

## MEMORANDUM

DATE: December 6, 2019  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2019-0435-SPH - Appeal Period Expired

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The appeal period for the above-referenced case expired on December 5, 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 SPECIAL HEARING** \*  
**(13460 Blenheim Road)**  
10<sup>th</sup> Election District \*  
3<sup>rd</sup> Council District \*

Patricia Norris,  
*Legal Owner*  
**Petitioner**

BEFORE THE  
OFFICE OF  
ADMINISTRATIVE HEARINGS  
FOR BALTIMORE COUNTY  
**Case No. 2019-0435-SPH**

\* \* \* \* \*

### OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Special Hearing filed on behalf of Patricia Norris, legal owner (“Petitioner”). The Special Hearing was filed pursuant to Section 400.4 of the Baltimore County Zoning Regulations (“BCZR”) to permit an accessory apartment in existing detached garage.

Petitioners, Patricia and Donald Norris, the property owners, and their contractor, George Thomas, appeared in support of the petition. Arnold Jablon, Esq. represented the Petitioners. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”). That agency did not oppose the request.

### SPECIAL HEARING

Ms. Norris testified that she and her husband purchased this property together with their two adult daughters in April 2019 for the purpose of creating a “family compound” where the four of them could live together. If this accessory apartment is approved she and her husband will live there and her daughters will live in the principal residence. An executed and notarized Declaration of Understanding has been filed in conformance with BCZR Section 400.4.A.1. Ms. Norris testified that the existing garage structure is located at the southwest corner of the property. She

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Date 11-5-19

By [Signature]

explained that no exterior modifications will be made, other than perhaps putting new siding on the structure. They are on well and septic and she explained that the Department of Environmental Protection and Sustainability ("DEPS") has advised them that the current septic system is adequate to accommodate the proposed accessory apartment if they were to install a grinder pump. She further explained that there is also adequate alternative capacity at the site to install a separate septic system that would not require a grinder pump and that they have chosen to do this. She acknowledged that she understands that the accessory apartment can only be used by immediate family members and she affirmed that only she and her husband will live there. She identified a schematic floor plan of the proposed interior renovations which was admitted as Petitioners' Exhibit 6. She further acknowledged that no commercial use can be made of this accessory apartment.

The Petitioners' contractor, George Thomas, testified that he works full time as a building inspector for the State of Maryland and that prior to that he held the same position with Baltimore County. He does remodeling work on the side and is doing this renovation for the Norris family. Patricia Norris is his sister. He explained he is very familiar with all the State and County building codes and that he will pull all required permits and perform all the planned renovations in strict compliance with all laws and regulations. He testified that the existing structure is 960 square feet and is 15 high so it is therefore in conformance with BCZR Section 400.4. He further stated that there would be no separate utility meter.

Gary Barnes, the adjoining neighbor to the rear of the subject property, testified that he has owned a farm there since 1987. He testified that the Norris's property is part of a subdivision that was built several years ago and that the construction of this development has caused substantial flooding problems on his land due to the fact that water flows downgrade from Blenheim Road,

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Date 11-5-19  
By [signature]



across the Norris property and onto his. He testified that this drainage problem was exacerbated when the long driveway down to the garage in question was paved. He explained that the County's Department of Public Works ("DPW") has made some improvements to the public drainage system but that the problem remains. He acknowledged that this proposed in-law apartment is permitted under the BCZR as long as all requirements are met. He stated that he came to the hearing primarily to hear exactly what the Norris' plans were and to voice his concerns about the flooding problem – if only to warn them that they may have flooding issues in the proposed apartment. He did acknowledge that if the proposed apartment use is approved it will not really impact the flooding issue because there will be no additional impervious surface since no exterior modifications are proposed.

Based on the testimony and record evidence I find that the proposed accessory apartment meets the requirements of BCZR Section 400.4. I further find that it will not harm the public health, safety or welfare. Finally, I find that it can be approved within the spirit and intent of the BCZR.

THEREFORE, IT IS ORDERED this 5<sup>th</sup> day of **November, 2019** by this Administrative Law Judge, that the Petition for Special Hearing to permit an accessory apartment in the existing detached garage, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her 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, Petitioner would be required to return the subject property to its original condition.
2. The proposed structure shall not be used for commercial purposes.

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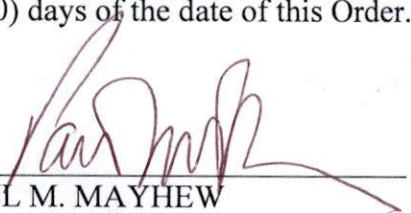
Date 11-5-19

By [Signature]



3. The accessory in-law apartment shall comply with the requirements of BCZR Section 400.4.B.
4. The Declaration of Understanding shall be incorporated in this Order and filed along with it in the Land Records of Baltimore County.

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

  
\_\_\_\_\_  
PAUL M. MAYHEW  
Managing Administrative Law Judge  
for Baltimore County

PMM:sln/dlw

ORDER RECEIVED FOR FILING

Date 11-5-19

By bw

## DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 18<sup>th</sup> day of July, 2019, by and between Donald H. Norris, Patricia A. Norris, Jennifer Elizabeth Norris and Emily Norris (hereinafter referred to as the Declarant") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

### Recitals

A. The Declarants, who are also the owners of this property have filed an application for a special hearing and use permit with PAI requesting approval for an accessory (in-law) apartment in an accessory building on the property (garage) located at 13460 Blenheim Road, Phoenix, Maryland 21231 and more particularly described by zoning description as attached hereto as Exhibit A (the "Property") and made a part hereof. The property is zoned RC 6, which is the particular zone in which the property is located. The apartment is not continuous or attached to the principal residential dwelling, which is on the same owner-occupied property. As required by Bill No. 49-11, the accessory building not does exceed 1200 square feet and complies with requirements of section 400, of the Baltimore County Zoning Regulations (BCZR).

B. The Administrative Law Judge has approved the Declarant's request to confirm the existing Accessory Apartment, complete with dedicated bathing and cooking facilities, located on this owner-occupied property. The accessory apartment will be the housing for Patricia A. Norris, the mother of Jennifer Elizabeth Norris and Emily Norris and whom will be residing in the principal dwelling. The use permit must be renewed with PAI every two years by filing a renewal on a PAI approved form, to be dated from the month of the initial approval. The second kitchen will be removed and the use of the accessory apartment as a distinct residential dwelling will cease upon the death of Patricia Norris or if she leaves or moves from the residence, or if the Declarants move or sell the Property, whichever occurs first.

C. As a condition to its approval of the Declarant's request, Bill No. 49-11 requires the filing of this Declaration among the Land Records of Baltimore County to provide notice to any future owners, subsequent bona fide purchasers or users of this Property that no part of any improvement or addition on the Property may be used for separate living quarters and that all such improvement shall only be used as a single-family residence, unless otherwise approved by and at the discretion of PAI.

### DECLARATIONS

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant and PAI hereby declare as follows:

ORDER RECEIVED FOR FILING

Date 11-5-19

By BW

Drop-off / No review 2019-0435-SPH



1. Any and all improvements now existing or to be constructed on the Property shall be used only as a single-family residence. No such improvements or additions shall ever be used as a separate living quarter or second residential unit.

2. The kitchen for the accessory apartment shall be an accessory use to the principal use of the Property as a single-family residence. The Accessory Apartment shall house only the immediate family members listed in this Declaration and it is not be used as an independent residential unit, nor is it to be used for compensation, and it shall not be used by any other person or for any other reason.

3. The use permit and this Declaration are subject to the order, conditions or restrictions of any required zoning hearing. The hearing order, if required, is to be made part of this Declaration when it is recorded in the Land Records.

4. Upon the death of Ms. Norris, if she leaves or otherwise vacates, or the Declarants move or sell the Property, or the use permit has not been renewed within 2-years from initial approval of same whichever occurs first, the living space of the addition will be incorporated into the living space of the single-family residential unit for the exclusive use of the Declarants or subsequent purchaser or user and the second kitchen removed, unless the property owner or subsequent purchaser obtains and secures a new use permit.

5. The use permit shall automatically terminate and the use of the Accessory Apartment immediately cease and desist upon the first of the foregoing conditions as set forth in section 4 immediately above, and the second kitchen shall be immediately removed. The Declarants, further, shall provide written notification to PAI within thirty (30) days of the event, and the Declarants shall be required to record among the Land Records of Baltimore County on a form approved by the Director of PAI notification to a subsequent purchaser of the property that the Accessory Apartment is no longer approved.

6. These covenants, conditions, and restrictions above shall run with and bind the Property and shall be enforceable, but not limited to, by Baltimore County Maryland and by the owners of all or any portion of the property.

7. Further, and in addition to paragraph 6, above, enforcement of these covenants, conditions and restrictions may be by proceedings, at law or in equity against any person or persons violating or attempting to violate any of the covenants, either to restrain or to recover damages.

ORDER RECEIVED FOR FILING

Date 11-5-19

By SW

Dropoff/No review

2019-0435-SP11



The Declaration of Understanding for the Accessory Apartment at:

\_\_\_\_\_  
Address of Property

Is approved: \_\_\_\_\_  
Director

\_\_\_\_\_  
Date

ORDER RECEIVED FOR FILING

Date 11-5-19

By kw

Drop-off / No review

2019-0435-SAN

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

WITNESS:

Leah Wainb

Patricia A. Harris  
Declarant

Leah Wainb

Donald H. Norris  
Declarant

Leah Wainb

Emily Ann Harris  
Declarant

Leah Wainb

Jennifer E. Norris  
Declarant

State of Maryland, County of Baltimore: to wit:

I HEREBY CERTIFY that on this 18<sup>th</sup> day of July, 2019, before the Subscriber, a Notary Public of the State of Maryland, personally appeared Donald H. Norris, Patricia A. Norris, Jennifer Elizabeth Norris and Emily Norris, the declarant(s) herein, known to me (or satisfactorily proven) to be the person(s) who (se) names are subscribed to the within instrument, and (th)ey acknowledged that (th)ey executed for the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.

Sandra Thomas

Notary Public

My Commission Expires: 06-21-22



ORDER RECEIVED FOR FILING

Date 11-5-19

By 192

Drop-off / No review

2019-0435-SPK





# PETITION FOR ZONING HEARING(S)

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

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

Add 13460 Blenheim Road which is presently zoned RC6  
 Deed References: 41386/279 10 Digit Tax Account # 2400009396  
 Property Owner(s) Printed Name(s) Patricia Norris, et al

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

ACCESSORY APARTMENT IN EXISTING DETACHED GARAGE, PURSUANT TO SECTION 400.4, BCZR

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☐ a **Variance** from Section(s)

SEE ATTACHMENT 1

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:  
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

Property is to be posted and advertised as prescribed by the zoning regulations.  
 I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.  
 Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

## Contract Purchaser/Lessee:

Name- Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Mailing Address \_\_\_\_\_  
 Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

## Attorney for Petitioner:

Arnold Jablon  
 Name- Type or Print \_\_\_\_\_  
 Signature Venable LLP  
210 W. Pennsylvania Ave., Ste. 500 Towson MD  
 Mailing Address \_\_\_\_\_  
21204 410-494-6284 aejablon@venable.com  
 Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

## Legal Owners (Petitioners):

Patricia Norris  
 Name #1 — Type or Print \_\_\_\_\_ Name #2 — Type or Print \_\_\_\_\_  
 Signature #1 Patricia Norris Signature #2 \_\_\_\_\_  
13460 Blenheim Road Phoenix Md  
 Mailing Address \_\_\_\_\_  
11 Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

## Representative to be contacted:

Arnold Jablon  
 Name — Type or Print \_\_\_\_\_  
 Signature Venable LLP  
210 W. Pennsylvania Ave., Ste. 500 Towson MD  
 Mailing Address \_\_\_\_\_  
21204 410 494 6284 aejablon@venable.com  
 Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

CASE NUMBER 2019-0435-SPH Filing Date 8/22/19 Do Not Schedule Dates: \_\_\_\_\_ Reviewer GR

REV. 10/4/11

Drop-off / No Review

## AFFIDAVIT IN SUPPORT OF ACCESSORY APARTMENT

### Attachment

The principal residence of Petitioners', Donald H. Norris and Patricia A Norris, his wife, at 13460 Blenheim Road, Phoenix, Maryland was constructed on or about 2002, and has been a single family residence. The Petitioners' purchased the instant property in 2019, and is zoned RC 6. The purpose for this request is to secure permission for an accessory apartment.

The Petitioners propose to convert an existing accessory structure, a garage, into living quarters for themselves, and their daughters, Jennifer E. Norris and Emily Norris, will reside in the principal dwelling. The existing garage, 20' x 40', single story, would provide appropriate living quarters, does not exceed 1200 sf, and complies with all requirements of section 400, BCZR.

The existing garage is 20+' to rear, or west, property line and 20+/-' to south property line (to Friedman property), and is 15' in height. The proposed conversion will comply with all provisions of section 400.4, BCZR.

There are no active Code Enforcement violation cases on this site.

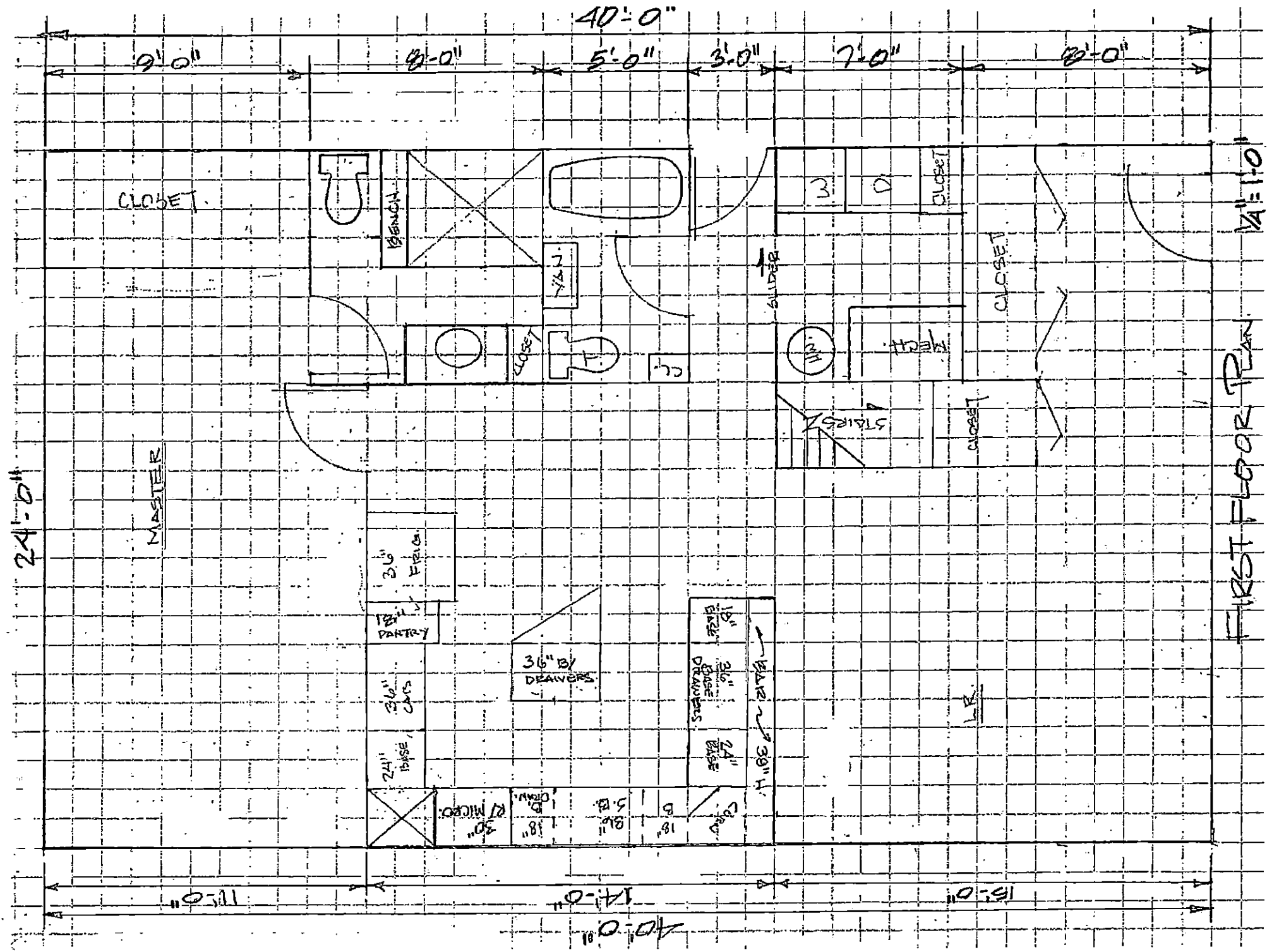
Drop-off / No review  
2019-0435-SPH

#### General Notes

1. Area of property: 3.488+/- Ac
2. Existing Zoning of Property: RC 6
3. Existing Use of Property: residential
4. Proposed zoning of property: RC 6
5. Proposed Use of Property: residential
6. Property served by septic and well
7. Proposed accessory apartment (existing garage): 20' x 40'
8. Zoning history: 03-143SPHA
9. Not in floodplain

2019-0435-SPU Drop off / No review





Do not review 0435-SD-1705-3CTC-614

### Property Description

Beginning for the same at a point located at the end of the first or North 12 degrees 06 minutes West, 207.25-foot line of the secondly described parcel, which by deed dated June 21, 2001 and recorded among the Land Records of Baltimore County, Maryland in Liber 15436, folio 133, was granted and conveyed by H. Austin MacCord, Jr. to Michael A. Wood and Phyllis E. Wood, said point also being located on or near the center of Blenheim Road; thence leaving said point of beginning and running with and binding reversely on the said first line of the secondly described parcel and also running with and binding reversely on a part of the first or North 12 degrees 06 minutes West, 207.25-foot line which by deed dated April 3, 2002 and recorded among the Land Records in Liber 16521, folio 293, was granted and conveyed by Handcraft Homes and Improvements, Inc. to Kevin Friedman and Toni-Jean Friedman, his wife, as now based upon the deed bearing and distances referenced in the aforementioned Liber 15436, folio 133 and the aforementioned Liber 16521 folio 293, no boundary survey was performed for the description of the herein property and referring the courses herein to the aforesaid first line of the aforementioned deed dated June 21, 2001, 1) South 12 degrees 06 minutes 00 seconds, East, 272.25 feet along the center of Blenheim Road to a point; thence leaving said point and said Blenheim Road and running for a new line of division, over, across and through the property of the aforementioned deed dated April 3, 2002, 2) South 63 degrees 00 minutes 00 seconds West, 435.00 feet to a point located on and being distant 142.25 feet from a rebar found at the end of the third or South 12 degrees 06 minutes East, 207.25-foot line of the aforementioned deed dated April 3, 2002; thence leaving said point and running with and binding reversely on part of the aforesaid third line of the aforementioned deed dated April 3, 2002 and also running with and binding reversely on all of the third and all of the second lines of the aforementioned deed dated June 21, 2001, the following two (2) courses: 3) North 12 degrees 06 minutes 00 second West, passing over a rebar found at 65.00 feet for a total distance of 320.75 feet to a point; thence 4) North 69 degrees 19 minutes 47 seconds East, 425.12 feet to the point of beginning, CONTAINING 124,640 square feet or 2.861 acres of land, more or less.

