

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and

Inspections of Baltimore County, this 5TH day of JANUARY, 2018,

that SHAMIR + LAUREN SOMJI located at
(Individual or business name)

14119 BLENHEIM ROAD should be and the
(Street address)

same is hereby granted permission to operate an IN-LAW APARTMENT

WITHIN THE PRIMARY DWELLING.

(MUST BE RENEWED EVERY 2 YEARS)

163119

Permit (or Receipt) Number

Director, Permits, Approvals and Inspections

Planner's Initials: JS

Revised 10/17/11

EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot Number 4 on the Plat of "Highfields", which Plat is recorded among the Land Records of Baltimore County in Plat Book Liber E.H.K. Jr. No. 43, folio 26; subject to the restrictions in a Declaration of Restrictions recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 5917, folio 944, and a Deed of Right-of-Way to Consolidated Gas Electric Light and Power Company of Baltimore recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2565, folio 557.

The Improvements thereon being known as 14119 Blenheim Road N, Phoenix, Maryland.

BEING THE SAME lot of ground as described in a Deed dated September 28, 2017, and recorded among the Land Records of Baltimore County, Maryland in Liber 39522, Folio 235 from Mark W. Dunlap and Colleen M. Dunlap unto Shamir Somji and Lauren Somji.

1

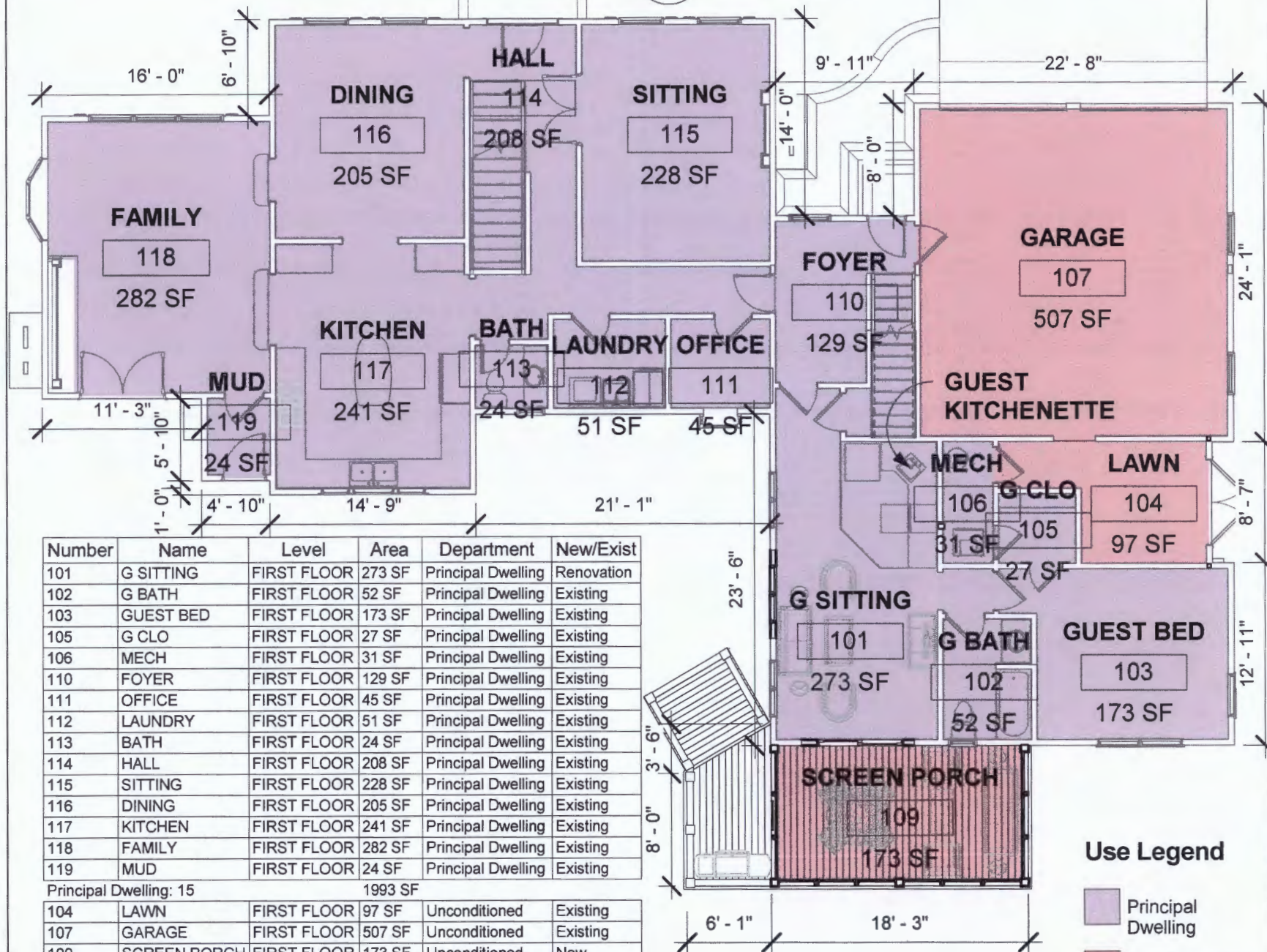
FIRST FLOOR USE PLAN

1" = 10'-0"

PENZA+BAILEY

ARCHITECTS

401 Woodbourne Avenue
Baltimore, Maryland 21212
T 410-435-6677 | P 410-435-6968
www.PenzaBailey.com



RENOVATION & ADDITION

RICE RESIDENCE

14119 BLENHEIM ROAD
PHOENIX, MD 21131

FIRST FLOOR USE PLAN

PROJECT NO.: 17039

SCALE: 1" = 10'-0"

DATE: 11.13.2017

Z1.1

©2017

1

SECOND FLOOR USE PLAN

1" = 10'-0"

