

MEMORANDUM

DATE: December 22, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0323-A- Appeal Period Expired

The appeal period for the above-referenced case expired on December 21, 2016. 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

IN RE: PETITION FOR ADMIN. VARIANCE *
(11 Blenheim Farm Lane)
10th Election District *
3rd Council District *
Philip S. & Diane L. Weglein *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0323-A

* * * * *

ORDER ON
MOTION FOR RECONSIDERATION

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Motion for Reconsideration filed by Dino C. La Fiandra, Esquire on behalf of Alan Schrum, Don Freeman, Jr., Gerhard and Donna Friedrich, Shannath Merbs, Michael Grant, Patrick Murphy, Genevieve Losonsky, Brian and Shari Nelson, and Larry and Jenny Wang ("Movants"). The Petitioners originally filed an Administrative Variance for property located at 11 Blenheim Farm Lane. The relief was requested from § 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed detached accessory structure (garage) with a height of 28 ft. in lieu of the maximum allowed 15 ft.; and (2) To amend the Final Development Plan (FDP) of Blenheim Farm, Lot No. 1 only.

On July 11, 2016 a formal demand for hearing was requested by Karl Kokinakis, President, and Brian Nelson, Vice President, of the Blenheim Farm Homeowner's Association (HOA). Thereafter, a public hearing was scheduled for September 9, 2016. However, on September 7, 2016 (via fax) correspondence was received requesting to withdraw the HOA's formal demand, requesting cancellation of scheduled public hearing, and to allow the Petitioners to move forward with their project without delay.

ORDER RECEIVED FOR FILING

Date 11-21-16

By low

By Opinion and Order dated September 9, 2016, the undersigned granted the Administrative Variance request, with conditions, in accordance with the site plan and documentation within the case file.

On September 22, 2016, Mr. La Fiandra filed a timely Motion for Reconsideration of my Order dated September 9, 2016. By letter dated September 26, 2016, the undersigned granted counsel's request for hearing instructing Mr. La Fiandra to schedule the matter (at a date and time agreed to by Petitioners) through the Office of Zoning Review, Department of Permits, Approvals, and Inspections. On November 18, 2016 correspondence was received from Mr. La Fiandra withdrawing the Motion for Reconsideration.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 21st day of **November, 2016**, that the Movants' Motion for Reconsideration, be and is hereby WITHDRAWN and STRICKEN.

IT IS FURTHER ORDERED that the Order dated September 9, 2016 shall remain in full force and effect.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 11-21-16

By dlw

In Re: Petition for Administrative Variance
11 Blenheim Farm Road
10th Election District
3rd Council District
Philip S. & Diane L Weglein
Petitioners

BEFORE THE OFFICE OF
ADMINISTRATIVE HEARINGS
OF
BALTIMORE COUNTY
CASE NO.: 2016-0323-A

MOTION FOR RECONSIDERATION

Come now Alan Schrum, Don Freeman, Jr., Gerhard and Donna Friedrich, Shannath Merbs, Michael Grant, Patrick Murphy, Genevieve Losonsky, Brian and Shari Nelson, and Larry and Jenny Wang, (collectively, the "Movants") all parties in the above-referenced matter and residents of Blenheim Farm Lane, by and through their attorneys, Dino C. La Fiandra, Esquire and Pessin Katz Law, P.A., and pursuant to Rule 4.K of the Rules of Practice and Procedure before the Zoning Commissioner of Baltimore of Baltimore County moves for reconsideration of the Administrative Law Judge's Opinion and Order dated September 9, 2016 in the above referenced matter, and as grounds therefor, state:

- 1) A copy of the Administrative Law Judge's Opinion and Order dated September 9, 2016 in the above-referenced matter of which the Movants seek reconsideration is attached hereto as Exhibit A.
- 2) The subject property, 11 Blenheim Farm Lane, is within a subdivision known as Blenheim Farm. Blenheim Farm consists of 10 residential lots. Collectively, the Movants represent six of the 10 households within Blenheim Farm.
- 3) As the ALJ's Order correctly notes, in response to the posting of the property, a demand for a hearing was submitted by Karl Kokinakis, President and Brian Nelson, Vice President of the Blenheim Farm HOA, on behalf of the HOA, on or about July 11, 2016.

- 4) The Order reflects that on or about September 7, 2016, the demand for hearing was withdrawn by Karl Kokinakis, the President of the HOA.
- 5) The Movants, including, importantly, Brian Nelson, who is the Vice President of the HOA and one of the original signatories to the demand for a hearing, aver that the withdrawal of the demand for a hearing by the President of the HOA was done without authority to do so. Mr. Kokinakis failed to follow proper procedures according to the governing documents of the HOA in determining whether there was a consensus among the property owners within the subdivision that the HOA should support the relief requested in the variance. Mr. Kokinakis secured the "approval" to withdraw the demand from hearing from two of the households¹ under circumstances that indicate a lack of full disclosure on his part about the opposition to the proposal by others within the community. At the time the request was withdrawn, there was no consensus among the property owners within the subdivision that the demand for hearing should be withdrawn. Upon information and belief, the Office of Administrative Hearings and/or the Administrative Law Judge in this case instructed Mr. Kokinakis to inform the other members of the HOA that the request for hearing had been withdrawn and the variance was granted, which he has not yet done.
- 6) The Petitioners have promised to supply plans showing the proportionality of the proposed structure relative to the existing house and attached garage to several households within the subdivision. However, the Petitioners have never supplied these plans to the architectural review committee (ARC) or made them available to the requesting households. Therefore, the original objection to the height remains until proportionality can be ensured.

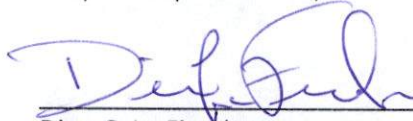
¹ The two households referred to are the Wangs and the Friedrichs, each of which are among the Movants in the instant Motion for Reconsideration.

- 7) The proposed project is for a detached structure which is a violation of the community's covenants. A breezeway to attach the structure to the existing dwelling is not included in the plans as the Petitioners believe that such an attachment would obstruct their view. The granting of this variance will allow the Petitioners to move forward in violation of the covenants; an obstructed view is not a sustainable basis upon which to grant a variance, particularly where there have been procedural irregularities within the community's leadership and when there is obvious opposition to the variance.
- 8) The Movants believe the HOA's president was acting on behalf of the Petitioners rather than the HOA and secured the "approval" of a number of households to withdraw the demand for hearing in an *ad hoc* fashion and without holding a community meeting that included (or at least invited) all households.
- 9) Regardless of the issues that the Movants may have with the manner in which the president of the HOA withdrew the demand for hearing, their Motion for Reconsideration evidences serious concern with and perhaps opposition to the Petitioners' proposal. The Movants believed their interests were protected through their homeowners' association. However, Mr. Kokinakis' unauthorized action of withdrawing the demand for hearing left their interests unprotected. Accordingly, the Movants request reconsideration of the Order so that their interests may be protected.
- 10) Baltimore County Code § 32-3-303, which allows for an administrative variance such as that of which reconsideration is sought by this motion, does not allow for the amendment of a Final Development Plan as part of the same proceeding.
- 11) Rule 4.K allows the ALJ to hold a hearing on this motion. The Movants request a hearing on the motion.

WHEREFORE, the Movants request:

- a. Reconsideration of the Opinion and Order on the grounds and for the reasons set forth above;
- b. A hearing on the Motion;
- c. The Opinion and Order of September 9, 2016 be vacated; and,
- d. A hearing on the Petitioner's request for a Variance.

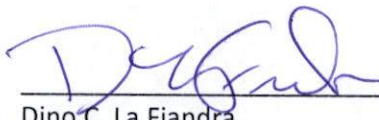
Respectfully submitted,



Dino C. La Fiandra
Pessin Katz Law, P.A.
901 Dulaney Valley Road, Suite 500
Towson, MD 21204
410-938-8705
dlaifiandra@pklaw.com

Certificate of Service

I certify that I have mailed a copy of the foregoing Entry of Appearance this 22 day of September, 2016, to Philip S. & Diane L. Weglein, 11 Blenheim Farm Lane, Phoenix, M.D. 21131.



Dino C. La Fiandra

IN RE: PETITION FOR ADMIN. VARIANCE *

(11 Blenheim Farm Lane)

10th Election District *

3rd Council District

Philip S. & Diane L. Weglein *

Petitioners

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2016-0323-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Philip S. and Diane L. Weglein ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations, to permit a proposed detached accessory structure (garage) with a height of 28 ft. in lieu of the maximum allowed 15 ft.; and (2) To amend the Final Development Plan (FDP) of Blenheim Farm, Lot No. 1 only. 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.

