

M E M O R A N D U M

DATE: October 23, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0215-A- Appeal Period Expired

The appeal period for the above-referenced case expired on October 22, 2020. 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.'

/dlm

cc: Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(3206 Blenheim Road)		
10 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Michael & Nora O'Hara	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2020-0215-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Michael and Nora O'Hara ("Petitioners"). The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations ("BCZR") § 400.3, to approve an accessory structure (two-story shed) at total height of 16.5 ft. in lieu of the required maximum height of 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 30, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 9-22-20

By 120

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the detached two-story shed height and usage, I will impose conditions that the detached two-story shed shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 22nd day of **September, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from BCZR § 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to approve an accessory structure (two-story shed) at total height of 16.5 ft. in lieu of the required maximum height of 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

ORDER RECEIVED FOR FILING

Date 9-22-20

By [Signature]

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw

ORDER RECEIVED FOR FILING

Date 9-22-20

By kw



ADMINISTRATIVE ZONING PETITION
FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING
 To be filed with the Department of Permits, Approvals and Inspections

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

Address 3206 BLENDHEIM ROAD PHOENIX MD 21131 Currently zoned RC6
 Deed Reference 32756 100028 10 Digit Tax Account # 2000004688
 Owner(s) Printed Name(s) MICHAEL O'HARA & NORA O'HARA

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

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

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

1. **X ADMINISTRATIVE VARIANCE** from Section(s)

BCZR 400.3 to approve an accessory structure (shed) at total height of 16.5 ft in lieu of the required maximum height of 15 ft

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

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

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

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

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

Owner(s)/Petitioner(s):

MICHAEL O'HARA / NORA O'HARA
 Name #1 – Type or Print Name #2 – Type or Print

[Signature] / [Signature]
 Signature #1 Signature #2

3206 BLENDHEIM ROAD PHOENIX MD
 Mailing Address City State

21131 / 1443-789-4042 / michaeloha@gmail.com
 Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

MICHAEL O'HARA
 Name – Type or Print

[Signature]
 Signature

3206 BLENDHEIM ROAD PHOENIX MD
 Mailing Address City State

21131 / 1443-789-4042 / michaeloha@gmail.com
 Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 31 day of August, 2020 that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0215-A Filing Date 8/21/2020 Estimated Posting Date 8/30/2020 Reviewer CP

Affidavit in Support Administrative Variance

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

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

Address: 3266 BLUNDHILL ROAD PHOENIX MD 21131
Print or Type Address of property City State Zip Code

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

I currently have insufficient storage space to secure outdoor furniture and machinery to maintain the property. Rodents and weather are causing significant damage resulting in expensive repairs and replacement. The addition of this shed will provide ample storage to protect the machinery and outdoor furnishings from rodent & weather damage, as well as, prevent theft.

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

Michael O'Hara
Signature of Owner (Affiant)

Nora O'Hara
Signature of Owner (Affiant)

MICHAEL O'HARA
Name- Print or Type

NORA O'HARA
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of August, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Michael O'Hara, Nora O'Hara

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public
10/6/2020
My Commission Expires

Affidavit in Support Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

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

Address: 3206 BLENHEIM ROAD PHOENIX MD 21131
Print or Type Address of property City State Zip Code

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

I currently have insufficient storage space to secure outdoor furnishings and machinery required to maintain the property. Rotten and weather are causing significant damage resulting in expensive repairs and replacement. The addition of this shed would provide ample storage to protect the machinery and furnishings from rot and weather damage, as well as, prevent theft.

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

Michael O'Hara
Signature of Owner (Affiant)
MICHAEL O'HARA
Name- Print or Type

Nora O'Hara
Signature of Owner (Affiant)
NORA O'HARA
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of Aug., 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Michael O'Hara, Nora O'Hara

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

AS WITNESS my hand and Notaries Seal



Yashvatsinh Vaghela
Notary Public
10/6/2020
My Commission Expires



ADMINISTRATIVE ZONING PETITION
FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING
To be filed with the Department of Permits, Approvals and Inspections

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

Address 3206 BLENHEIM ROAD PHOENIX MD 21131 Currently zoned RC6
Deed Reference 32756 100028 10 Digit Tax Account # 2000004688
Owner(s) Printed Name(s) MICHAEL O'HARA & NORA O'HARA

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

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

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

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR 400.3 to approve an accessory structure (shed) at total height of 16.5 ft in lieu of the required maximum height of 15 ft

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

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

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

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

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

Owner(s)/Petitioner(s):

MICHAEL O'HARA / NORA O'HARA
Name #1 - Type or Print Name #2 - Type or Print
Michael O'Hara / Nora O'Hara
Signature #1 Signature #2
3206 BLENHEIM ROAD PHOENIX MD
Mailing Address City State
21131 1443.789.4042 michaelcha@gmail.com
Zip Code Telephone # Email Address

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

Name- Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

Representative to be contacted:

MICHAEL O'HARA
Name - Type or Print
Michael O'Hara
Signature
3206 BLENHEIM ROAD PHOENIX MD
Mailing Address City State
21131 1443.789.4042 michaelcha@gmail.com
Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0215-A Filing Date 8/21/2020 Estimated Posting Date 8/30/2020 Reviewer CP

Zoning Property Description for 3206 Blenheim Road Phoenix, MD 21131

PART A: Beginning at a point on the South side of Margaret's View Lane which is 20 feet wide at a distance of 700 feet East of the centerline of the nearest improved intersecting street Blenheim Road which is 60 feet wide

PART B: Being Lot #4 in the subdivision of Margaret's View as recorded in Baltimore County Plat Book #53, Folio # 0115, containing 6.139 acres. Located in Election District 10 and Council District 3.

