

M E M O R A N D U M

DATE: May 15, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0245-A – Appeal Period Expired

The appeal period for the above-referenced case expired on May 14, 2018. 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 * BEFORE THE
(247 Blenheim Road) *
9th Election District * OFFICE OF ADMINISTRATIVE
5th Council District * HEARINGS FOR
Richard Kunkel & Johanna Biehler *
Petitioners * BALTIMORE COUNTY
* CASE NO. 2018-0245-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Richard Kunkel and Johanna Biehler (“Petitioners”). The Petitioners are requesting Variance relief from § 1B01.2.C.1.a of the Baltimore County Zoning Regulations (“BCZR”), to permit a rear yard open projection (deck) with a rear setback of 22 ft. in lieu of the required 37.5 ft. 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 adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 25, 2018, 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 (“BCC”). 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

ORDER RECEIVED FOR FILING

Date 4-13-18

By [Signature]

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 Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

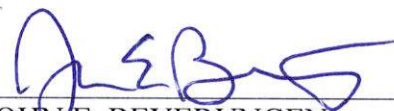
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 13th day of **April, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B01.2.C.1.a of the Baltimore County Zoning Regulations ("BCZR"), to permit a rear yard open projection (deck) with a rear setback of 22 ft. in lieu of the required 37.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits 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.

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 4-13-18

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 247 Blenheim Road Currently zoned DR10.5
Deed Reference 013 / 036 10 Digit Tax Account # 0903473370
Owner(s) Printed Name(s) Richard Kunkel, Johanna Biehler

(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)

BCZR: 1B02.C.1.a. → To permit a rear yard open projection (deck) with a rear setback of 22 feet in lieu of the required 37.5 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 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):

Richard Kunkel		Johanna Biehler
Name #1 – Type or Print	Name #2 – Type or Print	
Signature #1	Signature #2	
247 Blenheim Road	Baltimore	MD
Mailing Address	City	State
21212	443-676-9678	
Zip Code	Telephone #	Email Address

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

ORDER RECEIVED FOR FILING
4-13-18
BY
Name- Type or Print _____
Signature _____
Date _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Gerard Andersen
Name – Type or Print _____

Signature _____
1212 E. Joppa Road Towson MD
Mailing Address City State
21286 / 410-336-9666 /
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 2018-0245-A Filing Date 3/16/18 Estimated Posting Date 3/25/18 Reviewer JS

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: 247 Blenheim Road Baltimore MD 21212
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)

____ We would like to construct a 16'x11' open deck on the rear of our semi-detached single family dwelling. Our hardship is that we are located within a subdivision with a 40' exception list. this is impossible to confirm to being the rear of our house is only 37' from the rear property line. therefore we are asking for a rear yard variance of 24' in lieu of the required 40' rear yard setback.

(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)

Richard Kunkel
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Johanna Biehler
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 15 day of march, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Richard Kunkel + Johana Biehler

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

11/27/2021
My Commission Expires

Affidavit in Support of Administrative Variance

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

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Print or Type Address of property City State Zip Code

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(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)

Richard Kunkel
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Johanna Biehler
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 15 day of march, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

Richard Kunkel & Johanna Biehler

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

11/27/2021
My Commission Expires



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 247 Blenheim Road

Currently zoned DR10.5

Deed Reference 013 / 036

10 Digit Tax Account # 0903473370

Owner(s) Printed Name(s) Richard Kunkel, Johanna Biehler

(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)

BCZR: 1B02.C.1.a. → To permit a rear yard open projection (deck) with a rear setback of 22 feet in lieu of the required 37.5 feet.

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

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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):

Richard Kunkel, Johanna Biehler

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]
Signature #1

[Signature]
Signature #2

247 Blenheim Road

Baltimore

MD

Mailing Address

City

State

21212

443-676-9678

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:

Gerard Andersen

Name – Type or Print

Signature

1212 E. Joppa Road

Towson

MD

Mailing Address

City

State

21286

410-336-9666

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 31 day of March, 2018 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 2018-0245-1

Filing Date 3/16/18

Estimated Posting Date 3/25/18

Reviewer JS

Zoning Property Description:

247 Blenheim Road

Beginning at a point on the south side of Blenheim Road which is 50' wide at a distance of 581' east of the centerline of the nearest improved intersecting Street being Bellona Avenue which is 60' wide.

