

M E M O R A N D U M

DATE: August 13, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0349-A - Appeal Period Expired

The appeal period for the above-referenced case expired on August 12, 2019. 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(245 Blenheim Road)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Breanne & Cory Tsang	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0349-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, Breanne and Cory Tsang (“Petitioners”). The Petitioners are requesting Variance relief from § 1B02.3.A.2 of the Baltimore County Zoning Regulations (“BCZR”) – Tentative Schedule - to permit a proposed deck in the rear with a rear yard setback of 21 ft. in lieu of the required 30 ft. setback. 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 submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 16, 2019, 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 § 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 7-12-19

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 § 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 BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 12th day of **July, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.A.2 of the Baltimore County Zoning Regulations ("BCZR") – Tentative Schedule - to permit a proposed deck in the rear with a rear yard setback of 21 ft. in lieu of the required 30 ft. setback, 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.

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 7-12-19

By dlw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 245 Blenheim Road

Currently zoned DR 10.5

Deed Reference 36712/00019

10 Digit Tax Account # 0 9 1 8 3 5 4 0 8 0

Owner(s) Printed Name(s) Breanne & Cory Tsang

(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: 1802.3.A.2 *as per Christine Frink 7/9*

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 1802.C.1.A *BEZP TO PERMIT A REAR YARD OPEN PROJECTION (deck) WITH A REAR SETBACK OF 21 FT. IN LIEU OF THE REQUIRED 37.5 FT SETBACK*
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):

Cory Tsang

Breanne Tsang

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]
Signature #1

[Signature]
Signature #2

245 Blenheim Rd

Balto

MD

Mailing Address

City

State

21212

916-798-5418

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

110 West Rd ste 435

Towson

MD

Mailing Address

City

State

21204

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 17 day of July, 2019, 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 2019-0349-A

Filing Date 6/19/19

Estimated Posting Date 6/19/19

Reviewer CT

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: 245 Blenheim Rd 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 an open deck 18'x12' w/ steps to grade on the rear of our single family —
—town-house. The hardship for this project is that we are located within the Gaywood subdivision —
—which only allows a 9' open projection from the rear of our home. This proposed deck will allow —
—us to access our rear yard using the new steps, and will allow us to more so enjoy our home. This —
—deck will not be unique to our area being our neighbors located at —
—247 Blenheim road have previously been granted a variance for a similar structure. therefore we —
—are asking for a variance of 12' projection in lieu of the required 9'. —
—
—
—

(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)
Cory Tsang
Name- Print or Type

Breanne Tsang
Signature of Owner (Affiant)
Breanne Tsang
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 1st day of JUNE, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: CORY TSANG & BREANNE TSANG

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

AS WITNESS my hand and Notaries Seal

PAMELA C. WHYE
NOTARY PUBLIC, BALTIMORE COUNTY
STATE OF MARYLAND
My Commission Expires May 10, 2022

Pamela C. Whye
Notary Public



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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Currently zoned DR 10.5

Deed Reference 36712/00019

10 Digit Tax Account # 0 9 1 8 3 5 4 0 8 0

Owner(s) Printed Name(s) Breanne & Cory Tsang

(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: 1B02.3.A.2 per Christina Frink 7/9/19

1. X **ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.A.2 to permit a Rear yard open PROJECTION (deck) with a Rear yard setback of 21 FT in lieu of the required 37.5 FT setback 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):

Cory Tsang

Breanne Tsang

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

245 Blenheim Rd

Balto

MD

Mailing Address

City

State

21212

916-798-5418

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

110 West Rd ste 435

Towson

MD

Mailing Address

City

State

21204

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 17-12-19 day of Dec 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 2019-0349-A

Filing Date 6/4/19

Estimated Posting Date 6/16/19

Reviewer CF

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: 245 Blenheim Rd 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 an open deck 18'x12' w/ steps to grade on the rear of our single family —
—town-house. The hardship for this project is that we are located within the Gaywood subdivision —
—which only allows a 9' open projection from the rear of our home. This proposed deck will allow —
—us to access our rear yard using the new steps, and will allow us to more so enjoy our home. This —
—deck will not be unique to our area being our neighbors located at —
—247 Blenheim road have previously been granted a variance for a similar structure. therefore we —
—are asking for a variance of 12' projection in lieu of the required 9'. —
—
—
—