2020-0215-A

SECOND CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/1/2020

Case Number: 2020-0215-A

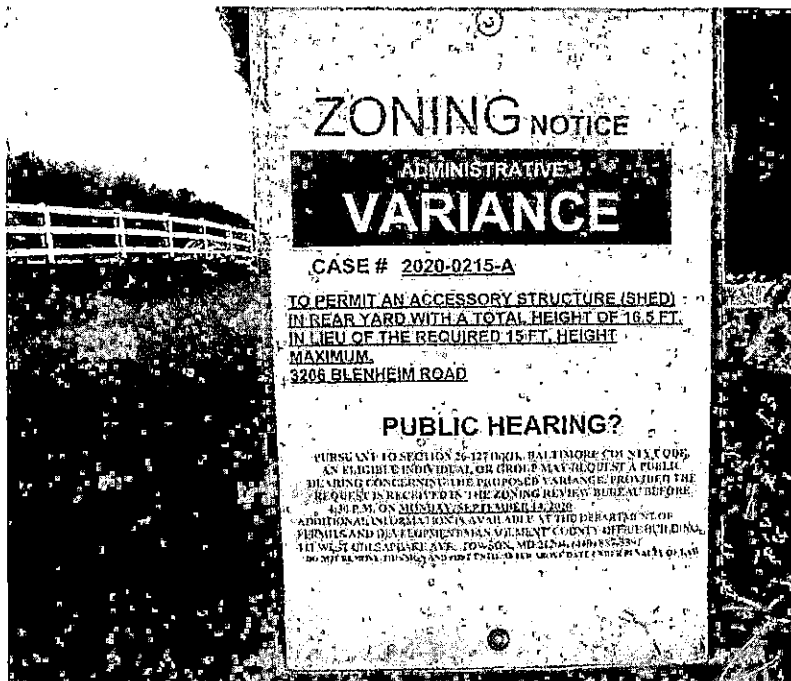
Petitioner / Developer: MICHAEL O'HARA & NORA O'HARA

Date of Closing: SEPTEMBER 14, 2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
(1) SIGN @ ENTRANCE TO PANHANDLE ON BLENHEIM ROAD

The sign(s) were posted on: AUGUST 30, 2020

The sign(s) were re-posted on: SEPTEMBER 1, 2020



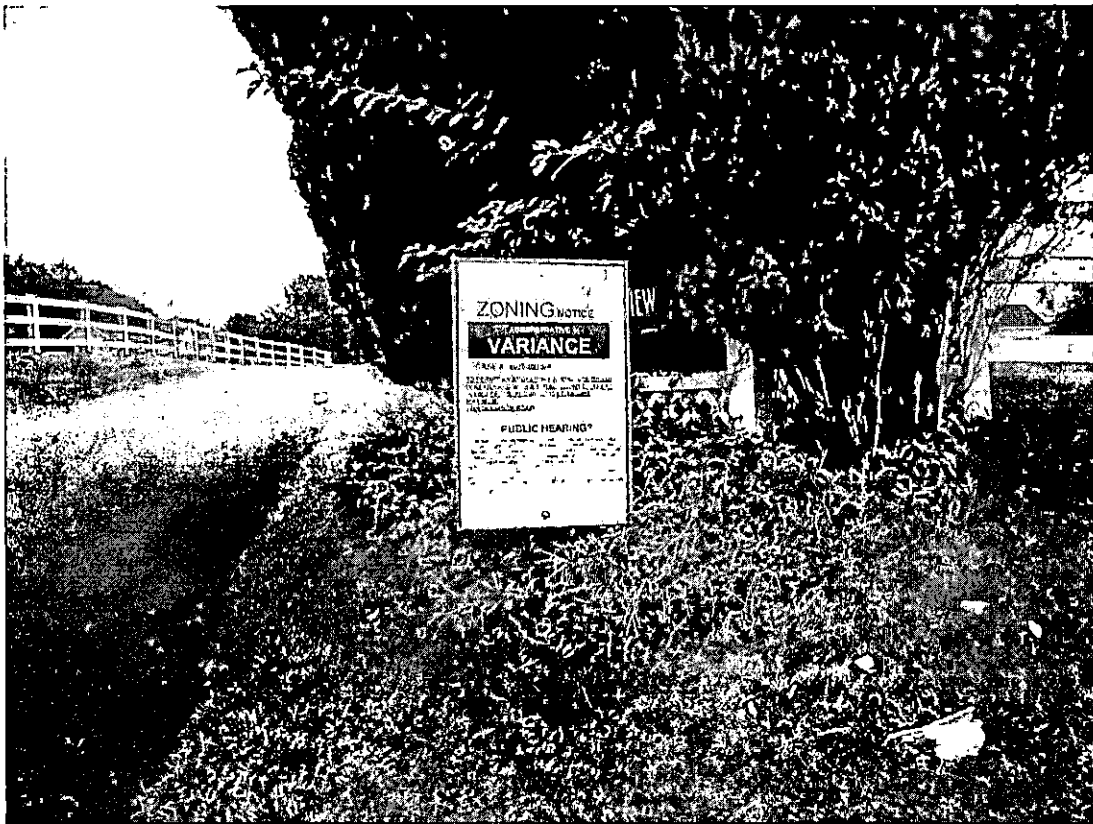
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo of Sign Re-Posting @ Entrance to Panhandle on
Blenheim Road ~ 9/1/2020
CASE # 2020=0215-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 8/30/2020

