

IN RE: PETITION FOR ADMIN. VARIANCE  
NW/S of Blenheim Road, 400 ft. E  
centerline of Blenheim Road  
10th Election District  
3rd Councilmanic District  
(3208 Blenheim Road)

Allison & Dennis Wey  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 05-258-A

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Allison and Dennis Wey. The variance request is for property located at 3208 Blenheim Road in the Phoenix area of Baltimore County. The variance request is from Section 1A03.4.B.4 (1981 B.C.Z.R., Bill No. 98-75) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a 28 ft. rear yard setback in lieu of the required 50 ft. and to amend the Final Development Plan for "Margaret's View". The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 28, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

RECEIVED FOR FILING

Date 12/16/04

By Ray

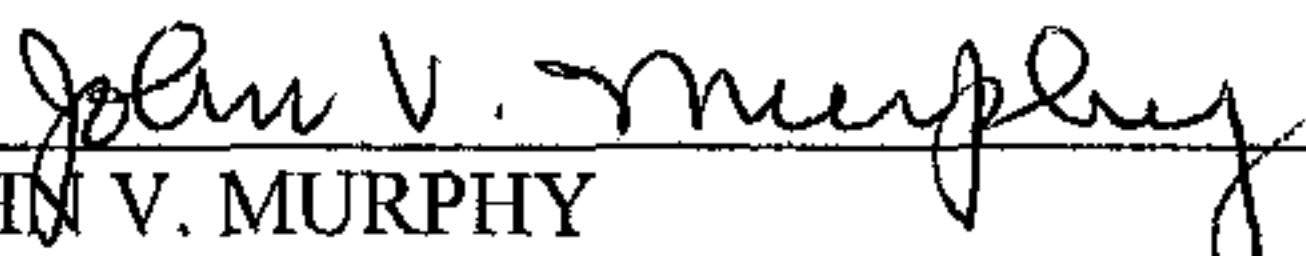
compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 16 day of December, 2004, that a variance from Section 1A03.4.B.4 (1981 B.C.Z.R., Bill No. 98-75) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a 28 ft. rear yard setback in lieu of the required 50 ft. and to amend the Final Development Plan for "Margaret's View", be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;

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

  
JOHN V. MURPHY  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING

12/16/04

Raj

## 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*

December 16, 2004

Mr. & Mrs. Dennis Wey  
3208 Blenheim Road  
Phoenix, Maryland 21131

Re: Petition for Administrative Variance  
Case No. 05-258-A  
Property: 3208 Blenheim Road

Dear Mr. & Mrs. Wey:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has 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,

A handwritten signature in black ink that reads "John V. Murphy".

John V. Murphy  
Deputy Zoning Commissioner

JVM:raj  
Enclosure

c: Mr. John Uttenreither  
2707 Garrett Road  
White Hall, MD 21161

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)





# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3208 Blenheim Rd.  
which is presently zoned RC4

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) LAO 3.4B4, (1981 BCZR, Bill #199-75)  
TO PERMIT A 28 FT REAR SETBACK IN LIEU OF THE REQUIRED 50 FT.  
AND TO ALLOW THE FINAL DEVELOPMENT PLAN FOR FLAGGAGE'S (NEW)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

I, or we, agree to pay expenses of above Variance, 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 \_\_\_\_\_

## Legal Owner(s):

DENNIS WEY  
Name - Type or Print \_\_\_\_\_

[Signature]  
Signature \_\_\_\_\_

Allison Wey  
Name - Type or Print \_\_\_\_\_

[Signature]  
Signature \_\_\_\_\_

3208 BLENHEIM RD. (410) 667-0326  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

PHOENIX, MD 21131  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Representative to be Contacted:

John Uttenreither  
Name \_\_\_\_\_

2707 Garrett Rd. 410-357-9456  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

White Hall MD 21161  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. OS 258-A

Reviewed By [Signature] Date 11-18-04

Estimated Posting Date 11-28-04

ORDER RECEIVED FOR FILING  
12/16/04  
10/25/01

# Affidavit in Support of Administrative Variance

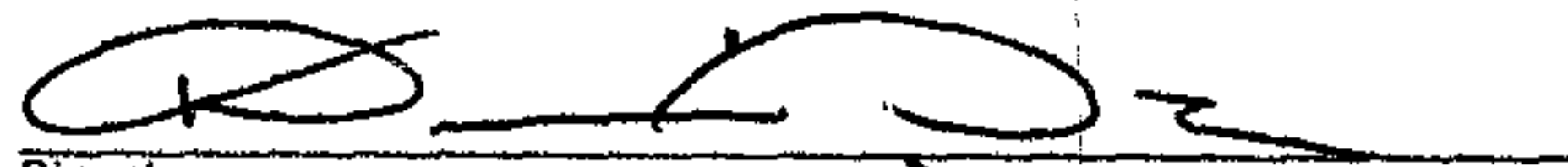
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3208 Blenheim Rd.  
Address  
Phoenix MD. 21131  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

1. The house is small for area standards and is too small for our family. The only practical option for expanding the house is to construct an addition on the rear. Other sides of the house were considered for expansion, but many problems made the option most impractical.
2. The building setback contacts the rear corner of the original house, and runs close to the rear and west side of the house. This house, built in 1920, was built on a larger parcel, which, prior to our purchasing it, was subdivided. The new boundaries were brought very close to the house, even though the house sits on 5.317 acres.
3. We purchased the home with the knowledge that it was too small for us, but figured that we could add on to the house, as home additions are commonplace in the area.
4. Existing zoning regulation cannot be met while fulfilling our families needs for more space, through the construction of a reasonable sized addition.
5. The proposed addition would extent towards a common right of way used for ingress and egress. Our property line there is planted with a hedgerow of trees. The impact to the community would be very minimal. In fact, we purchased the property in a bad state of disrepair, and have, and will continue to improve the property to bring it much closer to the high standards of the community.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

