

IN RE: PETITION FOR VARIANCE

NW/S Blenheim Road, 1,250' SW of the c/l
Sweet Air Road
(14100 Blenheim Road)
10th Election District
4th Council District

Patricia A. Zaccari
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-130-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Patricia A. Zaccari. The Petitioner requests variance relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side and rear yard setbacks of 45 feet each in lieu of the minimum required 50 feet for proposed additions to accommodate the needs of a disabled child. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Patricia A. Zaccari, property owner, and J. Scott Dallas, the Registered Property Line Surveyor who prepared the site plan for this property. There were no Protestants or other interested persons present.

Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) states:

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other

RECEIVED FOR FILING

Date

By

variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance".

The subject property under consideration is a square-shaped parcel, approximately 200 feet wide by 230 feet deep, located on the northwest side of Blenheim Road, just south of Sweet Air Road in Phoenix. The property contains a gross area of 1.06 acres, more or less, zoned R.C.5 and is improved with a one-story, single-family dwelling. In addition to the dwelling, a macadam driveway extends into the property from Blenheim Road. The Petitioner has owned and resided on the property with her son for many years. Testimony indicated that the Petitioner's son is disabled and currently resides in the basement of the home. Because of his disability, it has become increasingly difficult for him to go up and down stairs. Moreover, Ms. Zaccari is also getting older and has physical mobility constraints of her own. The Petitioner proposes making improvements to her home to accommodate her disabled son and her future use of the residence. In this regard, the Petitioner proposes a 37' x 26' addition to the rear of the dwelling to provide new living quarters for her son and a 14' x 28' addition on the south side of the dwelling to provide a new master bedroom. It was indicated that cedar siding would be utilized on the exterior of the proposed additions so as to blend with the color of the brick used on the existing dwelling. Variance relief is necessary due to the location of existing improvements on the property and the layout of the existing dwelling.

On behalf of the Petitioner, Mr. Dallas testified that the existing home is a small rancher that was constructed in 1977. The home sits back on the lot approximately 112 feet from Sweet Air Road and is completely screened from view on both sides where the additions are proposed by 36-foot tall trees. It was also indicated that there will be no impact on the septic reserve area in the front of the property and the proposed addition to the rear will be located 30 feet from the existing well.

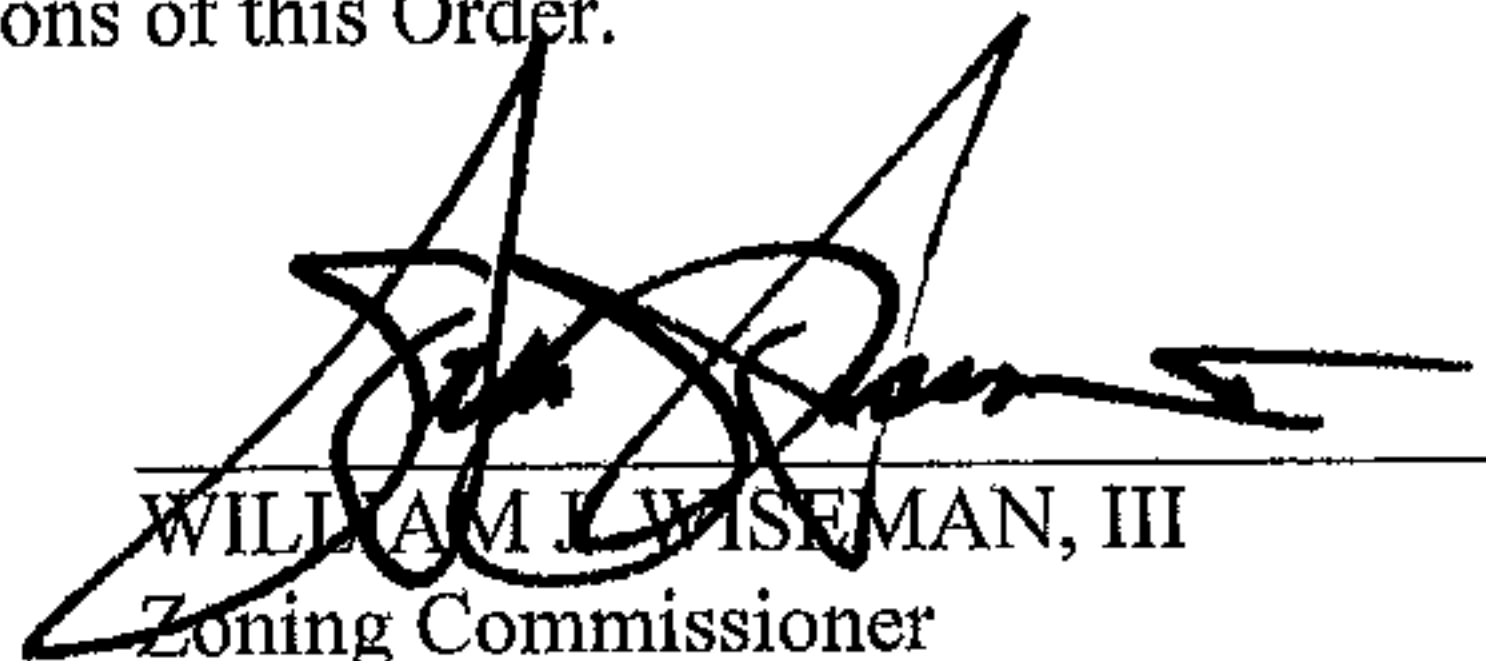
After due consideration of the testimony and evidence presented, I am persuaded to grant the variance. In my judgment, the Petitioner has complied with the requirements of Section

