

* BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 01-026-SPH

CASE NO. 01-027-SPH

*

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a special hearing request and variance request for property located at 3825 Blenheim Road. The petitions were filed by the legal owner of the subject property, Doris Menges Hardesty and the contract purchasers, Nicholas and Karen Trionfo. The first special hearing request is from Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a home office as an accessory use which is not physically situated within the principal residence, but rather in an existing unattached building. The second special hearing request is to approve the continued use of 2 dwellings on a single lot. That particular special hearing request was withdrawn at the hearing. Finally, a variance is requested to permit a 0 ft. rear yard setback in lieu of the required 2 ½ ft. for an accessory building.

Appearing at the hearing on behalf of the special hearing and variance requests were Bruce Doak with Gerhold, Cross & Etzel, the firm who prepared the site plans of the property, Mr. and Mrs. Nicolas Trionfo, purchasers of the property, Scott Breza and Deborah Dopkin, attorneys at law representing the Petitioners. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this special hearing request, consists of 2.356 acres, more or less, zoned RC 4. The subject property is

ORDER RECEIVED FOR FILING

Date 9/18/00

Wm. H. James

situated on the south side of Blenheim Road east of Dance Mill Road in Phoenix. The property is improved with 3 separate buildings, all of which were dwellings up until the time of this hearing. The Trionfo's are interested in purchasing the entire property and utilizing the main 2 ½ story dwelling as their principal residence. They further intend to convert the other 2 dwellings on the property to accessory uses to their principal dwelling. They have no intention of continuing to utilize the other structures as living quarters. They will remove whatever facilities are necessary in order to convert the other structures to accessory uses.

As stated previously, the Petitioners originally requested a special hearing to approve 2 structures as residential dwellings as non-conforming uses. However, that particular request was withdrawn at the hearing, based on the agreements that have been reached between the Trionfo's and their adjacent neighbors. An agreement was submitted into evidence as Petitioners' Exhibit No. 3 and has been signed by many of the neighbors, as well as the contract purchasers herein. At this time, the plans of the Trionfo's are as follows. They intend to live in the 2 ½ story dwelling, will utilize the existing structure situated on the rear property line as a home office for Mr. Trionfo, and will utilize the third structure along the southern property line as a storage building. In order to accomplish these plans, the special hearing to allow the home office to be located within an accessory structure not attached to the principal dwelling is necessary. Furthermore, a variance for that structure to exist on the property line as it has for many years is also necessary.

Based on the agreements reached between the contract purchasers and the surrounding residents, as well as the testimony and evidence offered at the hearing, I find that the special hearing and variance should be granted.

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Date

9/18/00

By

H. J. Jamison

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the special hearing were not granted. It has been established that the requirements from which the Petitioners seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

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

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

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18th day of September, 2000, that the Petitioner's Request for Special Hearing from Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a home office as an accessory use which is not physically situated within the principal residence, but rather in an

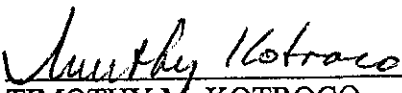
NOT RECORDED FOR FILING
Date 9/18/00
By R. J. Emerson

existing unattached building, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

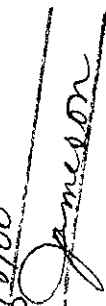
1. The agreement entered into between the Trionfo's and adjacent property owners, submitted into evidence as Petitioner's Exhibit No. 3, shall be incorporated into this Order and enforceable as if part of this Order.
2. The Petitioner shall be permitted to utilize the detached accessory structure as a home office for his business. However, he shall not in any way store any construction equipment or building materials anywhere on this property.
3. The Petitioner shall discontinue utilizing either of the accessory buildings as residential dwellings and shall take whatever steps are necessary to remove such facilities, so as to make those structures accessory to the principal dwelling on the property.

IT IS FURTHER ORDERED that the variance requested to permit a 0 ft. rear yard setback in lieu of the required 2 ½ ft. for an accessory building, be and is hereby APPROVED.