Case Number: 2020-0215-A

Petitioner / Developer: MICHAEL O'HARA & NORA O'HARA

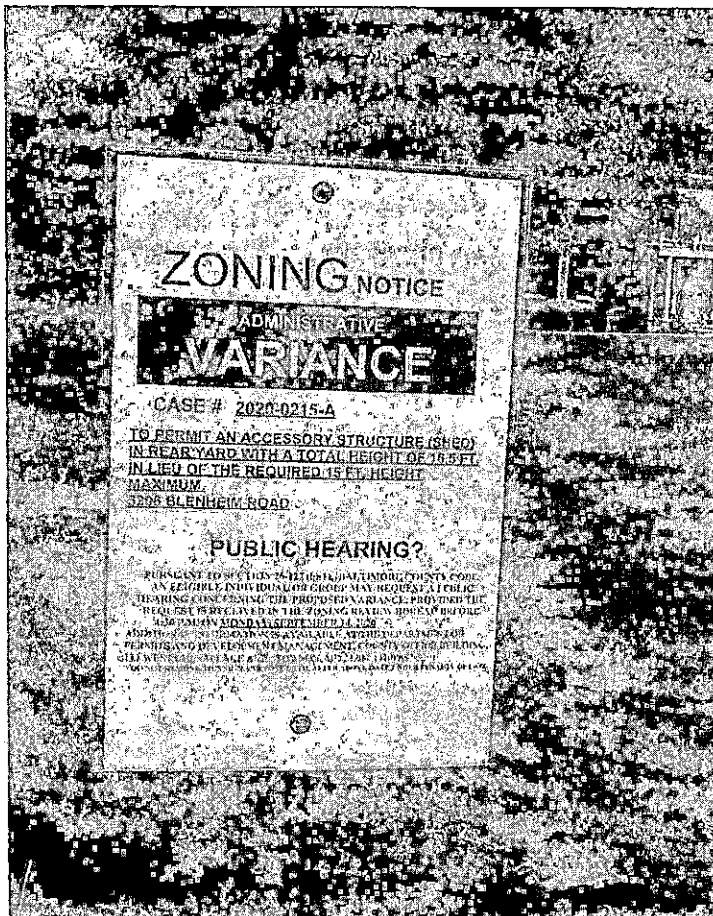
Date of Closing: SEPTEMBER 14, 2020

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

(1) SIGN @ 3206 BLENHEIM ROAD (ON-SITE)

(1) SIGN @ ENTRANCE TO PANHANDLE ON BLENHEIM ROAD

The sign(s) were posted on: AUGUST 30, 2020



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

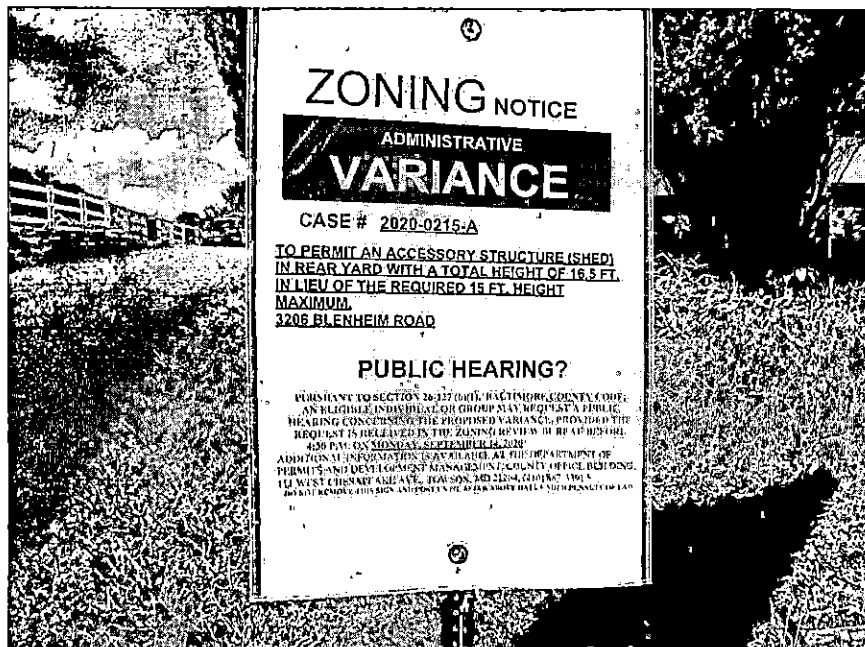
523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo 1st Sign @ 3206 Blenheim Rd. ~ 8/30/2020



Background Photo 2nd Sign @ Entrance to Panhandle on Blenheim Rd.~ 8/30/2020
CASE # 2020-0215-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0215 -A Address 3206 Blenheim Rd

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

Filing Date: 8-20-2020 Posting Date: 8-30-2020 Closing Date: 9-14-2020

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2020- 0215 -A Address 3206 Blenheim Rd

Petitioner's Name Michael O'Hara & Nora O'Hara Telephone 443-789-4042

Posting Date: 8-30-2020 Closing Date: 9-14-2020

Wording for Sign: To Permit Allow an accessory structure (shed) in Rear
yard with a total height of 16.5 ft in lieu of the required
15 ft height maximum

Revised 6/30/2018



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 9, 2020

Michael O'Hara,
3266 Blenheim Road
Phoenix MD 21131

RE: Case Number: 2020-0215-A, 3266 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 21, 2020. 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

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: September 1, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0215-A
Address 3206 Blenheim Road
(O'Hara Property)

Zoning Advisory Committee Meeting of **August 24, 2020**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: September 1, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0215-A
Address 3206 Blenheim Road
(O'Hara Property)

Zoning Advisory Committee Meeting of **August 24, 2020**.

