



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

September 19, 2012

David C. Weymouth
Wu Pei Rueng
3310 Blenheim Road
Phoenix, Maryland 21131

RE: PETITION FOR ADMINISTRATIVE VARIANCE
(3310 Blenheim Road)
Case No. 2013-0040-A

Dear Mr. Weymouth and Ms. Rueng:

Enclosed please find a copy of the decision rendered in the above-captioned matter

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 Office of Administrative Hearings at 410-887-3868.

Very truly yours,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over the typed name.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: Jonas L. King, 436 Black Barren Road, Peach Bottom, PA 17563
Martin Sporney, 3314 Blenheim Road, Phoenix, MD 21131

IN RE: PETITION FOR ADMIN. VARIANCE
(3310 Blenheim Road)

David C. Weymouth & Wu Pei Rueng
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2013-0040-A

* * * * *

ORDER AND OPINION

This matter comes before the Administrative Law Judge as a Petition for Administrative Variance filed by the legal owners of the property, David C. Weymouth & Wu Pei Rueng. The Petitioners are requesting Variance relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed garage with a height of 21' in lieu of the required 15'. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief. However, it is to be noted that the Petitioners offered a letter of support from Martin Sporney (3314 Blenheim Road), an adjacent neighbor, stating that he had no objection.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 29, 2012, 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 32-3-303 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

ORDER RECEIVED FOR FILING

Date 9-19-12

By [Signature]

the public and should therefore be granted. In the opinion of the Administrative Law Judge, 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 compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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, this 19th day of September, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed garage with a height of 21' in lieu of the required 15', be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

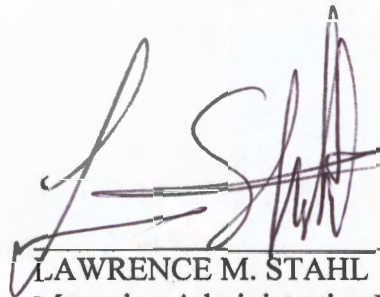
1. Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 9-19-12

By [Signature]

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

A handwritten signature in dark ink, appearing to read 'L. Stahl', is written over a horizontal line.

LAWRENCE M. STAHL
Managing Administrative Law Judge for
Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 9-19-12

By DLW



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 3310 Blenheim Rd Phoenix MD 21131 which is presently zoned RC 6

Deed Reference 26766/00436

10 Digit Tax Account # 1012020550

Property Owner(s) Printed Name(s) David C Weymouth Wu Pei Rueng AKA Stella Wu

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. X ADMINISTRATIVE VARIANCE from section(s) BC22 Section 4003 To permit a proposed garage with a height of 21 feet in lieu of the required 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

David C Weymouth Wu Pei Rueng
Name #1 - Type or Print Name #2 - Type or Print

David C Weymouth Wu Pei Rueng
Signature #1 Signature #2

3310 Blenheim Rd Phoenix MD
Mailing Address City State

21131 410-972-1685 sweymouthwu@gmail.com
Zip Code Telephone # Email Address

Representative to be contacted:

Jones L King
Name - Type or Print

Jones L King
Signature

436 Black Barren Rd Pkch Bottom PA
Mailing Address City State

17563 717-548-2016 M-A
Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2013-0040-A Filing Date 8/22/12 Estimated Posting Date 9/12/12 Reviewer G.H.

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 3310 Blenheim Rd Phoenix MD 21131
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

Heights of a Two Car Garage

432 sq ft of 2nd Floor is Needed for Storage because:

House has No Attic Storage and
Very Little Basement Storage

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

David Weymouth
Signature of Affiant

Wm Pei Rueng
Signature of Affiant

David Weymouth
Name- Print or Type

Wm Pei Rueng
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of June, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

David Weymouth ; Wm, Pei Rueng
the Affiant(s) herein, personally known or satisfactorily identified to me as such. Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

Sharon M. Stubbins
Notary Public

10-30-15
My Commission Expires

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 3310 Blenheim Rd. Phoenix MD 21131
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

Heights of a Two Car Garage

432 sq ft of 2nd Floor is needed for Storage because:

House has No Attic Storage and

Very Little Basement Storage

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

David Weyman
Signature of Affiant

David Weyman
Name- Print or Type

Wa Pei Rueng
Signature of Affiant

Wa Pei Rueng
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of June, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

David Weyman ; Wa Pei Rueng
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

Sam M. [Signature]
Notary Public

10-30-15
My Commission Expires

ZONING PROPERTY DESCRIPTION

For

3310 Blenheim road

Beginning at a point on the north side of Blenheim road, which is 25 feet wide at the distance of 483 plus or minus feet northeast of the centerline of the nearest improved intersecting street Windy Farm Court which is 40 feet wide.