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SECOND FLOOR USE PLAN

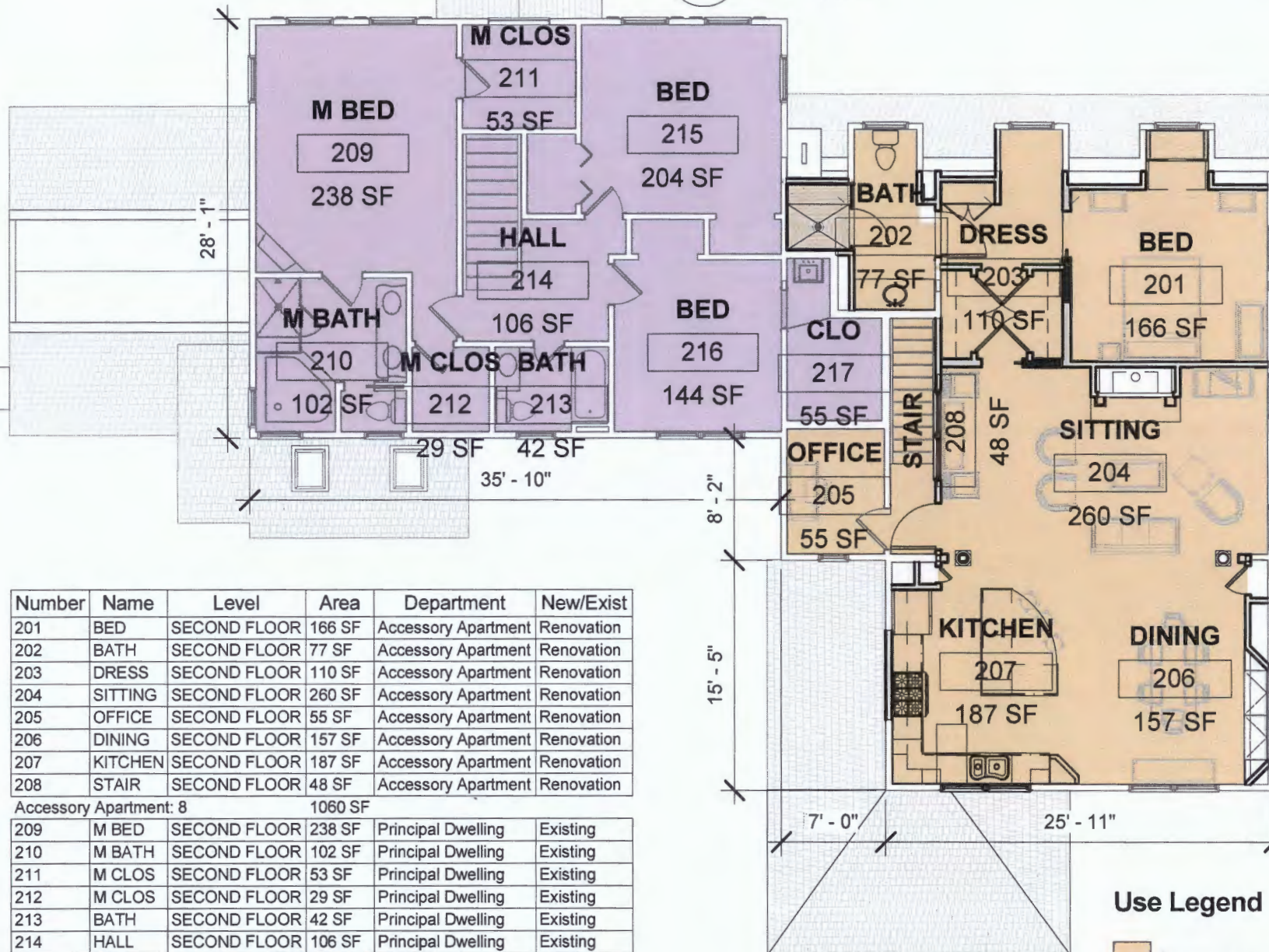
PROJECT NO.: 17039

SCALE: 1" = 10'-0"

DATE: 11.13.2017

Z1.2

©2017



Number	Name	Level	Area	Department	New/Exist
201	BED	SECOND FLOOR	166 SF	Accessory Apartment	Renovation
202	BATH	SECOND FLOOR	77 SF	Accessory Apartment	Renovation
203	DRESS	SECOND FLOOR	110 SF	Accessory Apartment	Renovation
204	SITTING	SECOND FLOOR	260 SF	Accessory Apartment	Renovation
205	OFFICE	SECOND FLOOR	55 SF	Accessory Apartment	Renovation
206	DINING	SECOND FLOOR	157 SF	Accessory Apartment	Renovation
207	KITCHEN	SECOND FLOOR	187 SF	Accessory Apartment	Renovation
208	STAIR	SECOND FLOOR	48 SF	Accessory Apartment	Renovation

Accessory Apartment: 8 1060 SF

209	M BED	SECOND FLOOR	238 SF	Principal Dwelling	Existing
210	M BATH	SECOND FLOOR	102 SF	Principal Dwelling	Existing
211	M CLOS	SECOND FLOOR	53 SF	Principal Dwelling	Existing
212	M CLOS	SECOND FLOOR	29 SF	Principal Dwelling	Existing
213	BATH	SECOND FLOOR	42 SF	Principal Dwelling	Existing
214	HALL	SECOND FLOOR	106 SF	Principal Dwelling	Existing
215	BED	SECOND FLOOR	204 SF	Principal Dwelling	Existing
216	BED	SECOND FLOOR	144 SF	Principal Dwelling	Existing
217	CLO	SECOND FLOOR	55 SF	Principal Dwelling	Existing

Principal Dwelling: 9

973 SF

Grand total: 17

2033 SF

Use Legend

Accessory Apartment

Principal Dwelling

ROOM USE SCHEDULE

Number	Name	Level	Area	Department	New/Exist	%
201	BED	SECOND FLOOR	166 SF	Accessory Apartment	Renovation	4%
202	BATH	SECOND FLOOR	77 SF	Accessory Apartment	Renovation	2%
203	DRESS	SECOND FLOOR	110 SF	Accessory Apartment	Renovation	3%
204	SITTING	SECOND FLOOR	260 SF	Accessory Apartment	Renovation	6%
205	OFFICE	SECOND FLOOR	55 SF	Accessory Apartment	Renovation	1%
206	DINING	SECOND FLOOR	157 SF	Accessory Apartment	Renovation	4%
207	KITCHEN	SECOND FLOOR	187 SF	Accessory Apartment	Renovation	5%
208	STAIR	SECOND FLOOR	48 SF	Accessory Apartment	Renovation	1%