(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)
Cory Tsang
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
Breanne Tsang
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 1ST day of JUNE, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: CORY TSANG & BREANNE TSANG

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

AS WITNESS my hand and Notaries Seal

PAMELA C. WHYE
NOTARY PUBLIC, BALTIMORE COUNTY
STATE OF MARYLAND
My Commission Expires May 10, 2022

[Signature]
Notary Public

Zoning Description for 245 Blenheim Road

Starting at a point on the south corner of Blenheim Road which is a 50 feet wide at a distance of 207 feet south of the centerline of the nearest improved intersecting street being Hopkins Road which is 50 feet wide

Being Map 08 Grid 01 and Parcel 138 in the subdivision of Gaywood as recorded in the Baltimore county plat book 13 folio 36 containing 2083 square feet located in the 9th election and and 5th council district also known as 245 Blenheim Road

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

No. **184702**

Date:

6-4-19

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 6/04/2019 6/04/2019 09:14:33 1

REG WS01 WALKIN LJR
 >>RECEIPT # 010576 6/04/2019 OFLN

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

5 528 ZONING VERIFICATION

184702

Recpt Tot \$ 75.00

89.00 CK .00 CA

Baltimore County, Maryland

Total:

75.00

Rec

From:

Admin Variance - Tsang

For:

245 Blenheim Rd

2019-0349-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

Debra Wiley

John-fyi

From: Christina Y Frink
Sent: Wednesday, July 10, 2019 10:24 AM
To: Debra Wiley
Subject: FW: 245 Blenheim Rd, Admin Hearing Case # 2019-0349-A

Copy for your records.

Christina Frink

From: Christina Y Frink
Sent: Wednesday, July 10, 2019 9:44 AM
To: John E. Beverungen <jbeverungen@baltimorecountymd.gov>
Cc: Christina Y Frink <cfrink@baltimorecountymd.gov>
Subject: 245 Blenheim Rd, Admin Hearing Case # 2019-0349-A

Mr. Beverungen,

I spoke with Arron Tsui and he informed me that the wrong Zoning section was used when preparing this case. The Zoning section used was 1B02.C.1 requesting a 21 Ft setback in lieu of 37.5 Ft. The 37.5 Ft setback is based on the open projection allowance from a 50 Ft setback.

The proper Zoning section should be 1B02.3.A.2 Tentative Schedule which requires a 30 Ft setback. Therefore, the request is now "1B02.3.A.2 BCZR Tentative Schedule to permit a proposed deck in rear with a rear yard setback of 21 Ft in lieu of the required 30 Ft setback". Since the original posting and closing dates have passed, Arron recommended that I not require the owner to repost the property but send you this message in order to clarify the mistake.

Thank You.

Christina Frink
Zoning
X3391

Debra Wiley

From: Debra Wiley
Sent: Tuesday, July 9, 2019 8:03 PM
To: Christina Y Frink
Subject: Re: AV Case No. 2019-0349-A - 245 Blenheim Rd.

Hi Christina,

Thanks for clarifying, I appreciate it.

I will just make a notation on the petition.

Thanks again.

From: Christina Y Frink
Sent: Tuesday, July 9, 2019 4:24:36 PM
To: Debra Wiley
Subject: RE: AV Case No. 2019-0349-A - 245 Blenheim Rd.

The corrected verbiage for the Administrative Variance is:

1B02.3.A.2 BCZR Tentative Schedule to permit a proposed deck in rear with a rear yard setback of 21 Ft in lieu of the required 30 Ft setback

Do you need me to supply you with new petition forms or will this do?

Christina

From: Debra Wiley
Sent: Tuesday, July 09, 2019 3:01 PM
To: Christina Y Frink <cfrink@baltimorecountymd.gov>
Subject: RE: AV Case No. 2019-0349-A - 245 Blenheim Rd.

Hi there,

I spoke to Jerry Anderson yesterday and he indicated the photos would be coming but I was talking about the section of the BCZR on the petition needs clarification.

It's no problem, thanks.

From: Christina Y Frink <cfrink@baltimorecountymd.gov>
Sent: Tuesday, July 9, 2019 2:42 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: AV Case No. 2019-0349-A - 245 Blenheim Rd.