BEGINNING FOR THE SAME at a stone planted on the Northernmost side of the Blenheim Road and at the end of the first line of the land which by deed dated December 9, 1941 and recorded among the land Records of Baltimore County in Liber CHK No. 1206, folio 383, etc. was conveyed by R. Dixon Smith and wife to Alvin F. Stipes; and running thence bounding on the Northernmost side of Blenheim Road South sixty-three degrees fifty-eight minutes West one hundred feet; thence running for lines of division now made the two following courses and distances, viz.: North twenty-one degrees forty-eight minutes West three hundred thirty-four and eight tenths feet and South eighty-six degrees forty-eight minutes East one hundred ten feet to a stone at the end of the second line of the land conveyed as aforesaid by R. Dixon Smith and wife to Alvin F. Stipes; and thence bounding reversely on said second line South twenty-one degrees forty-eight minutes East two hundred eighty-one feet to the place of beginning. Containing 0.706 acres of land, more or less.

The improvements thereon are known as No. 3310 Blenheim Road.

Located in the tenth election district and in the third council district.

2613-0040.A

ZONING PROPERTY DESCRIPTION

For

3310 Blenheim road

Beginning at a point on the north side of Blenheim road, which is 25 feet wide at the distance of 483 plus or minus feet northeast of the centerline of the nearest Improved intersecting street Windy Farm Court which is 40 feet wide.

BEGINNING FOR THE SAME at a stone planted on the Northernmost side of the Blenheim Road and at the end of the first line of the land which by deed dated December 9, 1941 and recorded among the land Records of Baltimore County in Liber CHK No. 1206, folio 383, etc. was conveyed by R. Dixon Smith and wife to Alvin F. Stipes; and running thence bounding on the Northernmost side of Blenheim Road South sixty-three degrees fifty-eight minutes West one hundred feet; thence running for lines of division now made the two following courses and distances, viz.: North twenty-one degrees forty-eight minutes West three hundred thirty-four and eight tenths feet and South eighty-six degrees forty-eight minutes East one hundred ten feet to a stone at the end of the second line of the land conveyed as aforesaid by R. Dixon Smith and wife to Alvin F. Stipes; and thence bounding reversely on said second line South twenty-one degrees forty-eight minutes East two hundred eighty-one feet to the place of beginning. Containing 0.705 acres of land, more or less.

The improvements thereon are known as No. 3310 Blenheim Road.

Located in the tenth election district and in the third council district.

2013-0040-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No.

87767

Date:

8/22/12

PAID RECEIPT

RECEIVED BY: [illegible]

8/22/2012

RECEIVED BY: [illegible]

RECEIVED BY: [illegible]

RECEIVED BY: [illegible]

RECEIVED BY: [illegible]

Receipt for: [illegible]

100.00

100.00

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150						75.00

Total:

75.00

Rec From:

Wakefield Builders

For:

Administrative Variance

2013-0040-A.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 08/30/2012

Case Number: 2013-0040-A

Petitioner / Developer: DAVID WEYMOUTH~JONAS KING of
WAKEFIELD BUILDERS

Date of Hearing (Closing): SEPTEMBER 17, 2012

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
3310 BLENHEIM ROAD

The sign(s) were posted on: AUGUST 29, 2012



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

9/17

Debra Wiley - ZAC Comments - Distribution Mtg. of 8/27

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 8/30/2012 8:06 AM
Subject: ZAC Comments - Distribution Mtg. of 8/27

Good Morning,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2013-0004-SPHA - 1236 E. Riverside Rd.
No hearing date in database as of today

2013-0032-A - 349 Bigley Ave.
Admin. Var. - Closing Date: 9/10

2013-0033-A - 3937 Chaffey Rd.
Admin. Var. - Closing Date: 9/10

2013-0034-A - 714 Murdock Rd.
Admin. Var. - Closing Date: 9/10

2013-0035-A - 2033 E. Joppa Rd.
No hearing date in database as of today

2013-0036-A - 5803 Pine Hill Dr.
Admin. Var. - Closing Date: 9/17

2013-0037-SPHXA - 10845 Philadelphia Rd.
No hearing date in database as of today

2013-0038-X - 5012 Mt. Carmel Rd.
No hearing date in database as of today

2013-0039-SPH - 1401 Regester Ave.
No hearing date in database as of today

2013-0040-A - 3310 Blenheim Rd.
Admin. Var. - Closing Date: 9/17

2013-0041-A - 1919 Wills Rd.
No hearing date in database as of today

2013-0042-A - 3112 Rices Lane
Admin. Var. - Closing Date: 9/17

Subject: ZAC Comments - Distribution Mtg. of 8/27
Created By: dwiley@baltimorecountymd.gov
Scheduled Date:
Creation Date: 8/30/2012 8:06 AM
From: Debra Wiley

Recipient	Action	Date & Time	Comment
To: Curtis Murray (cjmurray@baltimorecountymd.gov)	Delivered	8/30/2012 8:06 AM	
To: David Lykens (dlykens@baltimorecountymd.gov)	Delivered	8/30/2012 8:06 AM	
To: Dennis Kennedy (DKennedy@baltimorecountymd.gov)	Pending		
To: Don Muddiman (dmuddiman@baltimorecountymd.gov)	Pending		
To: Jeffrey Livingston (jlivingston@baltimorecountymd.gov)	Delivered	8/30/2012 8:06 AM	
To: Lynn Lanham (mlanham@baltimorecountymd.gov)	Delivered	8/30/2012 8:06 AM	