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

Reviewer: Steve Ford

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>9-1</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>8-30-20</u> by <u>O'Keefe</u>	
SIGN POSTING (2 nd)	Date: _____ by _____	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

ZAC AGENDA

Case Number: 2020-0214-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Patrick Leone & Joann Leane
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 363 MILES RD

Location: East side of Miles Road 39 feet to the intersection of Miles Road and Corsica Road.

Existing Zoning: DR 3.5

Area: 5,420 SQ FT

Proposed Zoning:

VARIANCE:

415A.1.A To permit a RV (Motor Home) located in the front yard and partially the side yard in lieu of the required 8 feet to the rear of a lateral projection of the front foundation line of the dwelling.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: 200-9087-CC

Closing Date:

Miscellaneous Notes:

Case Number: 2020-0215-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Michael O'Hara & Nora O'Hara
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 10 **Council Dist:** 3

Property Address: 3206 BLENHEIM RD

Location: South side of Margaret's Lane 700 feet East of Blenheim Road.

Existing Zoning: RC 6

Area: 6.13 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.3 To approve an accessory structure (shed) at total height of 16.5 feet in lieu of the required maximum height of 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 09/14/2020

Miscellaneous Notes:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 10 Account Number - 2000004688		
Owner Information		
Owner Name:	TOMEY NORA E OHARA MICHAEL	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	3206 BLENHEIM RD PHOENIX MD 21131	Deed Reference: /32756/ 00028
Location & Structure Information		
Premises Address:	3206 BLENHEIM RD 0-0000	Legal Description: 6.139 AC 3206 BLENHEIM RD MARGARETS VIEW
Map: 0043	Grid: 0017	Parcel: 0101
Neighborhood: 10010001.04	Subdivision: 0000	Section:
Block:	Lot: 4	Assessment Year: 2020
Plat No:		Plat Ref: 0053/ 0115
Town: None		
Primary Structure Built 1995	Above Grade Living Area 3,682 SF	Finished Basement Area
		Property Land Area 6.1300 AC
		County Use 04
Stories 2 1/2	Basement YES	Type STANDARD UNIT
Exterior SIDING/	Quality 4	Full/Half Bath 3 full/ 1 half
Garage 1 Attached	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	196,600	196,600
Improvements	314,500	320,000
Total:	511,100	516,600
Phase-in Assessments		As of 07/01/2020
		As of 07/01/2021
Land:		
Improvements		
Total:		
Preferential Land:	0	0
Transfer Information		
Seller: HOLCOMB LEWIS CRAIG	Date: 11/07/2012	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /32756/ 00028	Deed2:
Seller: DAHAN HOMES INC	Date: 04/04/1995	Price: \$421,456
Type: ARMS LENGTH IMPROVED	Deed1: /10997/ 00068	Deed2:
Seller: COLE CONSTRUCTION COMPANY INC	Date: 10/27/1994	Price: \$145,000
Type: ARMS LENGTH VACANT	Deed1: /10808/ 00667	Deed2:

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:		District - 10 Account Number - 2000004688
Owner Information		
Owner Name:	TOMEY NORA E OHARA MICHAEL	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	3206 BLENHEIM RD PHOENIX MD 21131	Deed Reference: /32756/ 00028
Location & Structure Information		
Premises Address:	3206 BLENHEIM RD 0-0000	Legal Description: 6.139 AC 3206 BLENHEIM RD MARGARETS VIEW
Map:	Grid:	Parcel:
0043	0017	0101
Neighborhood:	Subdivision:	Section:
10010001.04	0000	
Block:	Lot:	Assessment Year:
	4	2020
Plat No:		Plat Ref:
		0053/ 0115
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1995	3,682 SF	
Property Land Area		County Use
6.1300 AC		04
Stories	Basement	Type
2 1/2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	4	3 full/ 1 half
Garage	Last Notice of Major Improvements	
1 Attached		
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	196,600	196,600
Improvements	314,500	320,000
Total:	511,100	516,600
Preferential Land:	0	0
Phase-in Assessments		
	As of 07/01/2020	As of 07/01/2021
	512,933	514,767
Transfer Information		
Seller: HOLCOMB LEWIS CRAIG	Date: 11/07/2012	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /32756/ 00028	Deed2:
Seller: DAHAN HOMES INC	Date: 04/04/1995	Price: \$421,456
Type: ARMS LENGTH IMPROVED	Deed1: /10997/ 00068	Deed2:
Seller: COLE CONSTRUCTION COMPANY INC	Date: 10/27/1994	Price: \$145,000
Type: ARMS LENGTH VACANT	Deed1: /10808/ 00667	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	07/01/2020 07/01/2021
State:	000	0.00 0.00
Municipal:	000	0.00 0.00 0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 07/30/2013		
Homeowners' Tax Credit Application Information		

2020-0215-A

(AV) 9-14-2020

Debra Wiley

From: Kristen L Lewis
Sent: Monday, August 31, 2020 5:06 PM
To: Debra Wiley; Donna Mignon
Subject: FW: Destroyed Sign
Attachments: IMG_0384.jpg; Blenheim Rd. Photos.docx

Good evening ladies,

The attached was sent by Linda O'keefe. She had just posted the signs on Sunday and one sign was destroyed sometime after that. How should we proceed?