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


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 9/18/00
By 



Baltimore County
Zoning Commissioner

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

September 15, 2000

Deborah Dopkin, Esquire
409 Washington Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
Case Nos. 01-026-SPH and 01-027-SPH
Property: 3825 Blenheim Road

Dear Ms. Dopkin:

Enclosed please find the decision rendered in the above-captioned cases. The Requests for Special Hearing and Variance have been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Copies to:

Scott Breza, Esquire
Wartzman, Omansky, Blibaum,
Simons, Cassin & Sagal, P.A.
105 W. Chesapeake Avenue
Towson, Maryland 21204

Mr. Bruce Doak
Gerhold, Cross & Etzel, Ltd.
320 E. Towsontown Boulevard, Suite 100
Towson, Maryland 21286

Ms. Doris Menges Hardesty
3825 Blenheim Road
Phoenix, Maryland 21131

Mr. & Mrs. Nicholas Trionfo
4406 Sweet Air Road
Baldwin, Maryland 21013



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

3825 Blenheim Road
for the property located at Phoenix, Maryland 21131
which is presently zoned RC-4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

a permitted use^(home office) as accessory to the principal residence in an existing unattached building.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Nicholas Trionfo, Karen Trionfo
Name - Type or Print
Nicholas Trionfo
Signature
4406 Sweet Air Road
Address
Baldwin, MD 21013
City State Zip Code
Telephone No.

Legal Owner(s):

Doris Menges Hardesty
Name - Type or Print
Doris Menges Hardesty
Signature
Name - Type or Print
Signature
3825 Blenheim Road
Address
Phoenix, Maryland 21131
City State Zip Code
Telephone No.

Attorney For Petitioner:

Deborah C. Dopkin, Esquire
Name - Type or Print
Deborah C. Dopkin
Signature
Deborah C. Dopkin, P.A.
Company
409 Washington Avenue, #920/494-8080
Address
Towson, MD 21204
City State Zip Code
Telephone No.

Representative to be Contacted:

Deborah C. Dopkin, Esquire
Name
409 Washington Avenue, #920 /494-8080
Address
Towson, MD 21204
City State Zip Code
Telephone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

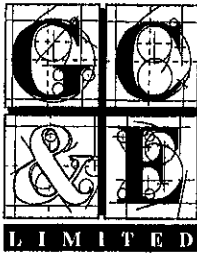
UNAVAILABLE FOR HEARING 8/29, 8/30

Reviewed By BR Date 7/19/00

Case No. 01-027-SPH

9/15/98

ORDER RECEIVED FOR FILING



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

July 17, 2000

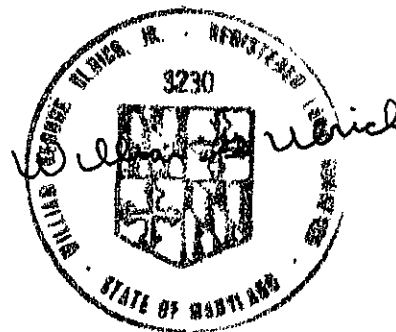
ZONING DESCRIPTION OF THE HARDESTY PROPERTY

Beginning for the same at a point measured southerly along a private driveway 270 feet more or less from the intersection of the center line of said driveway with the centerline of Blenheim Road, said intersection being measured northeasterly 1040 feet more or less from the centerline of Dance Mill Road and running thence and binding on the Northeast side of a private drive, (1) South 16 degrees 04 minutes 40 seconds East 222.20 feet, thence binding on the land of the here in petitioner the six following courses, viz: (2) South 5 degrees 51 minutes 38 seconds East 70.20 feet, (3) North 83 degrees 08 minutes 22 seconds East 133.42 feet, (4) South 68 degrees 06 minutes 30 seconds East 111.68 feet and (5) North 73 degrees 12 minutes 00 seconds East 112.38 feet, (6) North 11 degrees 06 minutes 53 seconds west 330.00 feet and (7) South 82 degrees 39 minutes 52 seconds West 351.90 feet to the place of beginning.

Containing 2.356 Acres of land, more or less.

Intending to be all of the Doris P. Menges Hardesty property as described in deed Liber S.M. No. 13301, folio 312 and Liber S.M. No. 13301, folio 317

Note: This description satisfies zoning requirements only is not intended for conveyance purposes.



**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. 083347

DATE 7/19/2000 ACCOUNT 6001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Deanna J. J. J.