  
Signature  
DENNIS WEY  
Name - Type or Print

  
Signature  
Allison Wey  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17<sup>th</sup> day of November, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DENNIS WEY & ALLISON WEY  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

  
Notary Public  
My Commission Expires 12-1-06

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

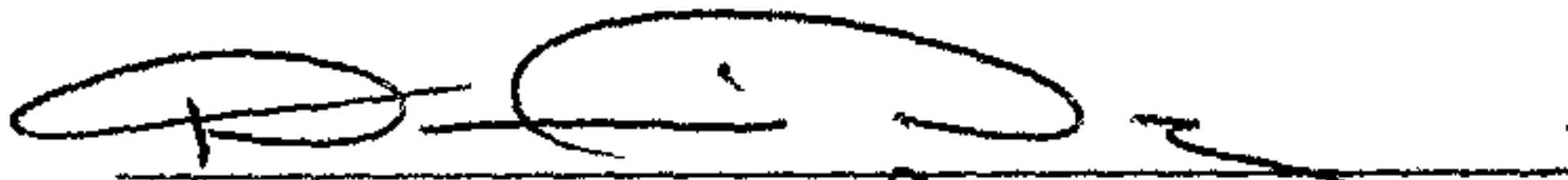
That the Affiant(s) does/do presently reside at

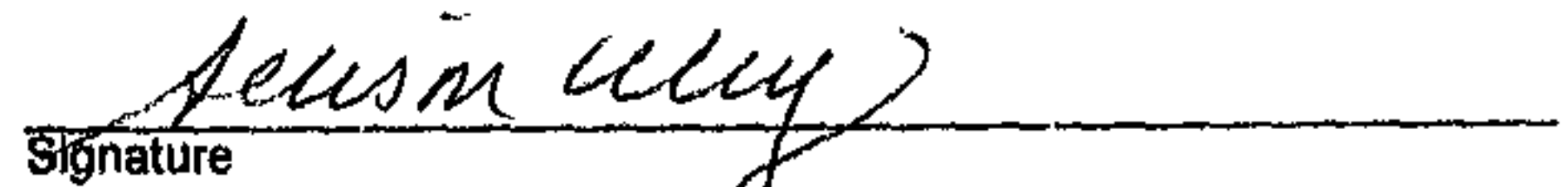
3208 Blenheim Rd.  
Address  
Phoenix MD. 21131  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

1. The house is small for area standards and is too small for our family. The only practical option for expanding the house is to construct an addition on the rear. Other sides of the house were considered for expansion, but many problems made the option most impractical.
2. The building setback contacts the rear corner of the original house, and runs close to the rear and west side of the house. This house, built in 1920, was built on a larger parcel, which, prior to our purchasing it, was subdivided. The new boundaries were brought very close to the house, even though the house sits on 5.317 acres.
3. We purchased the home with the knowledge that it was too small for us, but figured that we could add on to the house, as home additions are commonplace in the area.
4. Existing zoning regulation cannot be met while fulfilling our families needs for more space, through the construction of a reasonable sized addition.
5. The proposed addition would extent towards a common right of way used for ingress and egress. Our property line there is planted with a hedgerow of trees. The impact to the community would be very minimal. In fact, we purchased the property in a bad state of disrepair, and have, and will continue to improve the property to bring it much closer to the high standards of the community.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

  
Signature  
DENNIS WEY  
Name - Type or Print

  
Signature  
Allison Wey  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17<sup>th</sup> day of November 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DENNIS WEY & ALLISON WEY  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

  
Notary Public

My Commission Expires 12-1-06



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3208 Blenheim Rd.  
which is presently zoned RC4

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)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

I, or we, agree to pay expenses of above Variance, 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

## Legal Owner(s):

DENNIS WEY

Name - Type or Print

Signature

Allison Wey

Name - Type or Print

Allison Wey

Signature

3208 BLENNHEIM RD (410) 667-0326

Address

PHOENIX, MD.

Telephone No.

21131

City

State

Zip Code

## Representative to be Contacted:

John Uttenreither

Name

2707 Garrett Rd. 410-357-9456

Address

Telephone No.

White Hall

MD.

21161

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO.

05-258-A

Reviewed By

[Signature]

Date

11-18-04

REV 10/25/01

Estimated Posting Date

11-28-04

**ZONING DESCRIPTION FOR  
3208 BLENHEIM ROAD**

Beginning at a point on the north west side of Blenheim Road which is 40 feet wide at the distance of 400 feet +/- east of the centerline of the nearest improved intersecting street Jarrettsville Pike which is 50 feet wide. \*being Lot # 1 in the subdivision of Margarets View as recorded in Baltimore County Plat Book # 53, Folio # 115 containing 5.317 acres. Also known as 3208 Blenheim Road and located in the 10th Election District, 3rd Councilmanic District.

OS-258-A

# CERTIFICATE OF POSTING

RE: Case No. 05-258-A

Petitioner/Developer: DENNIS L.