AND certain property, which by deed dated December 22, 2003 granted and conveyed by Kevin and Toni-Jean Friedman to Michael and Phyllis Wood, located on the west side of Blenheim Road, 10<sup>th</sup> Election District, Baltimore County, Maryland, dated December 22, 2003 and recorded among the Land Records of Baltimore County in Liber 21522, folio 629, as a result of a lot line adjustment and containing 0.627 Acres +/- "on that certain drawing entitled Plat to Accompany Description of 0.627 +/- Acres to be conveyed by Kevin and Toni-Jean Friedman to Michael a. Wood and Phyllis E. Wood, located on the West side of Blenheim Road..."

BEING a part of the parcel of land which was conveyed by Handcraft Homes and Improvements, Inc. to Friedman by deed dated April 3, 2002, and recorded among the Land Records of Baltimore County in Liber 16521, folio 293.

And, the property conveyed merged with and became part of that parcel of land conveyed by Austin H. MacCord, Jr. to Wood by deed dated on or before August 3, 2001 and recorded among the Land Records of Baltimore County in Liber 15436, folio 133.

The improvements thereon being known as 13660 Blenheim Road, Phoenix, Maryland 21131

Drop-off / No review

2019-0435-SAN

## DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 18<sup>th</sup> day of July, 2019, by and between Donald H. Norris, Patricia A. Norris, Jennifer Elizabeth Norris and Emily Norris (hereinafter referred to as the Declarant") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

### Recitals

A. The Declarants, who are also the owners of this property have filed an application for a special hearing and use permit with PAI requesting approval for an accessory (in-law) apartment in an accessory building on the property (garage) located at 13460 Blenheim Road, Phoenix, Maryland 21231 and more particularly described by zoning description as attached hereto as Exhibit A (the "Property") and made a part hereof. The property is zoned RC 6, which is the particular zone in which the property is located. The apartment is not continuous or attached to the principal residential dwelling, which is on the same owner-occupied property. As required by Bill No. 49-11, the accessory building not does exceed 1200 square feet and complies with requirements of section 400, of the Baltimore County Zoning Regulations (BCZR).

B. The Administrative Law Judge has approved the Declarant's request to confirm the existing Accessory Apartment, complete with dedicated bathing and cooking facilities, located on this owner-occupied property. The accessory apartment will be the housing for Patricia A. Norris, the mother of Jennifer Elizabeth Norris and Emily Norris, and whom will be residing in the principal dwelling. The use permit must be renewed with PAI every two years by filing a renewal on a PAI approved form, to be dated from the month of the initial approval. The second kitchen will be removed and the use of the accessory apartment as a distinct residential dwelling will cease upon the death of Patricia Norris or if she leaves or moves from the residence, or if the Declarants move or sell the Property, whichever occurs first.

C. As a condition to its approval of the Declarant's request, Bill No. 49-11 requires the filing of this Declaration among the Land Records of Baltimore County to provide notice to any future owners, subsequent bona fide purchasers or users of this Property that no part of any improvement or addition on the Property may be used for separate living quarters and that all such improvement shall only be used as a single-family residence, unless otherwise approved by and at the discretion of PAI.

### DECLARATIONS

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant and PAI hereby declare as follows:

*Drop-off / No review 2019-0435-SPH*



1. Any and all improvements now existing or to be constructed on the Property shall be used only as a single-family residence. No such improvements or additions shall ever be used as a separate living quarter or second residential unit.

2. The kitchen for the accessory apartment shall be an accessory use to the principal use of the Property as a single-family residence. The Accessory Apartment shall house only the immediate family members listed in this Declaration and it is not be used as an independent residential unit, nor is it to be used for compensation, and it shall not be used by any other person or for any other reason.

3. The use permit and this Declaration are subject to the order, conditions or restrictions of any required zoning hearing. The hearing order, if required, is to be made part of this Declaration when it is recorded in the Land Records.

4. Upon the death of Ms. Norris, if she leaves or otherwise vacates, or the Declarants move or sell the Property, or the use permit has not been renewed within 2-years from initial approval of same whichever occurs first, the living space of the addition will be incorporated into the living space of the single-family residential unit for the exclusive use of the Declarants or subsequent purchaser or user and the second kitchen removed, unless the property owner or subsequent purchaser obtains and secures a new use permit.

5. The use permit shall automatically terminate and the use of the Accessory Apartment immediately cease and desist upon the first of the foregoing conditions as set forth in section 4 immediately above, and the second kitchen shall be immediately removed. The Declarants, further, shall provide written notification to PAI within thirty (30) days of the event, and the Declarants shall be required to record among the Land Records of Baltimore County on a form approved by the Director of PAI notification to a subsequent purchaser of the property that the Accessory Apartment is no longer approved.

6. These covenants, conditions, and restrictions above shall run with and bind the Property and shall be enforceable, but not limited to, by Baltimore County Maryland and by the owners of all or any portion of the property.

7. Further, and in addition to paragraph 6, above, enforcement of these covenants, conditions and restrictions may be by proceedings, at law or in equity against any person or persons violating or attempting to violate any of the covenants, either to restrain or to recover damages.

Drop-off/No review

2019-0435-SPK

The Declaration of Understanding for the Accessory Apartment at:

\_\_\_\_\_  
Address of Property

Is approved: \_\_\_\_\_  
Director

\_\_\_\_\_  
Date

Drop-off / No review

2019-0435-SAN

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

WITNESS:

Leah Wainb

Leah Wainb

Leah Wainb

Leah Wainb

Patricia A. Norris  
Declarant

Donald H. Norris  
Declarant

Emily Ann Norris  
Declarant

Jennifer P. Norris  
Declarant

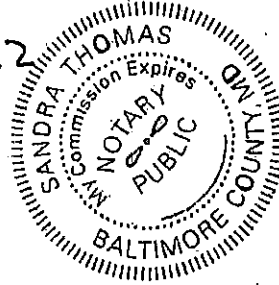
State of Maryland, County of Baltimore: to wit:

I HEREBY CERTIFY that on this 18<sup>th</sup> day of July, 2019, before the Subscriber, a Notary Public of the State of Maryland, personally appeared Donald H. Norris, Patricia A. Norris, Jennifer Elizabeth Norris and Emily Norris, the declarant(s) herein, known to me (or satisfactorily proven) to be the person(s) who (se) names are subscribed to the within instrument, and (th)ey acknowledged that (th)ey executed for the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.

Sandra Thomas  
Notary Public

My Commission Expires: 06-21-22



Drop-off / No review

2019-0435-SPW



RE: PETITION FOR SPECIAL HEARING \* BEFORE THE OFFICE  
13460 Blenheim Road; SW of Blenheim Road \*  
N 107' to c/line of Blenheim Farm Road \* OF ADMINISTRATIVE  
10<sup>th</sup> Election & 3<sup>rd</sup> Councilmanic Districts \*  
Legal Owner(s): Patricia Norris \* HEARINGS FOR  
Petitioner(s) \* BALTIMORE COUNTY  
\* 2019-435-SPH

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Jefferson Building, Room 204  
105 West Chesapeake Avenue  
Towson, MD 21204  
(410) 887-2188

RECEIVED

AUG 29 2019

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 29th day of August, 2019, a copy of the foregoing Entry of Appearance was mailed to Arnold Jablon, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

TO: THE DAILY RECORD  
Friday, October 4, 2019 - Issue

Please forward billing to:

Arnold Jablon  
Venable, LLP  
210 W. Pennsylvania Avenue, Ste. 500  
Towson, MD 21204

410-494-6284

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## 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: 2019-0435-SPH**

13460 Blenheim Road  
S/west corner of Blenheim Road, north of Blenheim Farm Road  
10<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner: Patricia Norris

Special Hearing to permit an accessory apartment in existing detached garage, pursuant to Section 400.4, BCZR.

Hearing: Thursday, October 24, 2019 at 11:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff  
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.



JOHN A. OLSZEWSKI, JR.  
*County Executive*

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

September 23, 2019

## 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: 2019-0435-SPH**

13460 Blenheim Road

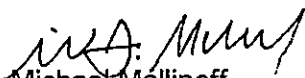
S/west corner of Blenheim Road, north of Blenheim Farm Road

10<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owner: Patricia Norris

Special Hearing to permit an accessory apartment in existing detached garage, pursuant to Section 400.4, BCZR.

Hearing: Thursday, October 24, 2019 at 11:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

  
Michael Mallinoff  
Director

MM:kl

C: Arnold Jablon, 210 W. Pennsylvania Avenue, Rm. 500, Towson 21204  
Patricia Norris, 13460 Blenheim Road, Phoenix 21231

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 4, 2019.**
- (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.**

# CERTIFICATE OF POSTING

2019-0435-SPH

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Patricia Norris

October 24, 2019

Date of Hearing/Closing: \_\_\_\_\_

Baltimore County Department of  
Permits, Approvals and Inspections  
County Office Building, Room 111  
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: \_\_\_\_\_

13460 Blenheim Road

**SIGN 1**

October 4, 2019

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



Sincerely,

 October 4, 2019  
(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)



# CERTIFICATE OF POSTING

2019-0435-SPH

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Patricia Norris

October 24, 2019

Date of Hearing/Closing: \_\_\_\_\_

Baltimore County Department of  
Permits, Approvals and Inspections  
County Office Building, Room 111  
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: \_\_\_\_\_

13460 Blenheim Road

**SIGN 2**

October 4, 2019

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



Sincerely,

October 4, 2019

(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)

# The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

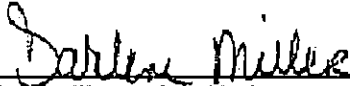
## PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

10/4/2019

Order #: 11796652  
Case #: 2019-0435-SPH  
Description:

NOTICE OF ZONING HEARING - CASE NUMBER:  
2019-0435-SPH



Darlene Miller, Public Notice Coordinator  
(Representative Signature)

### Baltimore County

#### 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: 2019-0435-SPH

13460 Blenheim Road

S/west corner of Blenheim Road, north of Blenheim Farm Road

10th Election District - 3rd Councilmanic District

Legal Owner: Patricia Norris

Special Hearing to permit an accessory apartment in existing detached garage, pursuant to Section 400.4, BCZR.

Hearing: Thursday, October 24, 2019 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff

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.

o4

**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: 2019-0435-SDH  
Property Address: 13460 BLENHEIM RD  
Property Description: \_\_\_\_\_  
Legal Owners (Petitioners): PATRICK NORRIS  
Contract Purchaser/Lessee: N/A

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: ARNOLD JABSON  
Company/Firm (if applicable): VENANCE, LLP  
Address: 210 W PENNSYLVANIA AVE  
Suite 500  
TOWSON 21204  
Telephone Number: 410 494 6284

*Drop-off / No Review*



CASE NAME NORRIS  
CASE NUMBER 2019-435 SPN  
DATE 10/24/19

[illegible]



CASE NAME Norris  
CASE NUMBER 2019-0435-SM  
DATE 10-24-19

[illegible]

CHECKLIST

Attorney

Comment  
ReceivedDepartmentSupport/Oppose/  
Conditions/  
Comments/  
No Comment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent \_\_\_\_\_)

9/13

DEPS

(if not received, date e-mail sent \_\_\_\_\_)

NO  
Comment

FIRE DEPARTMENT

9/24

PLANNING

(if not received, date e-mail sent \_\_\_\_\_)

NO objection  
w/ condition

8/28

STATE HIGHWAY ADMINISTRATION

NO Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. \_\_\_\_\_)

PRIOR ZONING

(Case No. related 2003-0143-SPHA)

NEWSPAPER ADVERTISEMENT

Date:

10/4/19

SIGN POSTING (1<sup>st</sup>)

Date:

10/4/19

by SSG Black

SIGN POSTING (2<sup>nd</sup>)

Date:

10/23/19

by SSG Black

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                           |                                                          |           |                                   |
|----------------------------------|--------------------------------------------|-------------------------------------------|----------------------|--------------------------------------------------------|----------------------------------------------------------|-----------|-----------------------------------|
| Tax Exempt: None                 |                                            | Special Tax Recapture: None               |                      |                                                        |                                                          |           |                                   |
| Exempt Class: None               |                                            |                                           |                      |                                                        |                                                          |           |                                   |
| Account Identifier:              |                                            | District - 10 Account Number - 2400009396 |                      |                                                        |                                                          |           |                                   |
| Owner Information                |                                            |                                           |                      |                                                        |                                                          |           |                                   |
| Owner Name:                      | NORRIS DONALD H<br>NORRIS PATRICIA A ET AL |                                           | Use:                 | RESIDENTIAL                                            |                                                          |           |                                   |
| Mailing Address:                 | 13460 BLENHEIM ROAD<br>PHOENIX MD 21131-   |                                           | Principal Residence: | YES                                                    |                                                          |           |                                   |
|                                  |                                            |                                           | Deed Reference:      | /41386/ 00279                                          |                                                          |           |                                   |
| Location & Structure Information |                                            |                                           |                      |                                                        |                                                          |           |                                   |
| Premises Address:                | 13460 BLENHEIM RD<br>PHOENIX 21131-        |                                           | Legal Description:   | 2.857 AC<br>WS BLENHEIM RD<br>1500 FT NE DANCE MILL RD |                                                          |           |                                   |
| Map:                             | Grid:                                      | Parcel:                                   | Neighborhood:        | Subdivision:                                           | Section: Block: Lot: Assessment Year: Plat No: Plat Ref: |           |                                   |
| 0044                             | 0013                                       | 0434                                      | 10010001.04          | 0000                                                   | 2020                                                     |           |                                   |
| Special Tax Areas: None          |                                            |                                           | Town:                | None                                                   |                                                          |           |                                   |
|                                  |                                            |                                           | Ad Valorem:          | None                                                   |                                                          |           |                                   |
|                                  |                                            |                                           | Tax Class:           | None                                                   |                                                          |           |                                   |
| Primary Structure Built          | Above Grade Living Area                    | Finished Basement Area                    | Property Land Area   | County Use                                             |                                                          |           |                                   |
| 2002                             | 4,101 SF                                   | 1000 SF                                   | 2.8600 AC            | 04                                                     |                                                          |           |                                   |
| Stories                          | Basement                                   | Type                                      | Exterior             | Quality                                                | Full/Half Bath                                           | Garage    | Last Notice of Major Improvements |
| 1                                | YES                                        | STANDARD UNIT                             | BRICK/               | 5                                                      | 4 full/ 1 half                                           | 2Att/1Det |                                   |
| Value Information                |                                            |                                           |                      |                                                        |                                                          |           |                                   |
|                                  | Base Value                                 | Value                                     | Phase-in Assessments |                                                        |                                                          |           |                                   |
|                                  |                                            | As of                                     | As of                |                                                        | As of                                                    |           |                                   |
|                                  |                                            | 01/01/2017                                | 07/01/2019           |                                                        | 07/01/2020                                               |           |                                   |
| Land:                            | 298,800                                    | 298,800                                   |                      |                                                        |                                                          |           |                                   |
| Improvements                     | 633,100                                    | 633,100                                   |                      |                                                        |                                                          |           |                                   |
| Total:                           | 931,900                                    | 931,900                                   | 931,900              |                                                        |                                                          |           |                                   |
| Preferential Land:               | 0                                          |                                           |                      |                                                        |                                                          |           |                                   |
| Transfer Information             |                                            |                                           |                      |                                                        |                                                          |           |                                   |
| Seller: 13460 BLEINHEIM ROAD LLC |                                            | Date: 05/06/2019                          |                      | Price: \$800,000                                       |                                                          |           |                                   |
| Type: NON-ARMS LENGTH OTHER      |                                            | Deed1: /41386/ 00279                      |                      | Deed2:                                                 |                                                          |           |                                   |
| Seller: WOOD MICHAEL A           |                                            | Date: 03/28/2006                          |                      | Price: \$950,000                                       |                                                          |           |                                   |
| Type: NON-ARMS LENGTH OTHER      |                                            | Deed1: /23594/ 00366                      |                      | Deed2:                                                 |                                                          |           |                                   |
| Seller: WOOD MICHAEL A           |                                            | Date: 03/08/2005                          |                      | Price: \$0                                             |                                                          |           |                                   |
| Type: NON-ARMS LENGTH OTHER      |                                            | Deed1: /21522/ 00629                      |                      | Deed2:                                                 |                                                          |           |                                   |
| Exemption Information            |                                            |                                           |                      |                                                        |                                                          |           |                                   |
| Partial Exempt Assessments:      | Class                                      | 07/01/2019                                |                      | 07/01/2020                                             |                                                          |           |                                   |
| County:                          | 000                                        | 0.00                                      |                      |                                                        |                                                          |           |                                   |
| State:                           | 000                                        | 0.00                                      |                      |                                                        |                                                          |           |                                   |
| Municipal:                       | 000                                        | 0.00                                      |                      | 0.00                                                   |                                                          |           |                                   |
| Tax Exempt: None                 |                                            | Special Tax Recapture: None               |                      |                                                        |                                                          |           |                                   |
| Exempt Class: None               |                                            |                                           |                      |                                                        |                                                          |           |                                   |