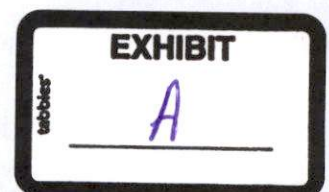
The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no ZAC comments received from any of the County reviewing agencies.

It is to be noted that a formal demand for hearing was requested on July 11, 2016 from Karl Kokinakis, President, and Brian Nelson, Vice President, of the Blenheim Farm Homeowner's Association (HOA). Thereafter, a public hearing was scheduled for September 9, 2016. However, on September 7, 2016 (via fax) correspondence was received formally requesting to withdraw the HOA's formal demand, requesting cancellation of scheduled public

ORDER RECEIVED FOR FILING

Date 9-9-16

By SW



hearing, and to allow the Petitioners to move forward with their project without delay.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted originally on June 26, 2016 and again on August 19, 2016 (for public hearing), a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (B.C.C.). 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 Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 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 proposed garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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 9th day of **September, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations, to permit a proposed detached accessory structure (garage) with a height of 28 ft. in lieu of the maximum allowed 15 ft.; and (2) To amend the

ORDER RECEIVED FOR FILING

Date 9-9-16

By [Signature]

Final Development Plan (FDP) of Blenheim Farm Lot #1 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 9-9-16

By [Signature]



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 Hearings for Baltimore County for the property located at:

Address 11 Blenheim Farm Ln. Phoenix, MD Currently zoned RC6
 Deed Reference / 10 Digit Tax Account # 2200018438
 Owner(s) Printed Name(s) Philip and Diane Weglein

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ADMINISTRATIVE VARIANCE from Section(s)

Section 400.3 – to permit a proposed detached accessory structure (garage) with a height of 28 feet in lieu of the maximum allowed 15 feet; and to amend the Final Development Plan of Blenheim Farm, lot #1 only.

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

2. ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

Philip Weglein / Diane Weglein
 Name #1 – Type or Print Name #2 – Type or Print
[Signature] / [Signature]
 Signature #1 Signature #2

11 Blenheim Farm Ln. Phoenix, MD

Mailing Address City State

21131 / 410-817-6771 / pweglein@comcast.net
 Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Paul J. Carmen
 Name – Type or Print
[Signature]
 Signature

1735 Baggs Rd. Forest Hill, MD

Mailing Address City State

21050 / 443-540-2053 / pcarmen33@yahoo.com
 Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this day of , that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0323-A Filing Date 6/14/16 Estimated Posting Date 6/26/16 Reviewer [Signature]

Rev 5/8/2014

ORDER RECEIVED FOR FILING

Date 9-9-16

By [Signature]

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 and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 11 Blenheim Farm Ln. Phoenix, MD 21131
Print or Type Address of property City State Zip Code

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

The reason we are filing for a variance is because:
If we install an attached garage with a breezeway,
it will obstruct our view of the pasture with the
horses and wildlife. The second reason is because the
overall height of the new garage will be 28 feet
in height.

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

[Signature]
Signature of Owner (Affiant)

Philip Weglein
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Dianna Weglein
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 7 day of June, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Cheryl L. Carmen

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

AS WITNESS my hand and Notaries Seal

Cheryl Carmen
Notary Public 9-25-18
My Commission Expires

REV. 5/8/2014

Item #0323

Robert David Duvall

From: pcarmen33@yahoo.com
Sent: Tuesday, June 14, 2016 3:15 PM
To: Robert David Duvall
Subject: Detached Garage case #2016-0323-A

The reason I want to build the detached garage that exceeds the 15' height limit is due to the fact that I want to install car lifts to work on vintage sport cars and various other vehicles and to also maximize this space I will have to store vehicles on the lifts and underneath as well ,so basically two cars will only take up one space. We also will be storing 4 wheelers ,motor cross bikes and a sail boat along with a utility trailer,kids bikes various other lawn and garden equipment.To be able to achieve this the new garage ceiling height has to be 12' tall to be able to install car lifts and on the second floor we will utilize this area for car parts holiday decorations and various other hobbies and storage.

Thank You Phil Weglein

Sent from Yahoo Mail on Android



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 Hearings for Baltimore County for the property located at:

Address 11 Blenheim Farm Ln. Phoenix, MD Currently zoned RC6
 Deed Reference / 10 Digit Tax Account # 2200018438
 Owner(s) Printed Name(s) Philip and Diane Weglein

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ADMINISTRATIVE VARIANCE from Section(s)

Section 400.3 – to permit a proposed detached accessory structure (garage) with a height of 28 feet in lieu of the maximum allowed 15 feet; and to amend the Final Development Plan of Blenheim Farm, lot #1 only.

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

2. ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

Philip Weglein , Diane Weglein

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]
Signature #1

[Signature]
Signature #2

11 Blenheim Farm Ln. Phoenix, MD

Mailing Address

City

State

21131

Zip Code

410-817-6771

Telephone #

pweglein@comcast.net

Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Paul J. Carmen

Name – Type or Print

[Signature]
Signature

1735 Boggs Rd. Forest Hill, MD

Mailing Address

City

State

21050

Zip Code

443-540-2053

Telephone #

pcarmen33@yahoo.com

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0323-A

Filing Date 6/14/16

Estimated Posting Date 6/26/16

Reviewer [Signature]

Rev 5/8/2014

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 and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

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Print or Type Address of property City State Zip Code

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

The reason we are filing for a variance is because:
If we install an attached garage with a breezeway, it will obstruct our view of the pasture with the horses and wildlife. The second reason is because the overall height of the new garage will be 28 feet in height.

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

[Signature]
Signature of Owner (Affiant)

Phil Wiegman
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Diane Wiegman
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 7 day of June, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Cheryl L. Carmen

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

AS WITNESS my hand and Notaries Seal

Cheryl Carmen
Notary Public
9-25-18
My Commission Expires

REV. 5/8/2014

Item #0323

Robert David Duvall

From: pcarmen33@yahoo.com
Sent: Tuesday, June 14, 2016 3:15 PM
To: Robert David Duvall
Subject: Detached Garage case #2016-0323-A

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Thank You Phil Weglein

Sent from Yahoo Mail on Android

ZONING PROPERTY DESCRIPTION FOR 11 BLENHEIM FARM LANE

Beginning at a point on the east side of Blenheim Farm Lane, which has a 40-foot right of way, at a distance of 220 feet northeast of the centerline of the nearest improved intersecting street Blenheim Road, which has a 40-foot right of way. Being Lot #1 in the subdivision of Blenheim Farm as recorded in Baltimore County Plat Book #66, Folio #47, containing 4.41 acres. Located in the 10th Election District and the 3rd Councilmanic District.

Item #0323



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

September 26, 2016

Dino C. La Fiandra, Esq.
Pessin Katz Law, P.A.
901 Dulaney Valley Road, Suite 500
Towson, MD 21204

Philip S. and Diane L. Weglein
11 Blenheim Farm Lane
Phoenix, MD 21131

RE: **MOTION FOR RECONSIDERATION** - Petition for Variance
Property: 11 Blenheim Farm Lane
Case No. 2016-0323-A

Dear Petitioners and Mr. La Fiandra:

Counsel filed on September 23, 2016 a motion for reconsideration in the above case on behalf of several residents ("Movants") of the Blenheim Farm subdivision. The Movants identify in their submission several issues which they contend merit further evaluation, and have requested a hearing on that basis.

Pursuant to the authority granted by Rule 4K of the Zoning Commissioner's Rules, I will grant the Movant's request for hearing. Counsel will be responsible for scheduling the hearing (at a date and time agreed to by Petitioners) through the Office of Zoning Review, Department of Permits, Approvals, and Inspections (PAI). No posting of the property shall be required.

Sincerely,

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

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

c: Paul J. Carmen, 1735 Boggs Rd., Forest Hill, MD 21050
Karl Kokinas, 1994 Sandy Point Lane, Mt. Pleasant, SC 29466-8663
Brian Nelson, 45 Blenheim Farm Lane, Phoenix, MD 21131
Kristen Lewis, Zoning Review, PAI



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

September 26, 2016

Dino C. La Fiandra, Esq.
Pessin Katz Law, P.A.
901 Dulaney Valley Road, Suite 500
Towson, MD 21204

Philip S. and Diane L. Weglein
11 Blenheim Farm Lane
Phoenix, MD 21131

RE: **MOTION FOR RECONSIDERATION** - Petition for Variance
Property: 11 Blenheim Farm Lane
Case No. 2016-0323-A

Dear Petitioners and Mr. La Fiandra:

Counsel filed on September 23, 2016 a motion for reconsideration in the above case on behalf of several residents ("Movants") of the Blenheim Farm subdivision. The Movants identify in their submission several issues which they contend merit further evaluation, and have requested a hearing on that basis.