Hi Debra,

I spoke to the owner last week and the contact person this morning. He stated he would bring the photos in to me today. I'll get them to you asap, sorry for the mix up.

Thanks

Christina

From: Debra Wiley
Sent: Tuesday, July 09, 2019 1:43 PM
To: Christina Y Frink <cfrink@baltimorecountymd.gov>
Subject: AV Case No. 2019-0349-A - 245 Blenheim Rd.

Hi Christina,

Hope this finds you well.

Can you please double check the above-referenced petition; the BCZR section is incomplete.

Just want to make sure I do the order correctly before John reviews.

Thanks in advance; it is appreciated.



Front of 245 blenheim rd

2019-0349-A

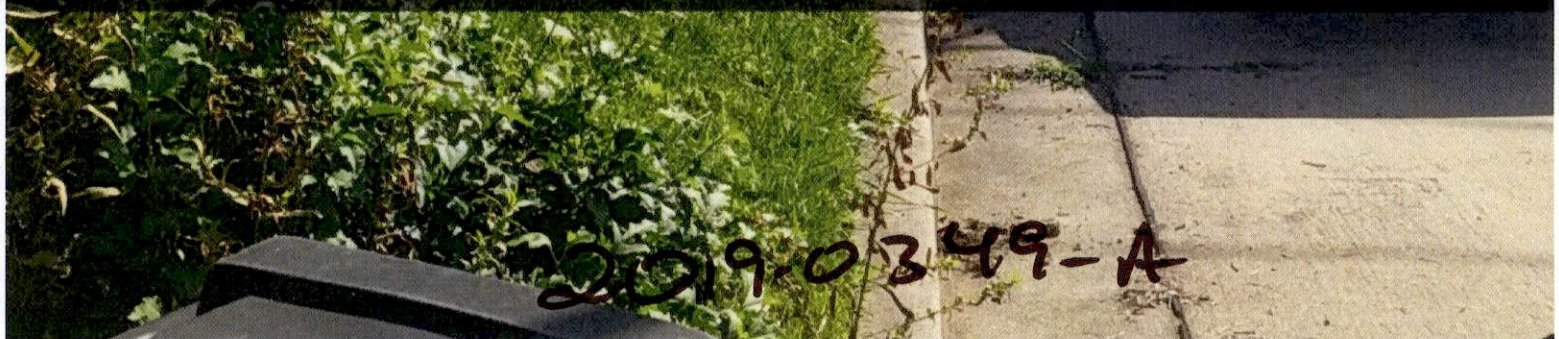
2 4 5



A-930-A101



Rear of 245 blenheim location of existing and proposed deck



A-PO'EO-P:~L



2019-0349-A





2. 11. 2011

(AV) 7-1

CASE NO. 2019- 0349-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>O'Keefe</u> by <u>6-16-19</u>	
SIGN POSTING (2 nd)	Date: _____ by _____	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any. Missing photos - Sp. to Christina 7-5-19 9:35 Am.
Miss photo - Jerry Anderson stopped in 7-8-19 ✓ Rec'd 7-10-19 from Christina F.

ZAC AGENDA

Case Number: 2019-0349-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Breanne & Cory Tsang
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 245 BLENHEIM RD

Location: South of Blenheim Road 207 feet South of Hopkins Road.

Existing Zoning: DR 10.5

Area: 2,083 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a rear yard open projection deck with a rear yard setback of 21 feet in lieu of the required 37.5 feet setback.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/01/2019

Miscellaneous Notes:

Homestead Application Status: Approved 02/05/2016

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:



MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

July 2, 2019

Idersen
St Road Ste 435
On MD 21204

2019-0349-A, 245 Blenheim Road

ern:

JOHN A. OLSZEWSKI
County Executive

renced petition was accepted for processing **ONLY** by the Bureau of Zoning
of Permits, Approvals, and Inspection (PAI) on June 03, 2019. This letter is not an
NOTIFICATION.