Being parcel 138 on map 80 in the subdivision of Gaywood as recorded in the baltimore county plot book #13 Folio 36 containing 7303sqft. and located in the 9th election district and the 5th councilmanic district also know as 247 Blenheim Road

2018-0245 - A

CERTIFICATE OF POSTING

2018-0245-A

RE: Case No.: _____

Petitioner/Developer: _____

Kunkel & Bieler

April 9, 2018

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 100
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

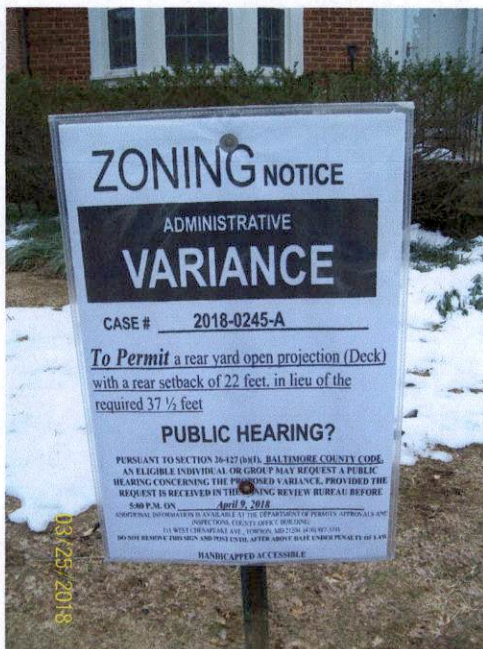
Ladies and Gentlemen:

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

247 Blenheim Road

March 25, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

March 25, 2018

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0245 -A Address 247 BLENHEIM ROAD

Contact Person: JASON SEGELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/16/18 Posting Date: 3/25/18 Closing Date: 4/9/18

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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 2018- 0245 -A Address 247 BLENHEIM ROAD

Petitioner's Name KUNKEL + BIEHLER Telephone 443-676-9678

Posting Date: 3/25/18 Closing Date: 4/9/18

Wording for Sign: To Permit A REAR YARD OPEN PROJECTION (DECK) WITH A
REAR SETBACK OF 22 FEET IN LIEU OF THE REQUIRED 37 1/2 FEET.

Revised 6/30/2018

**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 twenty (20) 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: 2018-0245-A

Property Address: 247 BLENHEIM ROAD

Property Description: _____

Legal Owners (Petitioners): _____

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: RICHARD KUNKEL + JOHANNA BIGHLER

Company/Firm (if applicable): _____

Address: 247 BLENHEIM ROAD

BALT, MD 21212

Telephone Number: 443-676-9678

Revised 7/9/2015

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

№ 166126

Date: 3/16/18

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 3/19/2018 3/16/2018 11:00:27 3
 REC: 001 WALKIN /CN
 RECEIPT # 166101 3/16/2018 OFLN
 DATE 3/16/2018 ZONING VERIFICATION
 CR NO: 166126
 Rec'd Tot 75.00 CR 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				75.00

Total: 0 75.00

Rec From: KUNKEL + BIEHLER

For: 2018-0245-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*

April 10, 2018

Richard Kunkel & Johanna Biehler
247 Blenheim Road
Baltimore MD 21212

RE: Case Number: 2018-0245 A, Address: 247 Blenheim Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 16, 2018. 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Gerard Anderson, 1212 E Joppa Road, Towson MD 21286

Date: 3/19/18

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

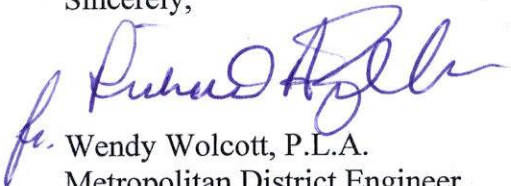
Dear Ms. Lewis:

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. 2018-0245-A.