## Homestead Application Information

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**Homestead Application Status:** No Application

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## Homeowners' Tax Credit Application Information

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**Homeowners' Tax Credit Application Status:** No Application

---

**Date:**

---



7m 10-24-19  
11am

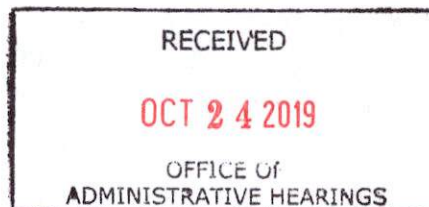
**Debra Wiley**

---

**From:** SGT ROBERT BLACK <1opie@comcast.net>  
**Sent:** Wednesday, October 23, 2019 5:14 PM  
**To:** Jablon, Arnold E.; Administrative Hearings  
**Subject:** Recertification's For 2019-0435-SPH  
**Attachments:** Re-Cert 1 2019-0435-SPH.doc; Re-Cert 2 2019-0435-SPH.doc

**CAUTION:** This message from 1opie@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Recertification's for 13460 Blenheim Road



# CERTIFICATE OF POSTING

2019-0435-SPH

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Patricia Norris

October 24, 2019

Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Kristen Lewis:

Ladies and Gentlemen:



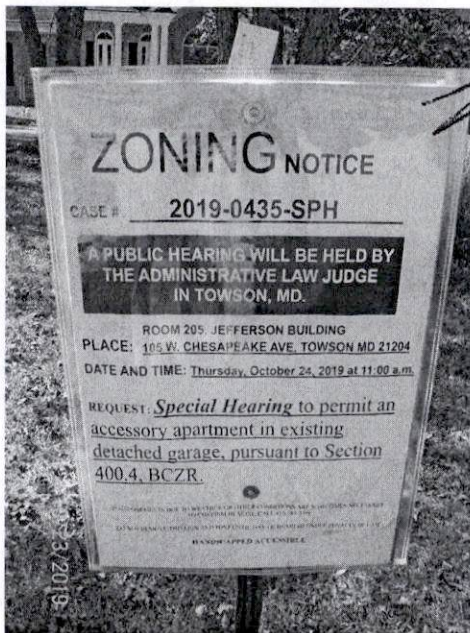
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

13460 Blenheim Road

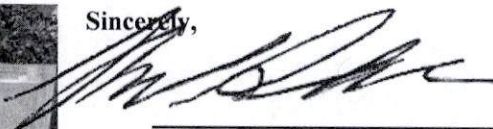
## SIGN 1 Recertification

October 4, 2019

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



Sincerely,

 \_\_\_\_\_  
(Signature of Sign Poster)      October 23, 2019  
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

# CERTIFICATE OF POSTING

2019-0435-SPH

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Patricia Norris

Date of Hearing/Closing: October 24, 2019

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

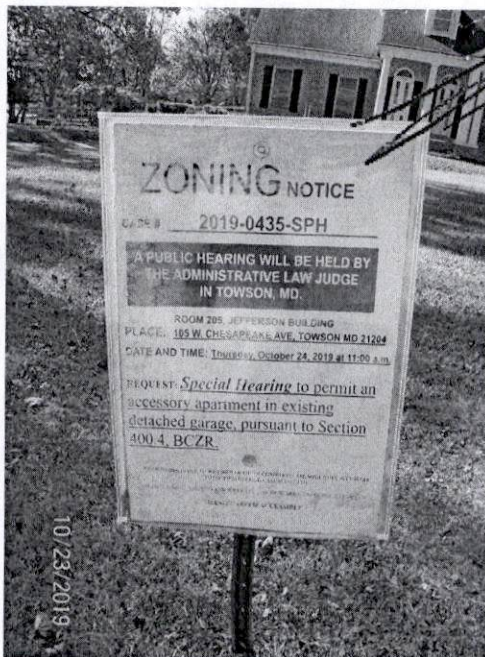
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

13460 Blenheim Road

## SIGN 2 Recertification

October 4, 2019

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



Sincerely,

 October 23, 2019  
(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)

|                                      |   |                      |
|--------------------------------------|---|----------------------|
| IN RE: PETITIONS FOR SPECIAL HEARING | * | BEFORE THE           |
| AND VARIANCE – W/S Blenheim Road,    |   |                      |
| 110' N of the c/l Blenheim Farm Lane | * | ZONING COMMISSIONER  |
| (13450 & 13460 Blenheim Road)        |   |                      |
| 10 <sup>th</sup> Election District   | * | OF BALTIMORE COUNTY  |
| 6 <sup>th</sup> Council District     |   |                      |
|                                      | * | Case No. 03-143-SPHA |
| Kevin Friedman, et ux, and           |   |                      |
| Michael A. Wood, et ux - Petitioners | * |                      |

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject adjacent properties, Kevin and Toni-Jean Friedman (13450 Blenheim Road) and Michael A. and Phyllis Wood (13460 Blenheim Road), through their attorney, Howard L. Alderman, Jr., Esquire. The Petitioners request a special hearing to approve a lot line adjustment between two existing lots, each improved with a single family dwelling so as to correspond to existing and actual use of all improvements; to find that the proposed reconfiguration of existing lines of division meets the spirit and intent of the Baltimore County Zoning Regulations (B.C.Z.R.) for pre-existing lots of record, allowing the reasonable use of the land for all existing improvements; and, for such further relief as the nature of this request may require. In the alternative, the Petitioners request a variance from Section 1A03.4.B.1a of the B.C.Z.R. to permit a lot line adjustment on two existing lots of record, each improved with a single family dwelling, respectively comprised of 2.0 acres (13450 Blenheim Road) and 2.861 acres (13460 Blenheim Road), resulting in two lots of record comprised of 1.373 acres and 2.861 acres, respectively, all as more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Phyllis Wood, co-Petitioner, Guy Ward from McKee & Associates, the consultants who prepared the site plan,



and Howard L. Alderman, Jr., Esquire, attorney for the Petitioners. Appearing in opposition to the request was Robert Wirtanen, adjacent property owner.

Testimony and evidence presented revealed that the subject properties are adjacent lots with frontage on Blenheim Road in Phoenix. As noted above, the property known as 13460 Blenheim Road is owned by Michael A. Wood and his wife, Phyllis Wood, and is improved with a single family dwelling in which they reside. This property contains 2.234 acres in area and is zoned R.C.2. The adjacent lot under consideration is also improved with a single family dwelling known as 13450 Blenheim Road, which is owned by Kevin and Toni-Jean Friedman. This lot is 2.0 acres in area, also zoned R.C.2. Both lots were created and recorded well prior to the adoption of the R.C.2 zoning classification in November 1979. In this regard, copies of the deeds for the lots referencing their creation and recordation in 1952 were submitted into evidence as Petitioner's Exhibits 2A and 2B.

The subject of the instant Petitions relates to a narrow strip of land between the two lots, approximately 65 feet wide and 435 feet deep, which is improved with a shed. Presently, this strip, which contains .627 acres in area, is part of the Friedman property; however, the shed is owned and used by Mr. & Mrs. Wood. Testimony indicated that Mr. & Mrs. Wood originally owned the entire tract and built the shed some time ago. They later conveyed a portion of their property to Mr. & Mrs. Friedman; however, the strip on which the shed is located was part of that conveyance. It is also to be noted that there is a well on this strip that serves the Wood property. In order to accurately reflect the use of the respective parcels and conditions on site, the Petitioners propose conveying this strip to Mr. & Mrs. Wood. Upon completion of that conveyance, Mr. & Mrs. Wood's lot will be 2.861 acres in area, and the Friedman property will be 1.373 acres in area. Under the R.C.2 zoning classification, the minimum lot size is 1.0 acres; thus, both lots will meet the minimum area requirements.

Mr. Wirtanen resides on property that abuts the rear of the subject lots. He does not object, per se, to the proposed conveyance; however, indicated that he believes Mr. & Mrs. Wood are using the shed improperly. In this regard, he indicated that Mr. Wood is a homebuilder and he

believes that the shed is used in connection with that business. As I explained at the hearing, the use of the property is not the subject of the matter before me; however, Ms. Wood was advised that the use of her property must be residential in nature and in compliance with the R.C.2 use regulations. The operation of a business or the storage of materials related thereto onsite would be inappropriate. The undersigned further advised that the Code Enforcement Division of the Department of Permits and Development Management would be contacted to investigate Mr. Wirtanen's complaint.

Based upon the testimony and evidence presented, I am persuaded to grant the relief requested. In my judgment, the grant of the special hearing is appropriate and meets the requirements set out in Section 502.1 of the B.C.Z.R. That is, there is no indication that the proposed lot line adjustment and land conveyance would be detrimental to the health, safety or general welfare of the locale. Having found that the special hearing relief should be granted, the variance is no longer necessary, thus, the Petition for Variance shall be dismissed as moot.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted as set forth above.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of November, 2002 that the Petition for Special Hearing seeking approval of a lot line adjustment between two existing lots, each improved with a single family dwelling so as to correspond to existing and actual use of all improvements; to find that the proposed reconfiguration of existing lines of division meets the spirit and intent of the Baltimore County Zoning Regulations (B.C.Z.R.) for pre-existing lots of record, allowing the reasonable use of the land for all existing improvements; and, for such further relief as the nature of this request may require, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any permits and within sixty (60) days of the date of this Order, the Petitioners shall record new deeds in the Land Records of Baltimore County referencing this case and the terms and conditions of this Order.
- 3) The subject properties and improvements thereon must be used for residential purposes in accordance with the R.C.2 use regulations.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1A03.4.B.1a of the B.C.Z.R. to permit a lot line adjustment on two existing lots of record, each improved with a single family dwelling, respectively comprised of 2.0 acres (13450 Blenheim Road) and 2.861 acres (13460 Blenheim Road), resulting in two lots of record comprised of 1.373 acres and 2.861 acres, in accordance with Petitioner's Exhibit 1, be and is hereby DISMISSED AS MOOT.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs



JOHN A. OLSZEWSKI, JR.  
County Executive

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

October 17, 2019

Arnold Jablon  
210 W. Pennsylvania Ave Suite 500  
Towson MD 21204

RE: Case Number: 2019-0435-SPH, 13460 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 August 09, 2019. 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, appearing to read "W. Carl Richards, Jr.", written over a horizontal line.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel  
Patricia Norris 13460 Blenheim Road Phoenix MD 21131



PM 10-24-19  
11 Am

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

**TO:** Michael D. Mallinoff  
Director, Department of Permits, Approvals and Inspections

**DATE:** 9/24/2019

**FROM:** C. Pete Gutwald  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 19-435



**INFORMATION:**

**Property Address:** 13460 Blenheim Road  
**Petitioner:** Patricia Norris, et al  
**Zoning:** RC 6  
**Requested Action:** Special Hearing

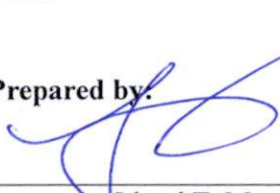
The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve an in-law apartment within an accessory building (garage).

The Department has no objection to granting the petitioned zoning relief conditioned on the following:

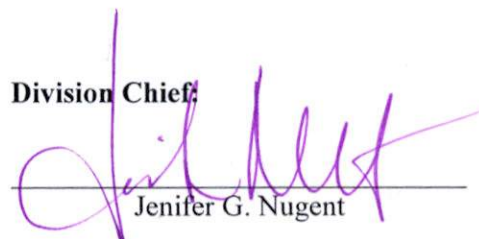
- The accessory in-law apartment shall comply with the requirements of BCZR §400.4.B.
- The accessory in-law apartment shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Megan Benjamin at 410-887-3480.

**Prepared by:**

  
\_\_\_\_\_  
Lloyd T. Moxley

**Division Chief:**

  
\_\_\_\_\_  
Jenifer G. Nugent

CPG/JGN/LTM/

c: Megan Benjamin  
Arnold Jablon, Esq.  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

**TO:** Michael D. Mallinoff  
Director, Department of Permits, Approvals and Inspections

**DATE:** 9/24/2019

**FROM:** C. Pete Gutwald  
Director, Department of Planning

**SUBJECT:** ZONING ADVISORY COMMITTEE COMMENTS  
Case Number: 19-435

**INFORMATION:**

**Property Address:** 13460 Blenheim Road  
**Petitioner:** Patricia Norris, et al  
**Zoning:** RC 6  
**Requested Action:** Special Hearing

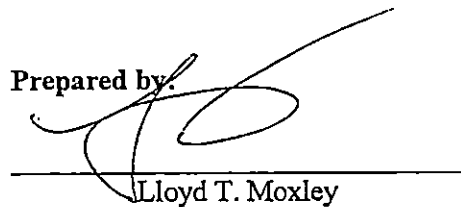
The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve an in-law apartment within an accessory building (garage).

The Department has no objection to granting the petitioned zoning relief conditioned on the following:

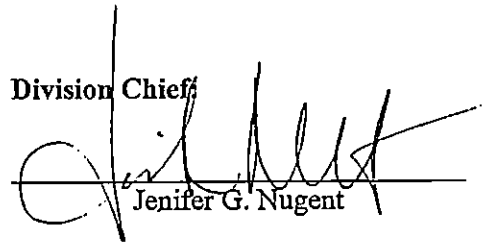
- The accessory in-law apartment shall comply with the requirements of BCZR §400.4.B.
- The accessory in-law apartment shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Megan Benjamin at 410-887-3480.

**Prepared by:**

  
Lloyd T. Moxley

**Division Chief**

  
Jenifer G. Nugent

CPG/JGN/LTM/

c: Megan Benjamin  
Arnold Jablon, Esq.  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

10-24

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: September 13, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0435-SPH  
Address 13460 Blenheim Road  
(Norris Property)

Zoning Advisory Committee Meeting of **August 23, 2019**.

1. Ground Water Management must review proposed permit(s) for living quarters going into a garage – since the property is served by a septic system and well.

Reviewer: Dan Esser

**MDOT**  
MARYLAND DEPARTMENT  
OF TRANSPORTATION  
STATE HIGHWAY  
ADMINISTRATION

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

Date: 8/28/19

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

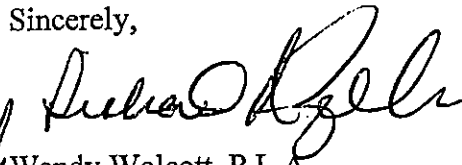
Dear Ms. Lewis:

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. *2019-0435-SPH*

*Special Hearing  
Patricia Norris  
13460 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 Cir Crt  
 IMP FD SURE \$40.00  
 RECORDING FEE \$20.00  
 TR TAX STATE \$4,000.00  
 TOTAL \$4,060.00  
 JLE LAL  
 May 06, 2019 03:15 pm

## AFTER RECORDING RETURN TO:

Donald H. Norris  
 13460 Blenheim Road  
 Phoenix, MD 21131

## DOCUMENT PREPARED BY:

Sage Title Group, LLC  
 2012 Tollgate Road, Suite 204  
 Bel Air, MD 21015  
 File Number: 255105BEAS

Tax ID#: 10-24-00-009396

| PAID RECEIPT                  |             |
|-------------------------------|-------------|
| DATE                          | TIME        |
| 05/06/2019                    | 14:11:36    |
| TAX ID: 2400009396            |             |
| CO. TR TAX                    | \$11,670.00 |
| RECORDATION TAX               | \$4,000.00  |
| IS Baltimore County, Maryland |             |

**This Deed**, MADE THIS 30th day of April, 2019, by and between 13460 Blenheim Road, LLC, party of the first part, and Donald H. Norris, Patricia A. Norris, Jennifer Elizabeth Norris and Emily Norris, parties of the second part.

WITNESSETH, That in consideration of the sum of EIGHT HUNDRED THOUSAND AND 00/100 DOLLARS (\$800,000.00), the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said parties of the second part, in fee simple, as joint tenants, all that parcel of ground situated in Baltimore County, Maryland and as described as follows, that is to say:

BEGINNING for the same at a point located at the end of the first or North 12 degrees 06 minutes West, 207.25-foot line of the secondly described parcel, which by deed dated June 21, 2001 and recorded among the Land Records of Baltimore County, Maryland in Liber 15436, folio 133, was granted and conveyed by H. Austin MacCord, Jr. to Michael A. Wood and Phyllis E. Wood, said point also being located on or near the center of Blenheim Road; thence leaving said point of beginning and running with and binding reversely on the said first line of the secondly described parcel and also running with and binding reversely on a part of the first or North 12 degrees 06 minutes West, 207.25-foot line, which by deed dated April 3, 2002 and recorded among the Land Records in Liber 16521, folio 293, was granted and conveyed by Handcraft Homes and Improvements, Inc. to Kevin Friedman and Toni-Jean Friedman, his wife, as now based upon the deed bearings and distances referenced in the aforementioned Liber 15436, folio 133 and the aforementioned Liber 16521, folio 293, no boundary survey was performed for the description of the herein property and referring the courses herein to the aforesaid first line of the aforementioned deed dated June 21, 2001, 1) South 12 degrees 06 minutes 00 seconds East, 272.25 feet along the center of Blenheim Road to a point; thence leaving said point and said Blenheim Road and running for a new line of division, over, across and through the property of the aforementioned deed dated April 3, 2002, 2) South 63 degrees 00 minutes 00 seconds West, 435.00 feet to a point located on and being distant 142.25 feet from a rebar found at the end of the third or South 12 degrees 06 minutes East, 207.25-foot line of the aforementioned deed dated April 3, 2002; thence leaving said point and running with and binding reversely on a part of the aforesaid third line of the aforementioned deed date April 3, 2002 and also running with and binding reversely on all of the third and all of the second lines of the aforementioned deed dated June 21, 2001, the following two (2) courses: 3) North 12 degrees 06 minutes 00 second West, passing over a rebar found at 65.00 feet for a total distance of 320.75 feet to a point; thence 4) North 69 degrees 19 minutes 47 seconds East, 425.12 feet to the point of beginning. CONTAINING 124,640 square feet or 2.861 acres of land, more or less.