ALLISON WEY

Date of Hearing/Closing: 12/13/04

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

ATTN: Kristen Matthews {(410) 887-3394}

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: \_\_\_\_\_

3208 BLENHEIM RD

The sign(s) were posted on 11/28/04  
(Month/Day, Year)

Sincerely,

Robert Black 11/29/30  
(Signature of Sign Poster) (Date)

SSG Robert Black

\_\_\_\_\_  
(Print Name)

1508 Leslie Road

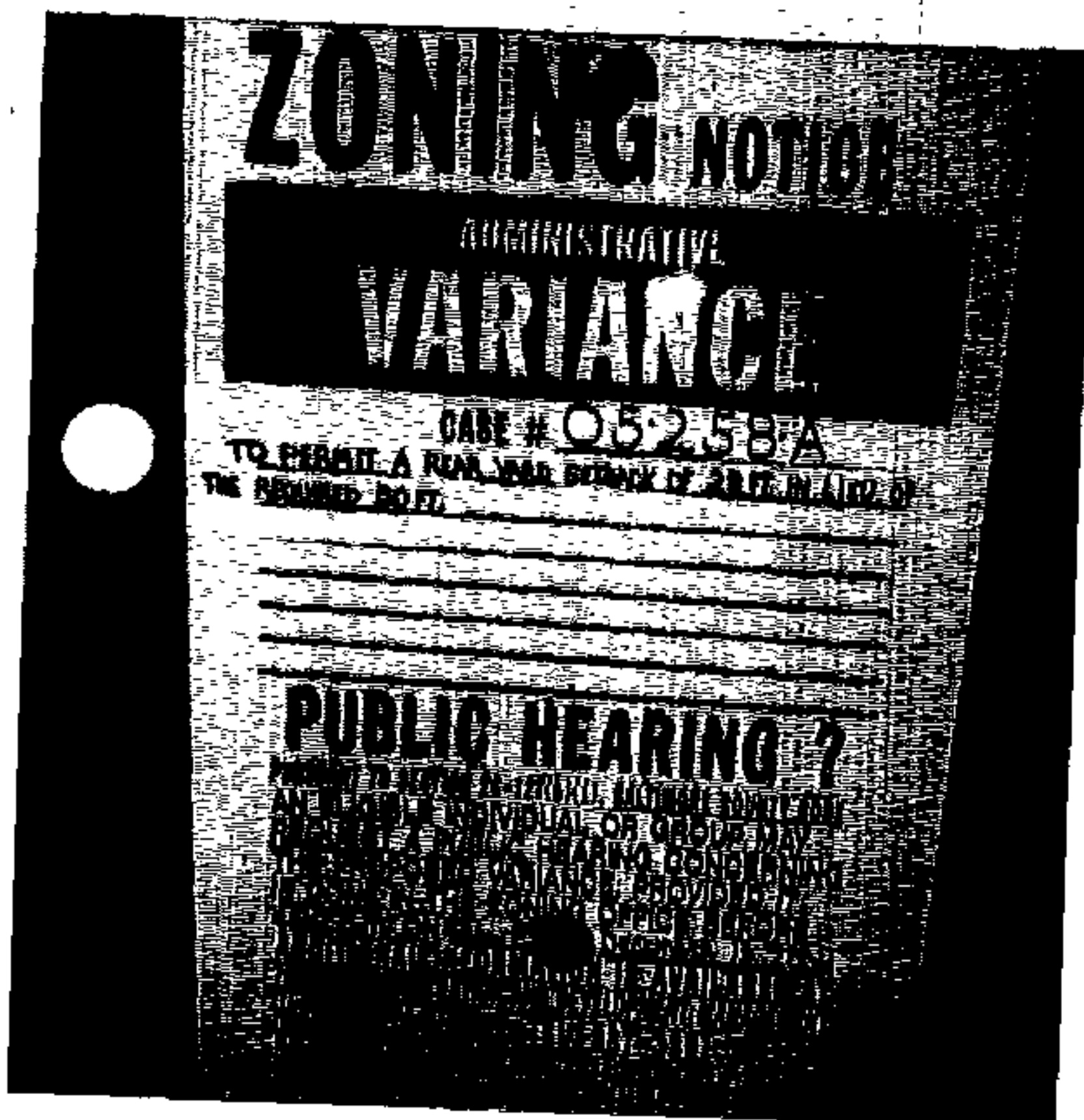
\_\_\_\_\_  
(Address)

Dundalk, Maryland 21222

\_\_\_\_\_  
(City, State, Zip Code)