*Administrative Variance
Richard Kunkel & Johanna Biehler
247 Blenheim Road.*

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,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 4, 2018

FROM: *VKD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 26, 2018
Item No. 2018-0237-A, 0238-A, 0239-A, 0240-SPH, 0242-A, 0243-A, 0244-A, 0245-A and 0247-A

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

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: March 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0245-A
Address 247 Blenheim Road
(Kunkel & Biehler Property)

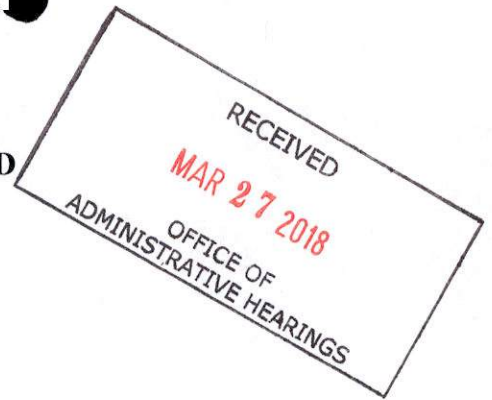
Zoning Advisory Committee Meeting of **March 26, 2018**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: March 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0245-A
Address 247 Blenheim Road
(Kunkel & Biehler Property)

Zoning Advisory Committee Meeting of **March 26, 2018**.

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

Reviewer: Steve Ford

C H E C K L I S T

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

4-4

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

NC

3-27

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

NC

FIRE DEPARTMENT

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

3-19

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 3-25-18 by Beack

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0903473370			
Owner Information					
Owner Name:	KUNKEL RICHARD BIEHLER JOHANNA		Use:	RESIDENTIAL	
Mailing Address:	247 BLENHEIM RD BALTIMORE MD 21212-1704		Principal Residence:	YES	
			Deed Reference:	/13691/ 00533	
Location & Structure Information					
Premises Address:		247 BLENHEIM RD 0-0000		Legal Description: 247 BLENHEIM RD SW GAYWOOD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0080	0001	0138		0000	
					Block:
					Lot:
					Assessment Year:
					2017
					Plat No:
					0013/
					Plat Ref:
					0036
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1951	1,386 SF	235 SF	7,303 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	END UNIT	BRICK	1 full/ 1 half	
					Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2017	07/01/2018	
Land:	100,000	100,000			
Improvements	148,200	197,400			
Total:	248,200	297,400	264,600	281,000	
Preferential Land:	0			0	
Transfer Information					
Seller: DACHS MICHAEL D		Date: 04/22/1999		Price: \$147,500	
Type: ARMS LENGTH MULTIPLE		Deed1: /13691/ 00533		Deed2:	
Seller: BUSBY MARY JANETTE		Date: 01/07/1994		Price: \$133,200	
Type: ARMS LENGTH IMPROVED		Deed1: /10266/ 00331		Deed2:	
Seller: DOUGLAS JAMES A M,JR		Date: 03/22/1988		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /07819/ 00241		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017		07/01/2018	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 09/03/2013					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					

ZAC AGENDA

Case Number: 2018-0245-A **Reviewer:** Jason Seidelman

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Richard Kunkel & Johanna Biehler

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 247 BLENHEIM RD

Location: S/S of Blenheim Road, 581 ft. E of the centerline of the intersection with Bellona Avenue

Existing Zoning: DR 10.5

Area: 7303 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a rear yard open projection (deck) with a rear setback of 22 ft. in lieu of the required 37.5 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/09/2018

Miscellaneous Notes:

Debra Wiley

From: Jason Seidelman
Sent: Thursday, April 12, 2018 11:38 AM
To: Debra Wiley
Subject: RE: Administrative Variance Case No. 2018-0245-A (Closing Date: 4/9)

Oh yeah, I guess I did butcher that a little bit. It should read 1B01.2.C.1.a. In addition, under the hardship, the (2) 40' values should be changed to "50" and the 24' value should be changed to "22".