The improvements thereon being known as 13460 Blenheim Road, Phoenix, Maryland 21131.

Tax ID#: 10-24-00-009396

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 41386, p. 0279, MSA\_CE62\_41243. Date available 05/08/2019. Printed 05/23/2019.

PETITIONER'S

EXHIBIT NO. 2

BEING the same property which by Deed dated December 23, 2003 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 21522, folio 641, was granted and conveyed by Michael A. Wood and Phyllis E. Wood unto 13640 Blenheim Road, LLC.

BEING ALSO the same property which by Confirmatory Deed dated March 23, 2006 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 23594, folio 366.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

SUBJECT TO all rights, easements, restrictions, covenants and reservations of record.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the said parties of the second part, as joint tenants, their assigns, the survivor of them and the survivor's personal representatives, heirs and assigns, in fee simple.

Buyers' Initials:

*DB pr jen lan*

AND the said party of the first part does hereby covenant that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of the said party of the first part:

WITNESS:

13460 BLENHEIM ROAD, LLC

*Justin A. Ruzala*

By: *Bryan Patrick Ruzala* (SEAL)  
Bryan Patrick Ruzala, Sole Member

STATE OF MARYLAND, CITY/COUNTY OF Baltimore to wit:

I HEREBY CERTIFY, that on this 22 day of April, 2019, before me, the subscriber, a Notary Public of the State of MD in and for Baltimore County/City, personally appeared Bryan Patrick Ruzala who acknowledged himself to be the Sole Member of 13460 Blenheim Road, LLC, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in my presence, the name of the entity grantor by himself as such Sole Member.

IN WITNESS WHEREOF, I hereunto set my hand and official seal:

*Prince H. Hill*  
Notary Public

My Commission Expires: 3/2/2022

PETITIONER'S

EXHIBIT NO.

3

0021522 629

NO CONSIDERATION  
NO TITLE EXAMINATION

Property Tax Account Nos.: 10-06-045225 &  
10-04-000201

**DEED**  
**(Partial Conveyance to Comply with Final Order of Zoning Commissioner)**  
**[Lot Line Adjustment]**

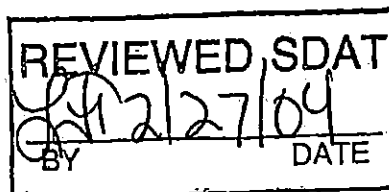
THIS DEED is made this 22<sup>ND</sup> day of December, 2003 by and among KEVIN FRIEDMAN and TONI-JEAN FRIEDMAN (referred to collectively herein as "Friedman" or "Grantor") and MICHAEL A. WOOD and PHYLLIS E. WOOD (referred to collectively herein as "Wood" or "Grantee").

WHEREAS, Friedman owns that certain property identified as Parcel No. 21 as shown on the State Department of Assessments and Taxation Map No. 44 for Baltimore County, said property having an address of 13450 Blenheim Road (the "Friedman Property"); and

WHEREAS, Wood owns that certain property identified as Parcel No. 20 as shown on the State Department of Assessments and Taxation Map No. 44 for Baltimore County, said property having an address of 13460 Blenheim Road (the "Wood Property"); and

WHEREAS, certain accessory improvements associated with the Wood Property are physically located on the Friedman Property; and

WHEREAS, to bring the accessory improvements associated with the Wood Property into compliance with the *Findings of Fact and Conclusions of Law and Final Order* of the Zoning Commissioner for Baltimore County in Case No. 03-143-SPHA, the Grantor and Grantee are required to record among the Land Records of Baltimore County this Deed reconfiguring the common lot line of the Friedman Property and the Wood Property; and



WHEREAS, the portion of the Friedman Property effected by this conveyance is to be combined and merged with the Wood Property and not exist as a separate parcel.

NOW THEREFORE, the Grantor, for a consideration of One Dollar (\$1.00) does grant, convey and assign to the Grantee, its successors and assigns, in fee simple, the property located in the Tenth (10<sup>th</sup>) Election District of Baltimore County, Maryland, and described as follows:

FOR A DESCRIPTION OF THE PROPERTY CONVEYED HEREBY, see that certain metes and bounds "DESCRIPTION of 0.627 +/- Acres to be conveyed by Kevin and Toni-Jean Friedman to Michael and Phyllis Wood, Located on the West Side of Blenheim Road, 10<sup>th</sup> Election District, Baltimore County, Maryland" dated December 22, 2003 and prepared by McKee & Associates, Inc., attached hereto and incorporated herein as Exhibit "A", and being that area delineated as "Area of Lot Line Adjustment, 0.627 Acres +/-" on that certain drawing entitled *Plat to Accompany Description of 0.627 +/- Acres to be conveyed by Kevin and Toni-Jean Friedman to Michael A. Wood and Phyllis E. Wood, Located on the West Side of Blenheim Road*", attached hereto and incorporated herein as Exhibit "B".

BEING a part of the parcel of land which was conveyed by Handcraft Homes and Improvements, Inc. to Friedman, Grantor herein, by deed dated April 3, 2002, and recorded among the Land Records of Baltimore County in Liber 16521, folio 293.

AND, the property conveyed hereby is deemed merged with and becomes part of that parcel of land conveyed by Austin H. Maccord, Jr. to Wood, Grantee herein, by deed dated on or about August 3, 2001 and recorded among the Land Records of Baltimore County in Liber 15436, folio 133.

FOR A GRAPHIC DEPICTION OF THE FRIEDMAN PROPERTY AFTER THE CONVEYANCE EFFECTED HEREBY, see that cross-hatched area on that on that certain drawing entitled *Plat to Accompany Description of 0.627 +/- Acres to be conveyed by Kevin and Toni-Jean Friedman to Michael A. Wood and Phyllis E. Wood, Located on the West Side of Blenheim Road*", attached hereto and incorporated herein as Exhibit "C".

FOR A GRAPHIC DEPICTION OF THE WOOD PROPERTY AFTER THE CONVEYANCE EFFECTED HEREBY, see that cross-



hatched area on that on that certain drawing entitled *Plat to Accompany Description of 0.627 +/- Acres to be conveyed by Kevin and Toni-Jean Friedman to Michael A. Wood and Phyllis E. Wood, Located on the West Side of Blenheim Road*, attached hereto and incorporated herein as Exhibit "D".

**TOGETHER ALSO WITH** the buildings and improvements thereupon and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining (all of which land, improvements and appurtenances are hereinafter referred to collectively as the "Property").

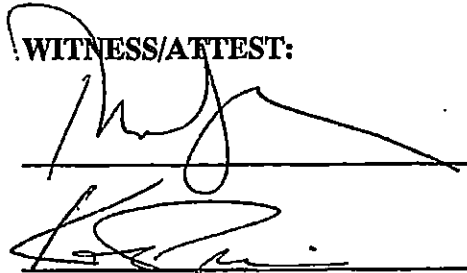
**TO HAVE AND TO HOLD** the Property hereby conveyed unto the Grantee, their successors and assigns, in fee simple, forever, subject to the operation and effect of any and all instruments and matters of record.

**THE PROPERTY CONVEYED HEREBY** shall be used for residential purposes in compliance with the applicable *Baltimore County Zoning Regulations* and the terms and conditions of the above-referenced Final Order, incorporated herein by reference and the Grantee, by their respective signatures below agree to such terms and conditions.

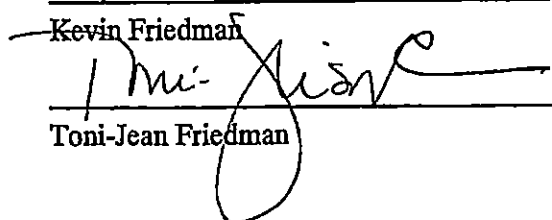
The Grantor hereby warrants specially the property hereby conveyed and covenants that he will execute such further assurances thereof as may be requisite.

WITNESS the hands and seals of the above-named Grantor and Grantee.

WITNESS/ATTEST:



GRANTOR:  
FRIEDMAN:

 (SEAL)  
Kevin Friedman  
 (SEAL)  
Toni-Jean Friedman

0021522 632

GRANTEE:  
WOOD:

Debra R. Ritt  
Julie Shaffer

Michael A. Wood

Phyllis E. Wood

Michael A. Wood

Phyllis E. Wood

(SEAL)

(SEAL)

STATE OF MARYLAND, Harford COUNTY, TO WIT:

I HEREBY CERTIFY that on this 22<sup>nd</sup> day of December, 2003, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Kevin Friedman and Toni-Jean Friedman, husband and wife, who represented themselves to be Grantor named herein and that they affixed their hands and seals hereto the date and year first above written for the purposes herein contained.



AS WITNESS my Hand and Notarial Seal.

CAROLYN BECKER  
Notary Public, State of Maryland  
County of Harford  
My Commission Expires November 1, 2007

Carolyn Becker  
Notary Public

My Commission expires: 11-1-07

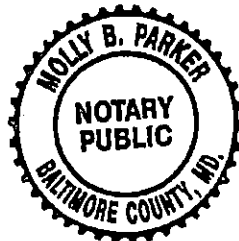
STATE OF MARYLAND, Baltimore COUNTY, TO WIT:

I HEREBY CERTIFY that on this 23 day of December, 2003, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Michael A. Wood and Phyllis E. Wood, husband and wife, who represented themselves to be Grantee named herein and that they affixed their hands and seals hereto the date and year first above written for the purposes herein contained.

AS WITNESS my Hand and Notarial Seal.

Molly B. Parker  
Notary Public

My Commission expires: 7/7/2007



**McKEE & ASSOCIATES, INC.**

Engineering • Surveying • Environmental Planning  
Real Estate Development

December 22, 2003

002-1522: 634

**DESCRIPTION OF 0.627 +/- ACRES  
TO BE CONVEYED BY KEVIN AND  
TONI-JEAN FRIEDMAN TO  
MICHAEL A. WOOD AND  
PHYLLIS E. WOOD  
LOCATED ON THE WEST SIDE OF BLENHEIM ROAD  
10<sup>TH</sup> ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND**



**BEGINNING** for the same at a point at the beginning of the fourth or North 63 degrees East, 435-foot line of the secondly described parcel, which by deed dated June 21, 2001 and recorded among the Land Records of Baltimore County, Maryland in Liber 15436, folio 133, was granted and conveyed by H. Austin MacCord, Jr. to Michael A. Wood and Phyllis E. Wood, said point also being located at the end of the second or South 63 degrees West, 435-foot line, which by deed dated April 3, 2002 and recorded among the aforesaid Land Records in Liber 16521, folio 293, was granted and conveyed by Handcraft Homes and Improvements, Inc. to Kevin Friedman and Toni-Jean Friedman, his wife; thence running with and binding reversely on the aforesaid second line, referring the courses herein to the aforesaid fourth line of the aforementioned deed dated June 21, 2001,

- 1) North 63 degrees 00 minutes 00 seconds East, 435.00 feet to a point located at the end of the first or North 12 degrees 06 minutes West, 207.25-foot line of the aforementioned deed dated April 3, 2002, said point also being located on or near the center of Blenheim Road; thence leaving said point and running with and binding reversely on a part of said first line and also running with and binding on or near the center of Blenheim Road,
- 2) South 12 degrees 06 minutes 00 seconds East, 65.00 feet to a point; thence leaving said Blenheim Road and running for a new line of division, over, across and through the property of the aforementioned deed dated April 3, 2002,
- 3) South 63 degrees 00 minutes 00 seconds West, 435.00 feet to a point located in the third or South 12 degrees 06 minutes East, 207.25-foot line of said deed dated April 3, 2002, said point being distant 142.25 feet from the end of said third line; thence leaving said point and running with and binding reversely on a part the aforesaid third line of the aforementioned deed dated April 3, 2002,
- 4) North 12 degrees 06 minutes 00 seconds West, 65.00 feet to the point of beginning.

The above description was prepared from deeds only.

**CONTAINING 27,324 square feet or 0.627 acres of land, more or less.**

**BEING** part of all that parcel of land, which by deed dated April 3, 2002 and recorded among the Land Records of Baltimore County, Maryland in Liber 16521, folio 293, was granted and conveyed by Handcraft Homes and Improvements, Inc. to Kevin Friedman and Toni-Jean Friedman, his wife.

Shawan Place • Suite 1 • 5 Shawan Road • Cockeysville, MD 21030  
Tel: 410-527-1555 • Fax: 410-527-1563 • E-Mail: @mckeeinc.com



THE END OF THE ROAD

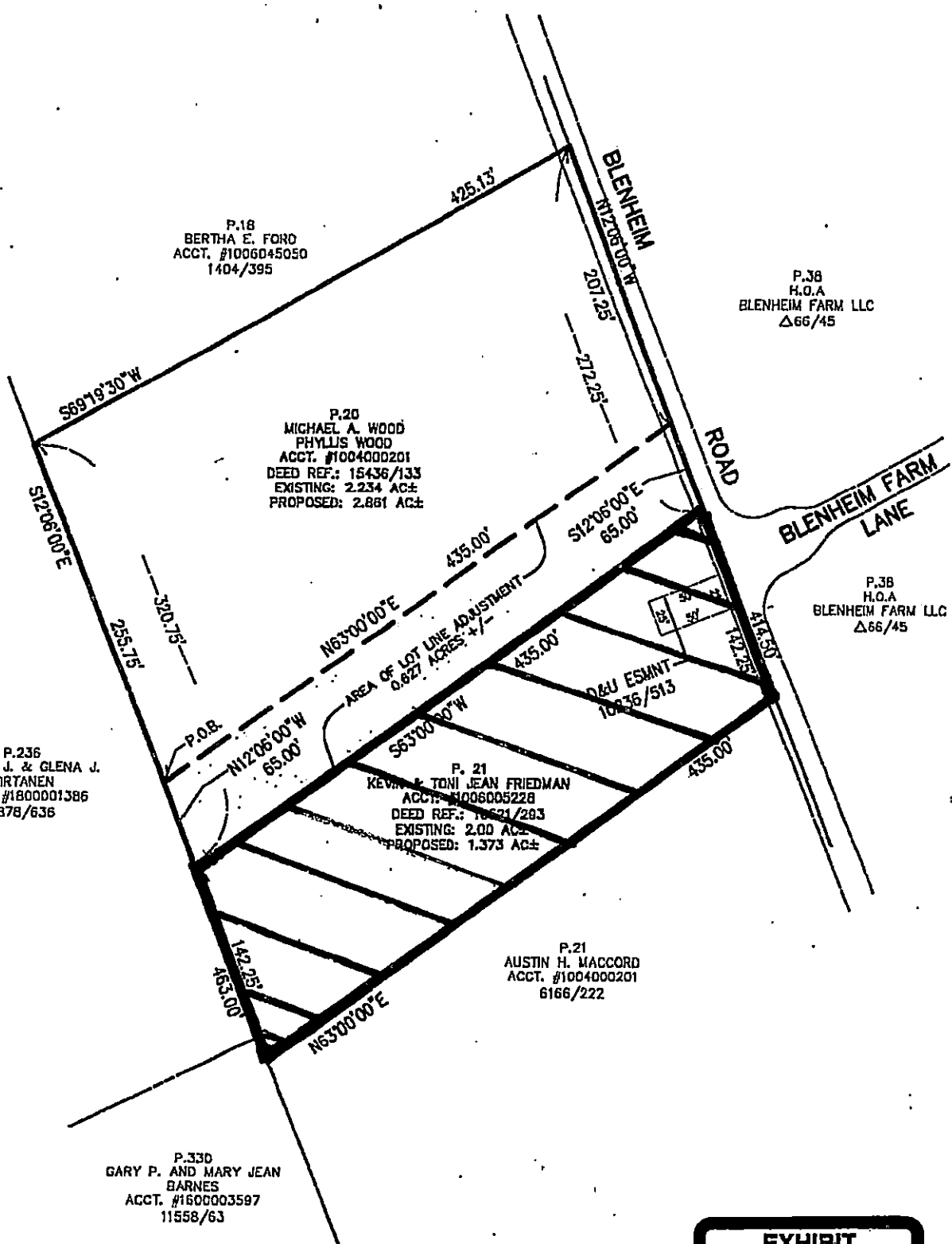


**McKEE & ASSOCIATES, INC.**  
*Engineering - Surveying - Natural Resources Planning*

SCALE:  
1" = 100'

DATE:  
12-22-200

REVISION:



**PLAT TO ACCOMPANY DESCRIPTION**  
**OF 0.627 +/- ACRES TO BE CONVEYED BY**  
**KEVIN AND TONI - JEAN FRIEDMAN TO**  
**MICHAEL A. WOOD AND PHYLLIS E. WOOD**  
**LOCATED ON THE WEST SIDE OF BLENHEIM ROAD**  
10th ELECTION DISTRICT BALTIMORE COUNTY, MD

|            |
|------------|
| SCALE:     |
| 1"=100'    |
| DATE:      |
| 12-22-2003 |
| REVISION:  |
|            |

**GC** 12/22/03  
GEOFFREY C. SCHULTZ DATE

**McKEE & ASSOCIATES, INC.**  
Engineering - Surveying - Natural Resources Planning





SCALE:  
1"=100'