307 of the B.C.Z.R. and that strict compliance with the zoning regulations would result in a practical difficulty and unreasonable hardship upon the Petitioner. The variance requested is minimal and will not result in any detrimental impact to adjacent properties or the surrounding locale. As noted above, no one appeared in opposition to the request and there were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency. However, the Department of Environmental Protection and Resource Management (DEPRM) advised that an evaluation of the septic system may be required prior to building permit approval.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of November 2004 that the Petition for Variance seeking relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side and rear yard setbacks of 45 feet each in lieu of the minimum required 50 feet for proposed additions, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at her own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed additions must be constructed with materials similar and/or complementary to the existing dwelling.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
Date 11/16/04
By [Signature]

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

November 16, 2004

Ms. Patricia A. Zaccari
14100 Blenheim Road
Phoenix, Maryland 21131

RE: PETITION FOR VARIANCE
NW/S Blenheim Road, 1,250' SW of the c/l Sweet Air Road
(14100 Blenheim Road)
10th Election District -- 6th Council District
Patricia A. Zaccari - Petitioner
Case No. 05-130-A

Dear Ms. Zaccari:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. J. Wiseman III", is written over a horizontal line.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at # 14100 Blenheim Rd.

which is presently zoned R.C. 5

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 Variance from Section(s) 1 A 04.3B.2 to allow side

yard and rear yard setbacks of 45 feet in lieu of the required minimum 50 feet.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) Additions shown will accomodate Ms. Zaccari's son, who has a severe learning disability and will occupy somewhat "separate" quarters as he progresses toward independence. Additions proposed will not negatively impact the structural design of the existing house. Ms. Zaccari's physical mobility constraints require a one-story layout for future use of the residence.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Varlance, 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No. 05-130-A

Date 9/15/98

By [Signature]

Legal Owner(s):

Patricia A. Zaccari

Name - Type or Print

Signature

Name - Type or Print

Signature

14100 Blenheim Rd. 410-592-6338
Address Telephone No.

Phoenix MD 21131
City State Zip Code

Representative to be Contacted:

J. Scott Dallas (J.S. Dallas, Inc.)

Name P. O. Box 26
13523 Long Green Pike 410-817-4600
Address Telephone No.

Baldwin MD 21013
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By BR Date 9/2/04