Sorry about all this.....

Jason

From: Debra Wiley
Sent: Thursday, April 12, 2018 11:33 AM
To: Jason Seidelman <jseidelman@baltimorecountymd.gov>
Subject: RE: Administrative Variance Case No. 2018-0245-A (Closing Date: 4/9)

Jason,

I'm unable to locate the cited section – is it missing something

From: Jason Seidelman
Sent: Thursday, April 12, 2018 11:32 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: Administrative Variance Case No. 2018-0245-A (Closing Date: 4/9)

I changed the values in the hardship section on the rear. The requested relief section is correct.

Thanks,
Jason

From: Debra Wiley
Sent: Thursday, April 12, 2018 10:59 AM
To: Jason Seidelman <jseidelman@baltimorecountymd.gov>
Cc: June Wisnom <jwisnom@baltimorecountymd.gov>
Subject: Administrative Variance Case No. 2018-0245-A (Closing Date: 4/9)

Hi Jason,

Can you please clarify the BCZR section from the petition.

Thanks.

Debra Wiley
Baltimore County Office of Administrative Hearings

2018-0245-A



view of the front of
247 Blenheim

2018-0245-A



view of rear yard from existing deck (same location as proposed.)

2018-0245-A



view proposed deck on
the rear of
247 Blenheim

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 247 Blenheim Rd

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

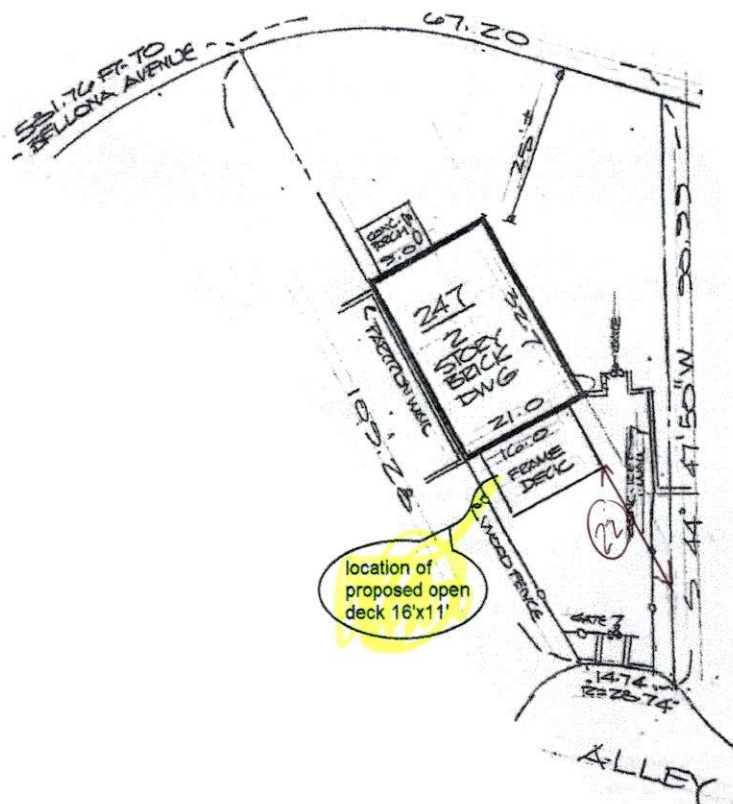
SUBDIVISION NAME Gaywood

PLAT BOOK # 13 FOLIO # 36 LOT # SECTION #

OWNER Richard Kunkel



NORTH



2018-0245-A

PREPARED BY Gerard Andersen

SCALE OF DRAWING: 1" = 30'