Advisory Committee (ZAC), which consists of representatives from several approval
ved the plans that were submitted with your petition. All comments submitted thus far
of the ZAC are attached. These comments are not intended to indicate the
or the zoning action requested, but to ensure that all parties (zoning commissioner,
petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements
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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Cory & Breanne Tsang 245 Blenheim Road Baltimore MD 21212

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 6/12/19

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

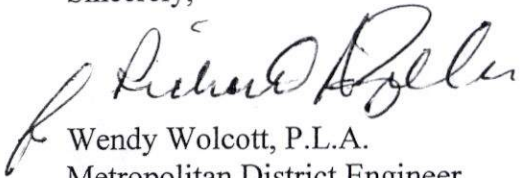
Dear Ms. Lewis:

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. 2019-0349-A

*Administrative Variance
Brienne & Cory Tsang
245 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

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/16/2019

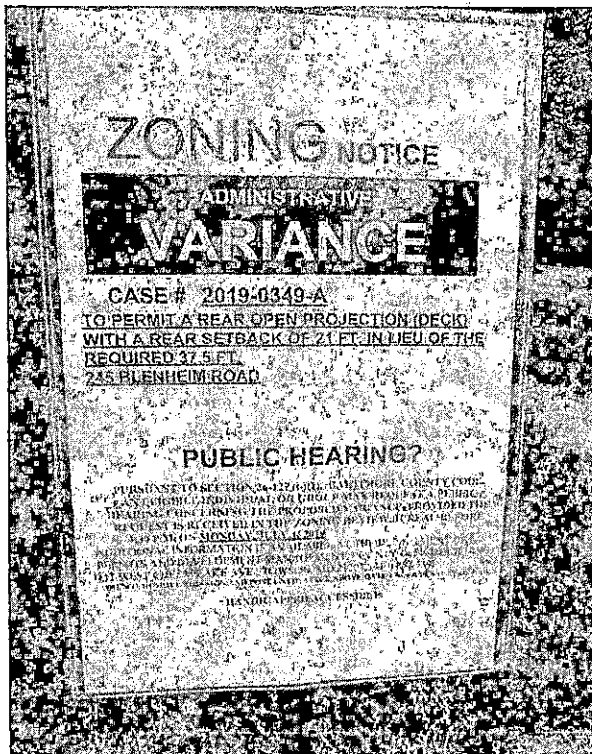
Case Number: 2019-0349-A

Petitioner / Developer: BREANNE TSANG ~ CORY TSANG ~
JERRY ANDERSON

Date of Closing: JULY 1, 2019

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:
245 BLENHEIM ROAD

The sign(s) were posted on: JUNE 16, 2019



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

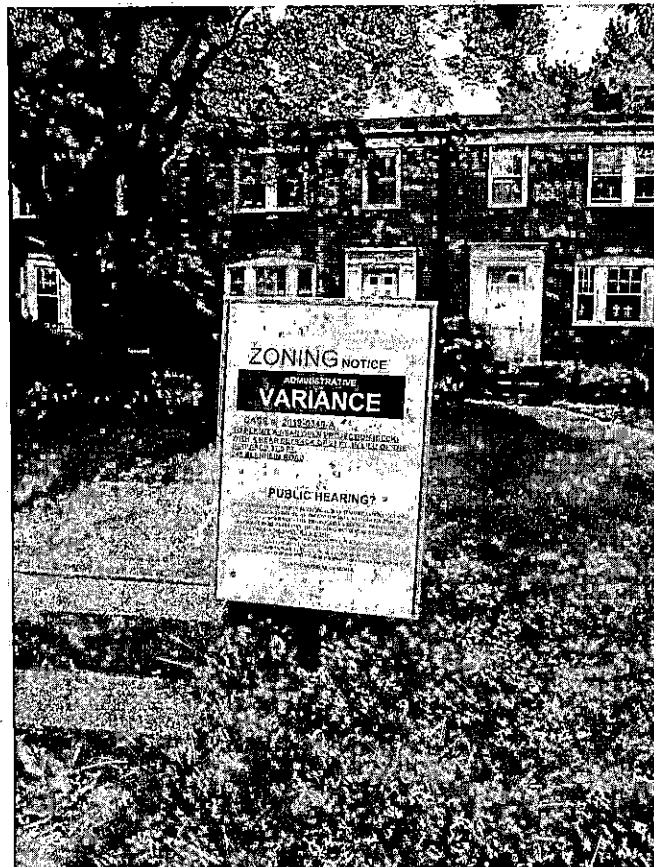
523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo 1st Sign @ 245 Blenheim Rd. 6/16/2019