FOR: Child Care Support Hearing

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
ITOM 21007

PAID RECEIPT
DATE: 7/19/2000 TIME: 10:53:23
REQ NO: 00000000000000000000
DEPT: 5 528 ZWING VERIFICATION
RECEIPT # 121809
OR NO. 100556
REQ Tot 50.00
50.00 TX .00 DA
BALTIMORE COUNTY, MARYLAND

01-027-SPH

V#3061

CASHER'S VALIDATION

01-055-264

CERTIFICATE OF POSTING

**RE: CASE # 01-027-SPH
PETITIONER/DEVELOPER
(Nicholas Trionfo)
DATE OF Hearing
(9-8-00)**

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

3825 Blenheim Road Phoenix, Maryland 21131_____

THE SIGN(S) WERE POSTED ON_____ 8-23-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____**THOMAS P. OGLE SR.**_____

_____**325 NICHOLSON ROAD**_____

_____**BALTIMORE, MARYLAND 21221**_____

_____**410-687-8405**_____

(TELEPHONE NUMBER)

**NOTICE OF ZONING
HEARING**

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

Case: #01-027-SPH

3825 Blenheim Road

S/S Blenheim Road, 1050 feet E of centerline Dance Hill Road

10th Election District

6th Councilmanic District

Legal Owner(s): Doris

Menges-Hardesy

Contract Purchaser: Nicholas & Karen Trifonfo

Special Hearing: to permit use (home office) as an accessory to the principal residence in an existing unattached building

Hearing: Friday, September 8, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Brosey Ave.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

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

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

8/26/00 Aug. 24 C414340

CERTIFICATE OF PUBLICATION

TOWSON, MD, 8/25, 2000

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md, once in each of 1 successive weeks, the first publication appearing on 8/24, 2000.

S. Williams
THE JEFFERSONIAN,

LEGAL ADVERTISING

RE: PETITION FOR SPECIAL HEARING
3825 Blenheim Road, S/S Blenheim Rd,
1050' E of c/l Dance Hill Rd
10th Election District, 6th Councilmanic

Legal Owner: Doris M. Hardesty
Contract Purchasers: Nicholas & Karen Trionfo
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-27/SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 1st day of August, 2000 a copy of the foregoing Entry of Appearance was mailed to Deborah C. Dopkin, Esq., 409 Washington Avenue, Suite 920, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

CASE #: 01-027-50H

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE FOR POSTAL USE ONLY
TIME & DATE 2:00 PM Fri. SEPT. 8, 2000

Special Message to the Congress, signed as
President, of the President of the United States,
on the subject of the National Government,
and the National Government.

[Faint, illegible vertical text]

[illegible]

THE UNIVERSITY OF CHICAGO PRESS

THE UNIVERSITY OF CHICAGO

3875 Blenheim Road

----- 07020 07020

3825 Blenheim Road



Baltimore County
Department of Permits and
Development Management

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

August 9, 2000

NOTICE OF ZONING HEARING

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

CASE NUMBER: 01-027-SPH

3825 Blenheim Road

S/S Blenheim Road, 1050 feet E of centerline Dance Hill Road

10th Election District – 6th Councilmanic District

Legal Owner: Doris Menges Hardesty

Contract Purchaser: Nicholas & Karen Trionfo

Special Hearing to permit use (home office) as an accessory to the principal residence in an existing unattached building.

HEARING: Friday, September 8, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script that reads "Arnold Jablon". Below the signature, the initials "GDZ" are printed.

Arnold Jablon
Director

C: Deborah C. Dopkin, Esquire, 409 Washington Avenue, Suite 920, Towson 21204
Doris Menges Hardesty, 3825 Blenheim Road, Phoenix 21131
Nicholas & Karen Trionfo, 4406 Sweet Air Road, Baldwin 21013

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY AUGUST 24, 2000.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Thursday, August 24, 2000 Issue – Jeffersonian

Please forward billing to:
Deborah C. Dopkin
409 Washington Avenue
Towson, MD 21204

410-494-8080

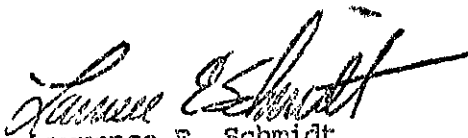
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CASE NUMBER: 01-027-SPH
3825 Blenheim Road
S/S Blenheim Road, 1050 feet E of centerline Dance Hill Road
10th Election District – 6th Councilmanic District
Legal Owner: Doris Menges Hardesty
Contract Purchaser: Nicholas & Karen Trionfo

Special Hearing to permit use (home office) as an accessory to the principal residence in an existing unattached building.