LOCATION INFORMATION

ELECTION DISTRICT 9th
COUNCILMANIC DISTRICT 5th
1" = 200' SCALE MAP # 080A1
ZONING DR10.5

LOT SIZE 7303sqft

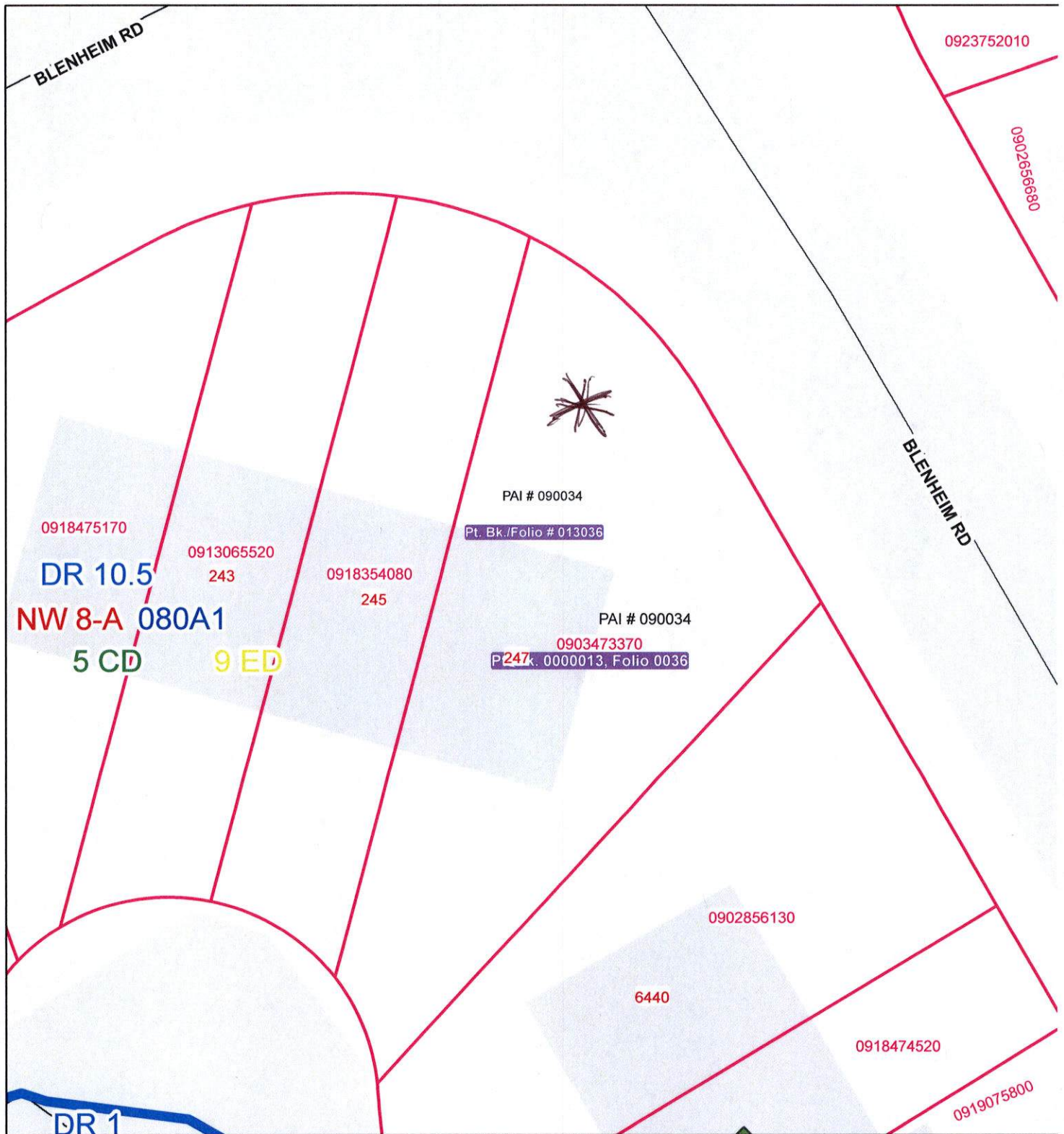
	ACREAGE	SQUARE FEET
	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING		☒