DATE:  
12-22-2003

REVISION:



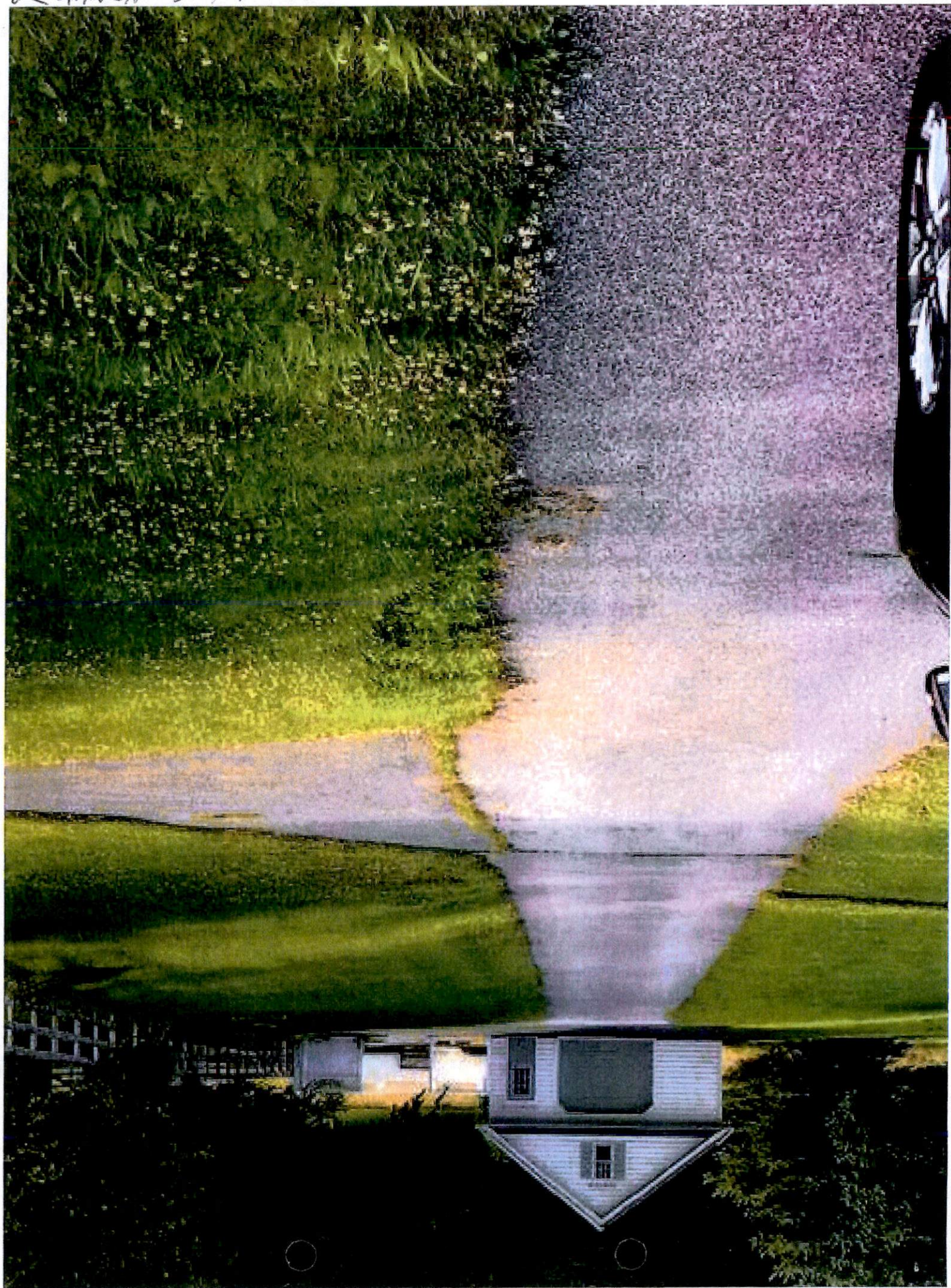
PETITIONER'S

EXHIBIT NO.

4



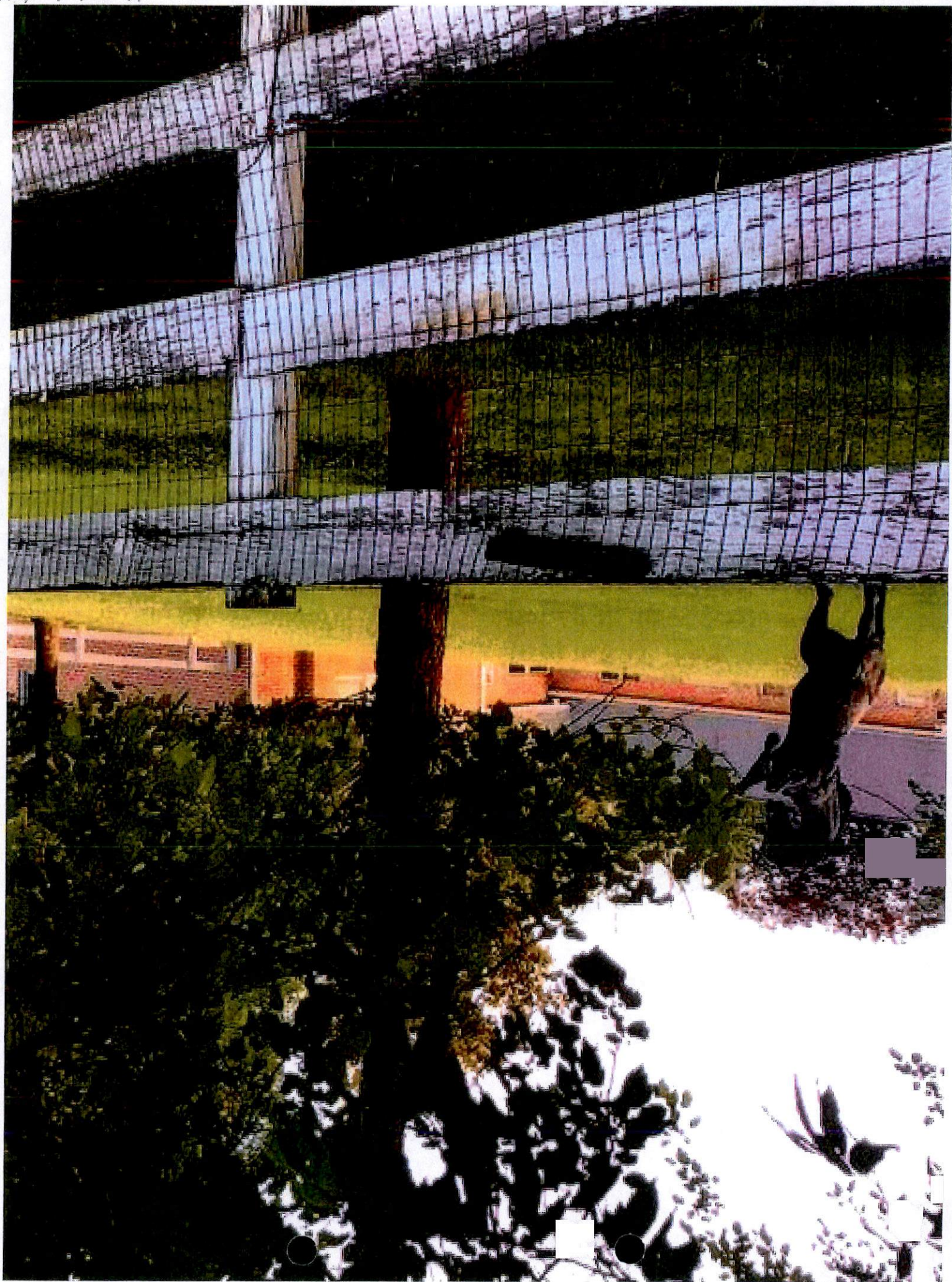




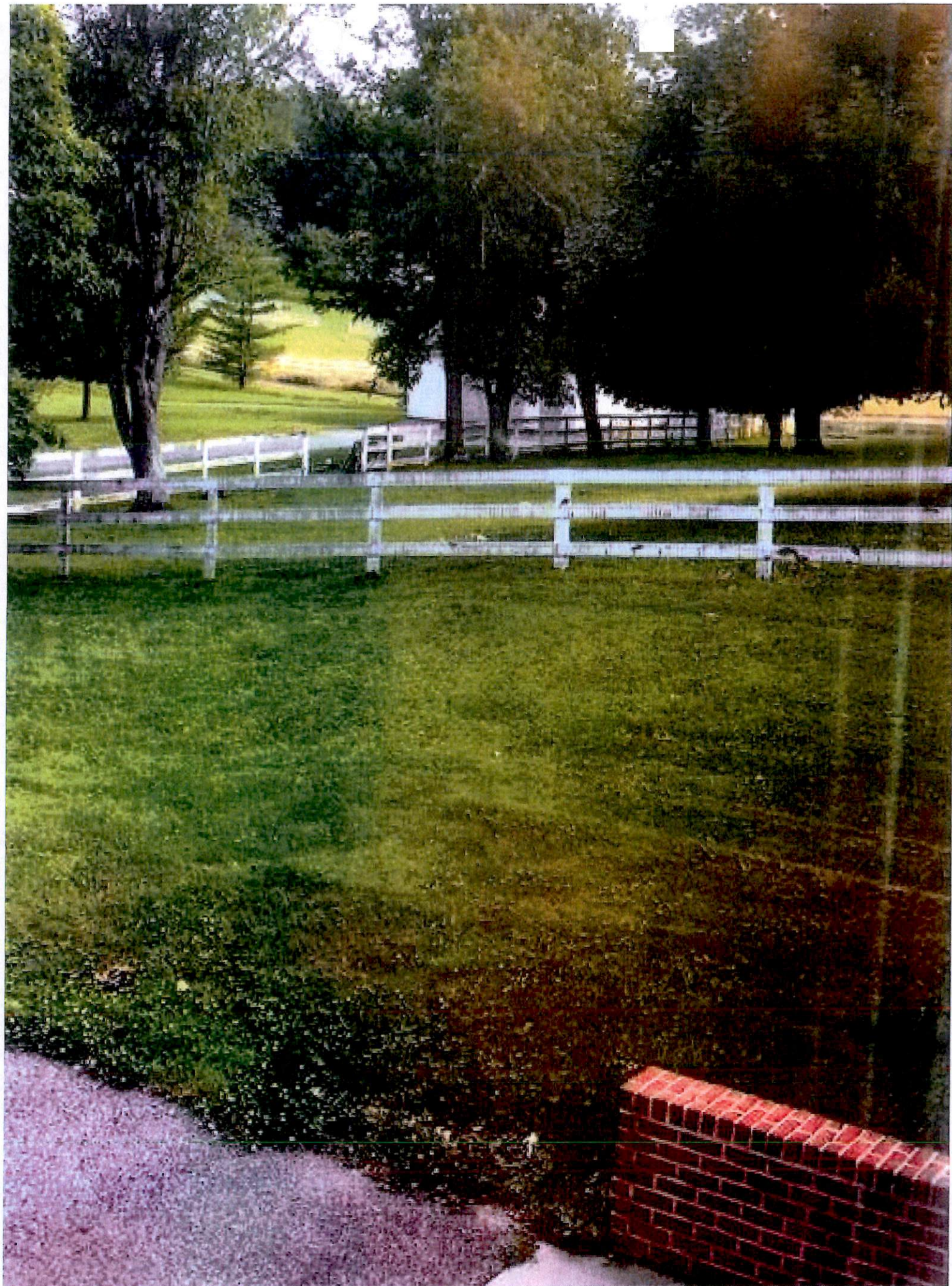








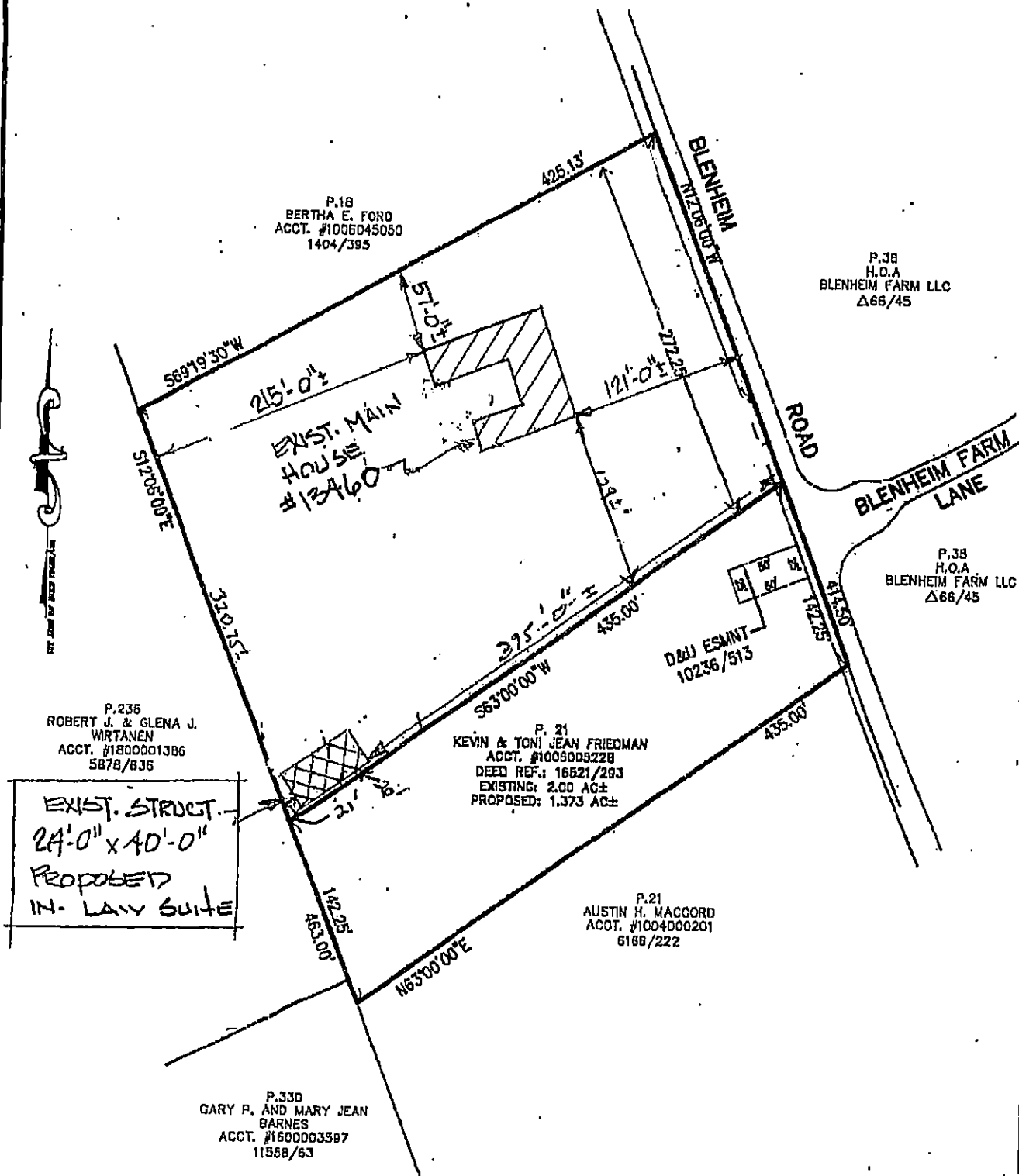






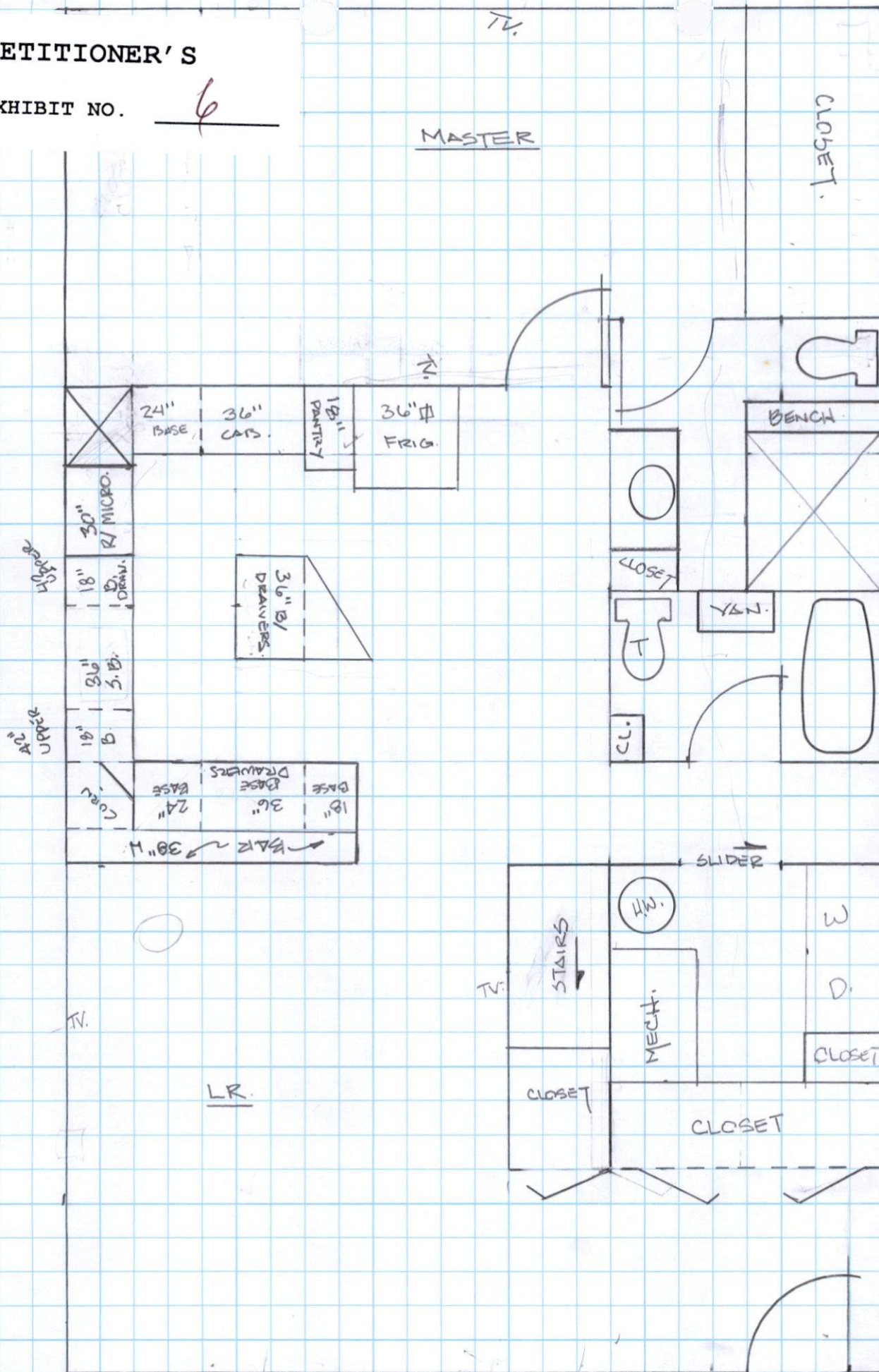
## EXHIBIT NO.