ORDER RECEIVED FOR FILING

Date

J. S. DALLAS, INC.

SURVEYING & ENGINEERING

13523 LONG GREEN PIKE

P.O. BOX 26

BALDWIN, MD 21013

(410) 817-4600

FAX (410) 817-4602

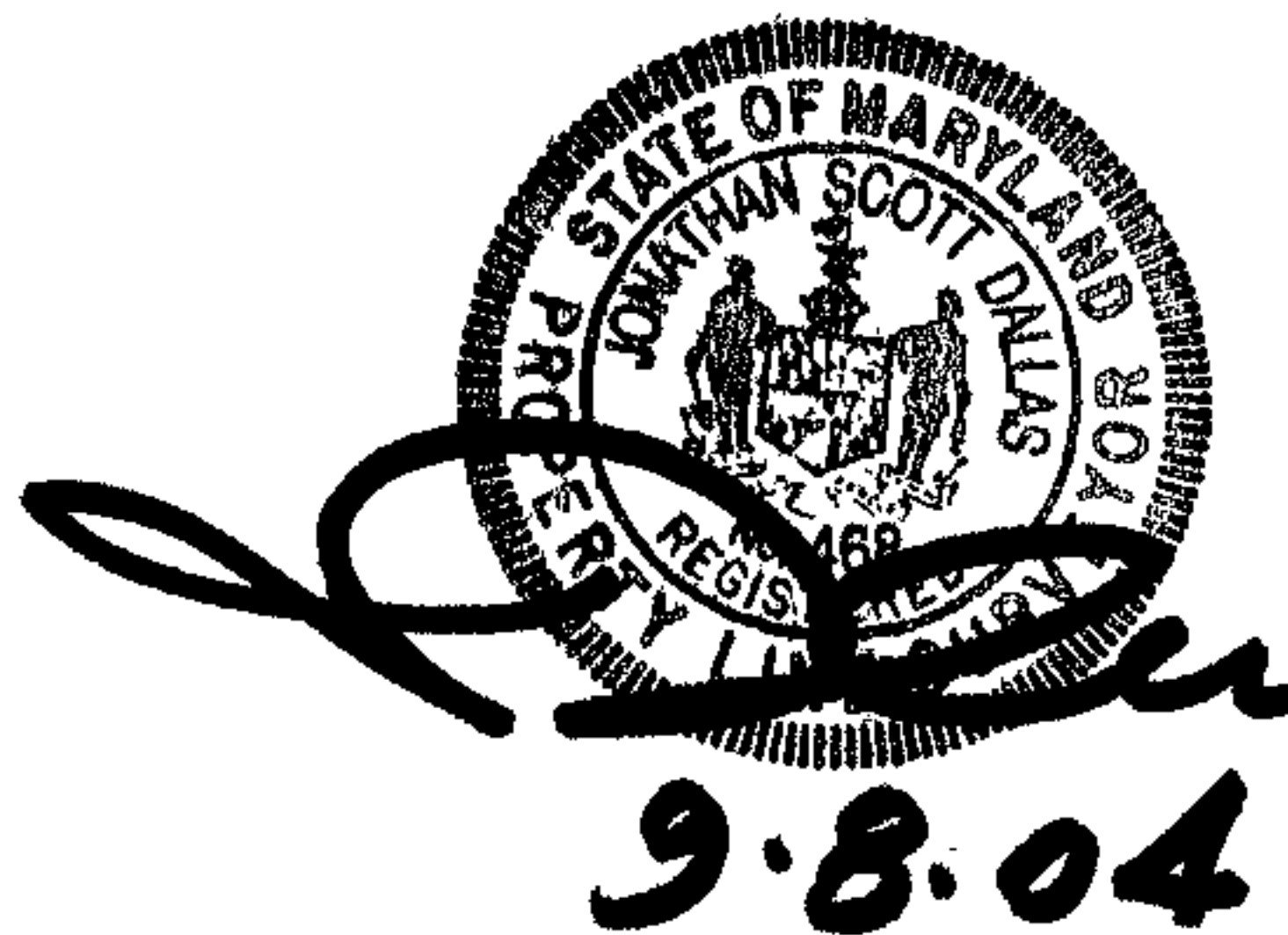
ZONING DESCRIPTION OF # 14100 BLENHEIM ROAD

BEGINNING on the northwest side of Blenheim Road, 60 wide, distant 1250 feet, more or less southwest from the center of Sweet Air Road.

BEING Lot # 12 on the plat entitled "Section 1 Blenheim Estates" as recorded among the Land Records of Baltimore County in Plat Book 38 folio 120.

CONTAINING 46,132 square feet or 1.06 acres of land, more or less,

ALSO known as # 14100 BLENHEIM ROAD and located in the 10th Election District, 6th Councilmanic District.



NO. 4070

675006 001

5052

2/1/15

20th Veranda

YELLOW - CUSTOMER

Item #130

陳慶雲

THE

9-18-2004 9-18-2004 12-23-02

THE NEW YORK PUBLIC LIBRARY

THE UNIVERSITY OF CHICAGO PRESS

THE NEW YORK PUBLIC LIBRARY

1992

● 2000年10月1日起，凡在境内销售货物或提供应税劳务、服务的企业，其销售货物或提供应税劳务、服务所取得的收入，除另有规定外，一律计入企业的收入总额，依法缴纳企业所得税。

100

◆ 臺灣的「新電影」運動

CASHER'S VALIDATION

**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: #05-130-A
14100 Blenheim Road
N/west side of Blenheim
Road, 1250 feet s/west
centerline of Sweet Air Road
10th Election District
3rd Councilmanic District
Legal Owner(s): Patricia A.
Zaccari

Variance: to allow side
yard and rear setbacks of
45 feet in lieu of the re-
quired minimum 50 feet
each.