Kristen Lewis
PAI - Zoning Review
410-887-3391

From: Linda Okeefe [mailto:luckylinda1954@yahoo.com]
Sent: Monday, August 31, 2020 2:47 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: Destroyed Sign

CAUTION: This message from luckylinda1954@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi Kristen,

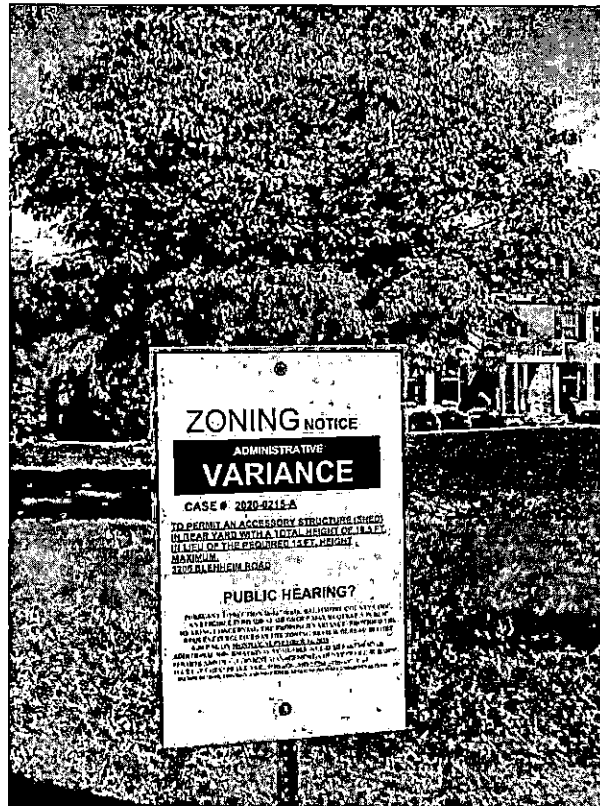
I am sending you the photo of one of the signs I posted yesterday @ entrance to panhandle on Blenheim Road Case # 2020-0215-A. The second sign is posted in front of petitioners house and that one is okay. Please advise what to do next.
Thank you,

Linda

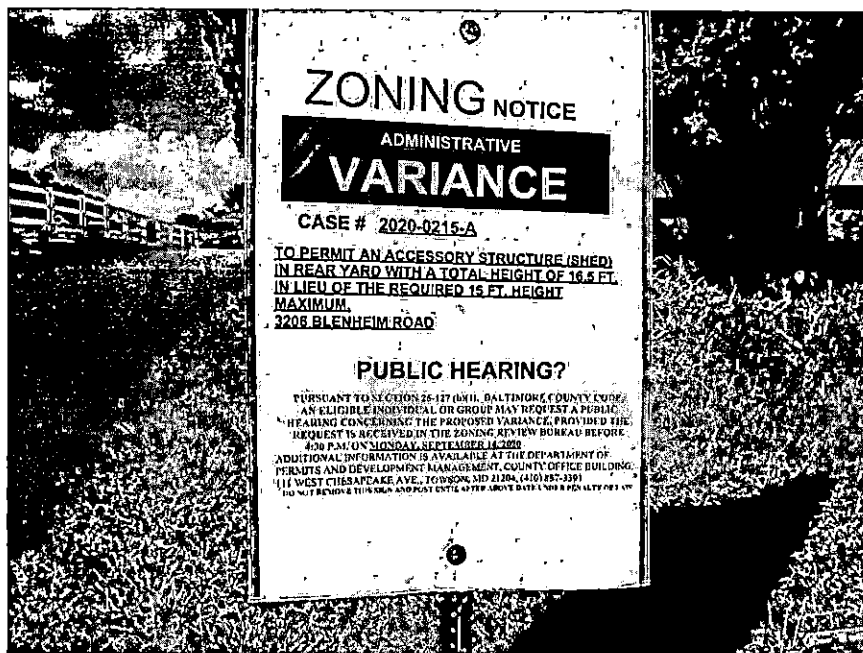
Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com

*Tell her to re-post ASAP
and we will proceed as if it had
been up the whole time*





Background Photo 1st Sign @ 3206 Blenheim Rd. ~ 8/30/2020



Background Photo 2nd Sign @ Entrance to Panhandle on Blenheim Rd. ~ 8/30/2020
CASE # 2020-0215-A

Donna Mignon

From: Kristen L Lewis
Sent: Tuesday, September 1, 2020 11:08 AM
To: Donna Mignon; Debra Wiley
Subject: RE: Destroyed Sign

Ok thank you. I will let her know.

Kristen Lewis
 PAI - Zoning Review
 410-887-3391

From: Donna Mignon
Sent: Tuesday, September 01, 2020 11:05 AM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>; Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: Destroyed Sign
Importance: High

Hi Kristen,
 We spoke to Paul and he indicated that Ms. O'Keefe should re-post this sign ASAP and we will proceed with the hearing.
 Thank you.

Donna L. Mignon

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Monday, August 31, 2020 5:06 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: FW: Destroyed Sign

Good evening ladies,

The attached was sent by Linda O'keefe. She had just posted the signs on Sunday and one sign was destroyed sometime after that. How should we proceed?