5

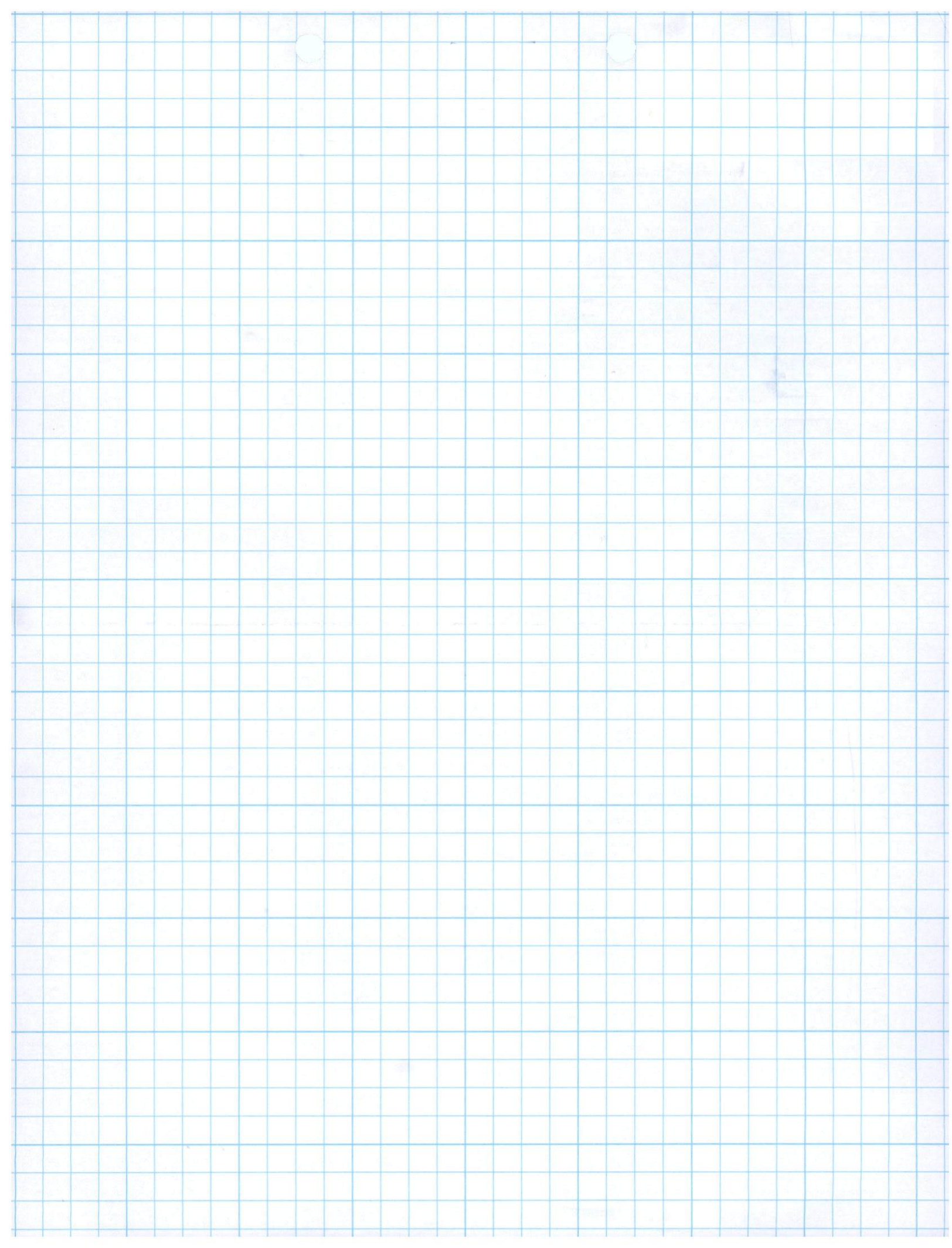


PETITIONER'S

EXHIBIT NO. 6









PETITIONER'S

EXHIBIT NO.

# HOME LAND

## ENVIRONMENTAL

pet EXH  
7

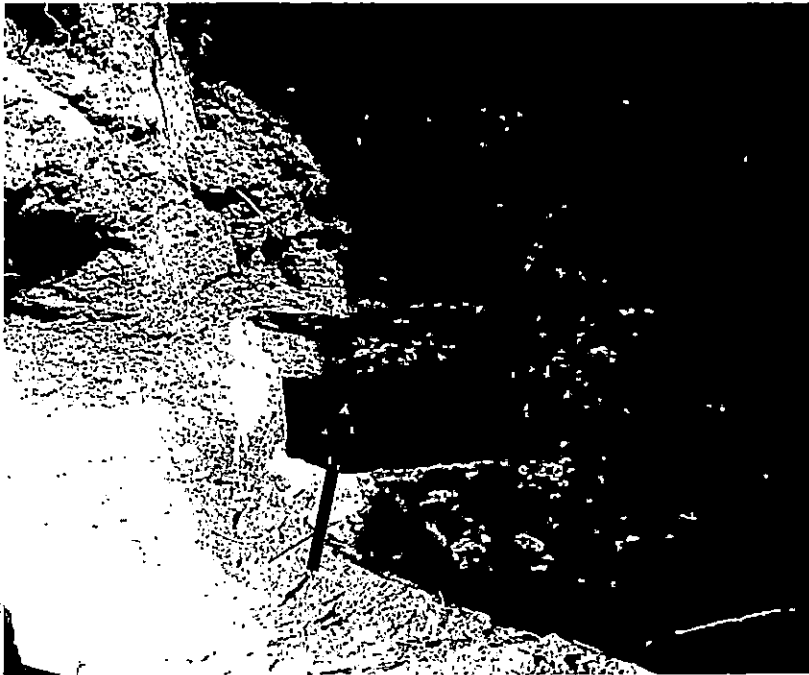
p:443-995-5385 | [info@homelandhealthyhomes.com](mailto:info@homelandhealthyhomes.com) | [www.homelandhealthyhomes.com](http://www.homelandhealthyhomes.com)

|                                                                                                                                                                              |  |                                                                                                                                                            |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Date: June 4, 2019<br>Name of Evaluator: Tyler Young<br>Time: 10:45 AM<br>Property Address:<br>13460 Blenheim Road<br>Phoenix, MD 21131<br>Recent Weather Conditions: Normal |  | Ordered By: Pat Gibson<br><br>Buyers: George Thomas<br><br>Homeowner Interview: The homeowner interview was sent but not received prior to the evaluation. |  | Occupied: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>Length of Time Vacant: N/A<br># of People Living in Home: 4<br># of People moving in: 4<br>Property Age: 2002<br>System Age: 2002<br>Last Date of Cleaning: Unknown<br>Recomm'd Pumping Freq: 2-3 Years                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| Liquid level in tank is: <input type="checkbox"/> Above Normal <input checked="" type="checkbox"/> Normal <input type="checkbox"/> Below Normal                              |  | Bottom Solids Depth: 8 Inches                                                                                                                              |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| Depth of tank: 26 Inches                                                                                                                                                     |  | Type of Tank Access: Cleanout                                                                                                                              |  | Depth of tank access: At Grade                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| Maintenance appears: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor                                                    |  | Depth to Distribution Box: 29 Inches                                                                                                                       |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| Effluent Filter present: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                                                                 |  | Previous high liquid level: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                                            |  | Distance to well: >100 Feet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| Records Search: Records were requested and received from Baltimore County prior to the evaluation.                                                                           |  |                                                                                                                                                            |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| Were there any impermeable surfaces above the septic system (i.e. driveway)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                             |  |                                                                                                                                                            |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| <b>Type of Tank</b>                                                                                                                                                          |  | <b>Tank Composition and Size</b>                                                                                                                           |  | <b>Type of Absorption System</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| <input checked="" type="checkbox"/> Septic Tank (1 tank)                                                                                                                     |  | <input type="checkbox"/> Metal <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Plastic                                               |  | <input checked="" type="checkbox"/> Leaching Field <input type="checkbox"/> Raised Mound                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| <input type="checkbox"/> Aeration System                                                                                                                                     |  |                                                                                                                                                            |  | <input type="checkbox"/> Drywell (Number of: ) <input type="checkbox"/> Cesspool                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| <input type="checkbox"/> Other:                                                                                                                                              |  | Tank Size: 1,500 gallons                                                                                                                                   |  | <input type="checkbox"/> Unknown: _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| <b>System Component</b>                                                                                                                                                      |  | <b>Condition</b>                                                                                                                                           |  | <b>Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| Septic Tank                                                                                                                                                                  |  | <input checked="" type="checkbox"/> Acceptable<br><input type="checkbox"/> Unacceptable<br><input type="checkbox"/> Needs Further Evaluation               |  | A camera was used during the inspection. Please see separate camera document for more information. The septic tank is 1,500 gallons in capacity and composed of concrete. The tank is 26 inches below grade; a cleanout at grade serves as access. It is recommended a riser be installed to grade. Both front and back baffles are in place and composed of concrete (see pictures). The solids level in the tank is 8 inches, indicating fair maintenance. It is recommended the tank be cleaned in 1 year, then every 2-3 years thereafter. During the inspection, the cap on the cleanout as well as the caps of the snake line access points were found to be damaged and/or missing. It is recommended these caps be replaced to prevent debris and stormwater from entering the system. |  |
| Absorption System                                                                                                                                                            |  | <input checked="" type="checkbox"/> Acceptable<br><input type="checkbox"/> Unacceptable<br><input type="checkbox"/> Needs Further Evaluation               |  | The absorption system is composed of a distribution box and 2 drainfields. The distribution box was excavated by hand and found to be 29 inches below grade. Both drainfields were probed and found to be dry to a depth of at least 12 inches from the top of the stone (see pictures). Approximately 300 gallons of water were introduced into the system with no sign of a backup.                                                                                                                                                                                                                                                                                                                                                                                                          |  |

# HOME LAND

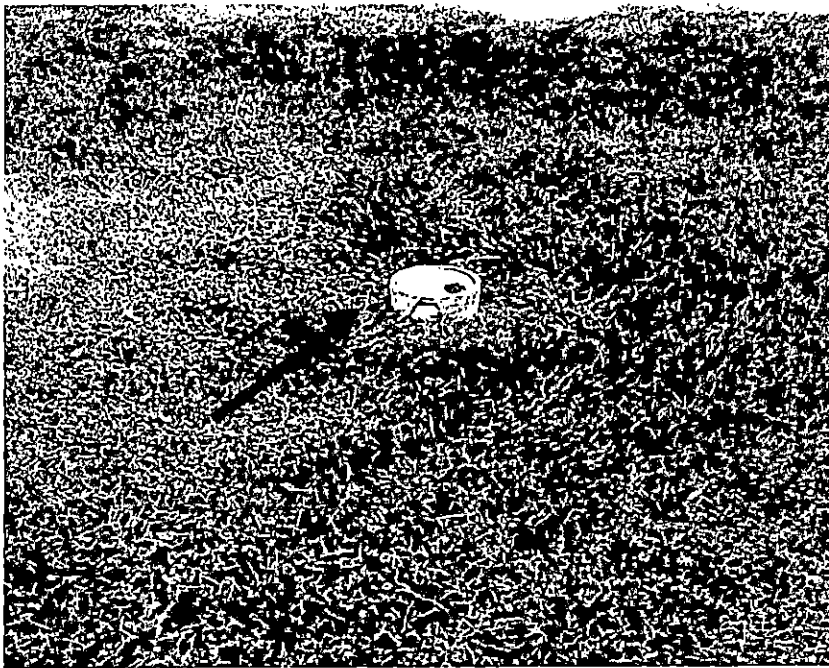
## ENVIRONMENTAL

p:443-995-5385 | f:443-267-0098 | [info@homelandhealthyhomes.com](mailto:info@homelandhealthyhomes.com) | [www.homelandhealthyhomes.com](http://www.homelandhealthyhomes.com)



Picture 1:

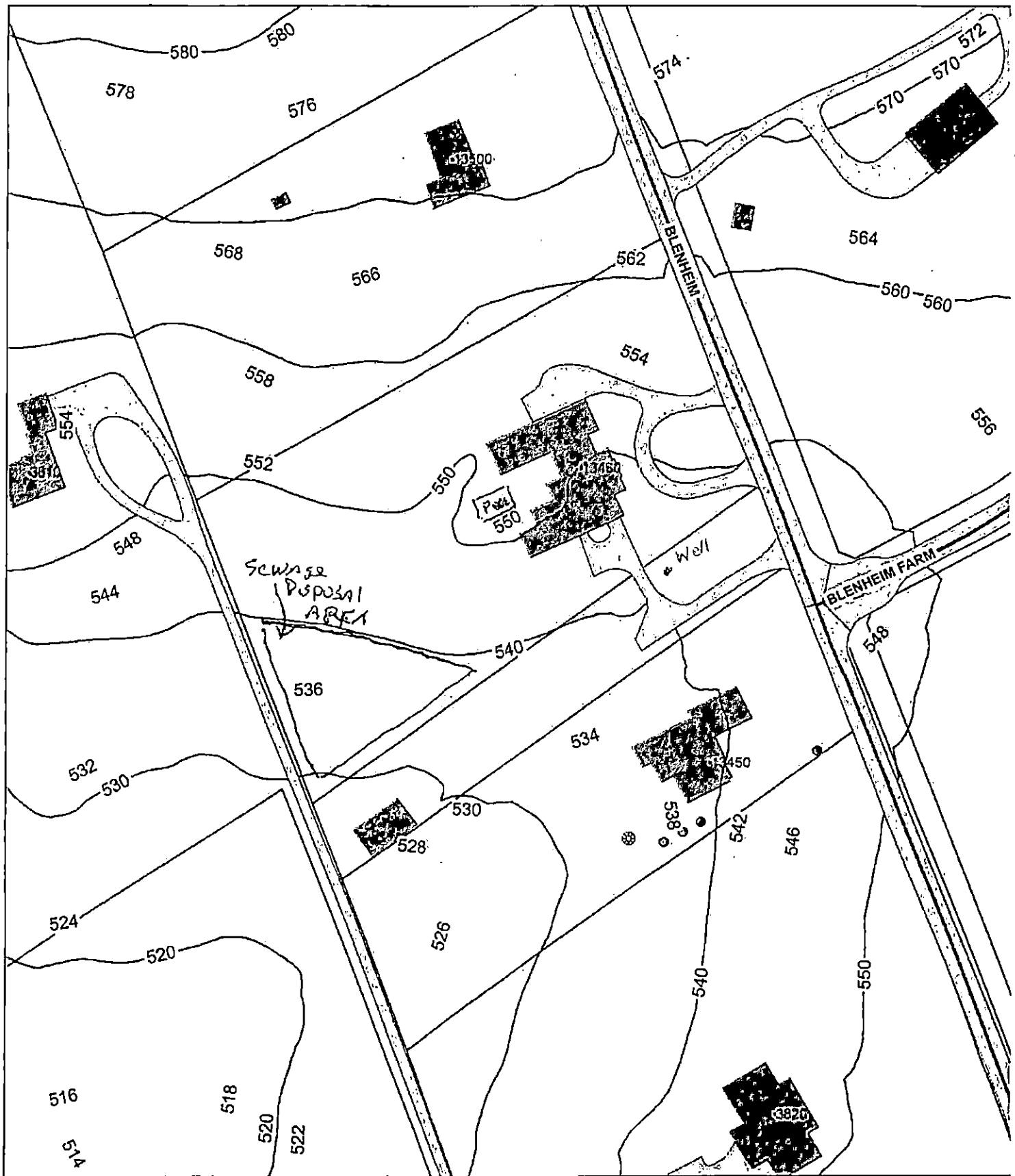
Showing excavated back end of the septic tank. The red arrow indicates the concrete back baffle.