Hearing: Wednesday, Oc-
tober 27, 2004 at 9:00
a.m. in Room 407, County
Courts Building, 401
Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zon-
ing Review Office at (410)
887-3391.

10/013 Oct. 7 24544

CERTIFICATE OF PUBLICATION

10/7/2004

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 10/7/2004.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 05-130-A

Petitioner/Developer: _____

PATRICIA ZACCARI

Date of Hearing/Closing: 10/27/04

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention:

Ladies and Gentlemen:

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

14100 BLENHEIM RD

The sign(s) were posted on _____

10/9/04

(Month, Day, Year)

Sincerely,

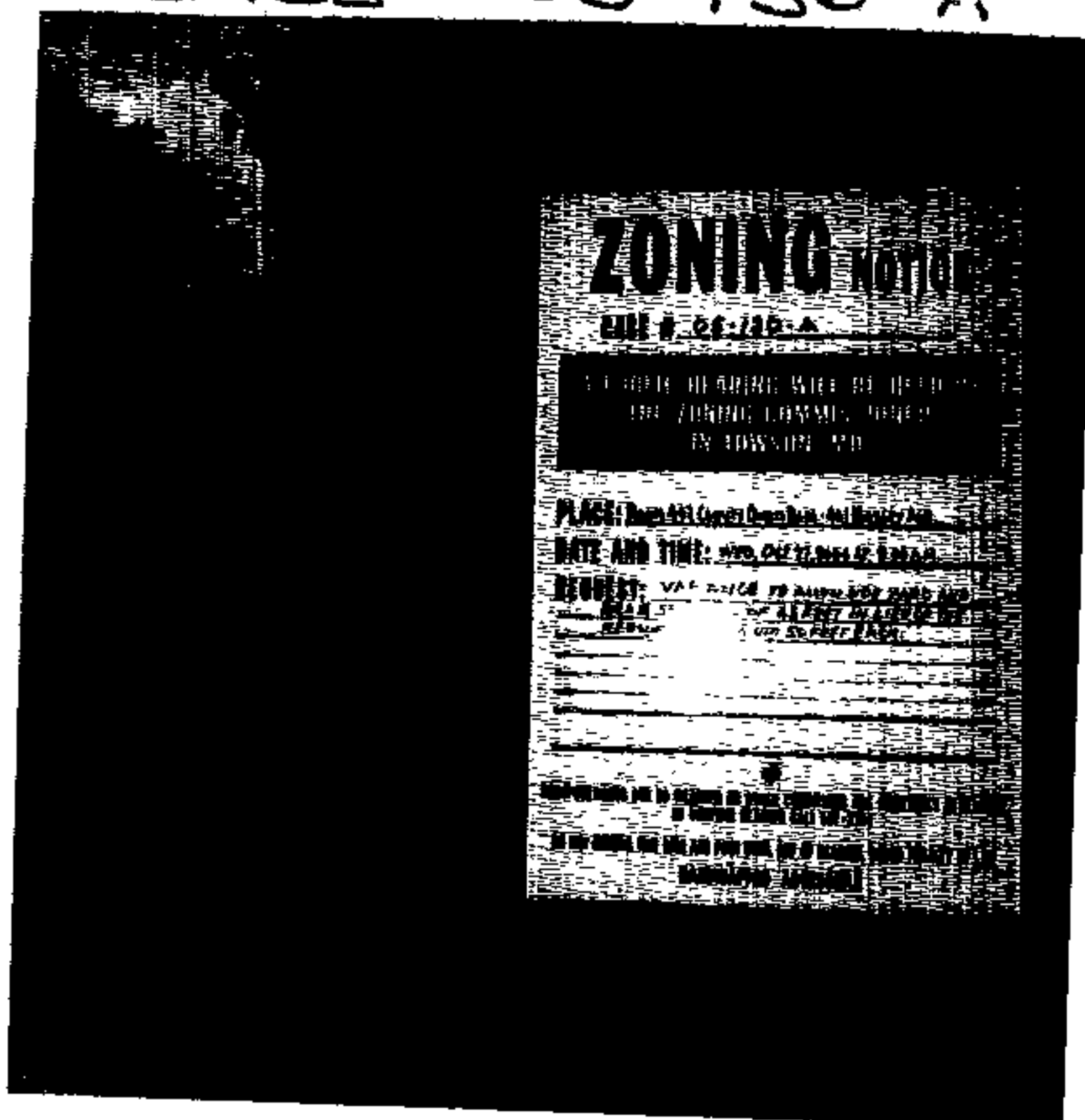
Richard E. Hoffman 10/9/04
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



14100 BLENHEIM RD
POSTED 10/9/04

Richard E. Hoffman 10/9/04



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

September 20, 2004

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: 05-130-A

14100 Blenheim Road

N/west side of Blenheim Road, 1250 feet s/west centerline of Sweet Air Road

10th Election District – 3rd Councilmanic District

Legal Owners: Patricia A. Zaccari

Variance to allow side yard and rear setbacks of 45 feet in lieu of the required minimum 50 feet each.