SECOND FLOOR: 8	1060 SF	26%
Accessory Apartment: 8	1060 SF	26%

101	G SITTING	FIRST FLOOR	273 SF	Principal Dwelling	Renovation	7%
102	G BATH	FIRST FLOOR	52 SF	Principal Dwelling	Existing	1%
103	GUEST BED	FIRST FLOOR	173 SF	Principal Dwelling	Existing	4%
105	G CLO	FIRST FLOOR	27 SF	Principal Dwelling	Existing	1%
106	MECH	FIRST FLOOR	31 SF	Principal Dwelling	Existing	1%
110	FOYER	FIRST FLOOR	129 SF	Principal Dwelling	Existing	3%
111	OFFICE	FIRST FLOOR	45 SF	Principal Dwelling	Existing	1%
112	LAUNDRY	FIRST FLOOR	51 SF	Principal Dwelling	Existing	1%
113	BATH	FIRST FLOOR	24 SF	Principal Dwelling	Existing	1%
114	HALL	FIRST FLOOR	208 SF	Principal Dwelling	Existing	5%
115	SITTING	FIRST FLOOR	228 SF	Principal Dwelling	Existing	6%
116	DINING	FIRST FLOOR	205 SF	Principal Dwelling	Existing	5%
117	KITCHEN	FIRST FLOOR	241 SF	Principal Dwelling	Existing	6%
118	FAMILY	FIRST FLOOR	282 SF	Principal Dwelling	Existing	7%
119	MUD	FIRST FLOOR	24 SF	Principal Dwelling	Existing	1%

FIRST FLOOR: 15	1993 SF	50%
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209	M BED	SECOND FLOOR	238 SF	Principal Dwelling	Existing	6%
210	M BATH	SECOND FLOOR	102 SF	Principal Dwelling	Existing	3%
211	M CLOS	SECOND FLOOR	53 SF	Principal Dwelling	Existing	1%
212	M CLOS	SECOND FLOOR	29 SF	Principal Dwelling	Existing	1%
213	BATH	SECOND FLOOR	42 SF	Principal Dwelling	Existing	1%
214	HALL	SECOND FLOOR	106 SF	Principal Dwelling	Existing	3%
215	BED	SECOND FLOOR	204 SF	Principal Dwelling	Existing	5%
216	BED	SECOND FLOOR	144 SF	Principal Dwelling	Existing	4%
217	CLO	SECOND FLOOR	55 SF	Principal Dwelling	Existing	1%

SECOND FLOOR: 9	973 SF	24%
Principal Dwelling: 24	2966 SF	74%
Grand total: 32	4025 SF	100%