Picture 2:

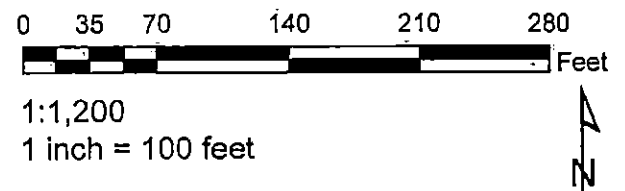
Showing damaged cleanout cap over the front of the septic tank. It is recommended this cap be replaced. Please note there is no riser access at grade.

p:443-995-5385 | f:443-267-0098 | [info@homelandhealthyhomes.com](mailto:info@homelandhealthyhomes.com) | [www.homelandhealthyhomes.com](http://www.homelandhealthyhomes.com)



13460 BLENHEIM RD

May 30, 2019





# HOME LAND

## ENVIRONMENTAL

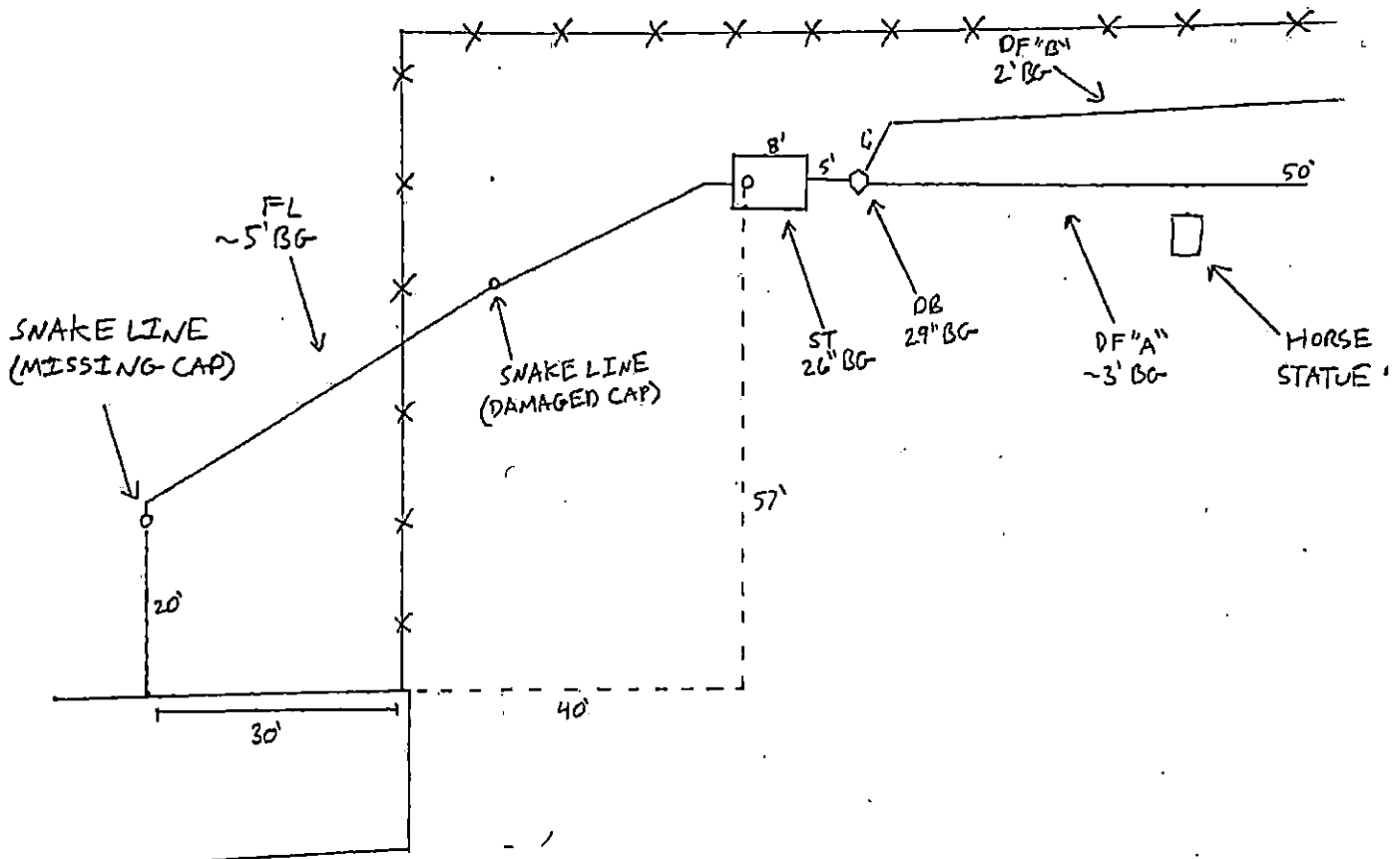
p: 443-995-5385 | [info@homelandhealthyhomes.com](mailto:info@homelandhealthyhomes.com) | [www.homelandhealthyhomes.com](http://www.homelandhealthyhomes.com)

Front of the House

All measurements are approximate distances.

**ADDRESS:** 13460 Blenheim Road  
Phoenix, MD 21131

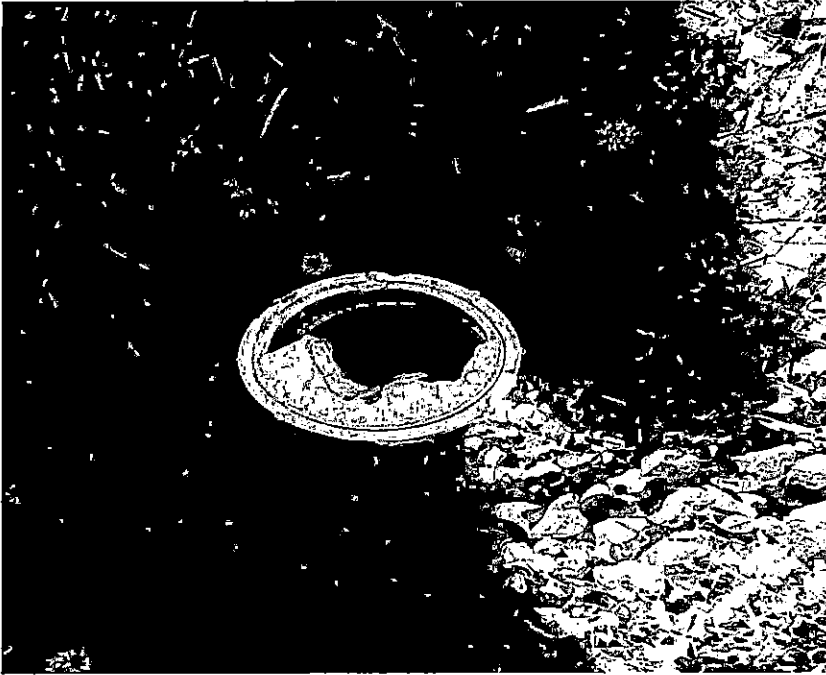
ST=Septic Tank; DB=Distribution Box; DF=Drainfield; DW=Drywell  
FL=Front Line; BL=Back Line; BG=Below Grade; '= Feet; '"= Inches  
**SCALE:** 1:20



# HOME LAND

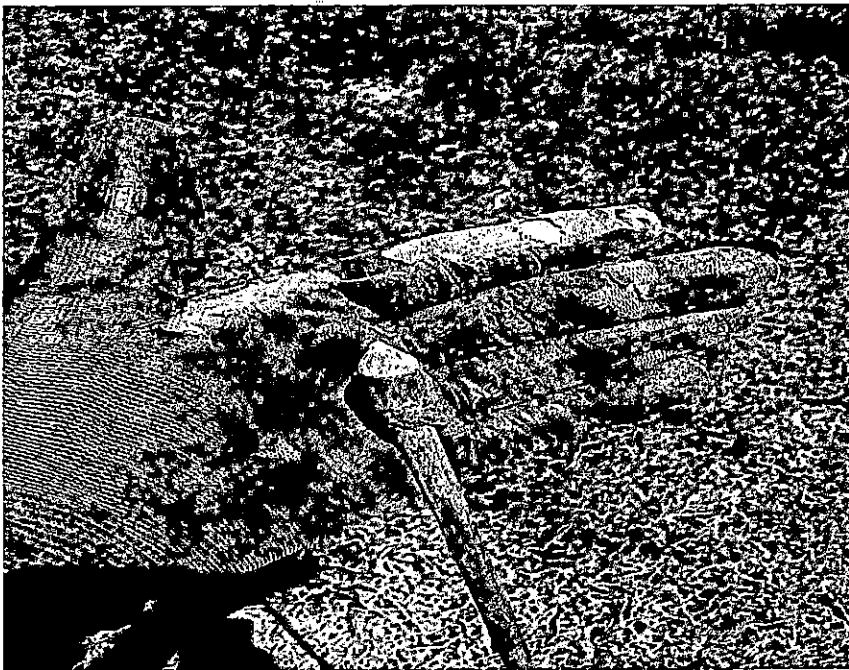
## ENVIRONMENTAL

p:443-995-5385 | [info@homelandhealthyhomes.com](mailto:info@homelandhealthyhomes.com) | [www.homelandhealthyhomes.com](http://www.homelandhealthyhomes.com)



Picture 3:

Showing damaged snake line access. It is recommended this cap be replaced.



Picture 4:

Showing limestone residue from probing the drainfields, indicating they are dry.

# HOME LAND

## ENVIRONMENTAL

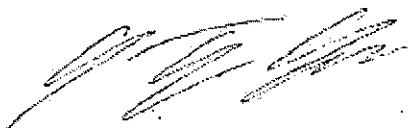
p:443-995-5385 | f:443-267-0098 | [info@homelandhealthyhomes.com](mailto:info@homelandhealthyhomes.com) | [www.homelandhealthyhomes.com](http://www.homelandhealthyhomes.com)

### Sketch of System

***PLEASE SEE SEPARATE DOCUMENT FOR DETAILED SKETCH.***

#### DISCLAIMERS

- This is a subjective and visual inspection only, the conclusions of which are based on the observed condition of the system components that could reasonably be accessed, and information known about the system at the time this report was completed. There may be unknown historical problems or unseen conditions which may compromise the conclusions stated in this report.
- Suggestions or recommendations for repairs or remediation may result in the need for further repair or remediation once the system components are fully excavated.
- A 'Satisfactory' evaluation does not mean the system will meet the local approving authority's criteria for determining compliance with state code: COMAR 26.04.02.02 D(4).
- The evaluation of the Sewage Disposal System as reported is based on the conditions observed on the day of the inspection.
- This report is neither a WARRANTY nor does it GUARANTEE continued acceptable functionality or performance of the Sewage Disposal Systems operations.
- If the house has been unoccupied the findings in this report may not be accurate, as limited or no use of the system may conceal or mask problems that may be revealed under typical sewage loading.
- If the general ground condition is excessively wet at the time of inspection, the findings in this report may not be accurate, as ground moisture may cover or hide septic effluent that may be on or near the ground surface.
- If the house is vacant or the conditions excessively wet during inspection, it is recommended that the system be reevaluated at a later date and/or alternate techniques be used to address those potential issues.
- Payment and/or use of this evaluation signify understanding and acceptances of the above clauses, as well as any noted faults with the system.

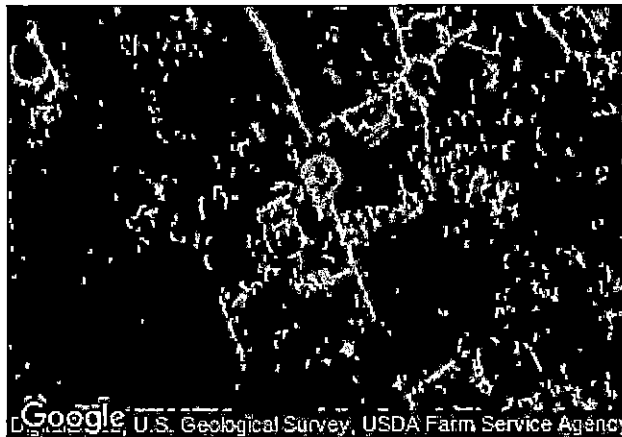
|                             |                                                                                      |                |
|-----------------------------|--------------------------------------------------------------------------------------|----------------|
| Representative's Signature: |  | Date: 6/4/2019 |
|-----------------------------|--------------------------------------------------------------------------------------|----------------|



# HOME LAND

## ENVIRONMENTAL

|                     |                         |
|---------------------|-------------------------|
| <b>Location</b>     | <b>Inspector</b>        |
| 13460 Blenheim Road | Tyler Young             |
| Phoenix MD 21131    | Environmental Inspector |



Tuesday, June 4, 2019

This is a subjective and visual inspection only, based upon many unknown and unseen factors. This report does not WARRANT nor Guarantee continued functional septic system operations. Payment and/or use of this evaluation signify understanding and acceptance of the above clauses.

PVC pipe- May be installed if property is newer than 1982 and can last over 100 years. PVC is impervious to root penetration however, a crack or a joint that is not properly sealed can allow root intrusion. Generally white or green in color.

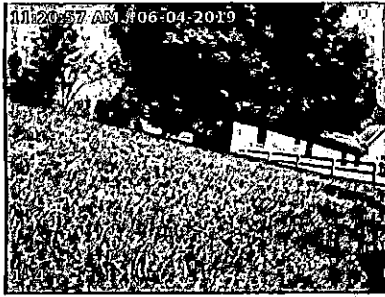
Belly- bellies are dips in a sewer line where liquid can pool and or debris can collect. Bellies can become issues if they become large enough to catch debris not allowing liquid to pass through the sewer line. A minor belly is noted as ½ - 1 inches. Major belly over 1 inch.

Root Intrusion- Roots infiltrate a sewer line in different ways depending on the composition of the pipe. Roots should not be present in a sewer line as they can cause clogs and or blockages. Herbaceous roots, from some shrubs and grasses, appear to be "nest like" and can fluctuate in size depending on season. Woody Roots are thick roots from trees and shrubs. These roots do not fluctuate depending on season. Roots are attached to waste water as it is full of nitrogen and other nutrients. When roots are removed from a sewer line it is possible to find additional defects with the pipe that may causing additional remediation requirements.

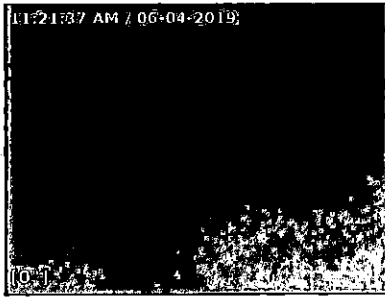
The camera septic inspection begins in the front line from the septic tank back towards the house. The back of the septic tank was excavated by hand to access the back line. The camera enters the back line from the septic tank towards the distribution box. The distribution box was also excavated by hand to expose access to the two drainfields. Drainfield "A" is entered with the camera. Some debris is observed in Drainfield "A". The camera then enters Drainfield "B". Debris and minor root intrusion is observed in Drainfield "B". All pipes observed are composed of PVC.

6/4/2019 11:20:58 AM

1' 4"



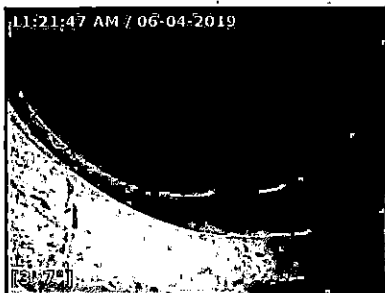
Showing the above property.



6/4/2019 11:21:38 AM

0' 0"

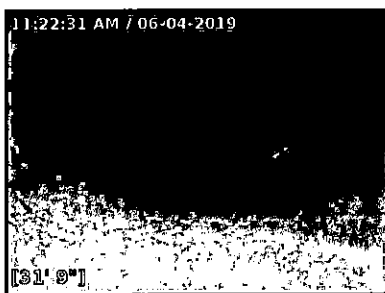
The camera enters the front line from the septic tank towards the house. A belly is encountered.



6/4/2019 11:21:48 AM

3' 7"

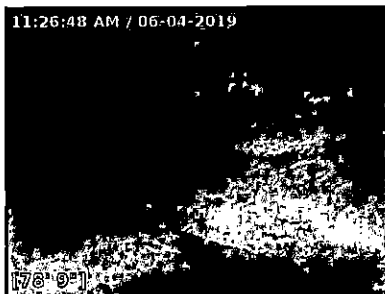
At approximately 3.5 feet, the front line bends to the left.



6/4/2019 11:22:32 AM

31' 9"

At approximately 32 feet, a snake line access is observed.



6/4/2019 11:26:49 AM

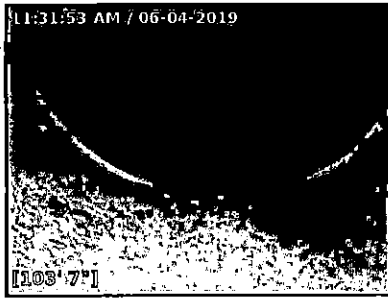
78' 9"

At approximately 79 feet, the front line bends to the left.

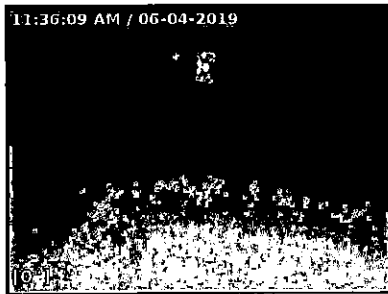
6/4/2019 11:31:54 AM

103' 8"

A bend in the line at approximately 104 feet. At this point, the front line has entered the foundation of



the house.



6/4/2019 11:36:10 AM

0' 0"

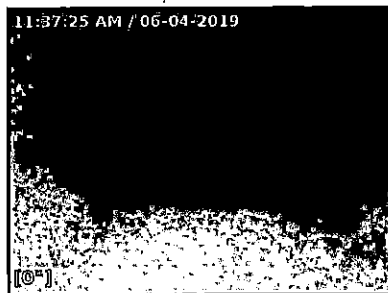
The camera enters the back line from the septic tank towards the distribution box.