Pursuant to the authority granted by Rule 4K of the Zoning Commissioner's Rules, I will grant the Movant's request for hearing. Counsel will be responsible for scheduling the hearing (at a date and time agreed to by Petitioners) through the Office of Zoning Review, Department of Permits, Approvals, and Inspections (PAI). No posting of the property shall be required.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

c: Paul J. Carmen, 1735 Boggs Rd., Forest Hill, MD 21050
Karl Kokinas, 1994 Sandy Point Lane, Mt. Pleasant, SC 29466-8663
Brian Nelson, 45 Blenheim Farm Lane, Phoenix, MD 21131
Kristen Lewis, Zoning Review, PAI



FORMAL DEMAND FOR HEARING

CASE NUMBER: 2016-0323-A

Address: 11 Blenheim Farm Lane

Petitioner(s): Phoenix, MD 21131
Phil + Diane Weglein
~~Carol + Robert + Bob + Nelson~~

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We Karl Kokinakis + Brian Nelson
Name - Type or Print

() Legal Owner OR (☒) Resident of

21 + 45 Blenheim Farm Lane
Address

Phoenix MD 21131
City State Zip Code

443.677.8571 443.279.2008
Telephone Number

which is located approximately less than 500 ft feet from the property, which is the subject of the above petition, **do hereby formally demand that a public hearing be set in this matter.**

ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

[Signature]
Signature

7/11/2016
Date

ZONING PROPERTY DESCRIPTION FOR 11 BLENHEIM FARM LANE

Beginning at a point on the east side of Blenheim Farm Lane, which has a 40-foot right of way, at a distance of 220 feet northeast of the centerline of the nearest improved intersecting street Blenheim Road, which has a 40-foot right of way. Being Lot #1 in the subdivision of Blenheim Farm as recorded in Baltimore County Plat Book #66, Folio #47, containing 4.41 acres. Located in the 10th Election District and the 3rd Councilmanic District.

Item #0323



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4383935

Sold To:

Philip Weglein - CU00555357
11 Blenheim Farm Ln
Phoenix, MD 21131-2136

Bill To:

Philip Weglein - CU00555357
11 Blenheim Farm Ln
Phoenix, MD 21131-2136

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Aug 18, 2016

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: # 2016-0323-A
11 Blenheim Farm Lane
E/s Blenheim Farm Lane, 220 ft. NE of Blenheim Road
10th Election District - 3rd Councilmanic District
Legal Owner(s) Philip & Diane Weglein

Variance: to permit a proposed detached accessory structure (garage) with a height of 28 ft. in lieu of the maximum allowed 15 ft., and to amend the Final Development Plan of Blenheim Farm Lane, Lot #1 only.

Hearing: Friday, September 9, 2016 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

8/114 August 18 4383935

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 8/20/2016

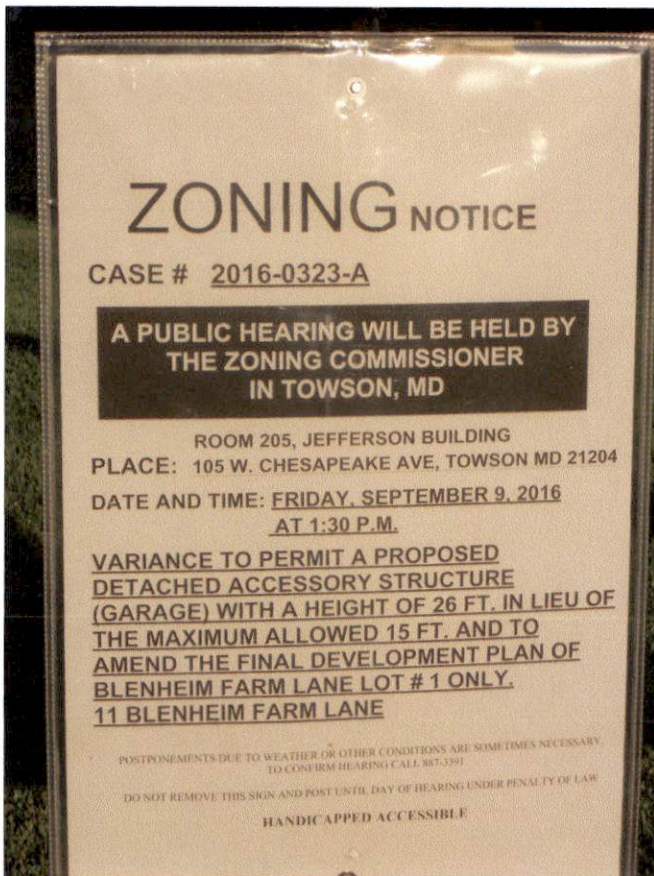
Case Number: 2016-0323-A

Petitioner / Developer: PHIL WEGLEIN

Date of Hearing (Closing): SEPTEMBER 9, 2016

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:
11 BLENHEIM FARM LANE

The sign(s) were posted on: AUGUST 19, 2016



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)



KEVIN KAMENETZ
County Executive

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

August 3, 2016

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2016-0323-A

11 Blenheim Farm Lane
E/s Blenheim Farm Lane, 220 ft. NE of Blenheim Road
10th Election District – 3rd Councilmanic District
Legal Owners: Philip & Diane Weglein

Variance to permit a proposed detached accessory structure (garage) with a height of 28 ft. in lieu of the maximum allowed 15 ft.; and to amend the Final Development Plan of Blenheim Farm Lane, Lot #1 only.

Hearing: Friday, September 9, 2016 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over a faint, circular official stamp.

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Weglein, 11 Blenheim Farm Lane, Phoenix 21131
Paul Carmen, 1735 Boggs Road, Forest Hill 21050
Karl Kokinakis, 21 Blenheim Farm Lane, Phoenix 21131
Brian Nelson, 45 Blenheim Farm Lane, Phoenix 21131

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 20, 2016.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 18, 2016 Issue - Jeffersonian

Please forward billing to:
Philip Weglein
11 Blenheim Farm Lane
Phoenix, MD 21131

443-540-2053

NOTICE OF ZONING HEARING

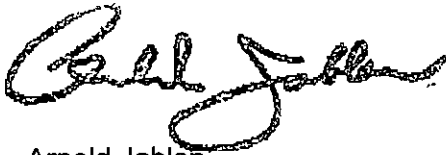
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CASE NUMBER: 2016-0323-A

11 Blenheim Farm Lane
E/s Blenheim Farm Lane, 220 ft. NE of Blenheim Road
10th Election District – 3rd Councilmanic District
Legal Owners: Philip & Diane Weglein

Variance to permit a proposed detached accessory structure (garage) with a height of 28 ft. in lieu of the maximum allowed 15 ft.; and to amend the Final Development Plan of Blenheim Farm Lane, Lot #1 only.

Hearing: Friday, September 9, 2016 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/26/2016

Case Number: 2016-0323-A

Petitioner / Developer: PHIL WEGLEIN

Date of Hearing (Closing): JULY 11, 2016

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:
11 BLENHEIM FARM LANE

The sign(s) were posted on: JUNE 26, 2016



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)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0323 -A Address 11 Blenheim Farm Lane

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/14/16 Posting Date: 6/26/16 Closing Date: 7/11/16

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 2016- 0323 -A Address 11 Blenheim Farm Lane

Petitioner's Name Philip & Diane Weglein Telephone 410-817-6771

Posting Date: 6/26/16 Closing Date: 7/11/16

Wording for Sign: To Permit a proposed detached accessory structure
(garage) with a height of 28 feet in lieu of the maximum allowed
15 feet; and to amend the Final Development Plan of Blenheim
Farm, lot 1 only

Revised 7/9/15

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2016-0323-A
Property Address: 11 Blenheim Farm Lane Phoenix Md. 21131
Property Description: east side Blenheim Farm Lane, 220'
northeast of Blenheim Rd
Legal Owners (Petitioners): _____
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Phil D Weglein
Company/Firm (if applicable): _____
Address: 11 Blenheim Farm Lane
Phoenix Md. 21131
Telephone Number: 443-540-2053

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

No.