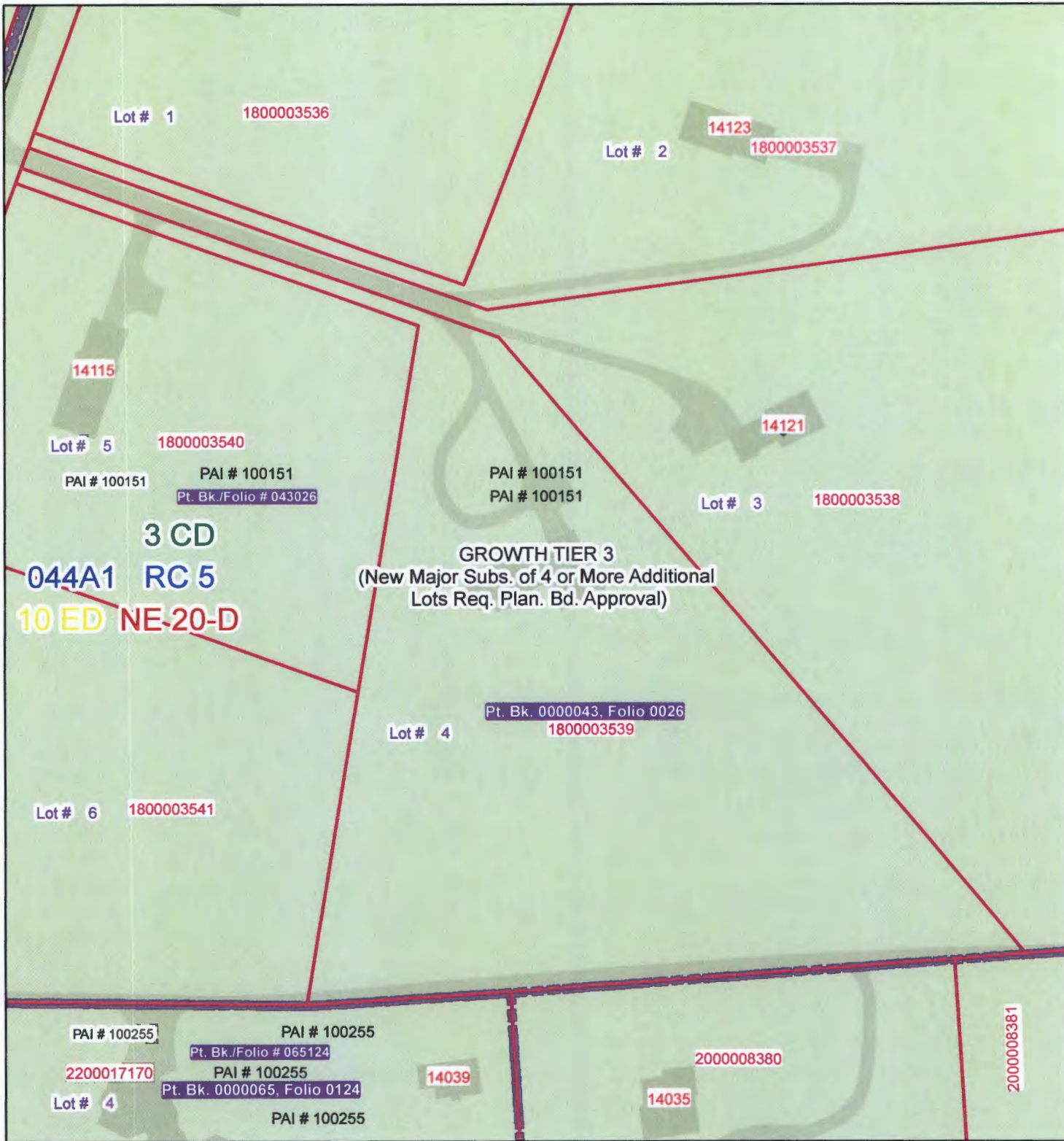
The Accessory Apartment is within a Single-Family Detached Dwelling.

The Accessory Apartment is 1,071 SF, which is less than the 2,000 SF limit.

The Accessory Apartment comprises 26% of the overall floor area of the dwelling, which is less than the 33% (or 1/3) of the overall floor area of the dwelling limit

ROOM USE SCHEDULE	PROJECT NO.: 17039 SCALE: DATE: 11.13.2017	RENOVATION & ADDITION RICE RESIDENCE 14119 BLENHEIM ROAD PHOENIX, MD 21131	PENZA+BAILEY ARCHITECTS 401 Woodbourne Avenue Baltimore, Maryland 21212 T 410-431-4471 F 410-431-4848 www.PenzaBailey.com
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14119 Blenheim Road



Publication Date: 11/17/2017



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



A scale bar labeled "Feet" with markings at 0, 25, 50, 100, 150, and 200.

1 inch = 100 feet

Clerk of the Circuit Court for
Baltimore County

County Courts Building

401 Bosley Avenue, PO BOX 6754
Towson, MD 21285-6754

(410)887-2601

LR - Declaration/Covenant Recording Fee
1x 20.00 20.00

Declarant Name: Somji

LR - Surcharge
1x 40.00 40.00

SubTotal: 60.00

Total: 60.00

REV-Check-BOA 60.00

Number : 1050