Background Photo 2nd Sign @ 245 Blenheim Rd. 6/16/2019

CASE # 2019-0349-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0349 -A Address 245 Blenheim Rd

Contact Person: Christina Frink Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6-4-19 Posting Date: 6-16-19 Closing Date: 7-1-19

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 2019- 0349 -A Address 245 Blenheim Rd

Petitioner's Name Breanne Tsang Cory Tsang Telephone 916-798-5418

Posting Date: 6-16-19 Closing Date: 7-1-19

Wording for Sign: To Permit A Rear open Projection (deck) with a Rear
Setback of 21 Ft in lieu of The Required 37.5 FT

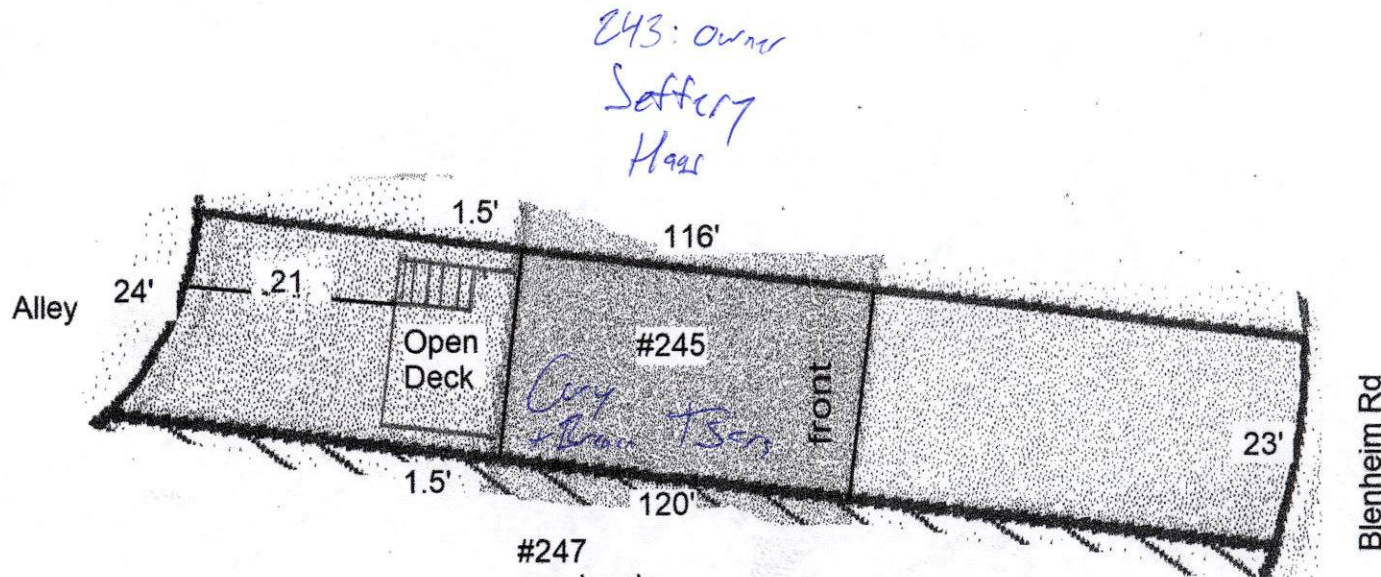
Revised 6/30/2019

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 245 Blenheim Rd OWNER(S) NAME(S) Cory & Breanne Tsang

SUBDIVISION NAME Gaywood LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # 13 FOLIO # 36 10 DIGIT TAX # 0919641661 DEED REF. # 41309/00327