HEARING: Friday, September 8, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt
GDZ

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 01 - 027-SPH

Petitioner: DORIS M. HARDESTY

Address or Location: 3825 BLENHEIM ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: DEBORAH C. DOPKIN

Address: 409 WASHINGTON AVE

TOWSON MD 21204

Telephone Number: 410 494-8080

Revised 2/20/98 - SCJ

01-027-SPH



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 29, 2000

Deborah C. Dopkin, Esquire
409 Washington Avenue
Suite 920
Towson, MD 21204

Dear Ms. Dopkin:

RE: Case Number: 01-027-SPH, 3825 Blenheim Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 19, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Doris Menges Hardesty, 3825 Blenheim Road, Phoenix 21131
Nicholas & Karen Trionfo, 4406 Sweet Air Road, Baldwin 21013
People's Counsel



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: August 17, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For August 7, 2000
Item Nos. 022, 023, 024, 026, 027, 028
030, 031, 032, 033, 034, 035, 036

and

00-550-A, Revised 7/14/2000

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: August 17, 2000

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 7, 2000
Item No. 025

The Bureau of Development Plans Review has reviewed the subject zoning item. The developer is to dedicate the right-of-way for the cut-back of the property lines at the intersection of Taylor Avenue and Chestnut Avenue at no cost to the county.

Per the Department of Public Works' Design Manual, Road and Streets, Section II, Paragraph I, *"the minimum distance from the property line P.I. at an intersection and the property line chord points shall be a minimum of 10 feet"*.

The issue of on-site parking should be addressed.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

August 8, 2000

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

ATTENTION: Gwen Stephens

RE: Property Owner: RAY LEE, INC. - 024
WILLIAM F. CLARK AND JEANNETTE R. CLARK - 025
DORIS MENGES HARDESTY - 027

Location: DISTRIBUTION MEETING OF July 31, 2000

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

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

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *ac/RBS*

DATE: September 11, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of July 31, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
024	7103 Milford Industrial Road
025	2900 Taylor Avenue
027	3825 Blenheim Road
028	700 Western Run Road
030	12324 Michaelsford Road
031	412 Bloomsbury Avenue
032	2306 Shaded Brook Drive
036	12040 & 12407 Falls Road
550 Revised	Phillips Purchase

Jim
9/8

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 14, 2000

FROM: Arnold F. 'Pat' Keller, III
Director; Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 01-026 & 01-027**

The Office of Planning has reviewed the above referenced case and has no comments to offer.

For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey W. Long

AFK/JL:MAC

AUG 17



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 7.31.00

Ms. Ronnay Jackson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 027 B2

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

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

My telephone number is _____

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

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

LAW OFFICES

WARTZMAN, OMANSKY, BLIBAUM,
SIMONS, CASSIN & SAGAL, P.A.

SAMUEL BLIBAUM
MICHAEL H. SIMONS
STUART L. SAGAL
HOWARD CASSIN
ALVIN J. FILBERT, JR.
DANIEL W. QUASNEY
SUSAN D. CAMPBELL
SCOTT M. BREZA

THE JEFFERSON BUILDING - SUITE 400
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

Telephone: 410-823-0111

Fax: 410-823-8032

Please address correspondence to:
P.O. Box 6724
Towson, Maryland 21285-6724

COUNSEL TO THE FIRM

PAUL WARTZMAN
JOSEPH H. OMANSKY

OF COUNSEL

STANLEY I. MORSTEIN
MINDA F. GOLDBERG
SUSAN M. WILKENS
JONATHAN VAN HOVEN

RONALD L. SCHREIBER
(1934-1980)

July 19, 2000

Ms. Sophia Jennings
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Violation Notice No.: 120349 -
Case Nos.: 01-026-SPHA
01-027-SPH
Address: 3825 Blenheim Road, Phoenix, MD 21131-2101

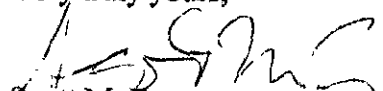
Dear Ms. Jennings:

I represent the property owner concerning the above referenced Notice of Violation and our petition for a special hearing and petition for a variance (Case No. 01-026-SPHA). In addition, the contract purchasers, represented by Debra Dopkin, have also submitted a petition for a special hearing (Case No. 01-027-SPH).

The owner and purchasers are requesting the three petitions be heard simultaneously (our petition for special hearing, our petition for variance and the purchasers petition for special hearing).

We are requesting an expedited hearing due to the unfortunate circumstances in this matter. The owner, Doris Hardesty, is an elderly lady with failing health who is selling her home to move in with her children. This delay in the sale of her home and the necessity of going through this process has been traumatic on her. In light of this, we are requesting an expedited hearing to resolve these issues. If you have any questions please do not hesitate to contact me.