Hearing: Wednesday, October 27, 2004 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Patricia A. Zaccari, 14100 Blenheim Road, Phoenix 21131
J. Scott Dallas, P.O. Box 26, 13523 Long Green Pike, Baldwin 21013

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 9, 2004.**
- (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, October 7, 2004 Issue - Jeffersonian

Please forward billing to:
Patricia A. Zaccari
14100 Blenheim Road
Phoenix, MD 21131

410-592-6338

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: 05-130-A

14100 Blenheim Road

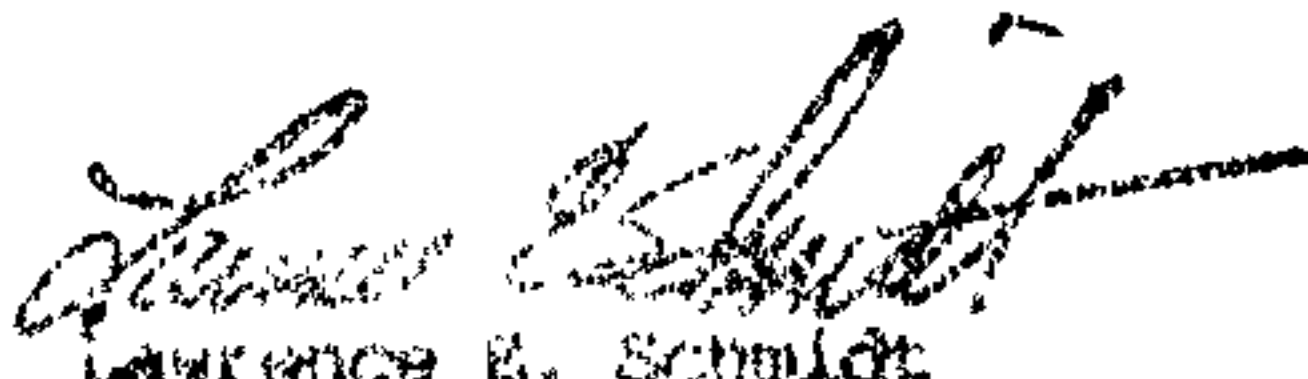
N/west side of Blenheim Road, 1250 feet s/west centerline of Sweet Air Road

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401 Bosley Avenue



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 05-130-A
Petitioner Patricia A. Zaccari
Address or Location: 14100 Blenheim Road • (21131)

PLEASE FORWARD ADVERTISING BILL TO:

Name Patricia A. Zaccari

Address 14100 Blenheim Road
Phoenix, MD. 21131

Telephone Number: 410-592-6338

**Department of Permits and
Development Management**

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



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

October 20, 2004

Patricia A. Zaccari
14100 Blenheim Road
Phoenix, Maryland 21131

Dear Ms. Zaccari:

RE: Case Number:05-130-A , 14100 Blenheim Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 8, 2004.

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 that reads "W. Carl Richards, Jr." The signature is fluid and cursive.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
J. Scott Dallas P.O. Box 26 13523 Long Green Pike Baldwin 21013

Visit the County's Website at www.baltimorecountyonline.info



Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Holman, Chief

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

September 21, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: September 20, 2004

Item No.: 125, 127, 130, 132-137

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK
Fire Marshal's Office
PHONE 887-4881
MS-1102F

cc: File

Visit the County's Website at www.baltimorecountyonline.info

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*



Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

Date: 9.17.04

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

RE: Baltimore County
Item No. 130 BPR

Dear Ms. Matthews:

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,

Steven D. Foster, Acting Chief
Engineering Access Permits Division

BW
10/27

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr ^{Jr}

DATE: October 26, 2004

SUBJECT: Zoning Item # 05-130
Address 14100 Blenheim Road

RECEIVED

OCT 27 2004

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of September 20, 2004.

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

An evaluation of the septic system may be required prior to building permit approval.