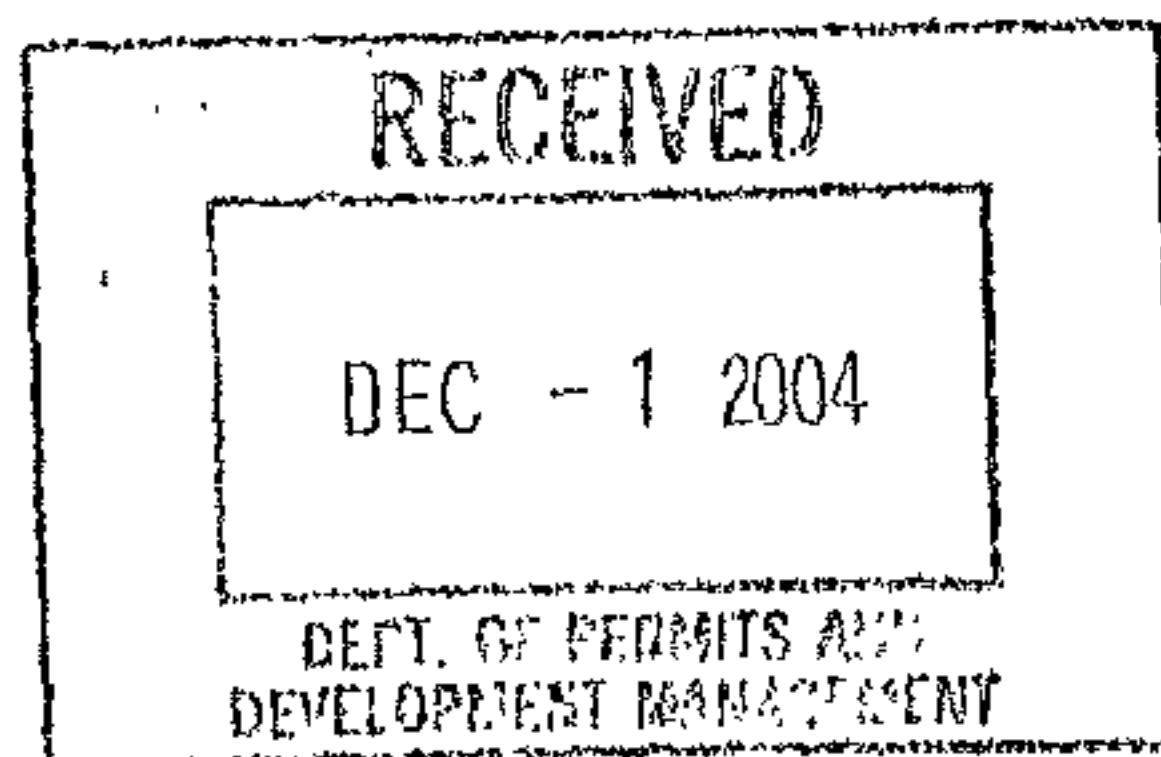
(410) 282-7940

\_\_\_\_\_  
(Telephone Number)



NOV 23 2004

1



**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 05- 258 -A Address 3208 BLENHEIM RD.  
Contact Person: SONIA P. ALEXANDER Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 11-17-04 Posting Date: 11-28-04 Closing Date: 12-13-04

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 05- 258 -A Address 3208 BLENHEIM RD.  
Petitioner's Name DENNIS E. ALEXANDER Telephone 410-667-0326  
Posting Date: 11-28-04 Closing Date: 12-13-04  
Wording for Sign: To Permit A REAR YARD SETBACK OF 28 FT  
IN LIEU OF THE PERMITTED 50 FT

**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*

December 13, 2004

Dennis Wey  
Allison Way  
3208 Blenheim Road  
Phoenix, Maryland 21131

Dear Mr. and Mrs. Wey:

RE: Case Number: 05-258-A , 3208 Blenheim Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 18, 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  
John Uttenreither 2707 Garrett Road White Hall 21161

Visit the County's Website at [www.baltimorecountyonline.info](http://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. Hohman, Chief*

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

November 24, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: November 29, 2004

Item No.: 251, 253, 255-266

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](http://www.baltimorecountyonline.info)



Printed on Recycled Paper

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** December 9, 2004

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For December 6, 2004  
Item Nos. 251, 253, 255, 256, 257,  
258, 259, 260, 261, 263, 264, 265,  
and 266

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco  
PDM

FROM: John D. Oltman, Jr. <sup>JDO</sup>  
DEPRM

DATE: December 17, 2004

SUBJECT: Zoning Item 05-258  
Address 3208 Blenheim Road

Zoning Advisory Committee Meeting of November 29, 2004.

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

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

\_\_\_\_\_ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

\_\_\_\_\_ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

\_\_\_\_\_ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

An evaluation of the septic system may be required prior to issuance of any building permit(s).

Reviewer: Sue Farrinetti      Date: December 16, 2004

# BALTIMORE COUNTY, MARYLAND

RECEIVED

## INTER-OFFICE CORRESPONDENCE

DEC 2 2004

ZONING COMMISSIONER

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

**DATE:** December 1, 2004

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

**SUBJECT:** Zoning Advisory Petition(s): Case(s) 5-258 and 5-260  
Administrative Variance

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:

Jim Lohan

MAC/LL

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



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

Maryland Department of Transportation

Date: 11.26.04

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

RE: Baltimore County  
Item No. 258 JRA

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, Chief  
Engineering Access Permits Division

My telephone number/toll-free number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • [www.marylandroads.com](http://www.marylandroads.com)

1A03.4— Height and area regulations. [Bill Nos. 98-75; 178-79]

A. Height. No structure hereafter erected in an R. C. 4 zone shall exceed a height of 35 feet, except as otherwise provided under Section 300. [Bill No. 98-75]

B. Area regulations. [Bill Nos. 98-75; 178-79]

1. No lot less than three acres in area may be hereafter created from a larger tract in an R. C. 4 zone, and no detached single-family dwelling may be hereafter erected on any lot of smaller area except as otherwise provided in Subsection 103.3 or in Paragraph 6, below. [Bill Nos. 98-75; 178-79]

2. Lot density. A lot of record in an R. C. 4 zone with a gross area of less than 6 acres may not be subdivided, and a lot of record with a gross area of 6 acres but not more than 10 acres may not be subdivided into more than 2 lots (total). The maximum gross density of a lot of record with a gross area of more than 10 acres is 0.2 lot per acre. [Bill Nos. 98-75; 178-79]

3. Minimum diametral dimension. The minimum diametral dimension of any lot hereafter created in an R. C. 4 zone shall be 300 feet except as otherwise provided in Paragraph 6 below. [Bill No. 98-75]

4. Building setbacks. Any principal building hereafter constructed in an R. C. 4 zone shall be situated at least 100 feet from the centerline of any street and at least 50 feet from any lot line other than a street line, except as otherwise provided in Paragraph 6, below. [Bill No. 98-75]