Very truly yours,


Scott M. Breza

SMB/dak

dak\smb\68907.02\Jjennings, sephia 07-19-00.ltr

01-027-SPH

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

#01-027-SPH

NAME

ADDRESS

Bruce E. Doak - Gernold, Cross & Eichel, LTD. 320 E. TOWNSHIP BLVD TOWSON, MD 21286

MR. & MRS. Nicholas Trionfo 4406 Sweet Air Rd. Baldwin MD 21013

Scott Breza

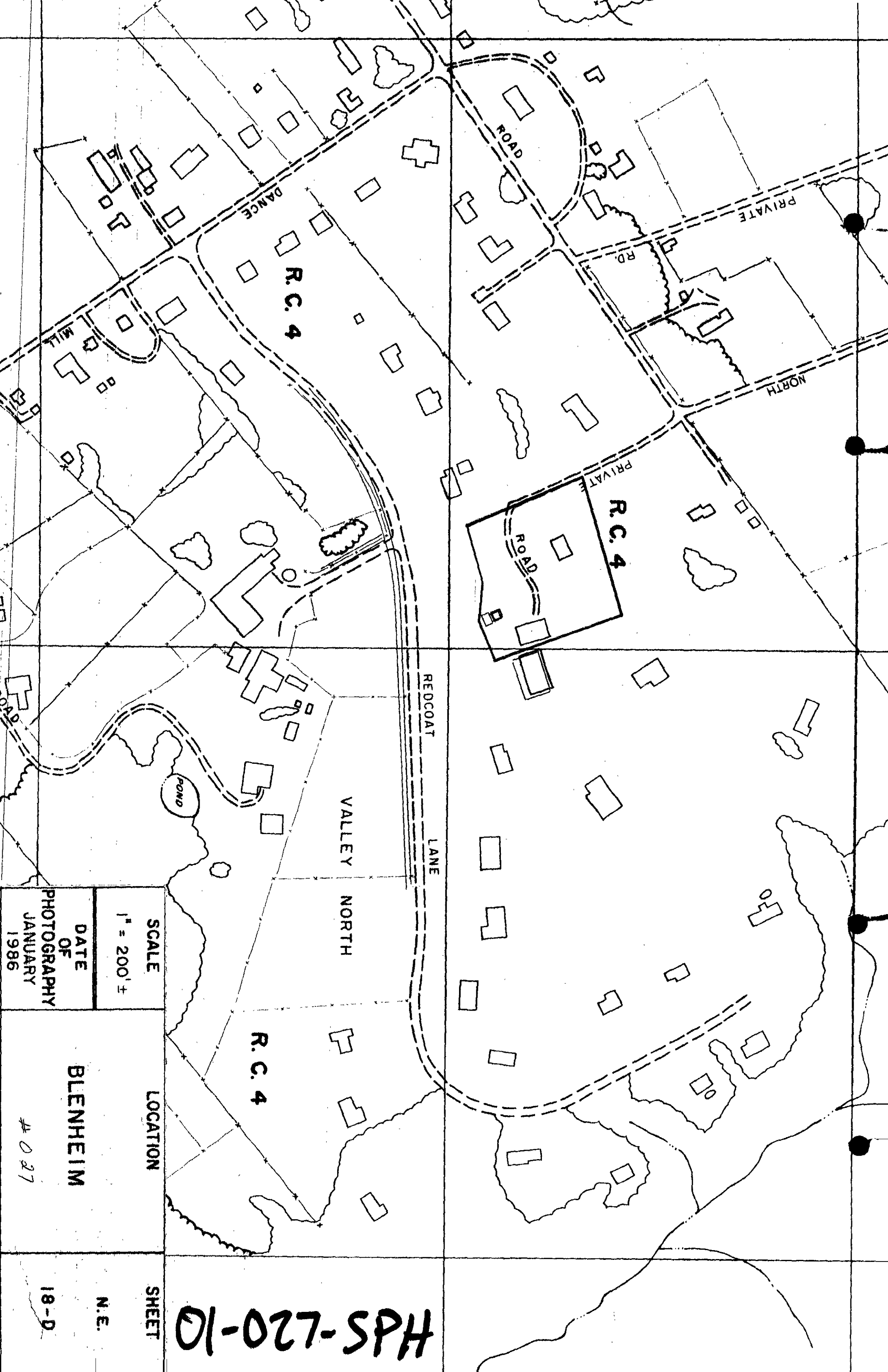
105 W Chesapeake Ave suite 40

Deborah Dopkin

Towson, MD 21204

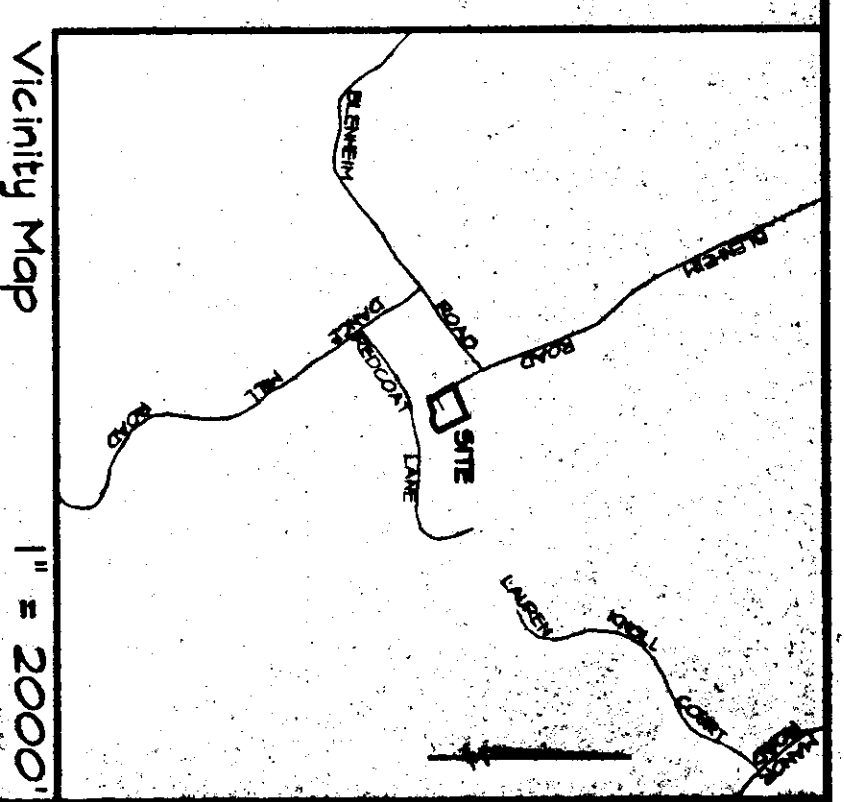
→ 409 Washington Ave 21204





SCALE	1" = 200' ±	LOCATION	SHEET
DATE OF PHOTOGRAPHY	JANUARY 1986	BLENNHEIM	N.E.
		# 027	18-D

HPS-220-10



GENERAL NOTES

1. OWNER: DONALD J. HARDESTY
18025 BLLENHEIM ROAD
FROSTY, MARYLAND
21050
2. TAX ACCOUNT NO. 10-10-040800 AND 10-10-040801
3. TITLE DEED LIBER 5, M. 1930, FOLIO 312
4. TOTAL AREA: 2.289 ACRES
5. THE PROPERTY IS ZONED R.C. 4
6. 200' SCALE ZONING MAP NO. 10-10-040801
7. THE BOUNDARY SHOWN HEREON IS FROM THE TITLE DEED
