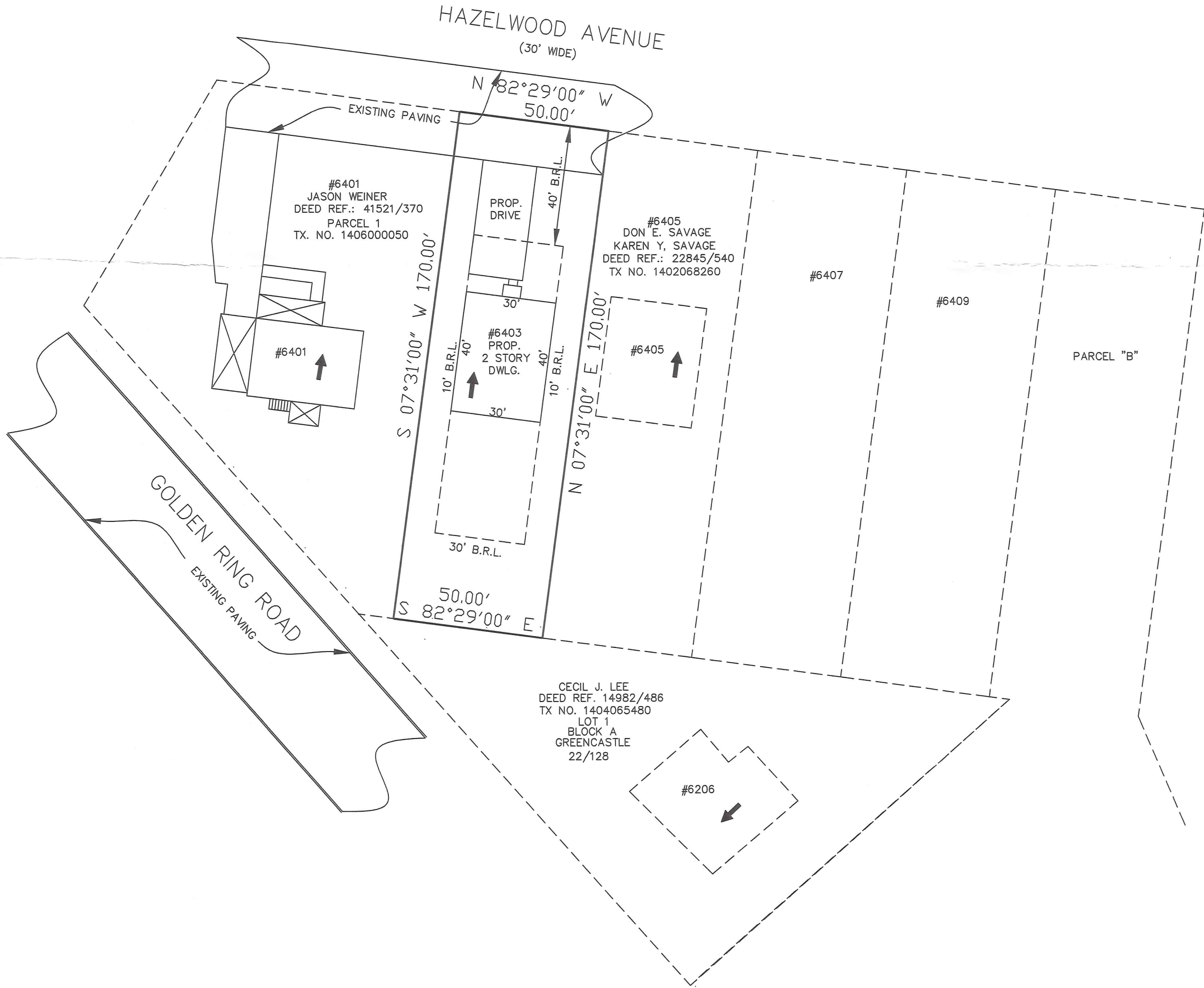
HAZELWOOD AVENUE
BALTIMORE COUNTY, MARYLAND
TAX MAP 89 GRID 5 PARCEL 303
SCALE: 1"=30' DATE: NOVEMBER, 2019

2019-0516-SPHA

PLAT TO ACCOMPANY VARIANCE



VICINITY MAP
SCALE: 1"=1000'



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	YES ☐	NO ☒

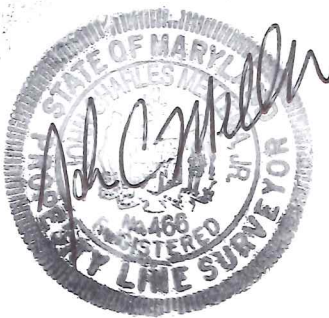
SUBDIVISION NAME: N/A

PRIOR ZONING HEARING: ~~N/A~~ 2019-0516-SPA A
DEED REFERENCE: 41521/370 PARCEL NO. 2

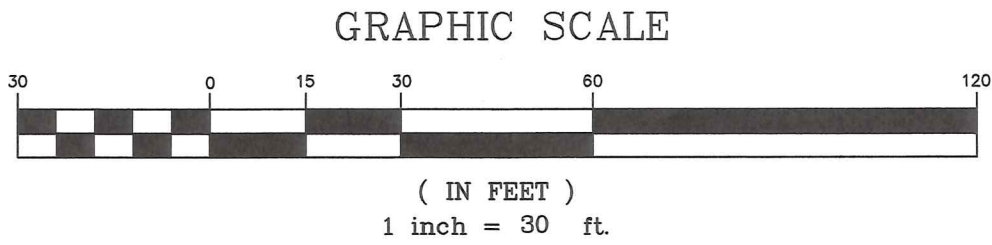
OWNER: JASON WEINER TRUSTEE
1529 LIGHT STREET
BALTIMORE MD. 21230
PHONE: 443-938-0203

TAX NO. 1406000051

DATE: NOVEMBER, 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'

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

2019-0516-SPA A