01/08/2018 12:30 CC03-AN

#9653850 / 142/67

JULIE L. ENSOR

Clerk of the Court

Intake Sheet
Baltimore

Office, State Department of
Revenue Office Only.
Documents Must Be Legible)

(Attached.)

☒ Other DEC
☐ Multiple Accounts
Arms-Length (3/)

☐ Other
☐ Not an Arms-
Length Sale (9/)

Space Reserved for Circuit Court Clerk Recording Validation

Consideration and Tax Calculations

Purchase Price/Consideration \$
Any New Mortgage \$
Balance of Existing Mortgage \$
Other: \$
Other: \$
Full Cash Value: \$

Finance Office Use Only Transfer and Recordation Tax Consideration

Transfer Tax Consideration \$
X () % = \$
Less Exemption Amount - \$
Total Transfer Tax = \$
Recordation Tax Consideration \$
X () per \$500 = \$
TOTAL DUE \$

Fees

DEC

Amount of Fees Doc. 1
Recording Charge \$
Surcharge \$
State Recordation Tax \$
State Transfer Tax \$
County Transfer Tax \$
Other \$
Other \$

Doc. 2
\$
\$
\$
\$
\$
\$
\$

Agent:
Tax Bill:
C.B. Credit:
Ag. Tax/Other:

6 Description of
Property
SDAT requires
submission of all
applicable information.
A maximum of 40
characters will be
indexed in accordance
with the priority cited in
Real Property Article
Section 3-104(g)(3)(i).