5. Coverage. No more than 10 percent of any lot in an R. C. 4 zone may be covered by impermeable surfaces (such as structures or pavement). No more than 25 percent of the natural vegetation may be removed from any lot in an R. C. 4 zone. [Bill Nos. 98-75; 178-79]

6. Exceptions for certain record lots. Any existing lot or parcel of land with boundaries duly recorded among the Land Records of Baltimore County with the approval of the Baltimore County Office of Planning and Zoning on or before the effective date of these zoning regulations and not part of an approved subdivision that cannot meet the minimum standards as provided within the zone, may be approved for residential development in accordance with the standards prescribed and in force at the time of the lot recordation. [Bill No. 98-75]

7. Dwellings per lot. No more than one dwelling is permitted on any lot in an R. C. 4 zone, BUT NOT EXCLUDING ADDITIONAL DWELLINGS FOR BONA FIDE TENANT FARMERS. [Bill No. 98-75]

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 3208 Blenheim Rd

SUBDIVISION NAME Margaret's View

PLAT BOOK # 53 FOLIO # 115 LOT # 1 SECTION # 1

OWNER Wey, Dennis P. & Allison J.

Date: 11/16/04

JARRETTSVILLE PIKE

PROPOSED 60' RW



NORTH

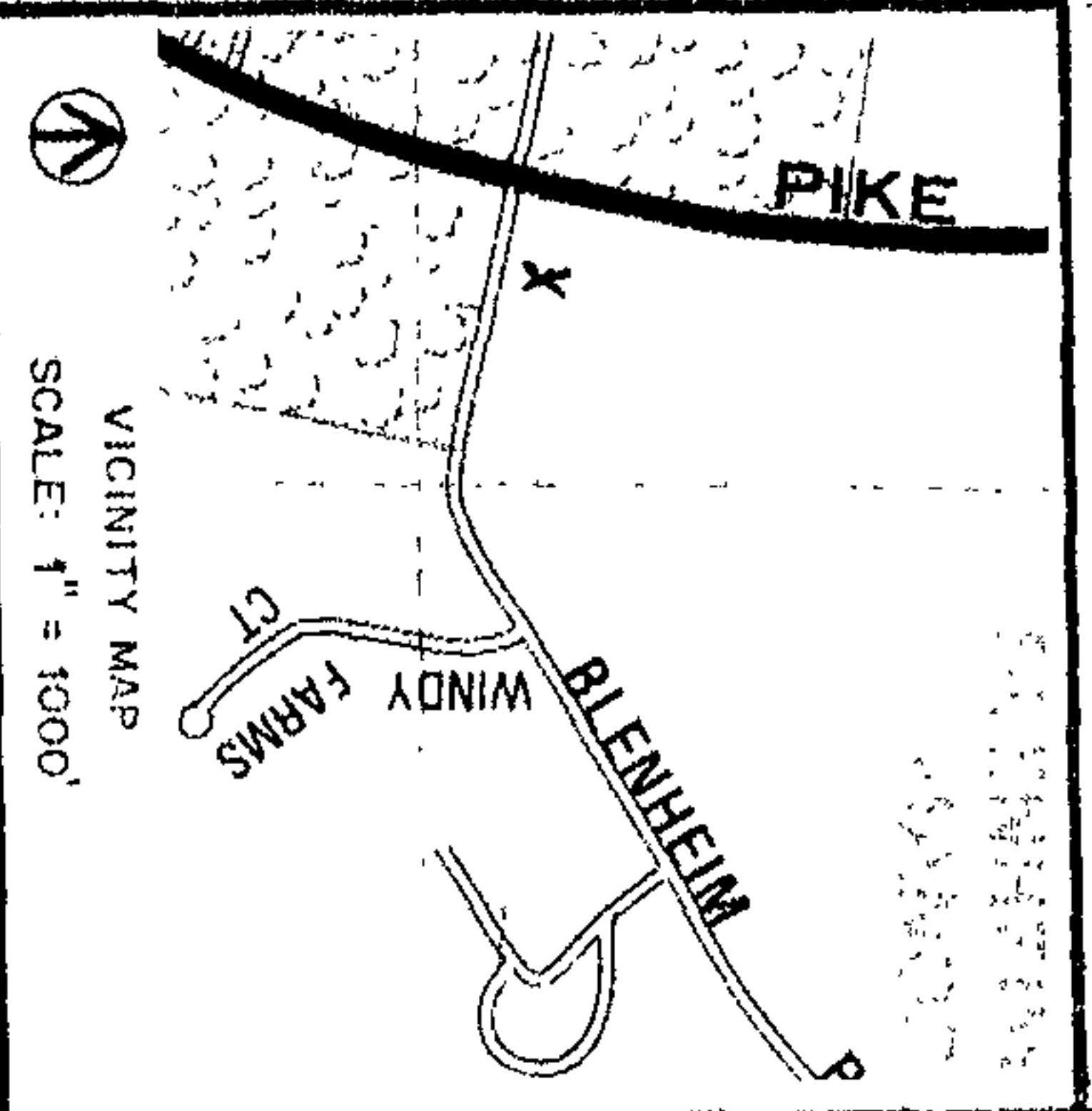
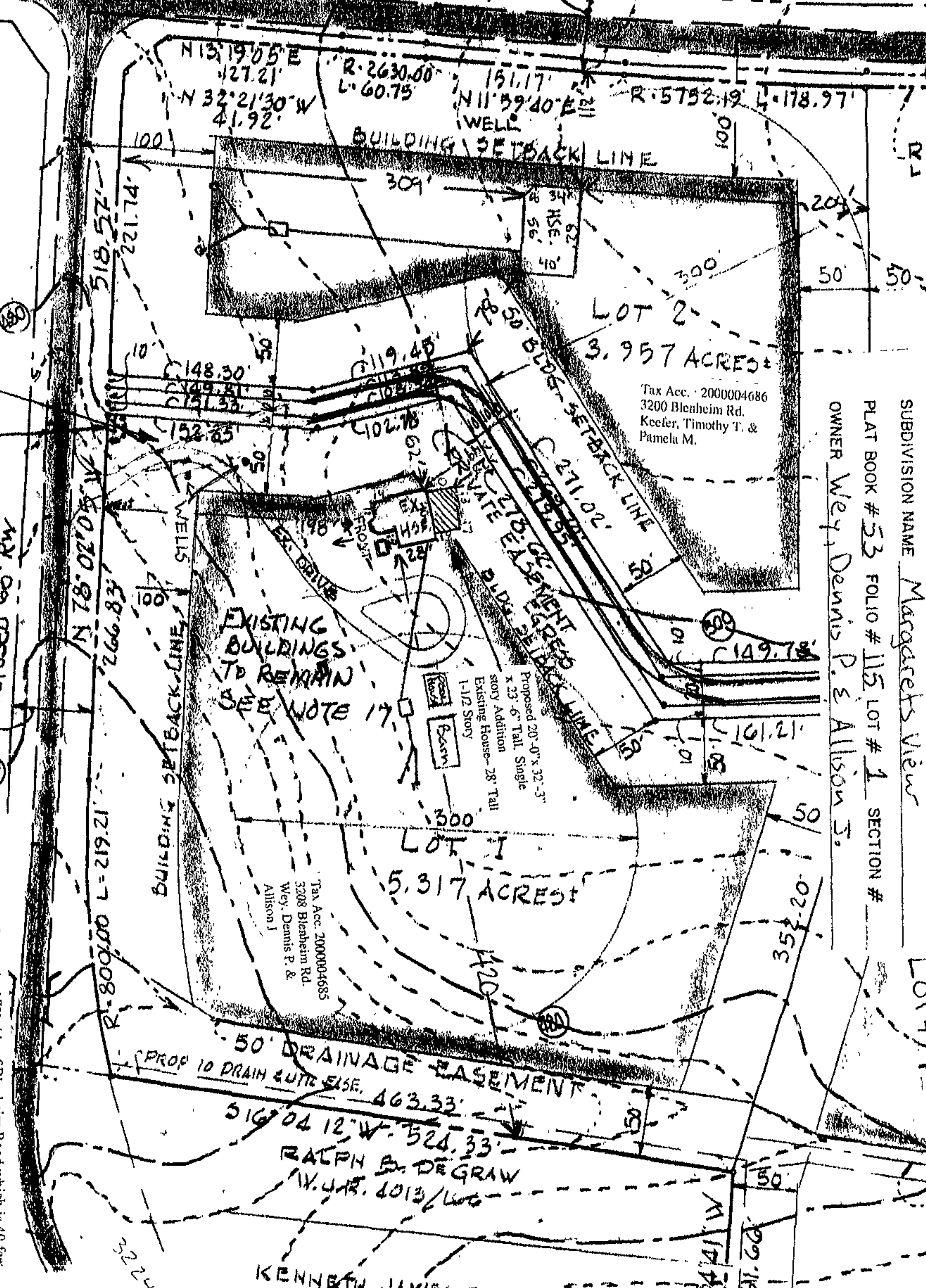
PREPARED BY Lazzell, Inc.