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

Pet. EGR. 1

247 Blenheim Road



Publication Date: 2/15/2018



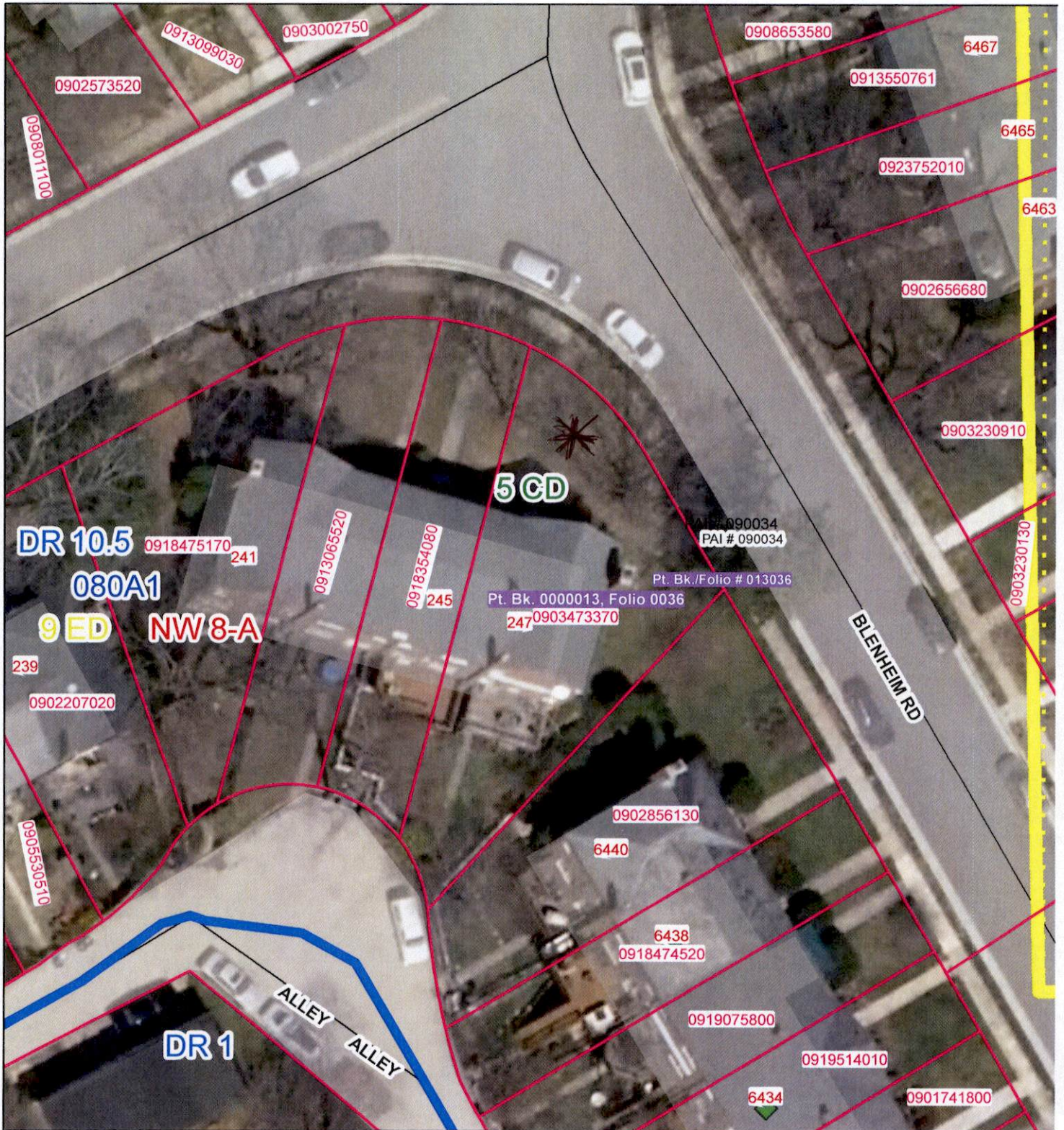
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40 Feet