141402

Date:

6/14/16

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 6/14/2016 6/14/2016 11:29:39 5

REG W505 WALKIN LRB OFLN
 RECEIPT # 852739 6/14/2016

Dept 5 528 ZONING VERIFICATION

CR NO. 141402

Recpt Tot: \$150.00
 \$150.00 CK \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				5150

Total: **5150**

Rec From:

For: **zoning hearing - case # 2016-0323-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

CASHIER'S VALIDATION



KEVIN KAMENETZ
County Executive

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

September 1, 2016

Philip & Diane Weglein
11 Blenheim Farm Lane
Phoenix MD 21131

RE: Case Number: 2016-0323 A, Address: 11 Blenheim Farm Road

Dear Mr. & Ms. Weglein:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 14, 2016. 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Paul J Carmen, 1735 Baggs Road, Forest Hill MD 21050

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 6/20/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016-0323-A

Administrative Variance
Philip & Diane Weglein
11 Blenheim Farm Lane

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in black ink, appearing to read "Wendy Wolcott".

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

RECEIVED

JUN 22 2016

Inter-Office Correspondence

OFFICE OF ADMINISTRATIVE HEARINGS



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: June 22, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0323-A
Address 11 Blenheim Farm Lane
(Weglein Property)

Zoning Advisory Committee Meeting of **June 27, 2016.**

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 06-22-2016

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 5, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For June 27, 2016
Item No. 2016-0313, 0315, 0316, 0318, 0319, 0320, 0321, 0323, 0326
and 0327

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\ZAC06272016.doc

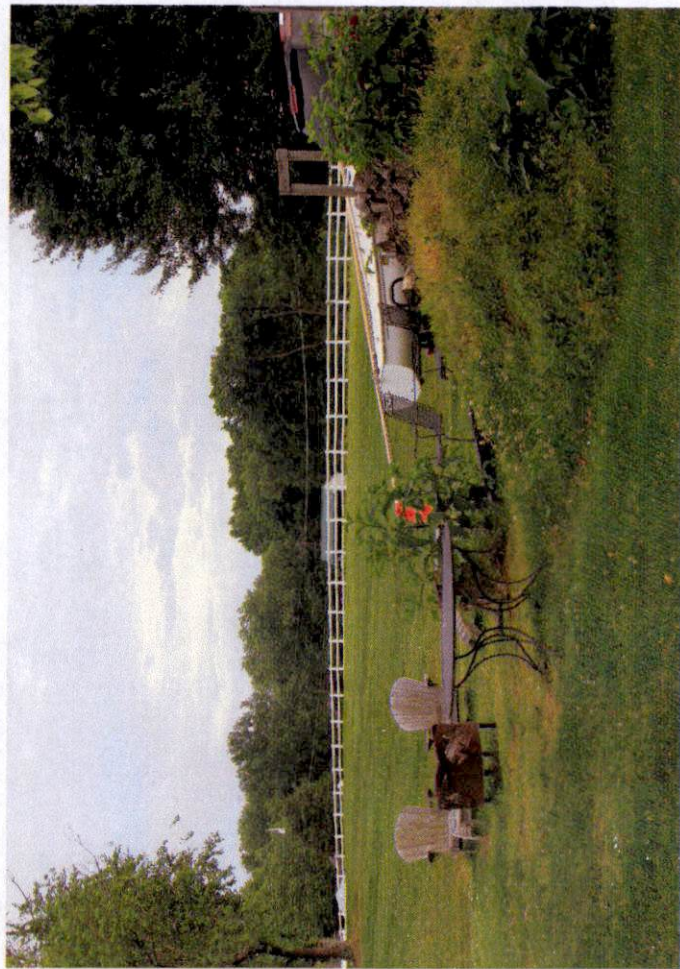
View of Pasture from existing rear patio



Item #0323



New Jersey
 is a beautiful
 state with a
 lot of history
 and culture.



Item #0323

new garage side view



View between new garage & existing house



Item #0323



rear view of new garage area



side view of new garage area

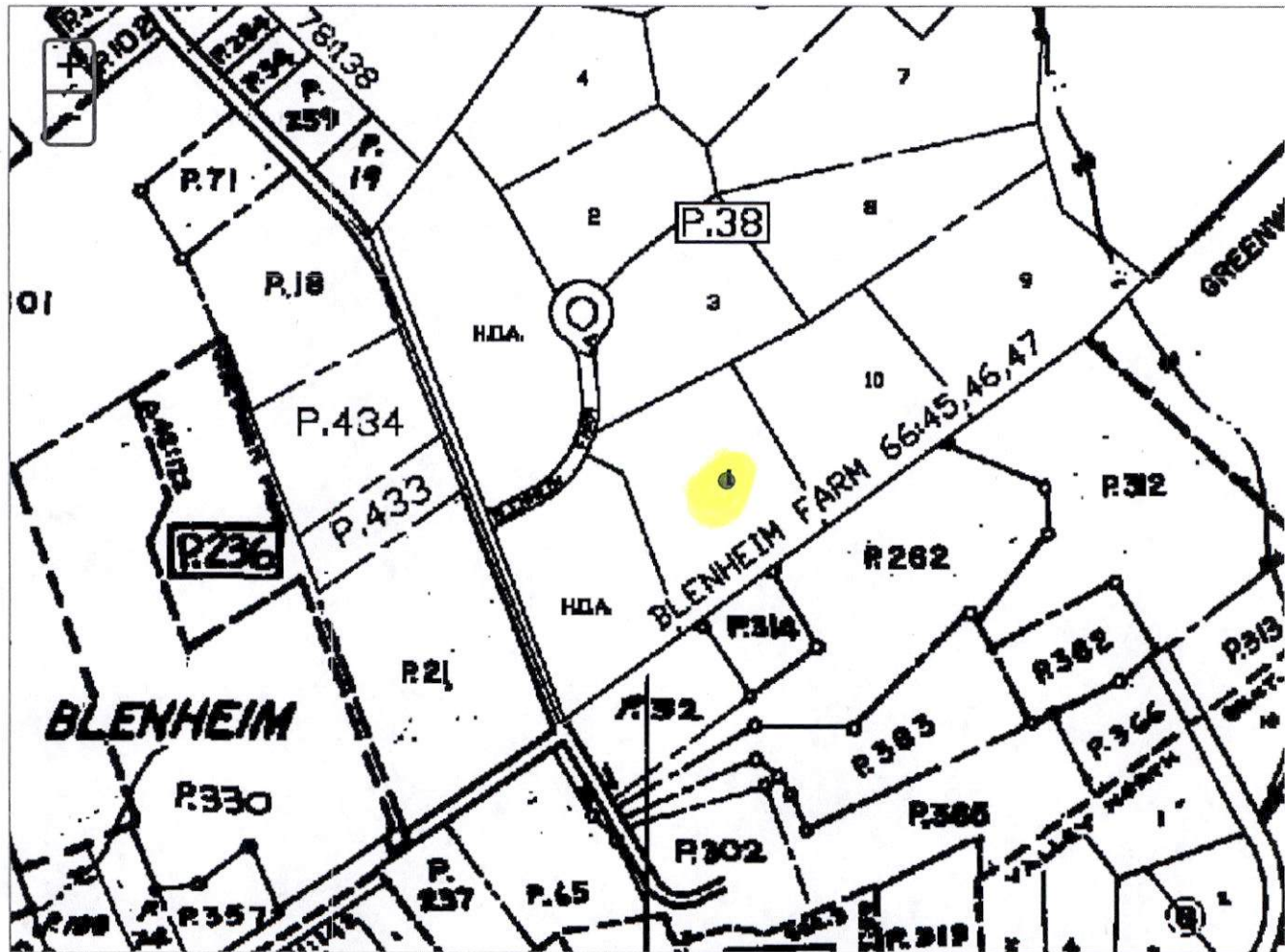
Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 10 Account Number - 2200018438			
Owner Information					
Owner Name:		WEGLEIN PHILIP S WEGLEIN DIANA L		Use: RESIDENTIAL	
Mailing Address:		11 BLENHEIM FARM LN PHOENIX MD 21131-2136		Principal Residence: YES	
				Deed Reference: /28574/ 00325	
Location & Structure Information					
Premises Address:		11 BLENHEIM FARM LN 0-0000		Legal Description: 4.413 AC 11 BLENHEIM FARM LN SES BLENHEIM FARM	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0044	0014	0038		0000	1
				Assessment Year:	Plat No:
				2017	0066/0047
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1998	4,618 SF	1500 SF	4.4100 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	BRICK	4 full/ 1 half	1 Attached
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		337,900	337,900		
Improvements		639,100	639,100		
Total:		977,000	977,000	977,000	
Preferential Land:		0			
Transfer Information					
Seller: ONEILL THOMAS P		Date: 08/27/2009		Price: \$1,095,000	
Type: ARMS LENGTH IMPROVED		Deed1: /28574/ 00325		Deed2:	
Seller: KOCH GAIL T		Date: 05/24/2001		Price: \$850,000	
Type: ARMS LENGTH IMPROVED		Deed1: /15231/ 00526		Deed2:	
Seller: KOCH THOMAS E		Date: 06/25/1999		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /13856/ 00402		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
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 05/05/2010					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty/>)District: **10** Account Number: **2200018438**

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 (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

Zoning Office
111 West Chesapeake Avenue
Towson, MD 21204

Re: Case # 2016-0323-A
July 11, 2016

Dear Sir:

The letter is to file an objection to the zoning variance request for the construction of a detached garage and change to the community's bylaws by Phil and Diane Weglein, case number 2016-0323-A, Lot 1, 11 Blenheim Farm Lane, Phoenix, MD 21131.