District Property Tax ID No. (1) Grantor Liber/Folio Map Parcel No. Var. LOG
1800-003539
Subdivision Name Lot (3a) Block (3b) Sect/AR (3c) Plat Ref. SqFt/Acreage (4)
14119 Blenheim Rd. N. Location/Address of Property Being Conveyed (2)
Phoenix, MD 21131
Other Property Identifiers (if applicable) Water Meter Account No.
Residential ☐ or Non-Residential ☐ Fee Simple ☐ or Ground Rent ☐ Amount:
Partial Conveyance? ☐ Yes ☐ No Description/Amt. of SqFt/Acreage Transferred:

Transferred From

Doc. 1 - Grantor(s) Name(s) Doc. 2 - Grantor(s) Name(s)
Sherris G. Somji + Lauren S. Somji
Doc. 1 - Owner(s) of Record, if Different from Grantor(s) Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

Transferred To

Doc. 1 - Grantee(s) Name(s) Doc. 2 - Grantee(s) Name(s)
DEED PERMITS (PAI)
New Owner's (Grantee) Mailing Address

Other Names to Be Indexed

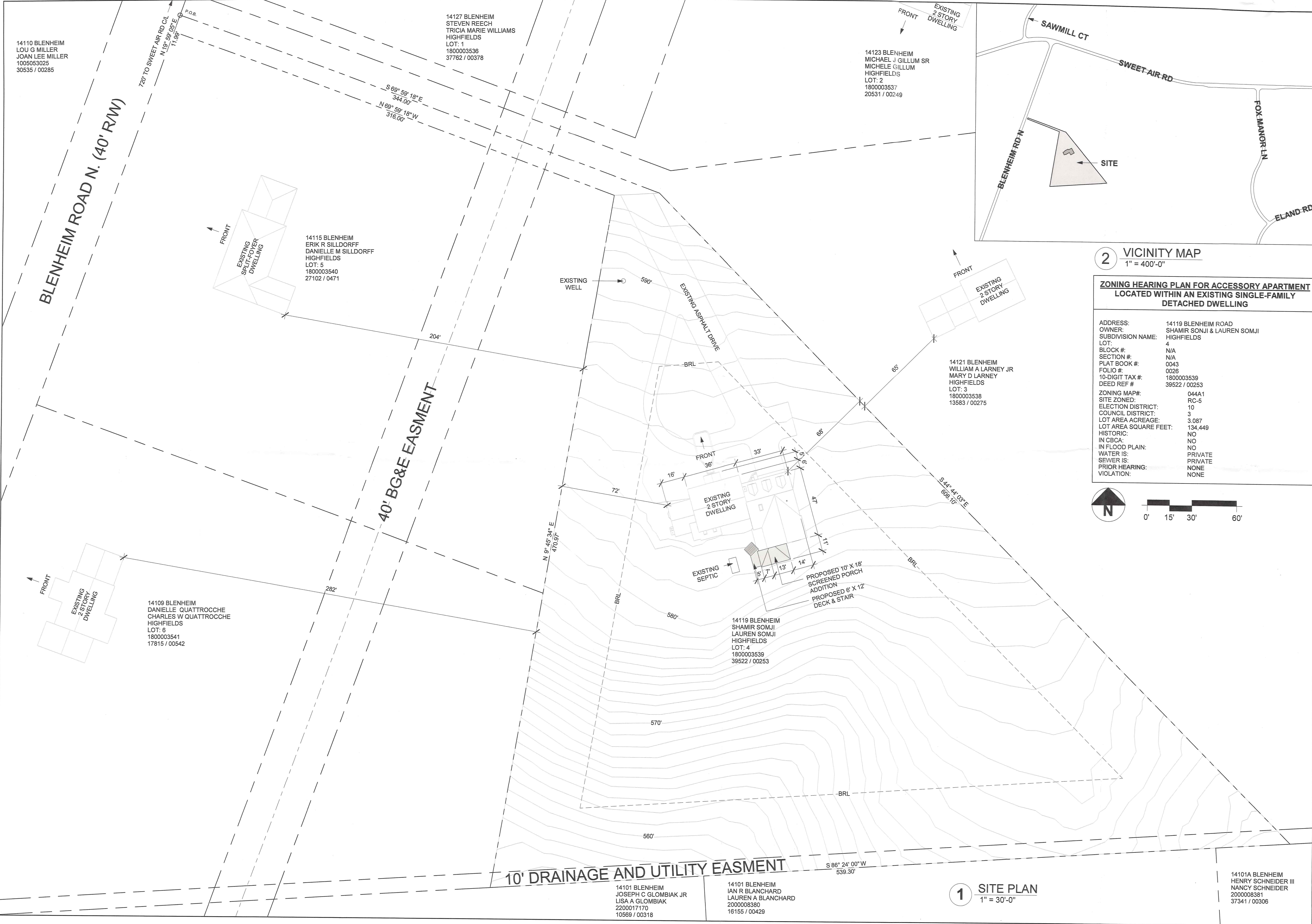
Doc. 1 - Additional Names to be Indexed (Optional) Doc. 2 - Additional Names to be Indexed (Optional)