1 inch = 20 feet

247 Blenheim Road



Publication Date: 2/15/2018



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



0 5 10 20 30 40
Feet

1 inch = 30 feet

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 247 Blenheim Rd

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

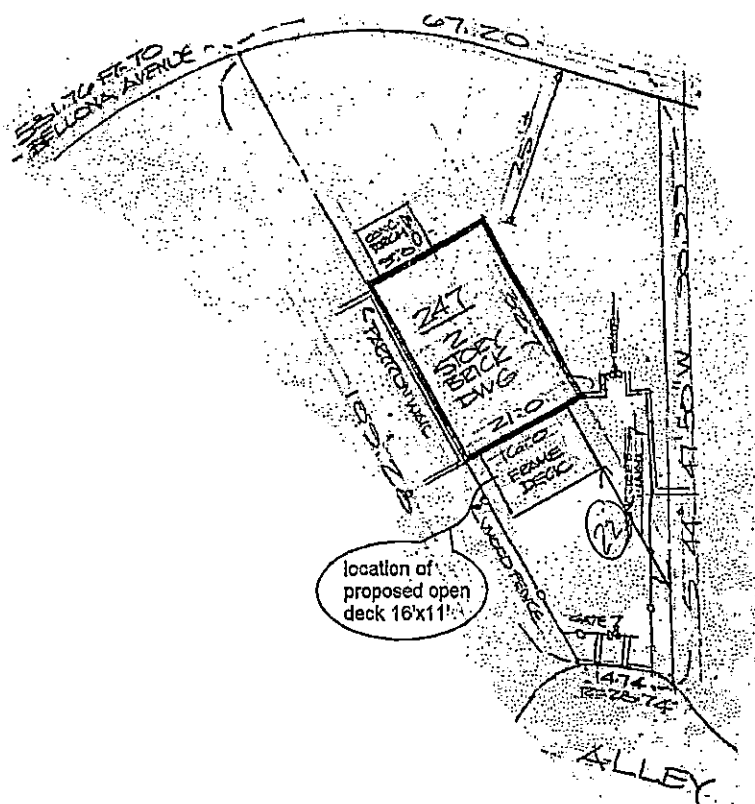
SUBDIVISION NAME Gaywood

PLAT BOOK # 13 FOLIO # 36 LOT # SECTION #

OWNER Richard Kunkel



NORTH



LOCATION INFORMATION

ELECTION DISTRICT	9th
COUNCILMANIC DISTRICT	5th
1" = 200' SCALE MAP #	080A1
ZONING	DR10.5
LOT SIZE	7303sqft
	ACREAGE
	PUBLIC PRIVATE
SEWER	☒ ☐
WATER	☒ ☐
CHESAPEAKE BAY CRITICAL AREA	YES ☐ NO ☒
100 YEAR FLOOD PLAIN	☐ ☒
HISTORIC PROPERTY/ BUILDING	☐ ☒
PRIOR ZONING HEARING	☒

2018-0245-A

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

PREPARED BY Gerard Andersen

SCALE OF DRAWING: 1" = 30'