We file this objection as residents of Blenheim Farms (a 10 house development in Phoenix) representing the community as members of the Architectural Review Committee and the President and Vice President of the community's HOA. After onsite review at the Zoning Office on July 6, 2016, we find that the plans submitted to the Zoning Office are insufficient as they contain no specific plans other than the proposed structure's dimensions (30'x40'x28') and location and an email substantiating the intended use.

Our concerns are 1) the proposed structure's 28' height in relation to the current garage height and proportion to the house and 2) that a variance is sought to amend the development plan for Lot 1 only without the proper process of conducting a vote by the residents and amending, if approved, the community's bylaws.

The Architectural Review Committee did review and approve plans that were submitted to the Committee in April, 2016. These plans did not include a height dimension but the structure appeared to be consistent in height with the existing garage.

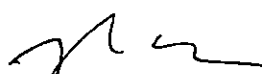
We request that the Weglein's follow proper process, as agreed upon at purchase in the community covenants, by submitting complete plans including height dimensions to the Architectural Review Committee, the same as would be presented to the Zoning Office, and also have HOA approval by a vote of the residents of a proposed change to the bylaws rather than seek a variance through the County for their lot only. We believe changing the bylaws through the County without full disclosure to the residents and a community vote sets a dangerous precedent for potential future building plans by any current or future resident.

We are pleased to discuss the matter in more detail and address any questions that you may have.

Sincerely,



Karl Kokinakis
President
443.677.8571



Brian Nelson
Vice President
443.279.2008



KEVIN KAMENETZ
County Executive

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

August 3, 2016

NOTICE OF ZONING HEARING

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CASE NUMBER: 2016-0323-A

11 Blenheim Farm Lane
E/s Blenheim Farm Lane, 220 ft. NE of Blenheim Road
10th Election District – 3rd Councilmanic District
Legal Owners: Philip & Diane Weglein

Variance to permit a proposed detached accessory structure (garage) with a height of 28 ft. in lieu of the maximum allowed 15 ft.; and to amend the Final Development Plan of Blenheim Farm Lane, Lot #1 only.

Hearing: Friday, September 9, 2016 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Weglein, 11 Blenheim Farm Lane, Phoenix 21131
Paul Carmen, 1735 Boggs Road, Forest Hill 21050
Karl Kokinakis, 21 Blenheim Farm Lane, Phoenix 21131
Brian Nelson, 45 Blenheim Farm Lane, Phoenix 21131

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 20, 2016.**
(2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
(3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>7-5</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NO</u>
<u>6-22</u>	DEPS (if not received, date e-mail sent _____)	<u>NO</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-20</u>	STATE HIGHWAY ADMINISTRATION	<u>NO objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>6-26-16</u>	
SIGN POSTING	Date: <u>8-19-16</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

PK || LAW[®]

901 DULANEY VALLEY ROAD
SUITE 500
BALTIMORE, MD 21204

BALTIMORE | COLUMBIA | BEL AIR

TELEPHONE 410-938-8800
FAX 410-832-5600
PKLAW.COM

Dino C. La Fiandra
Telephone: 410.938.8705
Facsimile: 410.832.5651
DLaFiandra@PKLaw.com

September 22, 2016

Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204

RECEIVED

SEP 23 2016

Re: Petition for Administrative Variance
11 Blenheim Farm Road

OFFICE OF ADMINISTRATIVE HEARINGS

Dear Sir or Madam:

Enclosed is an original and one copy of an **Entry of Appearance** for filing in the referenced case.

Kindly date-stamp the copy and return it to the courier.

Please contact me with any questions.

Sincerely,



Dino La Fiandra

DCL/tek
Enclosures

1726354_1

Rec'd to Dino 9-23-16 via US mail. Des Wiley

In Re: Petition for Administrative Variance

11 Blenheim Farm Road
10th Election District
3rd Council District
Philip S. & Diane L Weglein
Petitioners

BEFORE THE OFFICE OF
ADMINISTRATIVE HEARINGS
OF
BALTIMORE COUNTY
CASE NO.: 2016-0323-A

ENTRY OF APPEARANCE

Please note the appearance of the following parties in the above-referenced matter:

Alan Schrum and Don Freeman, Jr. – 39 Blenheim Farm Lane

Gerhard and Donna Friedrich – 33 Blenheim Farm Lane

Shannath Merbs and Michael Grant – 51 Blenheim Farm Lane

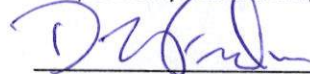
Patrick Murphy and Genevieve Losonsky – 57 Blenheim Farm Lane

Brian and Shari Nelson – 45 Blenheim Farm Lane

Larry and Jenny Wang – 17 Blenheim Farm Lane

Please enter the appearance of the undersigned as their counsel.

Respectfully submitted,



Dino C. La Fiandra
Pessin Katz Law, PA
901 Dulaney Valley Road, Suite 500
Towson, MD 21204
410-938-8705
dlaifiandra@pklaw.com

Certificate of Service

I certify that I have mailed a copy of the foregoing Entry of Appearance this 22 day of September, 2016, to Philip S. & Diane L. Weglein, 11 Blenheim Farm Lane, Phoenix, MD 21131.



Dino C. La Fiandra

REQUEST TO VACATE ZONING HEARING

Case # 2016-0323A
Phil & Diane Weglein
11 Blenheim Farm Lane
PHOENIX, md 21131

RECEIVED

SEP 08 2016

OFFICE OF ADMINISTRATIVE HEARINGS

Dear Mr. Jablon:

Please allow this letter to serve as a formal request to withdraw our petition for the following reasons:

1. Preliminary approval was given to the Weglein's construction plans to build the proposed garage during a meeting in May of the ARC of Blenheim Farm with construction drawings due to our board after the permit had been released.
2. At the time of the original posting several neighbors inquired about the 28' variance. The Weglein's were in Europe and were unable to supply construction drawings by the deadline on the notice. Hence, my request for a hearing.
3. The Weglein's have provided construction drawings that have been approved by the majority of the ARC. (3-1)

I have also met with or spoken to the remaining members of the Blenheim Farm HOA, reviewed construction drawings and have a majority approval addressing both the 28' variance request as well as the structure to remain detached with no breezeway required. A copy of the signed construction drawings are available for your file.

In closing, with the majority approval of both our ARC and Blenheim Farm HOA I hereby request to cancel Friday's Zoning Hearing and allow the Weglein's to move forward with their garage project without delay.

Sincerely,



Karl Kokinakis
President, Blenheim Farm HOA

FAX

To: Kristin Lewis

Fax: 410-887-3048

Co:

Date: 9/7/2016

From: Karl Kokinakis - Blenheim Farm
HOA

Pages: 3 Including cover

☐ Urgent

☒ For Review

☐ Please Comment

☐ Please Reply

☐ Please Recycle

Comments:



901 DULANEY VALLEY ROAD
SUITE 500
BALTIMORE, MD 21204

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TELEPHONE 410-938-8800
FAX 410-832-5600
PKLAW.COM

Dino C. La Fiandra
Telephone: 410.938.8705
Facsimile: 410.832.5651
DLaFiandra@PKLaw.com

September 22, 2016

Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204

RECEIVED

SEP 23 2016

OFFICE OF ADMINISTRATIVE HEARINGS

Re: Petition for Administrative Variance
11 Blenheim Farm Road

Dear Sir or Madam:

Enclosed is an original and one copy of a **Motion for Reconsideration** for filing in the referenced case.

Kindly date-stamp the copy and return it to the courier.

Please contact me with any questions.