CD002

WILMINGTON

Beginning at a point on the NW side of Blenheim Road which is 40 feet wide at the distance of 400 feet +/- east of the centerline of Jarrettsville Pike.

SCALE OF DRAWING: 1" = 100'



LOCATION INFORMATION

ELECTION DISTRICT 10th

COUNCILMANIC DISTRICT 3rd

1" = 200' SCALE MAP # NE18C

ZONING RC4

LOT SIZE 5.317 231,608.52  
ACREAGE SQUARE FEET

PUBLIC PRIVATE

SEWER ☐ ☒  
WATER ☐ ☒

CHESAPEAKE BAY CRITICAL AREA ☐ ☒

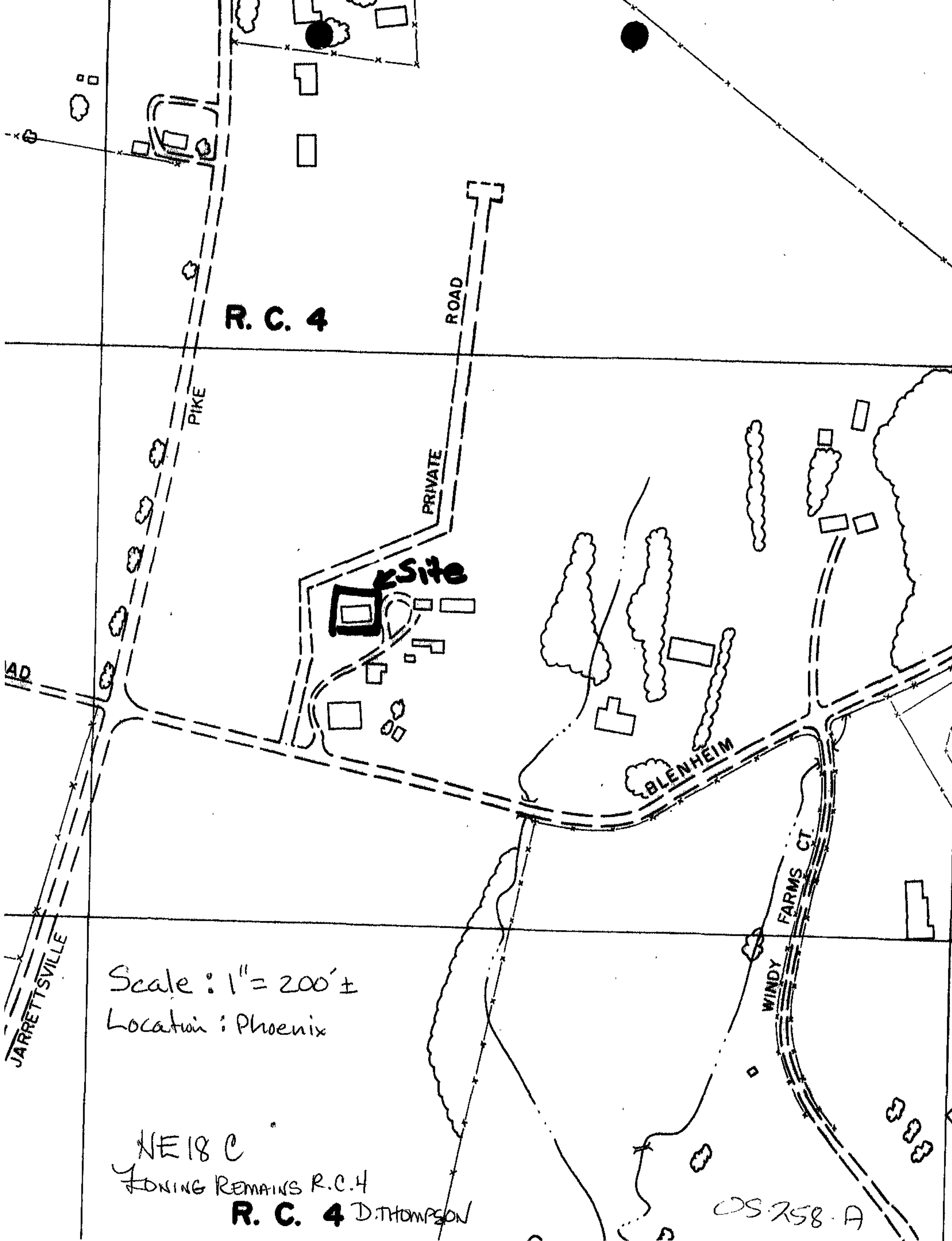
100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/BUILDING ☐ ☒

PRIOR ZONING HEARING ☐ ☒

ZONING OFFICE USE ONLY  
REVIEWED BY 5007 CASE # 05-7584

*[Handwritten signature]*



R. C. 4

ROAD

PIKE

PRIVATE

Site

BLENHEIM

FARMS CT.

WINDY

Scale : 1" = 200' ±  
Location : Phoenix

JARRETTVILLE

NE 18 C  
FADING REMAINS R.C. 4  
R. C. 4 D. THOMPSON

OS 258-A

Photos to accompany petition for zoning variance  
for 3208 Blenheim Rd. Photo page 2.



Front view of House.



View of Pool House.



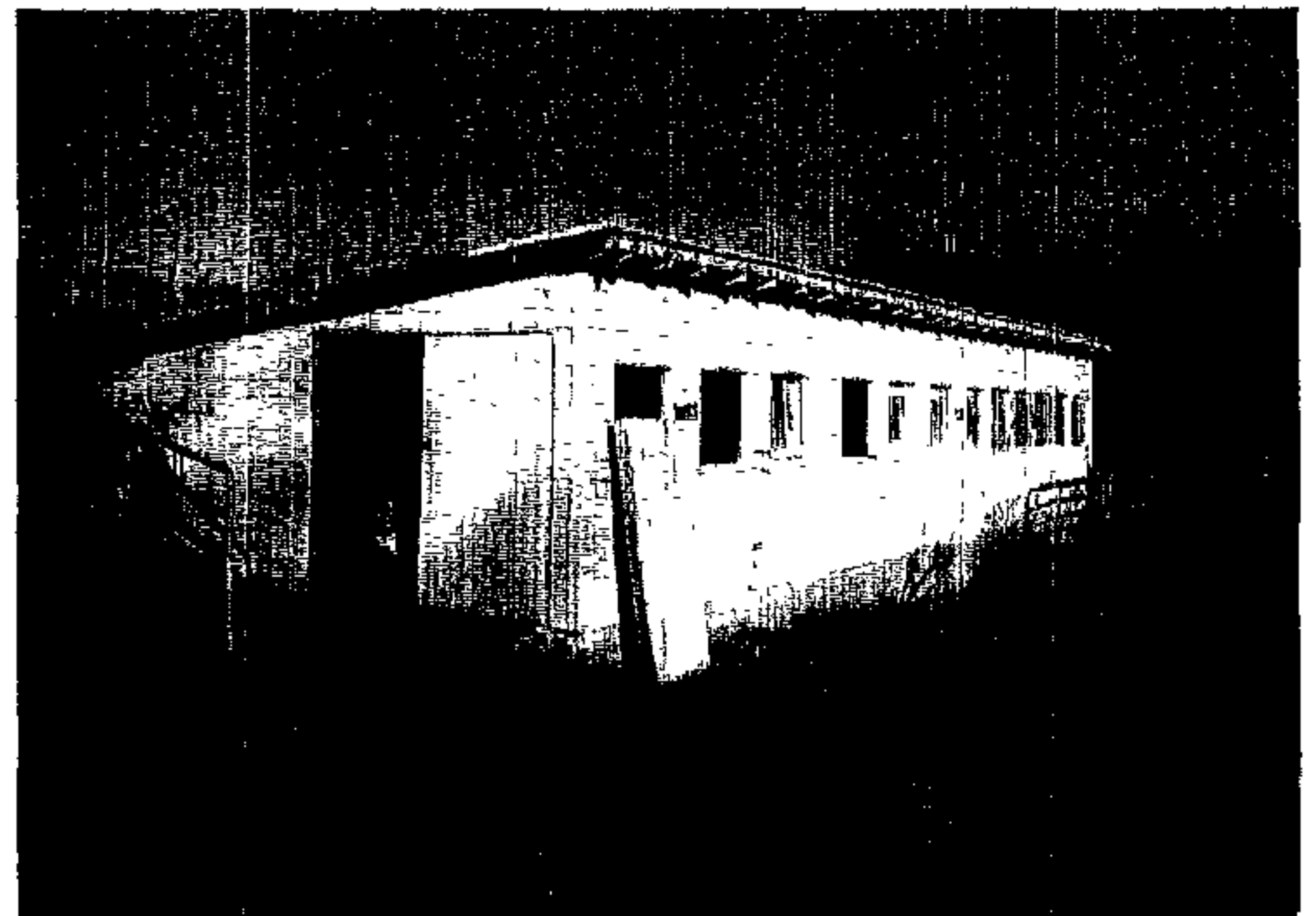
View of Spring House.