Contact/Mail Information

Instrument Submitted By or Contact Person
Name: James Rrc
Firm
Address: 14119 Blenheim Rd.
Phoenix, MD 21131 Phone: (410) 371-816
☐ Return to Contact Person
☐ Hold for Pickup
☐ Return Address Provided

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Will the property being conveyed be the grantee's principal residence?

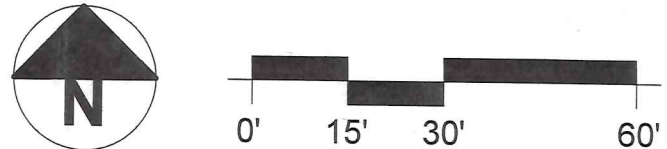


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2 VICINITY MAP
1" = 400'-0"

**ZONING HEARING PLAN FOR ACCESSORY APARTMENT
LOCATED WITHIN AN EXISTING SINGLE-FAMILY
DETACHED DWELLING**

ADDRESS: 14119 BLENHEIM ROAD
OWNER: SHAMIR SONJI & LAUREN SOMJI
SUBDIVISION NAME: HIGHFIELDS
LOT: 4
BLOCK #: N/A
SECTION #: N/A
PLAT BOOK #: 0043
FOLIO #: 0026
10-DIGIT TAX #: 1800003539
DEED REF #: 39522 / 00253
ZONING MAP #: 044A1
SITE ZONED: RC-5
ELECTION DISTRICT: 10
COUNCIL DISTRICT: 3
LOT AREA ACREAGE: 3.087
LOT AREA SQUARE FEET: 134,449
HISTORIC: NO
IN CBCA: NO
IN FLOOD PLAIN: NO
WATER IS: PRIVATE
SEWER IS: PRIVATE
PRIOR HEARING: NONE
VIOLATION: NONE



**RICE
RESIDENCE**

14119 BLENHEIM ROAD
PHOENIX, MD 21131

#	DATE	DESCRIPTION
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ISSUED FOR:

☒ REVIEW	☐ SD
☐ BID	☐ DD SET
☐ PERMIT	☐ CD SET

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DRAWN: RB PROJECT17039
CHECKED: Jeff Penza, AIA
CAD: \\MacHome\Desktop\17039 Rice
FILE: Residence\17039-Rice-Reno.rvt
DATE: 11.17.2017

**ZONING HEARING
PLAN**

Z1.0

1 SITE PLAN
1" = 30'-0"

10' DRAINAGE AND UTILITY EASMENT

14101 BLENHEIM
JOSEPH C GLOMBIAK JR
LISA A GLOMBIAK
2200017170
10569 / 00318

14101 BLENHEIM
IAN R BLANCHARD
LAUREN A BLANCHARD
2000008380
16155 / 00429

14101A BLENHEIM
HENRY SCHNEIDER III
NANCY SCHNEIDER
2000008381
37341 / 00306