Sincerely,


Dino La Fiandra

DCL/tek
Enclosures



901 DULANEY VALLEY ROAD
SUITE 500
BALTIMORE, MD 21204

BALTIMORE | COLUMBIA | BEL AIR

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PKLAW.COM

RECEIVED

NOV 18 2016

OFFICE OF ADMINISTRATIVE HEARINGS

Dino C. La Fiandra
Telephone: 410.938.8705
Facsimile: 410.832.5651
DLaFiandra@PKLaw.com

November 16, 2016

Hon. John E. Beverungen
Office of Administrative Hearings of Baltimore County
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

Re: WITHDRAWAL OF MOTION FOR RECONSIDERATION
11 Blenheim Farm Lane
Case No. 2016-0323-A

Dear Judge Beverungen:

On September 23, 2016, I filed a motion for reconsideration in the above-referenced case on behalf of several residents of the Blenheim Farm subdivision, identified in the motion (the "Movants"). On behalf of the Movants, I respectfully withdraw the motion for reconsideration, with the intention of allowing your original decision in the case to stand undisturbed.

If you require any additional information to effectuate that result, please let me know. Thank you for your consideration of my clients' motion.

Sincerely,

Dino La Fiandra

DCL/tek

cc: Paul J. Carmen
Karl Kokinas
Brian Nelson
Kristen Lewis

Debra Wiley

From: Kristen L Lewis
Sent: Wednesday, November 16, 2016 11:37 AM
To: Debra Wiley
Subject: FW: Follow up on 2016-0323

Email from Dino.

Kristen Lewis
PAl – Zoning Review
410-887-3391

From: Dino La Fiandra [mailto:dlaifiandra@pklaw.com]
Sent: Tuesday, November 15, 2016 1:34 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: RE: Follow up on 2016-0323

Kristen,

I just this moment got off the phone with my client, who advised me he wishes to withdraw the motion. You can release both dates. I will notify the ALJ.

Thanks so much for your customary enormous assistance with this.

Dino

Dino C. La Fiandra

Member

901 Dulaney Valley Road | Suite 500 | Towson, MD | 21204

Direct Dial: 410.938.8705 | Direct Fax: 410.832.5651 | Mobile: 443-204-3473

dlaifiandra@pklaw.com | [About Us](#) | [Attorney Bio](#) | [Download V-Card](#)

PK||LAW®

From: Kristen L Lewis [mailto:klewis@baltimorecountymd.gov]
Sent: Tuesday, November 15, 2016 1:28 PM
To: Dino La Fiandra
Subject: Follow up on 2016-0323

Good afternoon,

I am following up with the dates we had talked about for 2016-0323, for 12/2 and 12/13 at 1:30 p.m. I am currently holding both dates and am inquiring on confirmation for one or both dates. Please notify me as soon as possible. Thank you,

Kristen Lewis
PAl – Zoning Review
410-887-3391



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www.baltimorecountymd.gov

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Debra Wiley

From: Debra Wiley
Sent: Thursday, November 03, 2016 8:27 AM
To: 'Dino La Fiandra'
Cc: Kristen L Lewis
Subject: RE: Case No. 2016-0323-A - Motion for Reconsideration Hearing

Good Morning,

I have spoken to Ms. Lewis who has indicated that the December calendar is now available for scheduling.

Please contact her to set this in.

Thank you.

-----Original Message-----

From: Dino La Fiandra [mailto:dlafiandra@pklaw.com]
Sent: Wednesday, November 02, 2016 11:39 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Cc: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: RE: Case No. 2016-0323-A - Motion for Reconsideration Hearing

Ms. Wiley,

My clients, the homeowners identified in the Motion for Reconsideration, report that for the past several weeks they have been attempting to reach an agreement with the Petitioners, the Wegleins, on the matter presented in the Petition for Variance. I have not been a part of these conversations, however I received a voicemail message yesterday from one of my clients that they continue to try to work this out.

I contacted Kristen Lewis by phone about two weeks ago to see what dates were available for the hearing on the Motion for Reconsideration. Because of my client's travel schedule, and in light of the reports that the parties were meeting to attempt to reach a resolution of the matter, I was attempting to secure a date in December, 2016 for this hearing. At the time, Ms. Lewis did not have Judge Beverungen's calendar for December, and she asked that I check back with her after the first of November. I have not done that yet, but I will do so before the end of the week.

Please let me know if I can provide any other information.

Thank you.
Dino La Fiandra

Dino C. La Fiandra
Member
901 Dulaney Valley Road | Suite 500 | Towson, MD | 21204 Direct Dial: 410.938.8705 | Direct Fax: 410.832.5651
| Mobile: 443-204-3473 dlafiandra@pklaw.com | About Us | Attorney Bio | Download V-Card

-----Original Message-----

From: Debra Wiley [mailto:dwiley@baltimorecountymd.gov]
Sent: Wednesday, November 02, 2016 11:24 AM

To: Dino La Fiandra
Cc: Kristen L Lewis
Subject: Case No. 2016-0323-A - Motion for Reconsideration Hearing

Mr. La Fiandra,

Please see attached correspondence from Judge Beverungen dated September 26, 2016. As of today, Kristen Lewis has not been contacted to schedule this Motion for Reconsideration hearing.

Please provide status.

Thank you.

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov [mailto:adminhearingscpr@baltimorecountymd.gov]
Sent: Wednesday, November 02, 2016 11:30 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Admin Hearings Copier

This E-mail was sent from "RNP002673903BB1" (MP 3054).

Scan Date: 11.02.2016 11:30:03 (-0400)

Queries to: adminhearingscpr@baltimorecountymd.gov

[http://www.baltimorecountymd.gov/sebin/n/n/county_seal.jpg]<<http://www.baltimorecountymd.gov>>

Connect with Baltimore County

[http://www.baltimorecountymd.gov/sebin/p/i/socialmedia_fb.jpg]<<https://www.facebook.com/baltcogov>>
[http://www.baltimorecountymd.gov/sebin/r/j/socialmedia_twitter.jpg] <<https://twitter.com/BaltCoGov>>
[http://www.baltimorecountymd.gov/sebin/b/f/socialmedia_BC_NOW.jpg]
<<http://www.baltimorecountymd.gov/News/BaltimoreCountyNow>>
[http://www.baltimorecountymd.gov/sebin/r/z/socialmedia_youtube.jpg]
<<https://www.youtube.com/user/BaltimoreCounty>>
[http://www.baltimorecountymd.gov/sebin/z/z/socialmedia_camera.jpg]
<<https://www.flickr.com/photos/baltimorecounty>>
[http://www.baltimorecountymd.gov/sebin/d/o/socialmedia_linkedin.jpg]
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www.baltimorecountymd.gov<<http://www.baltimorecountymd.gov>>

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corrected. U.S. Treasury Circular 230 Notice: Any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties that may be imposed under the Internal Revenue Code or by any other applicable tax authority; or (2) promoting, marketing or recommending to another party any tax-related matter addressed herein. PKLAW provides this disclosure on all outbound e-mails to assure compliance with new standards of professional practice, pursuant to which certain tax advice must satisfy requirements as to form and substance.

Debra Wiley

From: Debra Wiley
Sent: Wednesday, November 02, 2016 11:24 AM
To: Dino C. LaFiandra Esq. (dlafiandra@pklaw.com)
Cc: Kristen L Lewis
Subject: Case No. 2016-0323-A - Motion for Reconsideration Hearing
Attachments: 20161102113003425.pdf

Mr. La Fiandra,

Please see attached correspondence from Judge Beverungen dated September 26, 2016. As of today, Kristen Lewis has not been contacted to schedule this Motion for Reconsideration hearing.

Please provide status.

Thank you.

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov [mailto:adminhearingscpr@baltimorecountymd.gov]
Sent: Wednesday, November 02, 2016 11:30 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Admin Hearings Copier

This E-mail was sent from "RNP002673903BB1" (MP 3054).

Scan Date: 11.02.2016 11:30:03 (-0400)

Queries to: adminhearingscpr@baltimorecountymd.gov

Debra Wiley

From: Kristen L Lewis
Sent: Wednesday, November 02, 2016 10:43 AM
To: Debra Wiley
Subject: RE: ltr. 2016-0323-SPH Motion for Reconsideration.docx

Hi Debbie,
Mr. LaFiandra has not reached out to me about rescheduling this hearing as of yet.

Kristen Lewis
PAI – Zoning Review
410-887-3391

From: Debra Wiley
Sent: Monday, October 31, 2016 10:51 AM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: FW: ltr. 2016-0323-SPH Motion for Reconsideration.docx

Hi Kristen,

Just checking in with you again to see if Mr. La Fiandra has contacted you about setting this in for a Motion for Reconsideration before we reach out to him.

Thanks.