Reviewer: Martha Mickey, Sue Farinetti

Date: October 26, 2004

BW
10/27

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: September 22, 2004

RECEIVED

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

SEP 23 2004

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-130**

ZONING COMMISSIONER

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

Division Chief:

Lynne Serhan

MAC/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: October 4, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For September 27, 2004
Item Nos. 125, 130, 133, 135, and 137

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR VARIANCE	*	BEFORE THE
14100 Blenheim Rd; NW/side Blenheim Rd,	*	ZONING COMMISSIONER
1,250' SW c/line of Sweet Air Road	*	
10 th Election & 3 rd Councilmanic Districts	*	FOR
Legal Owner(s): Patricia A. Zaccari	*	BALTIMORE COUNTY
Petitioner(s)	*	
	*	05-130-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel 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 documentation filed in the case.

RECEIVED

SEP 22 2004

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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 22nd day of September, 2004, a copy of the foregoing Entry of Appearance was mailed to, J.S. Dallas, P.O. Box 26, 13523 Long Green Pike, Baldwin, MD 21013, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME 05-130A
CASE NUMBER _____
DATE _____

CASE NAME 05-130A
CASE NUMBER _____
DATE _____

CASE NAME 05-130A
CASE NUMBER _____
DATE _____

P/O O.P.Z. NE 20C
NE 20D
1"=200'
R. C. 5
#14100
BLENHEIM RD.

N-78,000 N-78,000

N-77,000 N-77,000

N-810,000 N-810,000

NE 20C
NE 20D

R. C. 4

R. C. 5

SITE

R. C. 5

R. C. 4

R. C. 4

PRIVATE

SHEET

#130

2000 COMPLETED

NOTES

1. NO KNOWN PRIOR ZONING HEARINGS.

2. OWNERSHIP:

DEED REFERENCE PER S.D.A.T.: 5575-566

PATRICIA A. ZACCARI

14100 BLENHEIM ROAD

PHOENIX, MD 21131

PHONE: 410-592-6338

3. PROPERTY INFORMATION PER S.D.A.T.:

TAX MAP 44 PARCEL 143 LOT 12

ACCT. NO. 1700003613

BLENHEIM ESTATES (38-120)