A BOUNDARY WAS NOT PERFORMED BY DONALD J. HARDESTY & ETZEL, LTD.
A.D. LAND & GRID
SCHOOL DISTRICT
20 C-3
205
8. THIS SITE IS SERVICED BY SEPTIC AND WELL
9. NO PRIOR ZONING CASES

PETITION FOR A SPECIAL HEARING

TO APPROVE A PERMITTED USE ACCESSORY TO THE PRINCIPAL
RESIDENCE IN AN EXISTING DETACHED BUILDING IN ITS CURRENT
LOCATION.

Ref # 1 037
Case 106

**PLAT TO ACCOMPANY A PETITION
FOR A SPECIAL HEARING
HARDESTY PROPERTY**

3825 BLLENHEIM ROAD
Deed Ref: S.M. No. 19301 folio 312
S.M. No. 19301 folio 317
Tax Account Nos.: 10-10-040800
10-10-040801
Zoned R.C. 4, Map No. 10-10-040801
Tax Map 44, Grid 14, Parcel 502
10th ELECTION DISTRICT
6th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1" = 500' July 15, 2000

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towson Boulevard
Towson, Maryland 21286
(410) 623-4470

- SYMBOLS LEGEND**
- ▲ EXISTING WELL
 - ~~~~~ WOODS LINE
 - PROPERTY LINE
 - EXISTING PAVING
 - EXISTING CLEANSIT

REVISION	DATE	TECHNICIAN	MEASUREMENT	FILE NUMBER
		MEASUREMENT		