From: Debra Wiley
Sent: Tuesday, October 18, 2016 9:13 AM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: RE: ltr. 2016-0323-SPH Motion for Reconsideration.docx

Ok, thanks.

From: Kristen L Lewis
Sent: Tuesday, October 18, 2016 9:12 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: ltr. 2016-0323-SPH Motion for Reconsideration.docx

Good Morning,

No he hasn't contacted me yet about this case.

Kristen Lewis
PAI – Zoning Review
410-887-3391

From: Debra Wiley
Sent: Tuesday, October 18, 2016 8:00 AM

Debra Wiley

From: Debra Wiley
Sent: Monday, October 31, 2016 10:51 AM
To: Kristen L Lewis
Subject: FW: ltr. 2016-0323-SPH Motion for Reconsideration.docx

Hi Kristen,

Just checking in with you again to see if Mr. La Fiandra has contacted you about setting this in for a Motion for Reconsideration before we reach out to him.

Thanks.

From: Debra Wiley
Sent: Tuesday, October 18, 2016 9:13 AM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: RE: ltr. 2016-0323-SPH Motion for Reconsideration.docx

Ok, thanks.

From: Kristen L Lewis
Sent: Tuesday, October 18, 2016 9:12 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: ltr. 2016-0323-SPH Motion for Reconsideration.docx

Good Morning,

No he hasn't contacted me yet about this case.

Kristen Lewis
PAI – Zoning Review
410-887-3391

From: Debra Wiley
Sent: Tuesday, October 18, 2016 8:00 AM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: ltr. 2016-0323-SPH Motion for Reconsideration.docx

Good Morning Kristen,

Has Mr. La Fiandra contacted you to reschedule the above (see attached letter)?

Thanks in advance.

Debra Wiley

From: Debra Wiley
Sent: Tuesday, September 27, 2016 7:57 AM
To: Kristen L Lewis
Subject: Case No. 2016-0323-A - 11 Blenheim Farm Lane
Attachments: 20160927075900443.pdf

Hi Kristen,

Please see attached for scheduling purposes.

This was originally an admin. var., the community association filed a formal demand, it was set in for a hearing on 9/9 and then the president of the association withdrew it so it reverted back to an admin. In any event, the vice president of the association and some members of the community are alleging that the president of the association withdrew and was done so without authority.

Please let me know if you need the file or want me to hang onto it; per letter, no posting of the property shall be required.

Thanks.

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov [mailto:adminhearingscpr@baltimorecountymd.gov]
Sent: Tuesday, September 27, 2016 7:59 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Admin Hearings Copier

This E-mail was sent from "RNP002673903BB1" (MP 3054).

Scan Date: 09.27.2016 07:59:00 (-0400)
Queries to: adminhearingscpr@baltimorecountymd.gov

Sp. to K.
also
today
about
above
9/27



Brian Nelson <bnelson@harborsidesalesgroup.com>

ZONING HEARING

1 message

Karl Kokinakis <Karl@ceiservicesinc.com>

To: "Lillie, James (TOWSON, MD)" <james_lillie@ml.com>, Brian Nelson <bnelson@harborsidegroup.com>, dweglein <dweglein@comcast.net>

Cc: Phil Weglein <Phil.Weglein@paradigmsoftware.com>, Karl Kokinakis <karl@ceiservicesinc.com>

Thu, Sep 8, 2016 at 9:36 PM

Good evening all,

Sorry for the late notice as I have been traveling. Yesterday I contacted the Baltimore County Zoning Office to inform them that I would not be attending tomorrow's scheduled hearing. I also shared that I would like my name removed from the original filing as I am satisfied that the Weglein's have provided construction drawings and approve for them to move forward with their project. The clerk asked me to send something over in writing for their consideration. Herein is what I sent for their review:

Dear Mr. Jablon,

Please allow this letter to serve as a formal request to withdraw our petition for the following reasons:

1. Preliminary approval was given to the Weglein's construction plans to build proposed garage during a meeting in May of the ARC of Blenheim Farm with construction drawings due to our board after the permit has been released.
2. At the time of the original posting several neighbors inquired about the 28' variance. The Weglein's were in Europe and were unable to supply drawings by the deadline on the notice. Hence my request for a hearing.
3. The Weglein's have provided construction drawings that have been approved by the majority of the ARC { 3-1 }

I have also met with or have spoken to the remaining members of the Blenheim Farm HOA, reviewed construction drawings and have a majority approval addressing both the 28' variance as well as the structure to remain detached with no breezy way required. Copies of signed construction drawings are available for your file.

In closing, with the majority approval of both the ARC and Blenheim Farm HOA I hereby request to cancel Friday's Hearing and allow the Weglein's to move forward with their garage project without delay.

Sincerely

Karl Kokinakis

President, Blenheim Farm HOA

↓ see next page

9/8/2016

Harborside Sales Group Mail - ZONING HEARING

The court contacted me late this afternoon and granted my request. The hearing tomorrow has been dismissed. Any party has 30 days to appeal this decision. If an appeal is submitted, Jim Lillie and I shall attend that hearing and bring all documents to support our position.

Thank you,

Karl



Karl Kokinakis

President & CEO

CEI Services, Inc.

K3 Holdings, Inc.