6/4/2019 11:36:23 AM

5' 2"

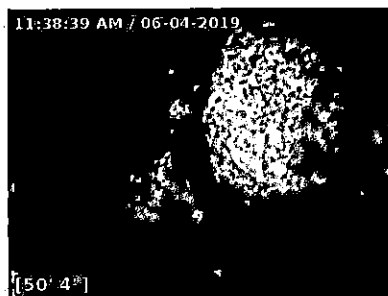
At approximately 5 feet, the back line meets the distribution box. The baffle of the distribution box can be seen in this picture.



6/4/2019 11:37:26 AM

0' 0"

The camera enters Drainfield "A".



6/4/2019 11:38:39 AM

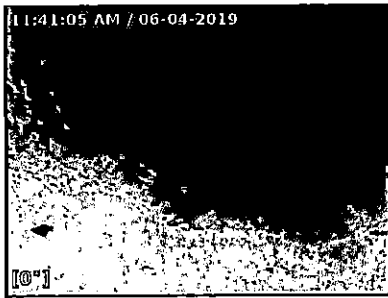
50' 5"

The end of Drainfield "A" is reached at approximately 50 feet.

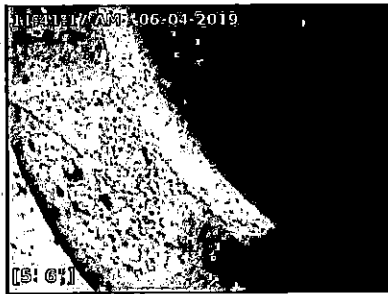
6/4/2019 11:41:05 AM

0' 0"





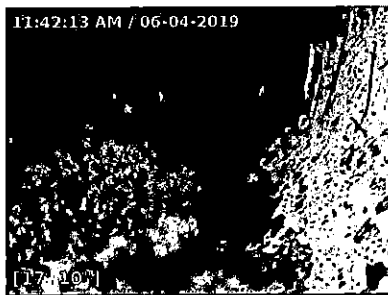
The camera enters Drainfield "B".



6/4/2019 11:41:17 AM

5' 7"

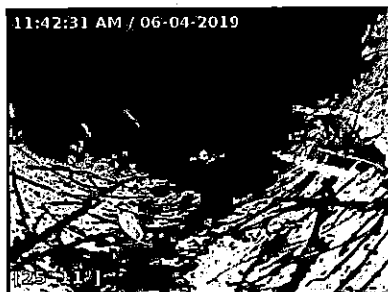
At approximately 6 feet, the line bends to the right.



6/4/2019 11:42:13 AM

17' 10"

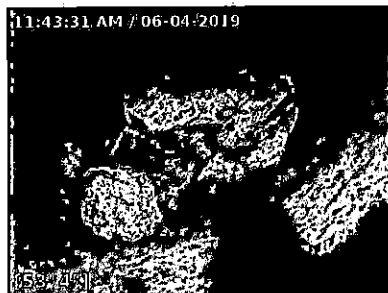
Debris in the line at approximately 18 feet.



6/4/2019 11:42:31 AM

25' 11"

Minor root intrusion at approximately 26 feet.

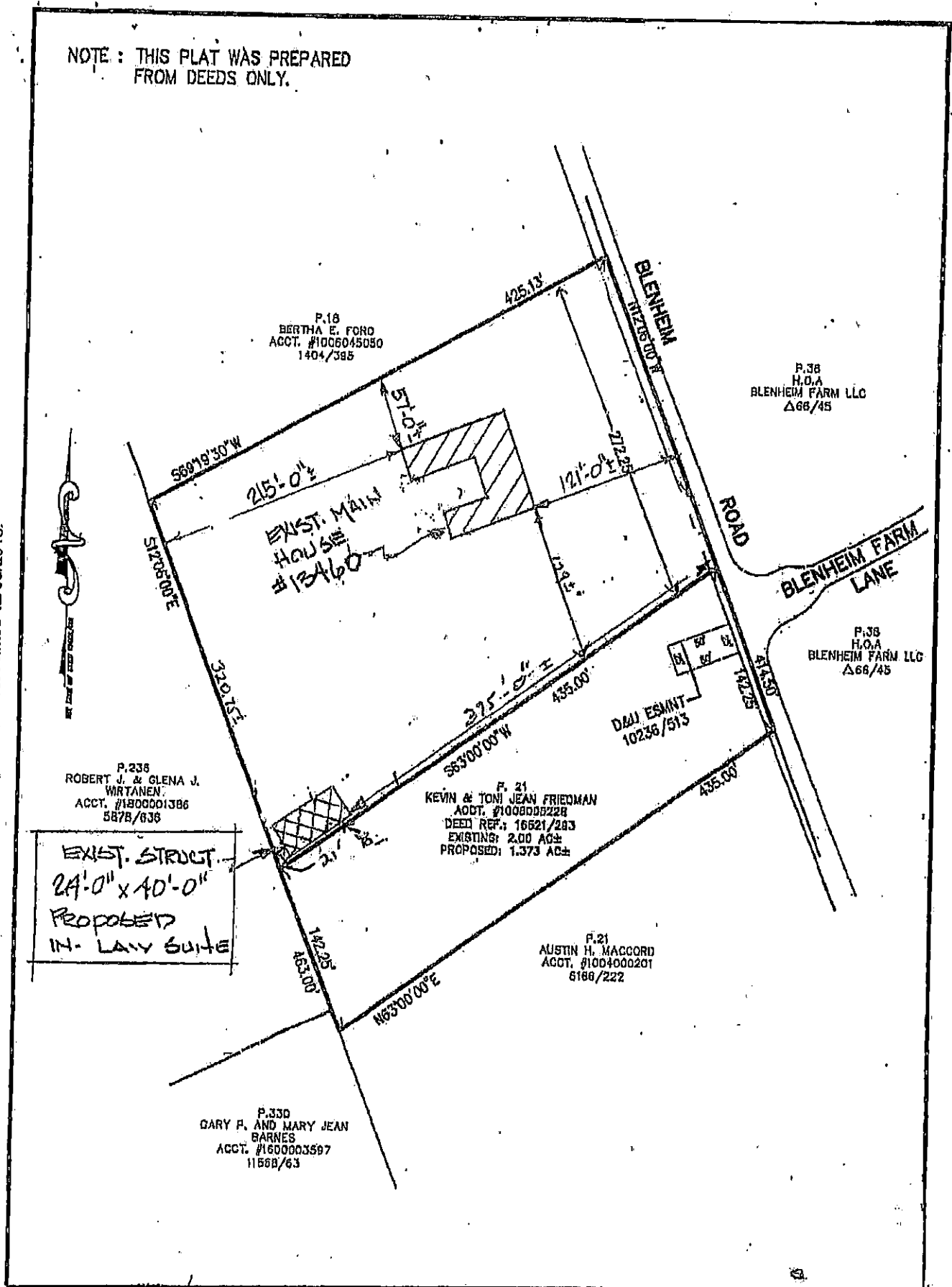


6/4/2019 11:43:31 AM

53' 4"

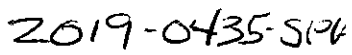
The end of Drainfield "B" is reached at approximately 53 feet.

המחברת מודה לפרופ' ד"ר יעקב גולדברג, מנהל מחלקת המחקר, מכללת תל אביב, על סיועו במימון מחקר זה.



Drop-off / No review

2019-0435-BPK

[illegible]

# Baltimore County - My Neighborhood

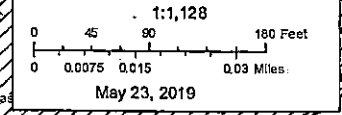


- Legend**
- Building Footprints**
- Buildings
  - Institutional Buildings
  - Commercial Buildings
  - House Numbers
  - Key Sheet
  - Landmarks List
  - Permits
  - Zoning History Cases
  - Zoning
  - Property
  - Interstates
  - Interstate Ramps
  - Major Roads
  - Minor Roads
  - Local Roads
  - Alleys and Driveways
- County Boundary

RC 6

UNE

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



Baltimore County Government, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Drummler Review 2019-0435-SP11



# Baltimore County - My Neighborhood



- Legend**
- Building Footprints**
- Buildings
  - Institutional Buildings
  - Commercial Buildings
  - House Numbers
  - Key Sheet
  - Landmarks List
  - Permits
  - Zoning History Cases
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  - Property
  - Interstates
  - Interstate Ramps
  - Major Roads
  - Minor Roads
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- County Boundary

RC 6

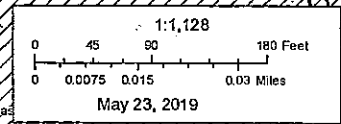
UNE

WILHELM PARADISE

WILHELM PARADISE

WILHELM PARADISE

336 W



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Drop-off / No review 2019-0435-SPH



Lot # 1

1006045050

13500

Pt. Bk. 0000066, Folio 0045  
2200018431

1004000200

PAI # 100286 PAI # 100286  
Pt. Bk./Folio # 066045  
1991-0444-A PAI # 100286

NE 18-D

3 CD  
044A2

2400009396

10 ED  
RC 6

GROWTH TIER 4  
(No New Subdivisions of 4  
or More Additional Lots)

SITE

BLENHIM FARM LN

Pt. Bk. 000000042, Folio 00122

PAI # 100159  
Pt. Bk./Folio # 042122  
1800001386

PAI # 100159

2003-0143-SPHA

2200018432

13450

1006045225

1600003597

1006045226

3820

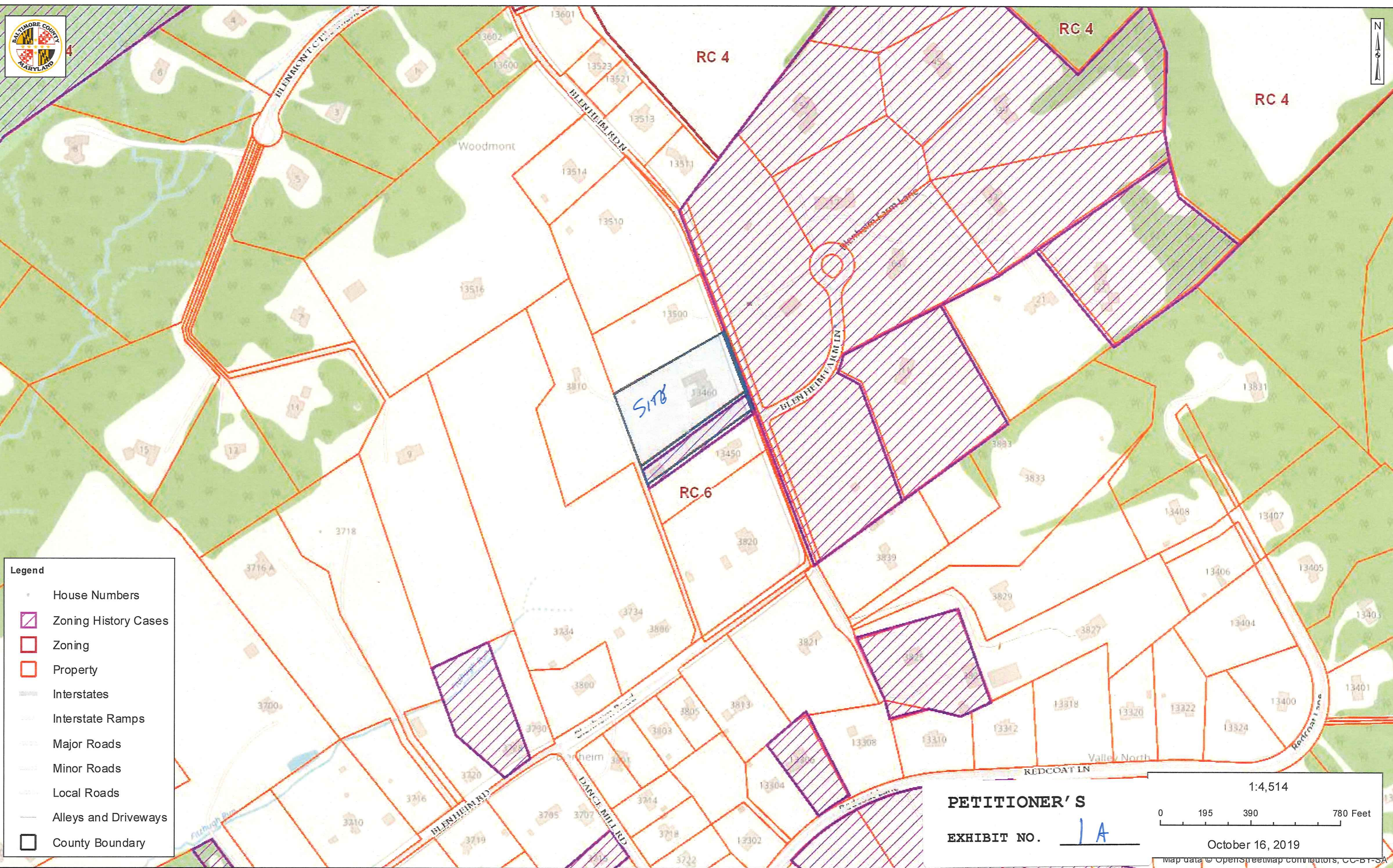
BLENHIM RD N



# Baltimore County - My Neighborhood



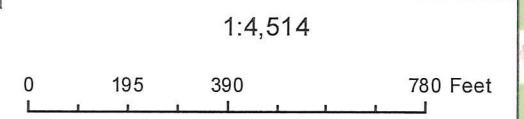
- Legend**
- House Numbers
  - Zoning History Cases
  - Zoning
  - Property
  - Interstates
  - Interstate Ramps
  - Major Roads
  - Minor Roads
  - Local Roads
  - Alleys and Driveways
  - County Boundary



PETITIONER'S

EXHIBIT NO.

1A

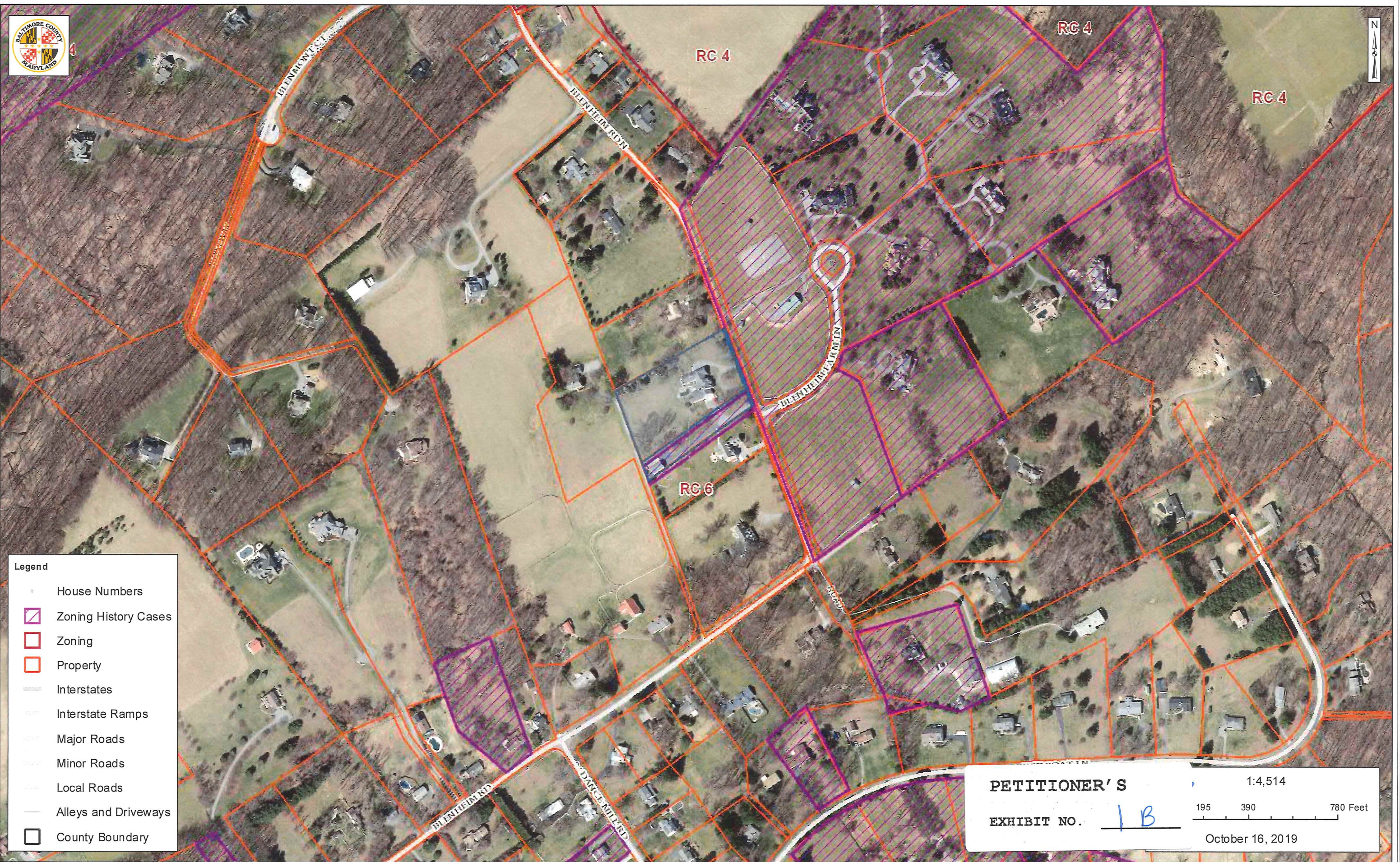


October 16, 2019

Map data © OpenStreetMap contributors, CC-BY-SA



# Baltimore County - My Neighborhood



**Legend**

- House Numbers
- Zoning History Cases
- Zoning
- Property
- Interstates
- Interstate Ramps
- Major Roads
- Minor Roads
- Local Roads
- Alleys and Driveways
- County Boundary

**PETITIONER'S**

**EXHIBIT NO.** 1 B

1:4,514

195 390 780 Feet

October 16, 2019