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

September 18, 2012

David C. Weymouth & Wu Pei Rueng
3310 Blenheim Road
Phoenix MD 21131

RE: Case Number: 2013-0040, Address: 3310 Blenheim Road

Dear Mr. Weymouth & Ms. Ruens:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 22, 2012. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Jonas L. King, 436 Black Barron Road, Peach Bottom, PA, 12563



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 8-28-12

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

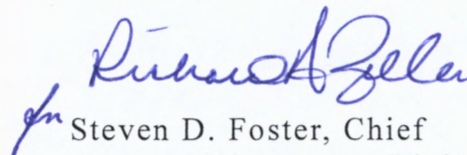
RE: Baltimore County
Item No 2013-0040-A
Administrative Variance
David C. Weymouth
Wu Pei Rueng
3310 Blenheim Road

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2013-0040-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,


Steven D. Foster, Chief

Access Management Division

SDF/raz

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: September 7, 2012

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For September 10, 2012
Item Nos. 2013-0004, 0032, 0033, 0034, 0035, 0036, 0038, 0039, 0040, 0041
0042 and 0044.

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-08102012-NO COMMENTS.doc

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0040 -A Address 3310 Blenheim RD
Contact Person: Gary Huick Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/22/12 Posting Date: 9/2/12 Closing Date: 9/17/12

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, usually within 10 days of the closing date if all County agencies' comments are received, 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 2013- 0040 -A Address 3310 Blenheim RD Phoenix MD 21131
Petitioner's Name David Weymouth Telephone 717-548-2016
Posting Date: 9/2/12 Closing Date: 9/17/12
Wording for Sign: To Permit a proposed garage with a height of
21 feet in lieu of the required 15 feet

Revised 7/06/11

M E M O R A N D U M

DATE: November 1, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0040-A - Appeal Period Expired

The appeal period for the above-referenced case expired on October 19, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings



2013-0040-A



2013-0040-A

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 21 2012

OFFICE OF ADMINISTRATIVE HEARINGS

*Rec'd
after
Order
issued*

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

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: September 5, 2012

SUBJECT: DEPS Comment for Zoning Item # 2013-0040-A
Address 3310 Blenheim Road
(Weymouth & Rueng Property)

Zoning Advisory Committee Meeting of August 27, 2012.

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

1. Any future building permit(s) for this site must be reviewed by Groundwater Mgmt., since the property is served by well and septic.

Reviewer: *Dan Esser; Groundwater Management*

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment9-7

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

NC

DEPS

(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

8-28

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

6-19

ADJACENT PROPERTY OWNERS

Martin Sporney
Support (Ltr. of
Agreement

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 8-29-12by O'Keefe19 days

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Maryland Department of Assessments and Taxation
Real Property Data Search (vw5.1A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 10 Account Number - 1012020550

Owner Information

Owner Name: WEYMOUTH DAVID C
RUENG WU PEI
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 3310 BLENHEIM RD
PHOENIX MD 21131-2226
Deed Reference: 1) /26766/ 00436
2)

Location & Structure Information

Premises Address 3310 BLENHEIM RD
0-0000
Legal Description
.705 AC
3310 BLENHEIM RD
1650 NE JARRETTSVILLE PI

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0043	0018	0057		0000				2	Plat Ref:

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1954	2,260 SF	30,490 SF	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT BRICK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2011	07/01/2012
Land	136,620	136,600		
Improvements:	220,560	192,600		
Total:	357,180	329,200	329,200	329,200
Preferential Land:	0			0

Transfer Information

Seller:	Type:	Date:	Deed1:	Price:	Deed2:
EDMUNDS RICHARD	ARMS LENGTH IMPROVED	03/13/2008	/26766/ 00436	\$470,000	
SCHERER MICHAEL SCOTT	ARMS LENGTH IMPROVED	05/01/2002	/16368/ 00706	\$238,000	
VOLPE ROBERT A	NON-ARMS LENGTH OTHER	03/12/1999	/13587/ 00352	\$191,000	