#247
previously
variened
2018-0245-A

Richard
Kunkle

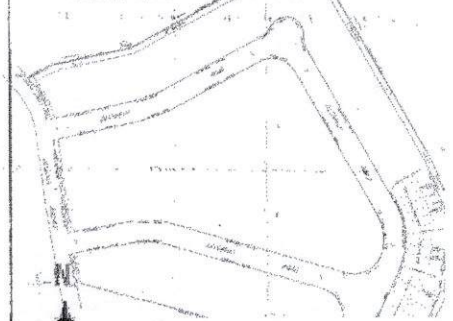


PLAN DRAWN BY Gerard Andersen

DATE 6/4/19

SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 080A1

SITE ZONED DR 10.5

ELECTION DISTRICT 9th

COUNCIL DISTRICT 5th

LOT AREA ACREAGE _____

OR SQUARE FEET 2,083

HISTORIC? no

IN CBCA? no

IN FLOOD PLAIN? no

UTILITIES? MARK WITH X

WATER IS:

PUBLIC x PRIVATE _____

SEWER IS:

PUBLIC x PRIVATE _____

PRIOR HEARING? no

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

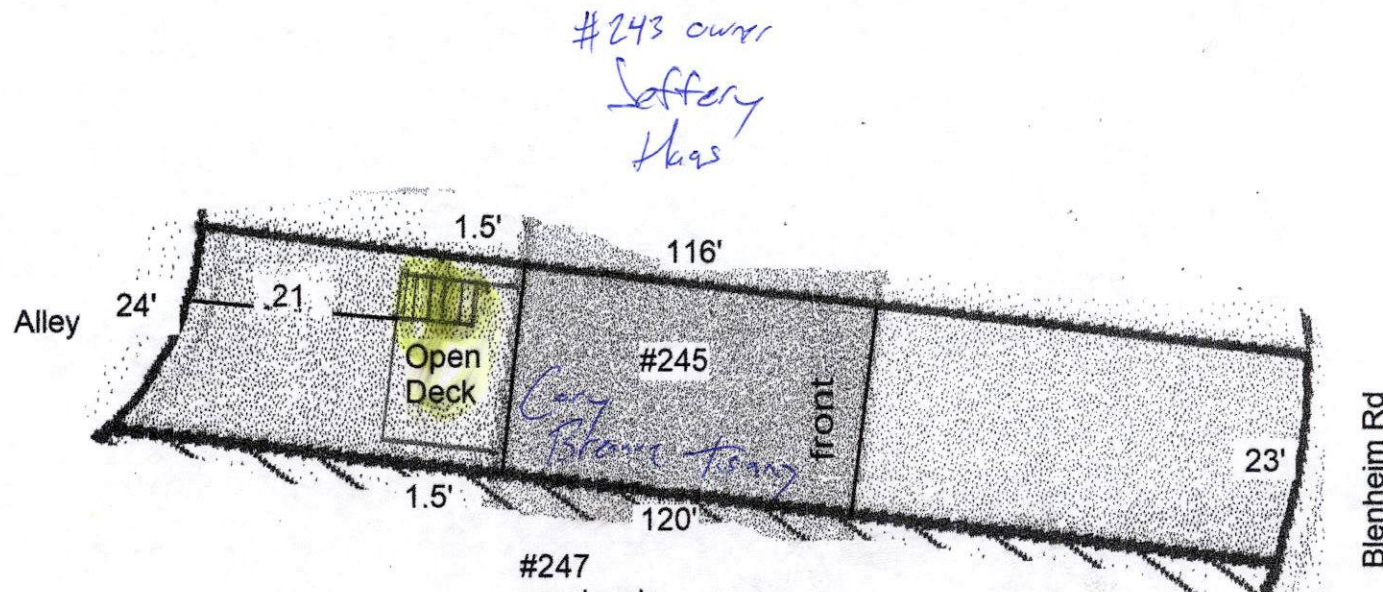
2019-0349-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 245 Blenheim Rd OWNER(S) NAME Cory & Breanne Tsang

SUBDIVISION NAME Gaywood LOT # _____ BLOCK # _____ SECTION # _____

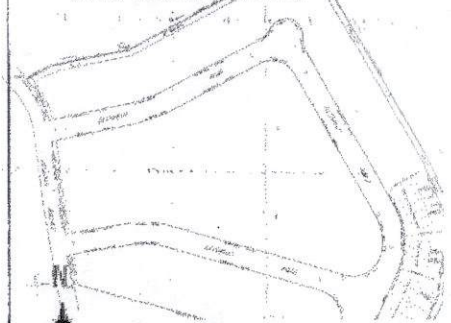
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2019-0349-A

Pet. Exh. 1