Kristen Lewis
 PAI - Zoning Review
 410-887-3391

From: Linda Okeefe [<mailto:luckylinda1954@yahoo.com>]
Sent: Monday, August 31, 2020 2:47 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: Destroyed Sign

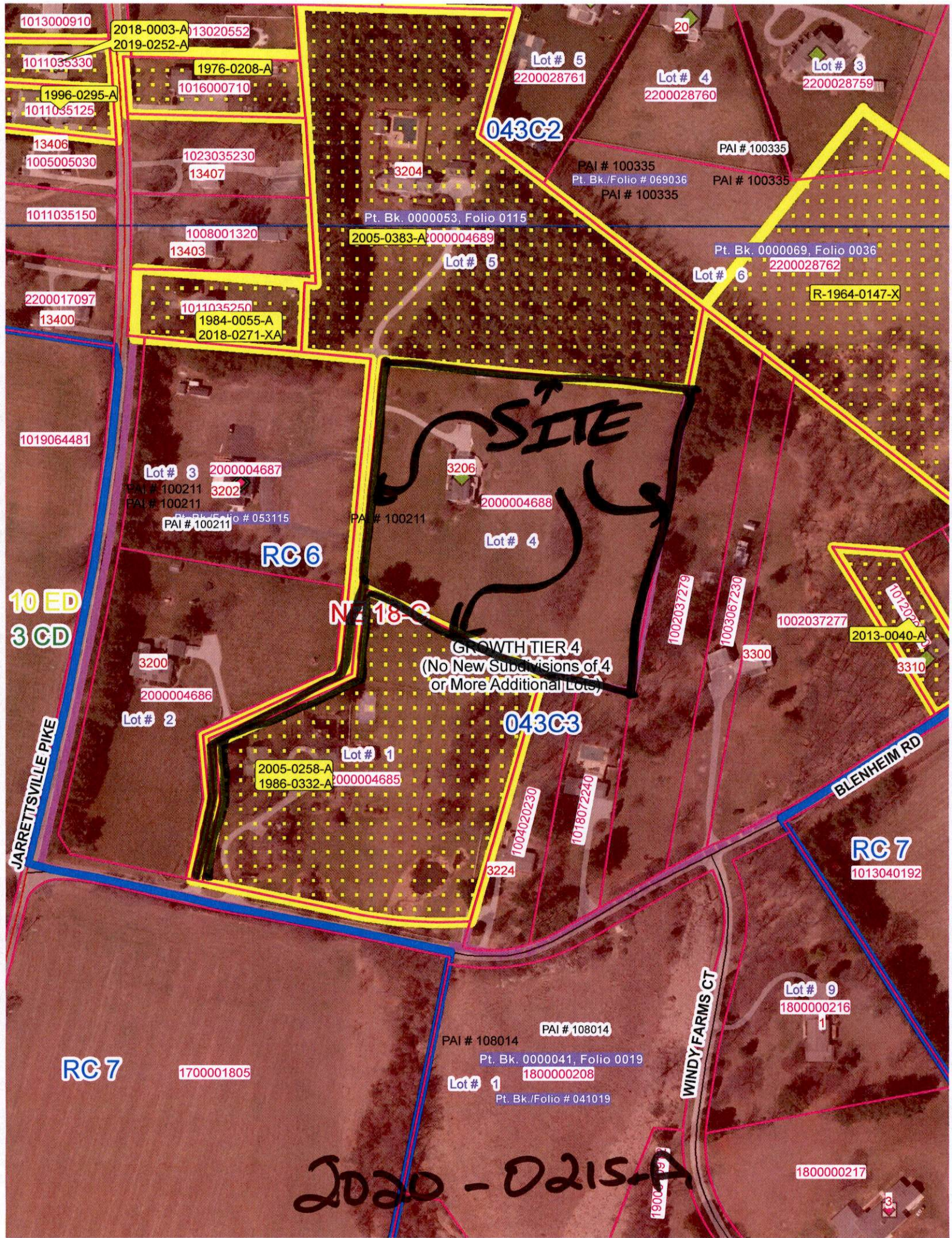
CAUTION: This message from luckylinda1954@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi Kristen,

I am sending you the photo of one of the signs I posted yesterday @ entrance to panhandle on Blenheim Road Case # 2020-0215-A. The second sign is posted in front of petitioners house and that one is okay. Please advise what to do next.
Thank you,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
lucky linda1954@yahoo.com