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

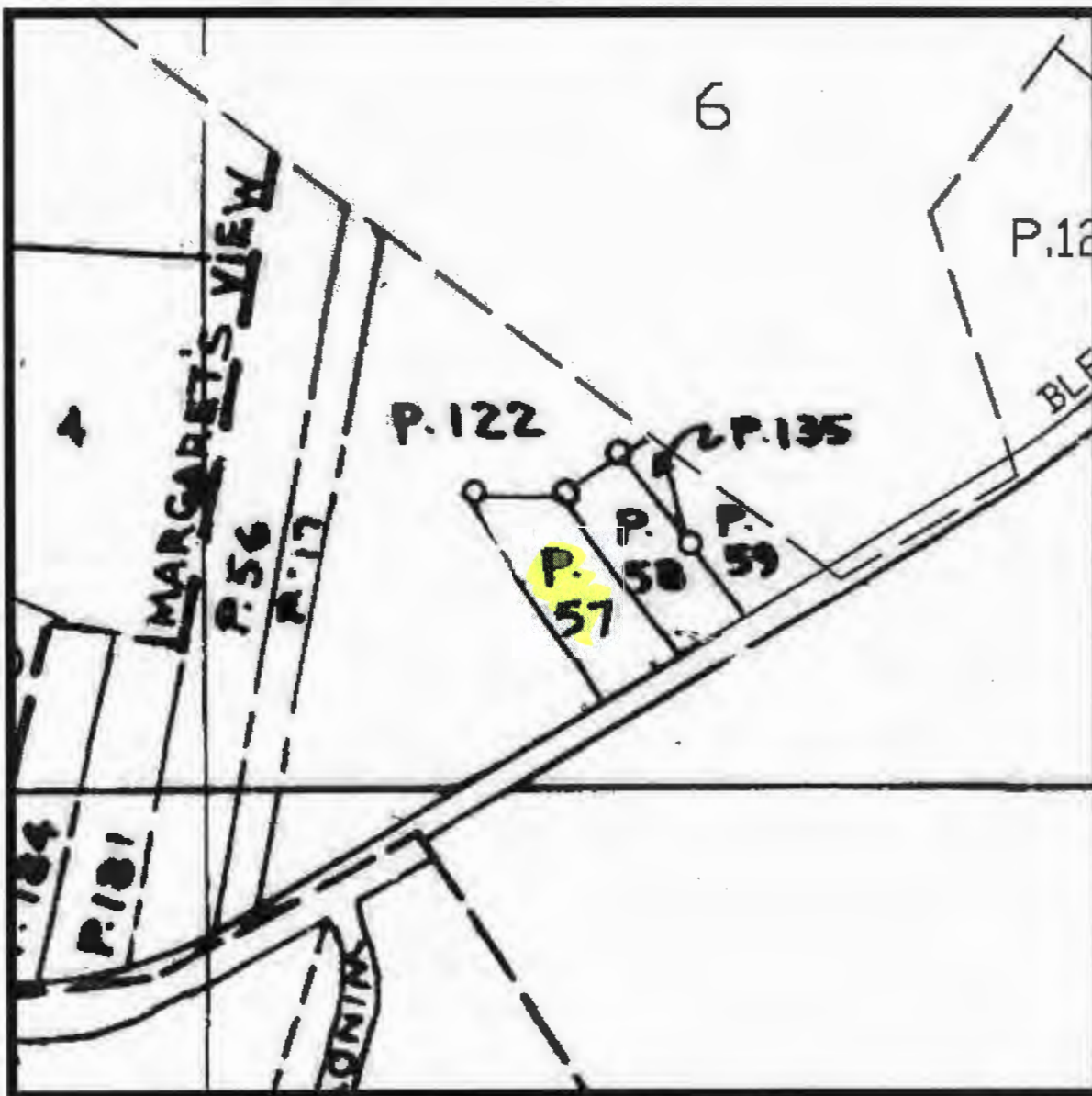
Homestead Application Status: Approved 04/30/2008



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

District - 10 Account Number - 1012020550



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2011.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

Letter of Agreement

Martin Sporney

June 19, 2012

3314 Blenheim Rd.

Phoenix, MD 21131

Dear Martin Sporney:

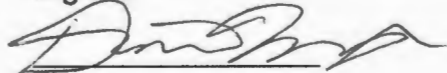
This letter summarizes the agreement we have reached on June 19, 2012.

As I understand it we have agreed as follows:

You are aware that we (David Weymouth and Wu Pei rueng AKA Stella Wu) are planning to build a garage on the property we own at 3310 Blenheim Rd., Phoenix, MD 21131. You are aware that the approximate dimensions of the garage are 26 feet wide by 36 feet long by 20.5 feet high. You are aware that the garage is to be located on the area of our lot adjacent to your property, and have viewed the building plans.

By your signature below, you agree that you have no objection to us constructing this garage at 3310 Blenheim Rd. Phoenix, MD. In the approximate dimensions as described above adjacent to your property at 3314 Blenheim Rd., Phoenix, MD.

Signed



David Weymouth

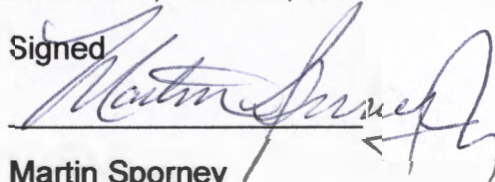
3310 Blenheim Rd.