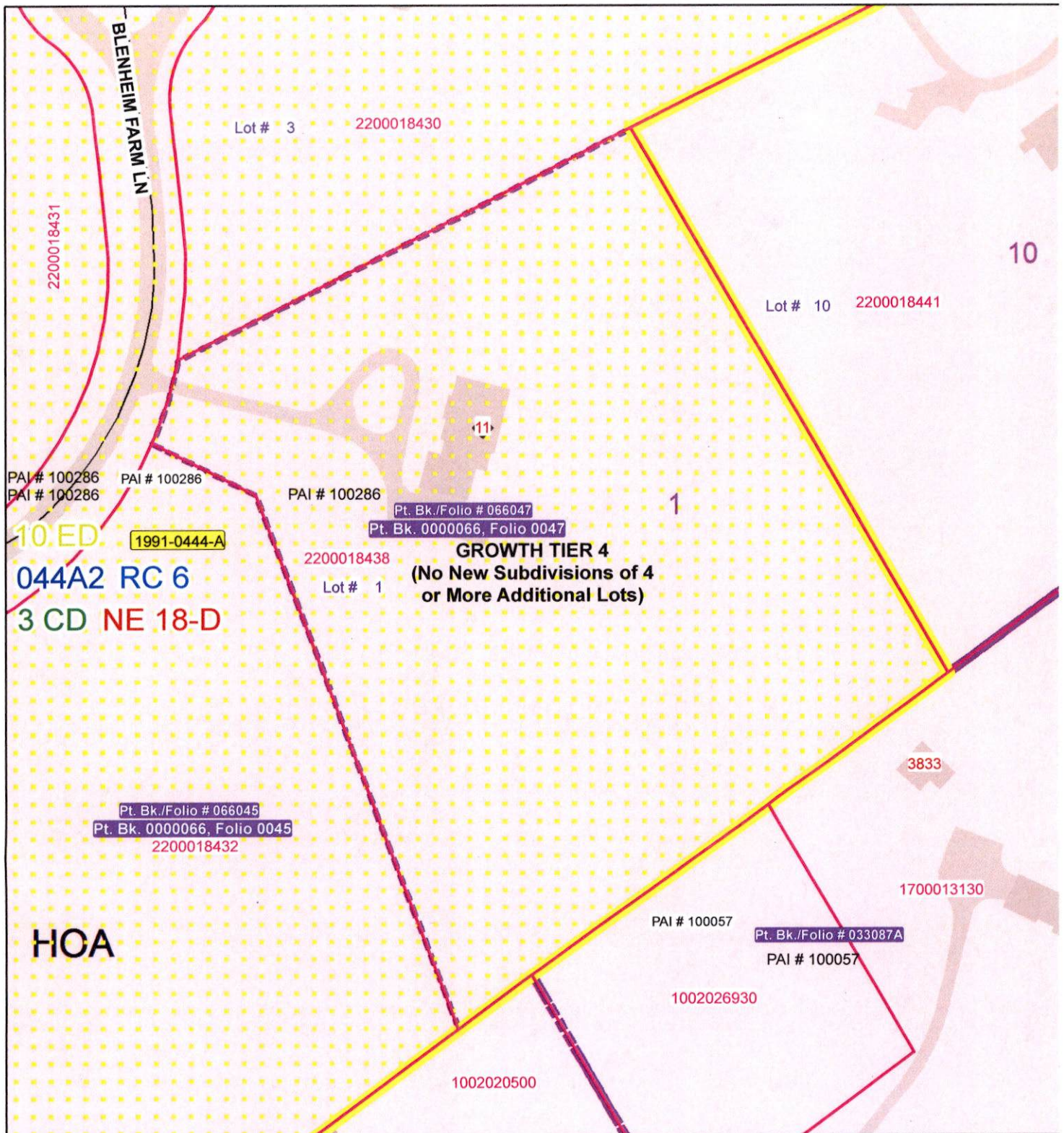
BALTIMORE CROSSROADS

11620 CROSSROADS CIRCLE

BALTIMORE, MARYLAND 21220

Cell

Blenheim Farm Lane



Publication Date: 6/13/2016



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

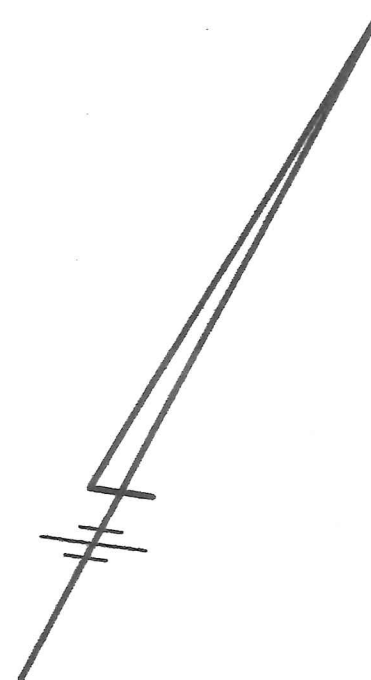
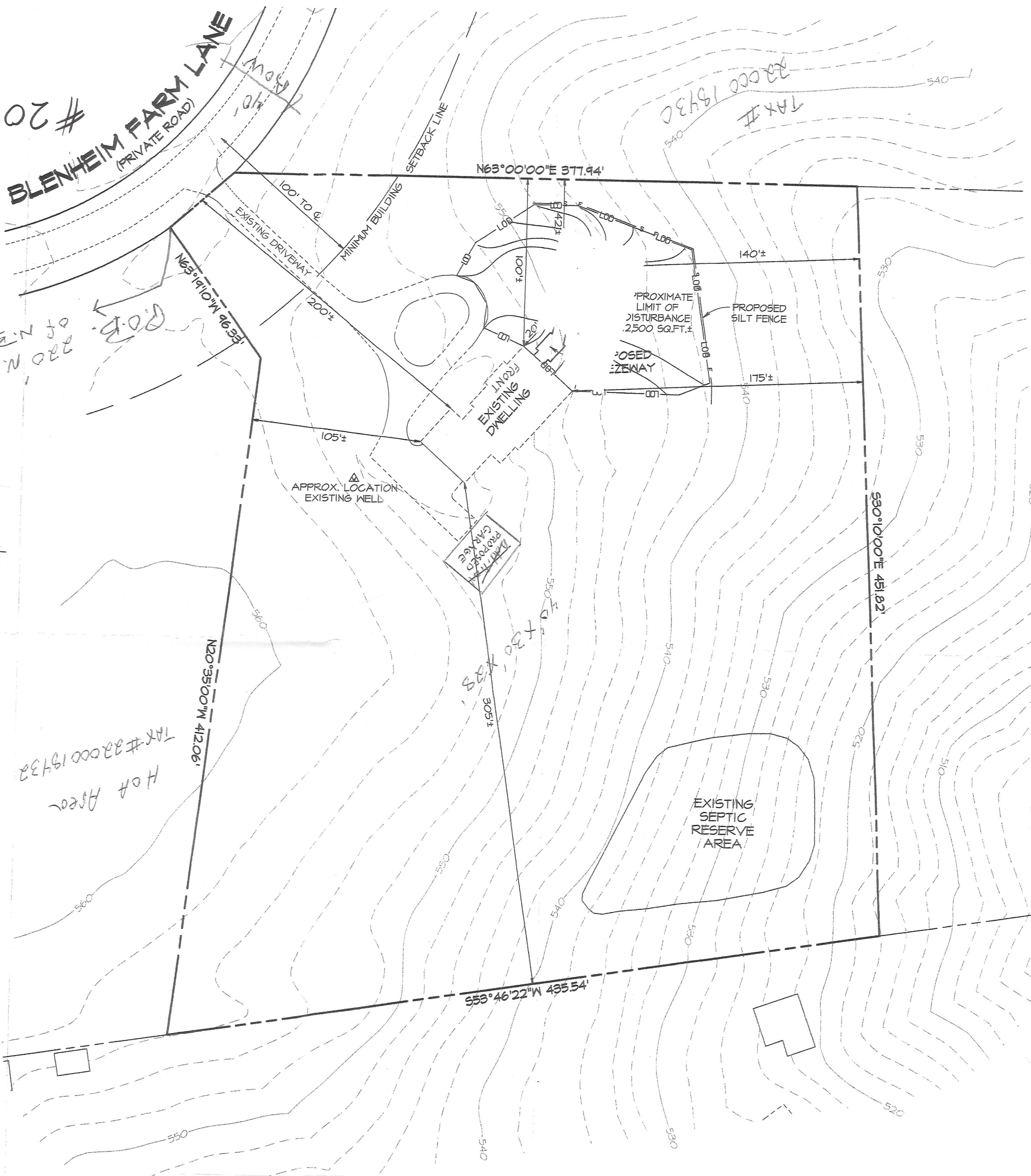
1 inch = 100 feet

Item #0323

#2016-0323-A

BLenheim FARM LANE
(PRIVATE ROAD)

220' N.E. To center line
of N. Blenheim Road



VIOLATION CASE INFO:

MAP IS NOT TO SCALE
ZONING MAP# 044A2
SITE ZONED R1
ELECTION DISTRICT 10E3
COUNCIL DISTRICT 3CD
LOT AREA ACREAGE 44100AC
OR SQUARE FEET
HISTORIC? NO
IN CBQA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS: PUBLIC X
SEWER IS: PUBLIC X
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

HOF Area
TAX # 2200019432

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING
ADDRESS: 11 Blenheim Farm Lane, 3131
SUBDIVISION NAME: Blenheim Farm
LOT # 1 BLOCK # X SECTION # 11A
PLAT BOOK # 66 FOLIO # 47 10 DIGIT TAX # 2200019432 DEED REF. # 22517100325

SITE PLAN		GERHOLD, CROSS & ETZEL, LTD	
ADDITION FOR WESLEIN RESIDENCE		REGISTERED PROFESSIONAL LAND SURVEYORS	
11 BLENHEIM FARM LANE		Suite 100	
LOT 1, "PLAT THREE, BLENHEIM FARM"		320 East Townsontown Boulevard	
PLATBOOK S.M. No. 66 folio 47		Towson, Maryland 21286	
10th ELECTION DISTRICT		PH: (410)823-4470 FAX: (410)823-4473	
BALTIMORE COUNTY, MARYLAND			
DATE: 07/22/15	SCALE: 1" = 50'	FIELD WORK: N/A	DRAWN: S.L.

6/17
#2016-0323-A

BLenheim FARM LANE
(PRIVATE ROAD)

330' N.E. TO CENTERLINE
OF N. Blenheim Road

VIOLATION CASE INFO:

MAP IS NOT TO SCALE
ZONING MAP# 04#A2
SITE ZONED RC 6
ELECTION DISTRICT 10 ED
COUNCIL DISTRICT 3D
LOT AREA ACREAGE 94100 AC
OR SQUARE FEET
HISTORIC? NO
IN CBQA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS: PUBLIC X PRIVATE X
SEWER IS: PUBLIC X PRIVATE X
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW



ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS 11 Blenheim Farm Lane, Apt. 31131 OWNERS NAME(S) Mikayla Davis Weiglein
SUBDIVISION NAME Blenheim Farm
LOT # 1 BLOCK # X SECTION # 11A
PLAT BOOK # 66 FOLIO # 47 10 DIGIT TAX # 220001288 DEED REF. # 2955190235

SITE PLAN		GERHOLD, CROSS & ETZEL, LTD	
ADDITION FOR WEGLEIN RESIDENCE		REGISTERED PROFESSIONAL LAND SURVEYORS	
11 BLENHEIM FARM LANE		Suite 100	
LOT 1, "PLAT THREE, BLENHEIM FARM"		320 East Townsontown Boulevard	
PLATBOOK S.M. No. 66 folio 47		Towson, Maryland 21286	
10th ELECTION DISTRICT		PH: (410)823-4470 FAX: (410)823-4473	
BALTIMORE COUNTY, MARYLAND			
DATE: 07/22/15	SCALE: 1" = 50'	FIELD WORK: N/A	DRAWN: S.L.