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 247 Blenheim Rd

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

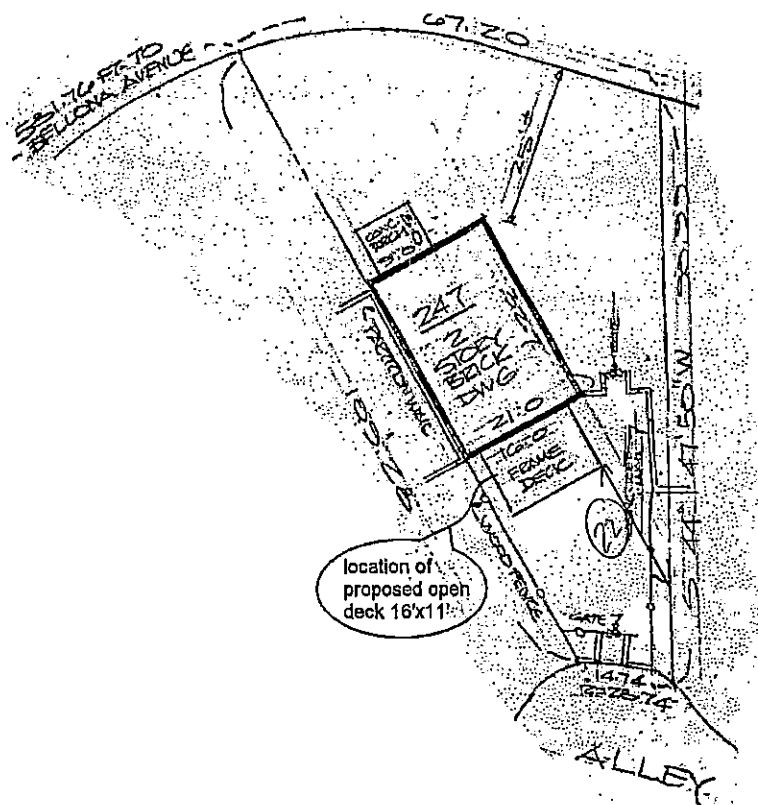
SUBDIVISION NAME Gaywood

PLAT BOOK # 13 FOLIO # 36 LOT # SECTION #

OWNER Richard Kunkel



NORTH



2018-0245-A

PREPARED BY Gerard Andersen

SCALE OF DRAWING: 1" = 30'

LOCATION INFORMATION

ELECTION DISTRICT	9th	
COUNCILMANIC DISTRICT	5th	
1" = 200' SCALE MAP #	080A1	
ZONING	DR10.5	
LOT SIZE	7303sqft	
	ACREAGE	SQUARE FEET
	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐
CHESAPEAKE BAY CRITICAL AREA	YES ☐	NO ☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☒
PRIOR ZONING HEARING		☒

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption				View GroundRent Registration			
Account Identifier:			District - 09 Account Number - 0903473370							
Owner Information										
Owner Name:		KUNKEL RICHARD BIEHLER JOHANNA				Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		247 BLENHEIM RD BALTIMORE MD 21212-1704				Deed Reference:		/13691/ 00533		
Location & Structure Information										
Premises Address:		247 BLENHEIM RD 0-0000				Legal Description:		247 BLENHEIM RD SW GAYWOOD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0080	0001	0138		0000				2017	Plat Ref:	0013/0036
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1951		1,386 SF		235 SF		7,303 SF		04		
Stories	Basement	Type	Exterior	Full/Half Bath		Garage	Last Major Renovation			
2	YES	END UNIT	BRICK	1 full/ 1 half						
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of		As of		As of	
					01/01/2017		07/01/2017		07/01/2018	
Land:			100,000		100,000					
Improvements			148,200		197,400					
Total:			248,200		297,400		264,600		281,000	
Preferential Land:			0						0	
Transfer Information										
Seller: DACHS MICHAEL D				Date: 04/22/1999				Price: \$147,500		
Type: ARMS LENGTH MULTIPLE				Deed1: /13691/ 00533				Deed2:		
Seller: BUSBY MARY JANETTE				Date: 01/07/1994				Price: \$133,200		
Type: ARMS LENGTH IMPROVED				Deed1: /10266/ 00331				Deed2:		
Seller: DOUGLAS JAMES A M,JR				Date: 03/22/1988				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /07819/ 00241				Deed2:		
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00 0.00		0.00 0.00				
Tax Exempt:				Special Tax Recapture:						
Exempt Class:				NONE						
Homestead Application Information										
Homestead Application Status: Approved 09/03/2013										
Homeowners' Tax Credit Application Information										
Homeowners' Tax Credit Application Status: No Application						Date:				