



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP
*Director, Department of Permits,
Approvals and Inspections*

USE PERMIT

IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this **30th day of December, 2022**, that **Walter J Stawinski** the property location at **3411 E. Joppa** should be and the same is hereby granted permission to operate a **Rooming and Boarding House 5 tenants**

A handwritten signature in black ink, appearing to read "C. Gutwald", is written over a horizontal line.

2022-00002-BR
Permit (or Receipt) Number

Director, Permits, Approvals and Inspections

Planner's Initials SC

**APPLICATION FOR A USE PERMIT
FOR A 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, WALTER STAWINSKI 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 408B.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 Protestant's 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.

WALTER STAWINSKI Date 12/12/22
 Owner (type or print name) _____
Walter Stawinski Address 8810 WALTER BLVD ART 3207
 Owner(s) Signature(s) _____ Zip 21234
 Phone #'s (Cell/Home) 410-892-6729 Email SKI8923@JUNO.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, _____ 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.

Protestant's (type or print name) _____ Date _____
 Protestant's Signature _____ Address (type or print) _____ Zip _____
 Phone #'s (Cell and Home) _____ 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: _____ BRH # _____

22-1189

SC

BALTIMORE COUNTY DEPARTMENT OF PERMITS,
APPROVALS AND INSPECTIONS
111 West Chesapeake Avenue
Towson, MD 21204

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

The application for your proposed use permit has been reviewed and is accepted for filing by
Shawn Crawford on 12/5/22
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 special hearing (for which additional fees are required).

*SUGGESTED POSTING DATE 12/12/22 B" (within 15 days of "A")
DATE POSTED 12/12/22

HEARING REQUESTED - YES NO _____ (date)

CLOSING DATE (Last day for hearing demand) 12/27/22 "C" ("B" + 15 days)

*Usually Within 15 Days of Filing

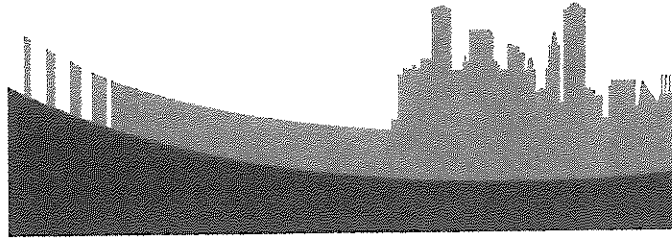
CERTIFICATE OF POSTING - BOARDING/ROOMING HOUSE BRH # 2022.000213R

Location of Property: 3411 E. JOPPA ROAD

District: 11⁷²⁴

Posted By: BRUCE E. DOAK Date: 12/5/22

Accepting Planner - Print Name: Shawn Crawford



CERTIFICATE OF POSTING

December 11, 2022

_____ amended for second inspection

Re:
Use Permit for Address: 3411 E. Joppa Road
Legal Owner: Walter Stawinski
Closing date: December 27, 2022

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

Attention: Jeff Perlow

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 3411 E. Joppa Road.

The signs were initially posted on December 10, 2022.

The subject property was also inspected on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE
BOARDING- OR ROOMING HOUSE
USE PERMIT APPLICATION
ADDRESS: 3411 E. Joppa Road

PROPOSAL TO PERMIT A BOARDING-OR ROOMING HOUSE UNDER SUBSECTION 408B.1 OF THE BALTIMORE COUNTY ZONING REGULATIONS

PUBLIC HEARING?

PURSUANT TO SECTION 408B.1.A.2.b OF THE BALTIMORE COUNTY ZONING REGULATIONS, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED USE PERMIT, PROVIDED THE REQUEST FOR A HEARING IS RECEIVED IN THE ZONING REVIEW OFFICE BEFORE 4:30 PM ON DECEMBER 27, 2022. THE REQUEST FOR A HEARING MUST ALSO REFERENCE THE ADDRESS ON THE SIGN. ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS, ZONING REVIEW OFFICE, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVENUE, TOWSON, MD 21204 PHONE: 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER PENALTY OF LAW.

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BOARDING- OR ROOMING HOUSE
USE PERMIT APPLICATION

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111 West Chesapeake Avenue
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CERTIFICATE OF POSTING - BOARDING/ROOMING HOUSE

BRH # _____

Location of Property: 3911 E. LOPPA ROAD

District: 11⁷⁴

Posted By: BRUCE E. DOAK

Date: 12/10/22

Accepting Planner - Print Name: Shawn Crawford