Phoenix, MD, 21131

Dated

6/19/2012

Signed



Martin Sporney

3314 Blenheim Rd.

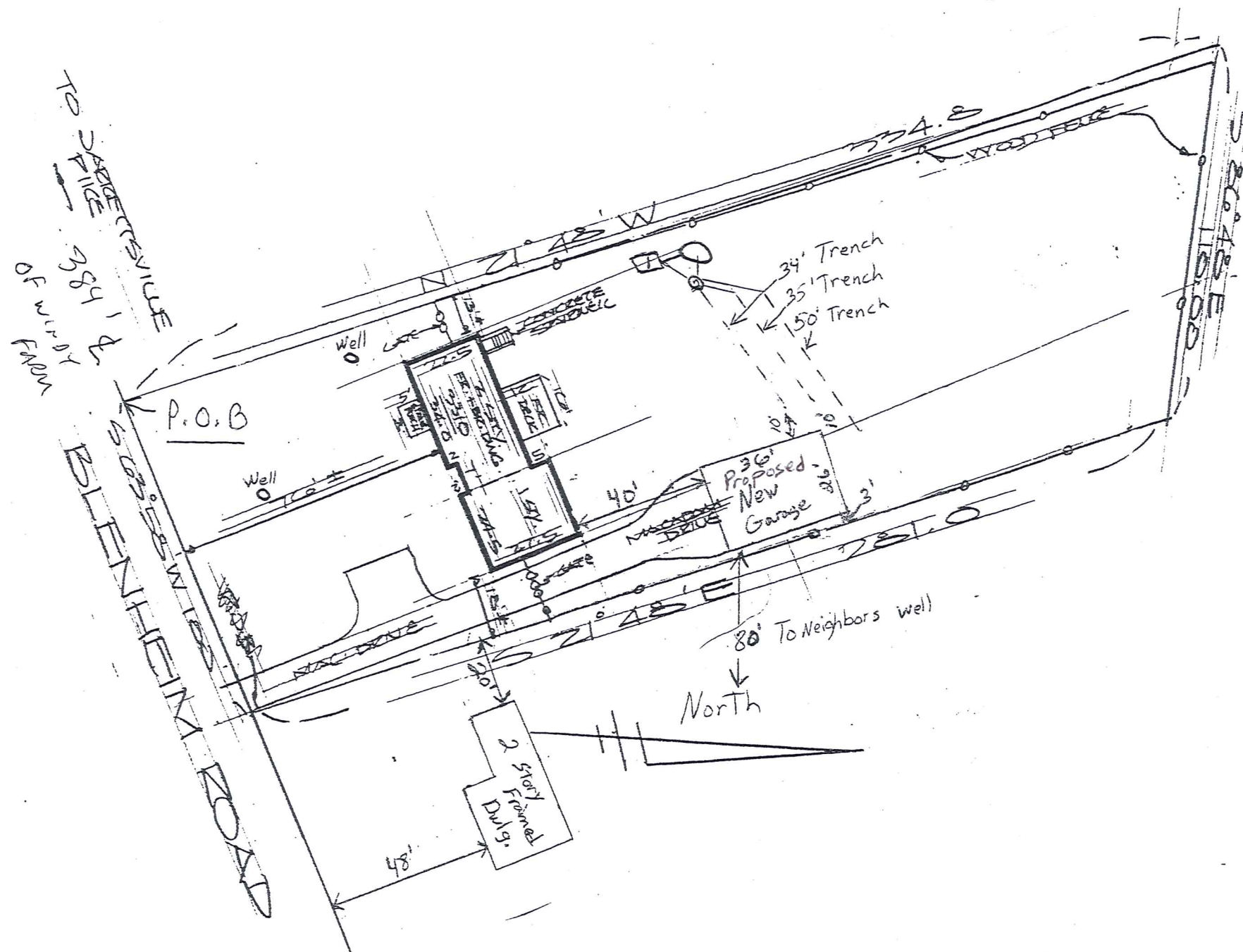
Phoenix, MD, 21131

Dated

6/19/12

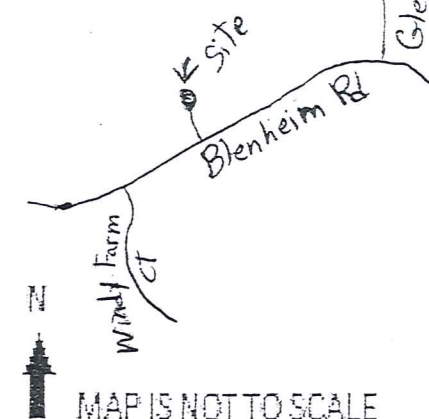
2013-0040-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 3310 Blenheim Rd Phoenix MD 21131 OWNER(S) NAME(S) David C Weymuth Wu Pei Rueng
SUBDIVISION NAME NA LOT# 3A BLOCK# 3b SECTION# AR 3c
PLAT BOOK# NA FOLIO# 706 10 DIGIT TAX# 101 202 0550 DEED REF.# 26766/00436



PLAN DRAWN BY Jonas King DATE 8-18-12 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP

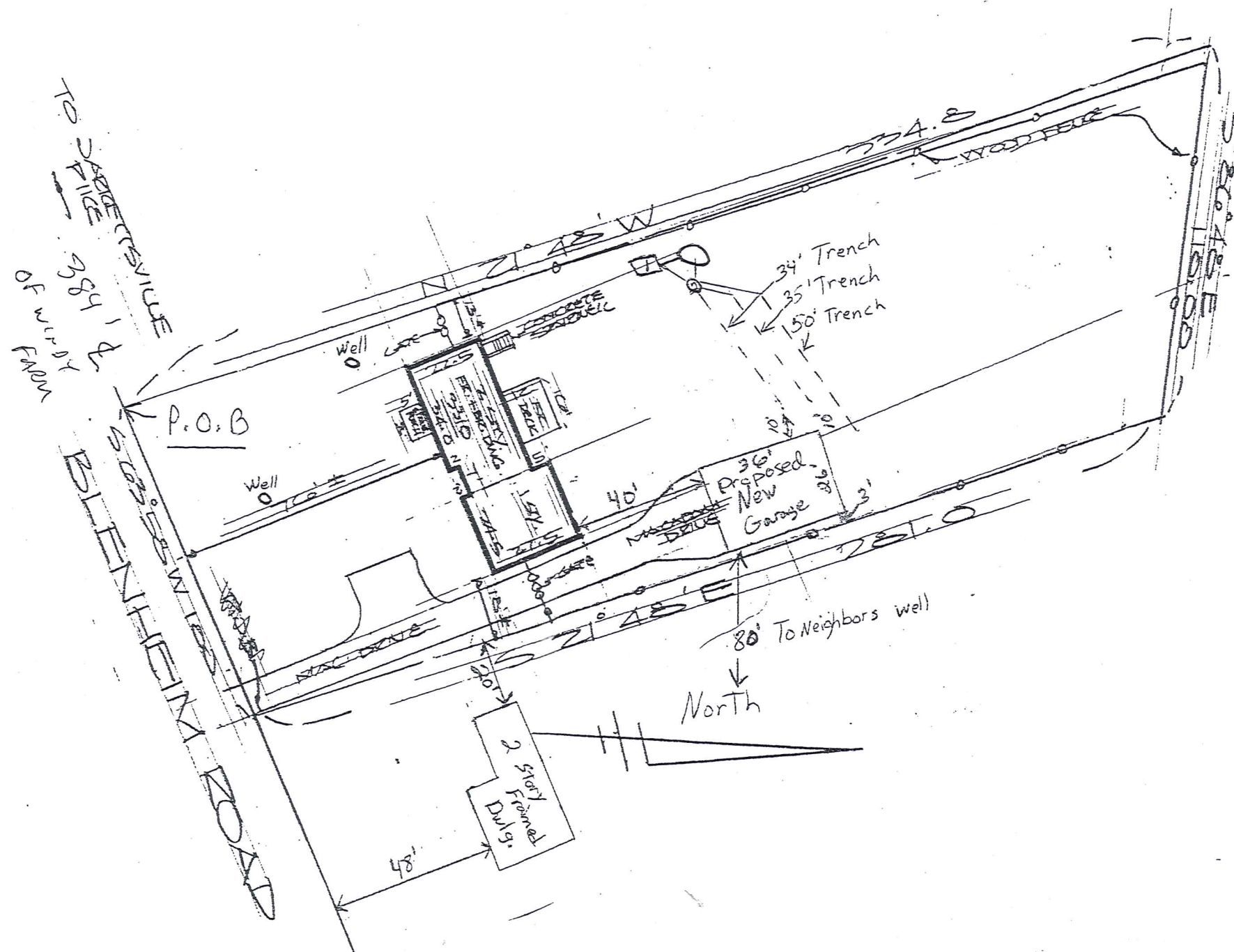


MAP IS NOT TO SCALE
ZONING MAP# 043C3
SITE ZONED RCL
ELECTION DISTRICT 10th
COUNCIL DISTRICT 3rd
LOT AREA ACREAGE .705
OR SQUARE FEET _____
HISTORIC? No
IN CBCA? No
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC _____ PRIVATE X
SEWER IS:
PUBLIC _____ PRIVATE X
PRIOR HEARING? No
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
N-A

VIOLATION CASE INFO:

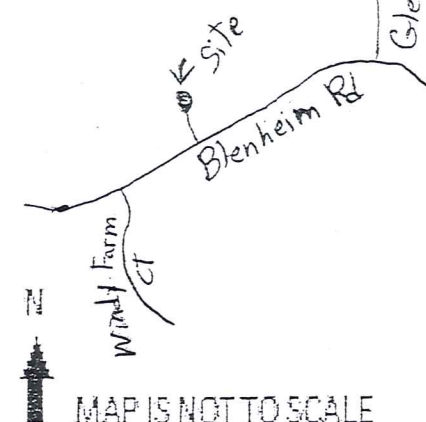
No

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 3310 Blenheim Rd Phoenix MD 21131 OWNER(S) NAME(S) David C Weymuth Wu Pei Rueng
SUBDIVISION NAME NA LOT# 3A BLOCK# 3b SECTION# AR3c
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SITE VICINITY MAP