View of Out Building.



View of Barn.



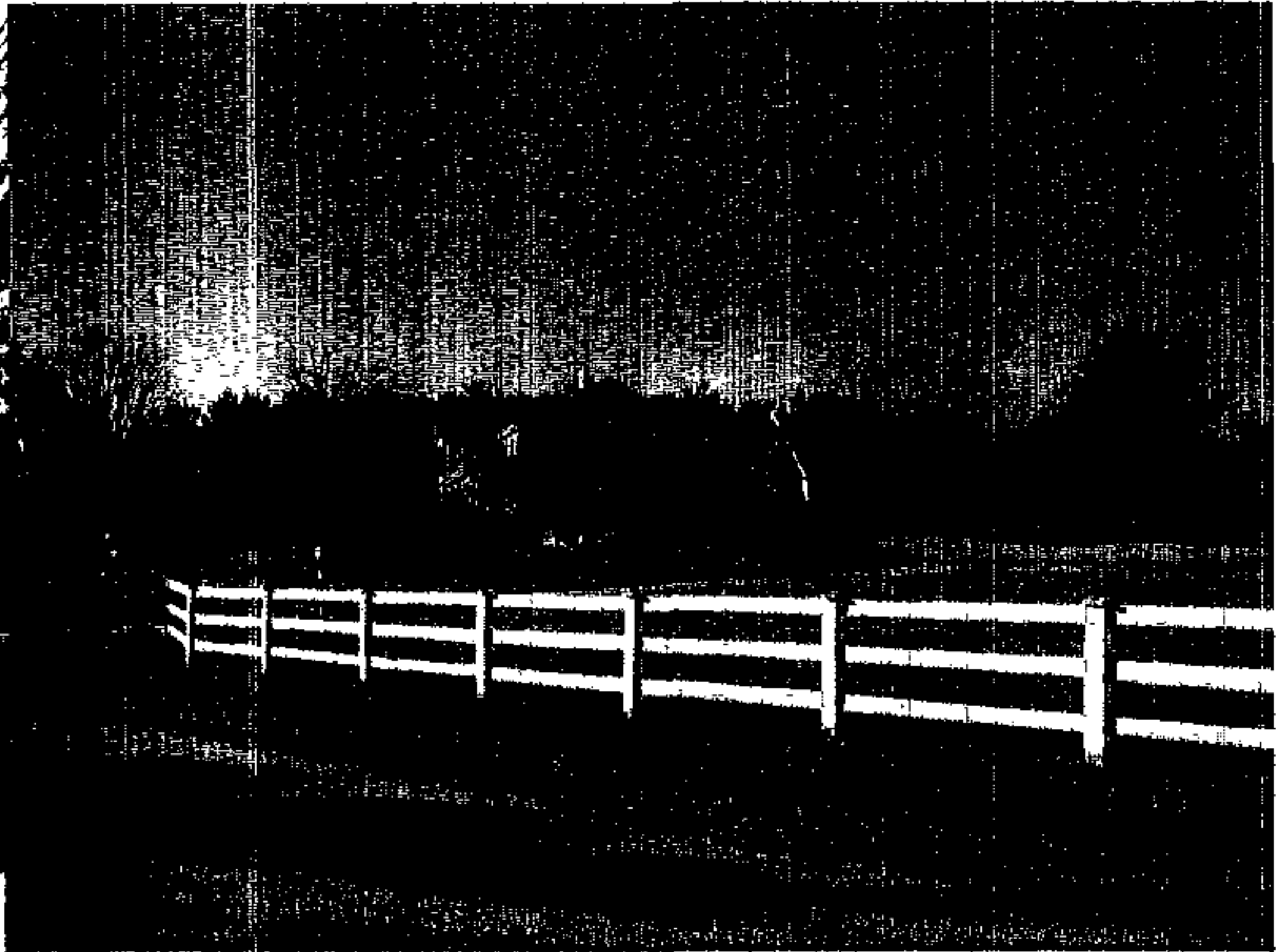
View of Chicken House.

OS-258-A

Photos to accompany petition for zoning variance  
for 3208 Blenheim Rd. Photo page 1.



Rear view of subject property from which proposed addition would extend.



View of neighboring 3200 Blenheim Rd., from property line of subject property.



Various views from the private easement looking toward the area of the subject house where the proposed addition would be located.



OS-258-A