4. AREA OF SUBJECT SITE: 46,132 SF +/- OR 1.06 AC. +/-

5. PROPOSED NEW ADDITION TO SFD (EX. USE SFD)

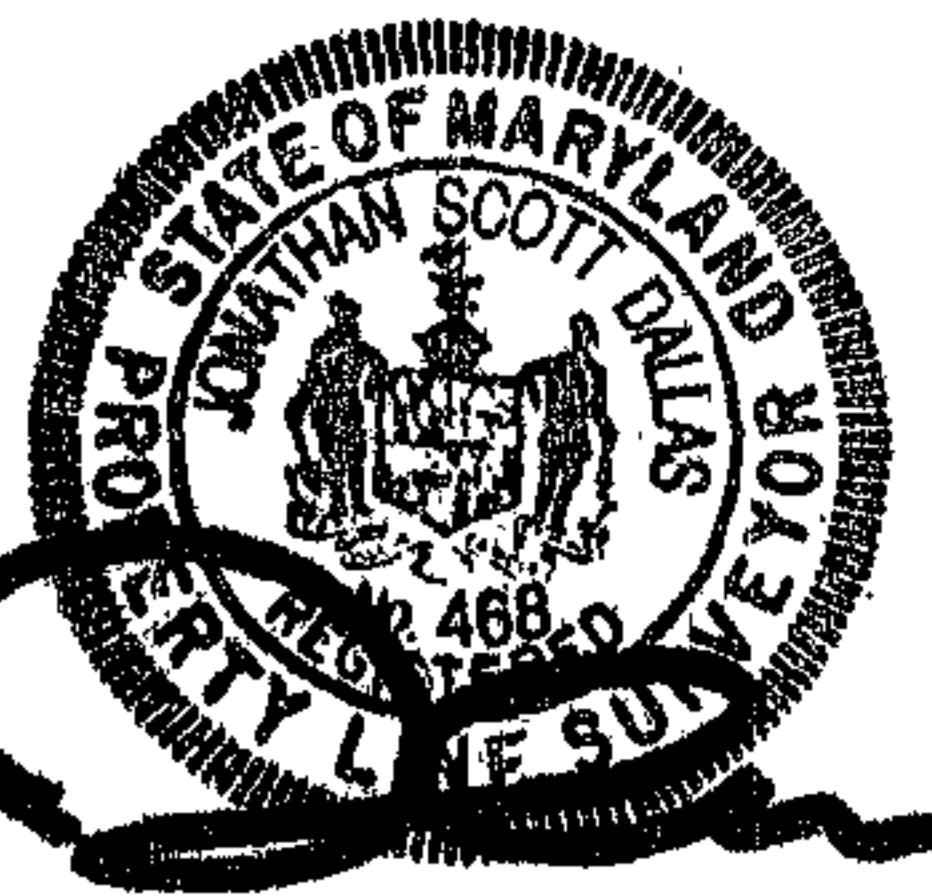
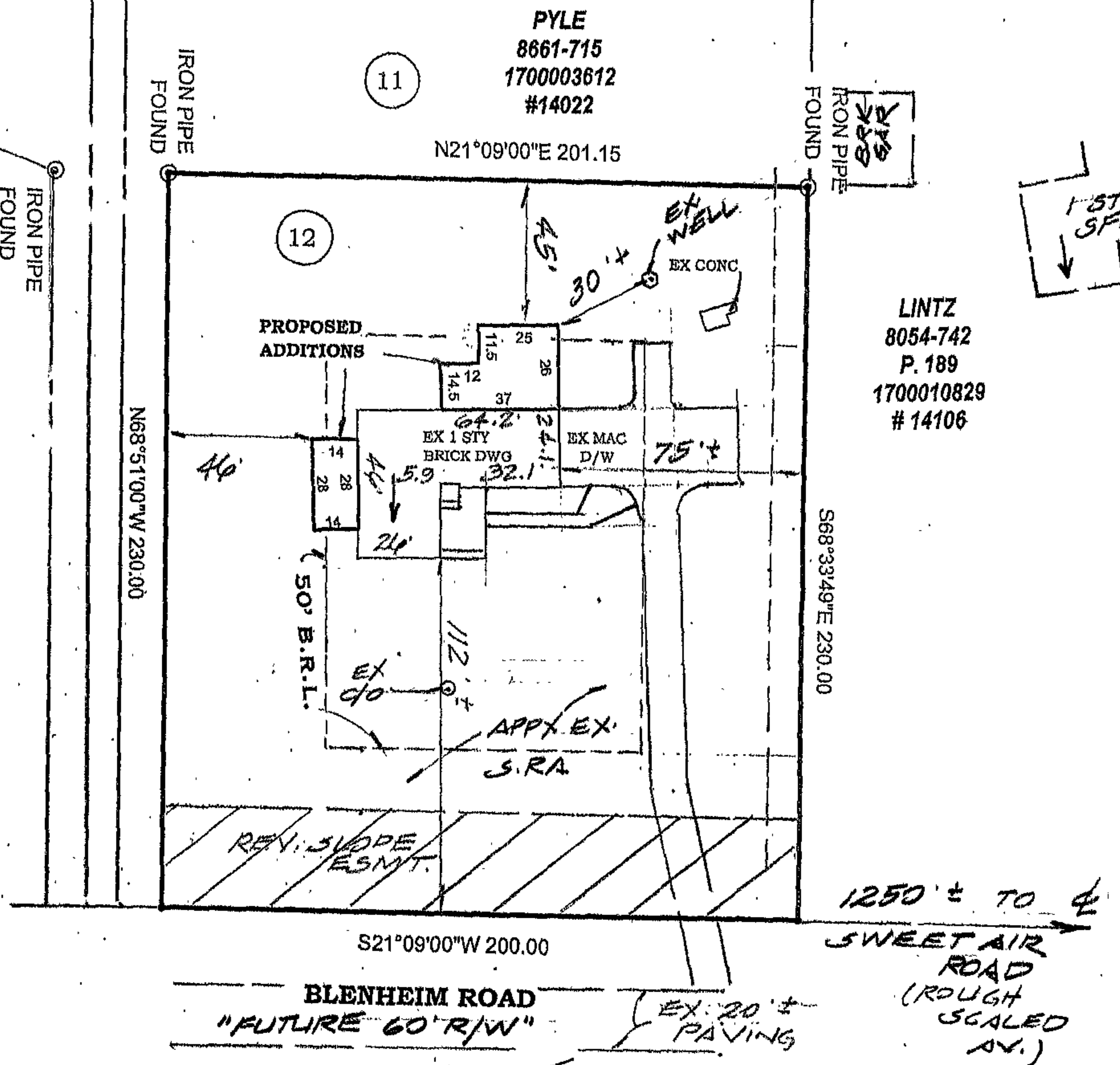
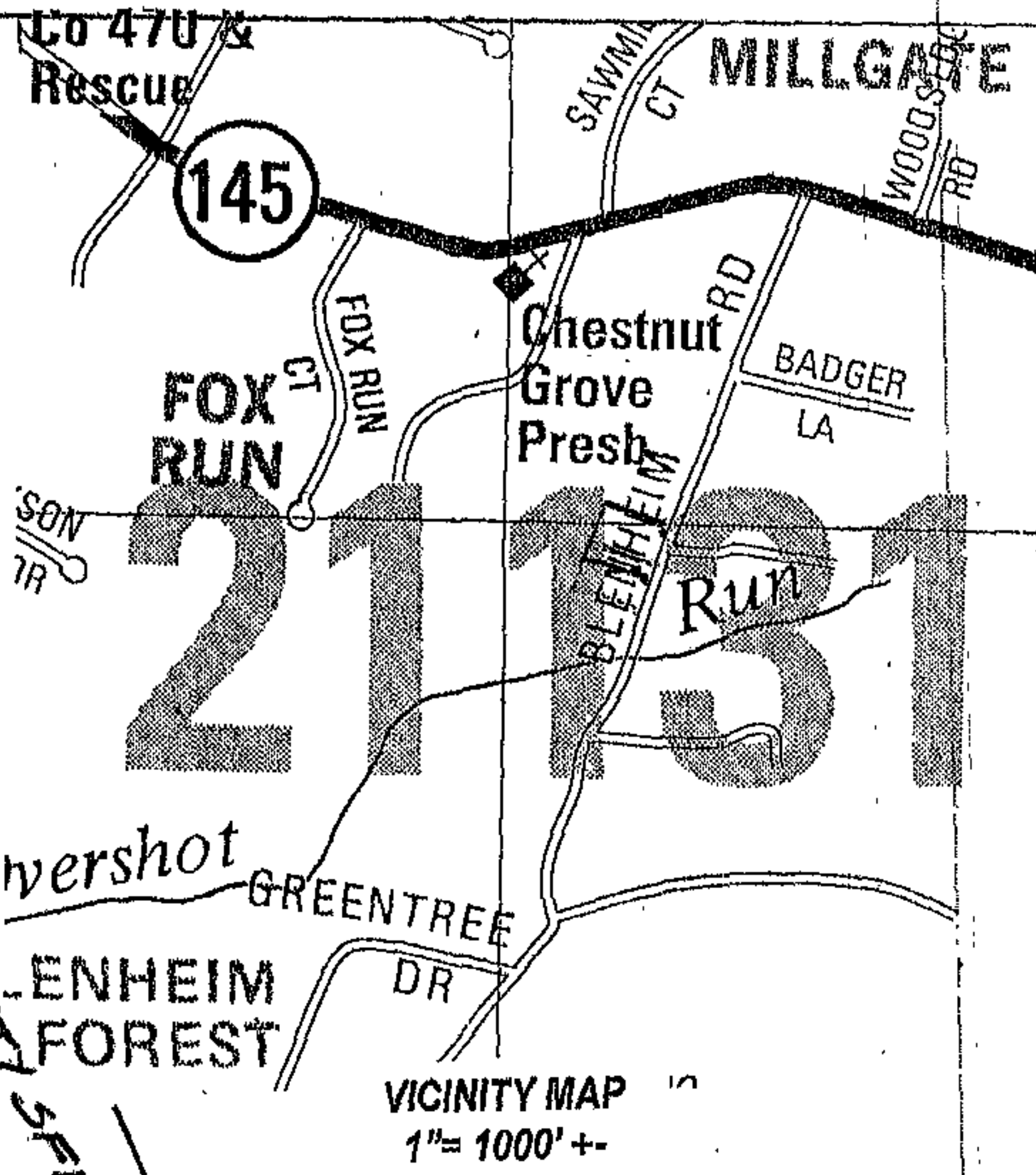
6. SITE IS NOT IN C.B.C.A.

7. SITE LIES IN FLOOD ZONE 'C' PER F.E.M.A. F.I.R.M. 240010 0150B

8. EXISTING ZONING OF SITE AND SURROUNDING PROPERTY: R.C.5

PER OPZ NE 20-D.

9. NOT A KNOWN HISTORIC BUILDING OR SITE.



Petitioners Exhibit #1

J.S. DALLAS, INC.

Surveying & Engineering

13523 Long Green Pike

Baldwin, MD. 21013

(410) 817-4600

SITE PLAN TO ACCOMPANY PETITION
FOR ZONING VARIANCE

14100 BLENHEIM ROAD

10TH ELEC. DIST.

SCALE: 1" = 50'

PETITIONER JONATHAN SCOTT DALLAS
AUGUST, 2004

EXHIBIT 1

#130