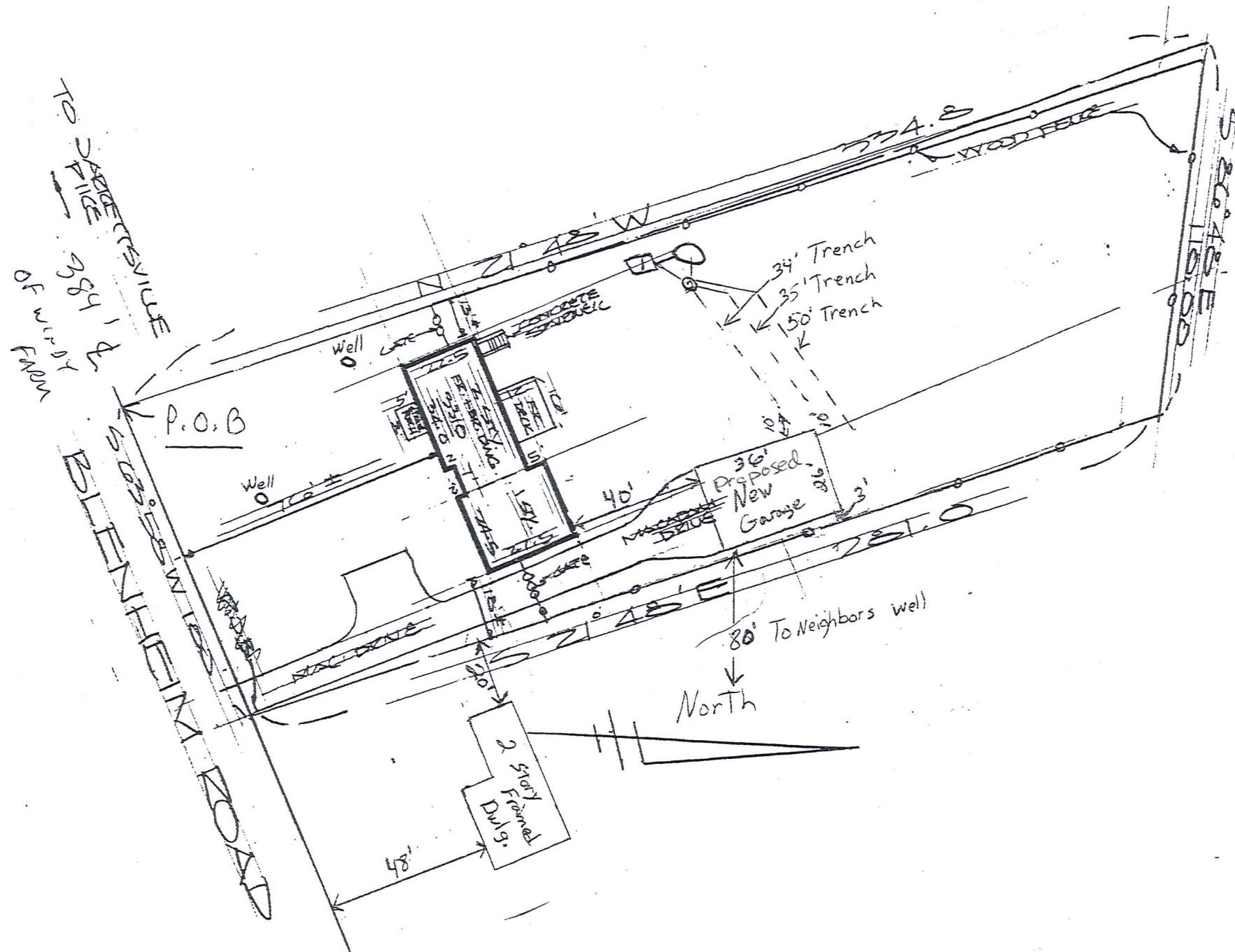
ZONING MAP# 043C3
SITE ZONED RCL
ELECTION DISTRICT 10th
COUNCIL DISTRICT 3rd
LOT AREA ACREAGE .705
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IF SO GIVE CASE NUMBER
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N-A

VIOLATION CASE INFO:

No

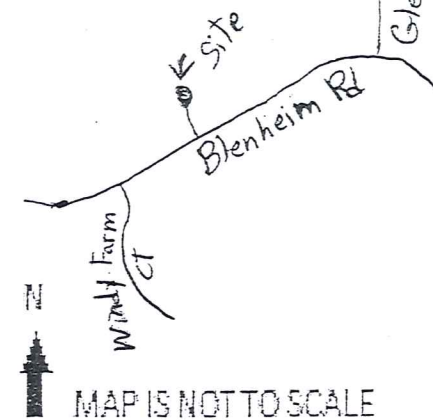
2013-0040-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 3310 Blenheim Rd Phoenix MD 21131 OWNER(S) NAME(S) David C Weymuth Wu Pei Rueng
 SUBDIVISION NAME _____ NA LOT# 3A BLOCK# 3b SECTION# AR 3c
 PLAT BOOK # NA FOLIO # 706 10 DIGIT TAX # 101 202 0550 DEED REF. # 26766/00436



PLAN DRAWN BY Jonas King DATE 8-18-12 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP

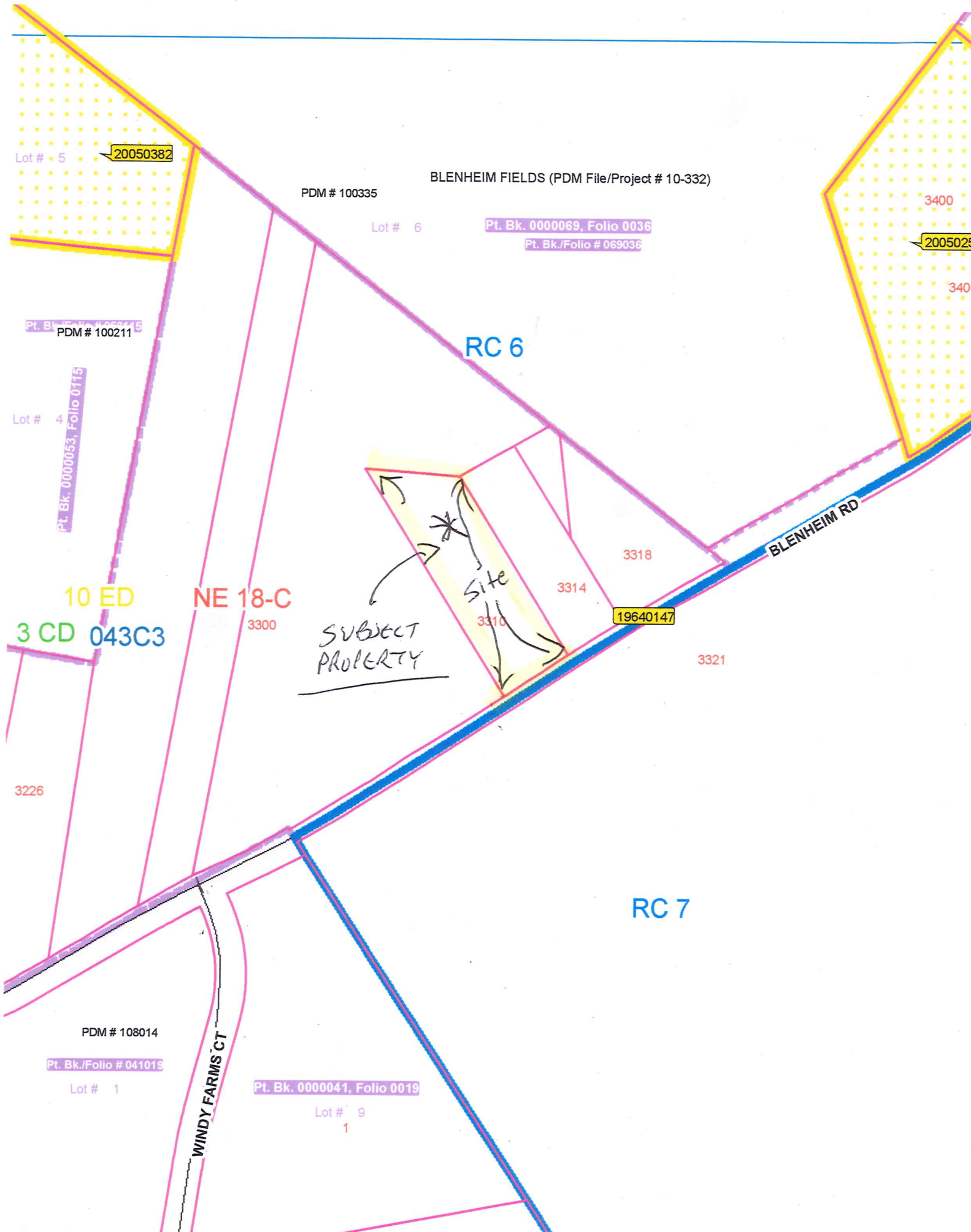


ZONING MAP# 043C3
 SITE ZONED RCL
 ELECTION DISTRICT 10th
 COUNCIL DISTRICT 3rd
 LOT AREA ACREAGE .705
 OR SQUARE FEET _____
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC _____ PRIVATE X
 SEWER IS:
 PUBLIC _____ PRIVATE X
 PRIOR HEARING? No
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW
N-A

VIOLATION CASE INFO:

No

2013-0040-A



Lot # 5 20050382

PDM # 100335

BLENHEIM FIELDS (PDM File/Project # 10-332)

Lot # 6

Pt. Bk. 0000069, Folio 0036

Pt. Bk./Folio # 069036

Pt. Bk. 0000053, Folio 0115

PDM # 100211

Lot # 4

Pt. Bk. 0000053, Folio 0115

10 ED

3 CD 043C3

NE 18-C

3300

SUBJECT PROPERTY

Site

3318

3314

19640147

3321

3226

RC 7

PDM # 108014

Pt. Bk./Folio # 041019

Lot # 1

Pt. Bk. 0000041, Folio 0019

Lot # 9

1

WINDY FARMS CT

BLENHEIM RD

3400

20050254

3400

2013-0040-A