1013000910

2018-0003-A
2019-0252-A

13020552

1011035330

1976-0208-A

1016000710

1996-0295-A

1011035125

13406

1005005030

1023035230

13407

1011035150

1008001320

13403

2200017097

13400

1011035250

1984-0055-A

2018-0271-XA

1019064481

Lot # 3

2000004687

PAI # 100211

3202

PAI # 100211

PAI # 100211

PAI # 100211

RC6

043C2

Lot # 5

2200028761

Lot # 4

2200028760

Lot # 3

2200028759

PAI # 100335

PAI # 100335

Pt. Bk./Folio # 069036

PAI # 100335

PAI # 100335

Pt. Bk. 0000053, Folio 0115

2005-0383-A

2000004689

Lot # 5

Pt. Bk. 0000069, Folio 0036

2200028762

Lot # 6

R-1964-0147-X

3206

2000004688

Lot # 4

NE 18-C

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

043C3

3200

2000004686

Lot # 2

Lot # 1

2005-0258-A

1986-0332-A

2000004685

1004020230

3224

1018072240

1002037279

1003067230

1002037277

2013-0040-A

3310

BLENHIM RD

RC7

1013040192

Lot # 9

1800000216

1

PAI # 108014

PAI # 108014

Pt. Bk. 0000041, Folio 0019

1800000208

Lot # 1

Pt. Bk./Folio # 041019

WINDY FARMS CT

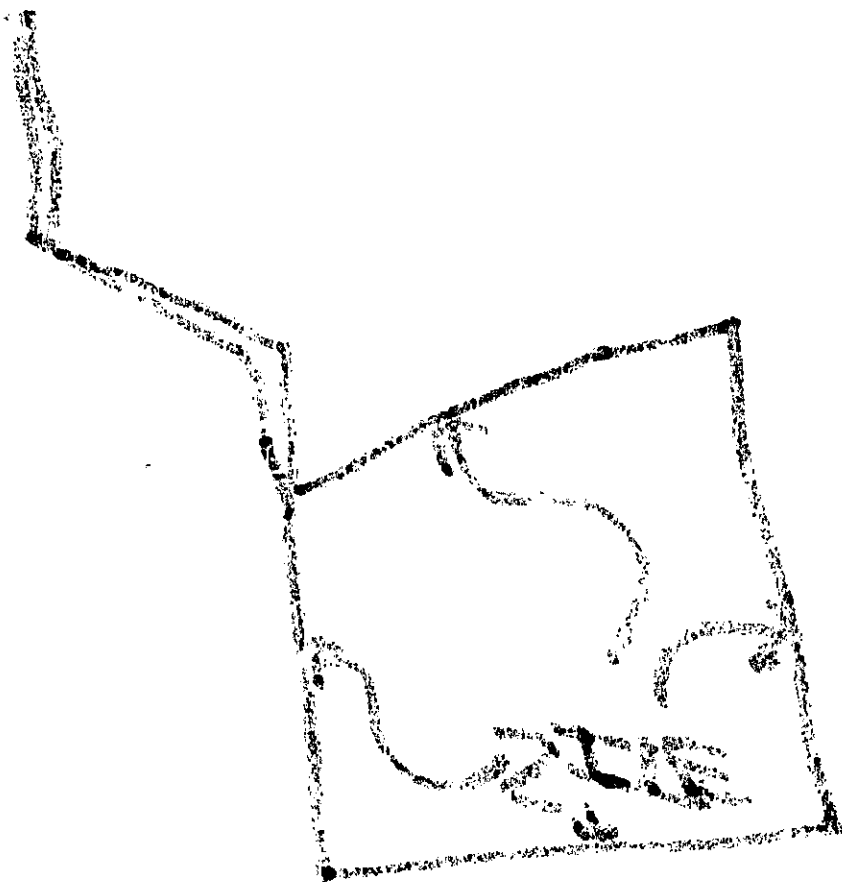
RC7

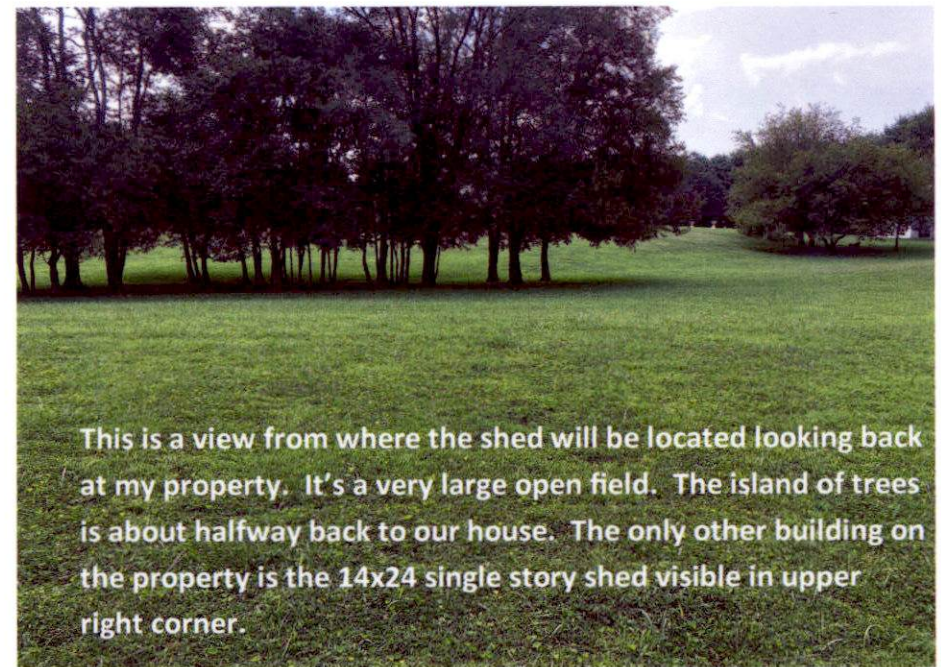
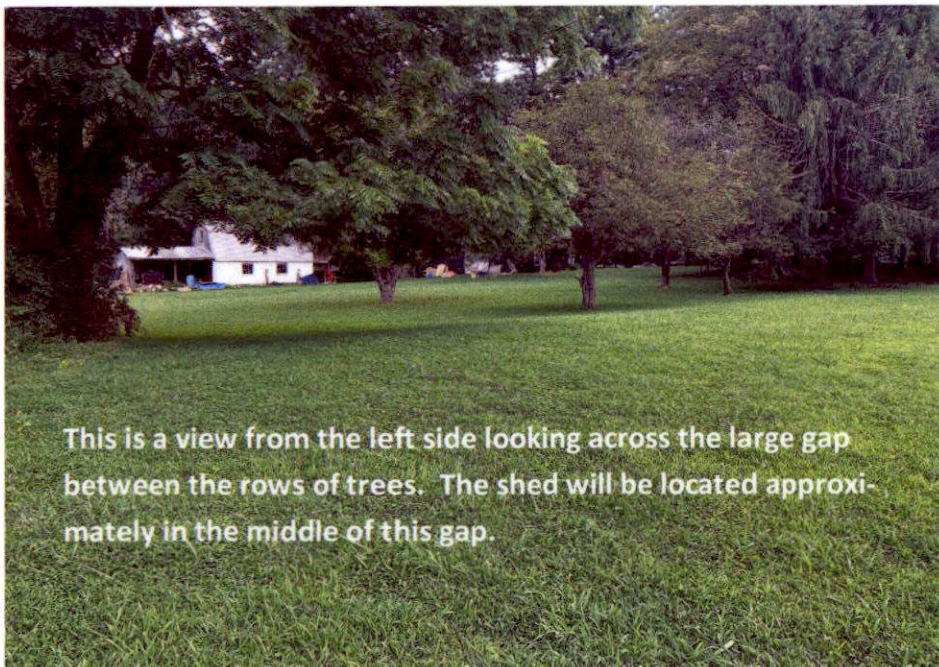
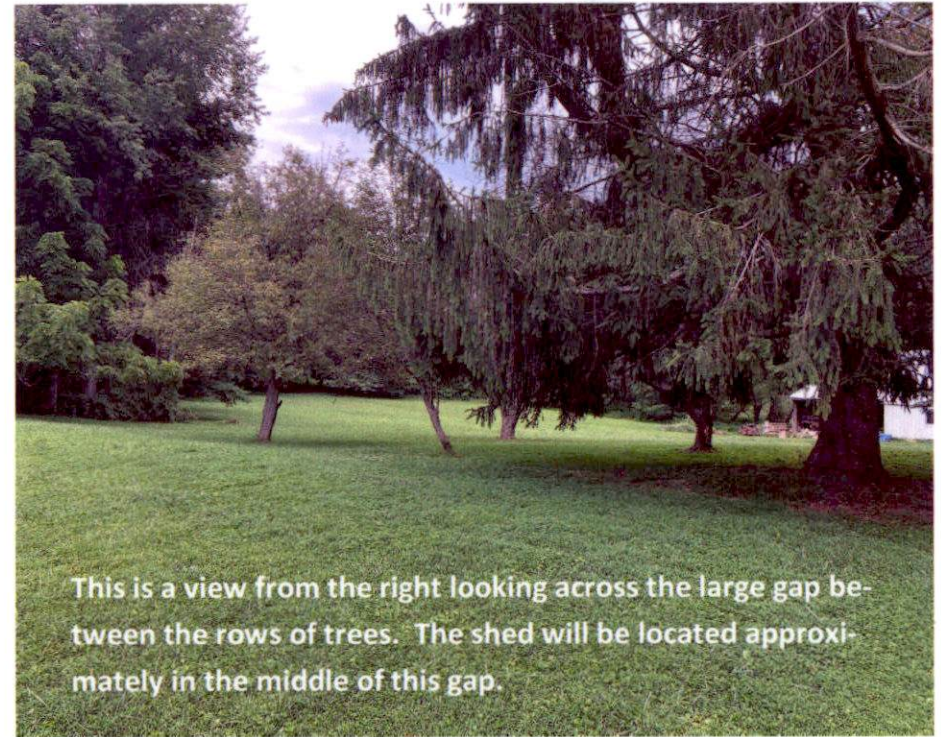
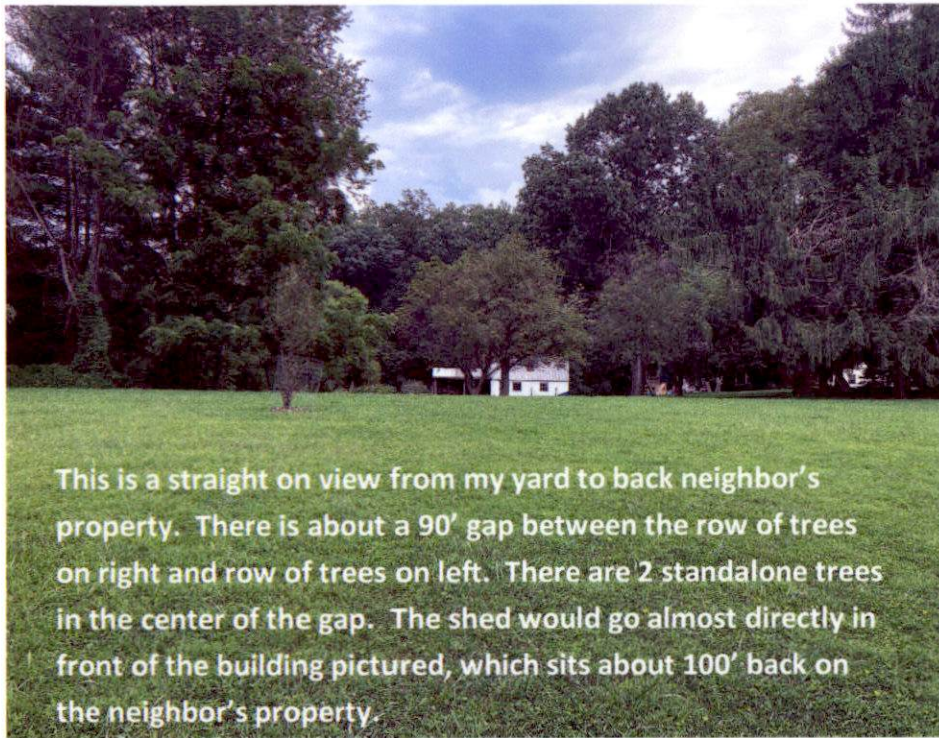
1700001805

2020-0215-A

1800000217

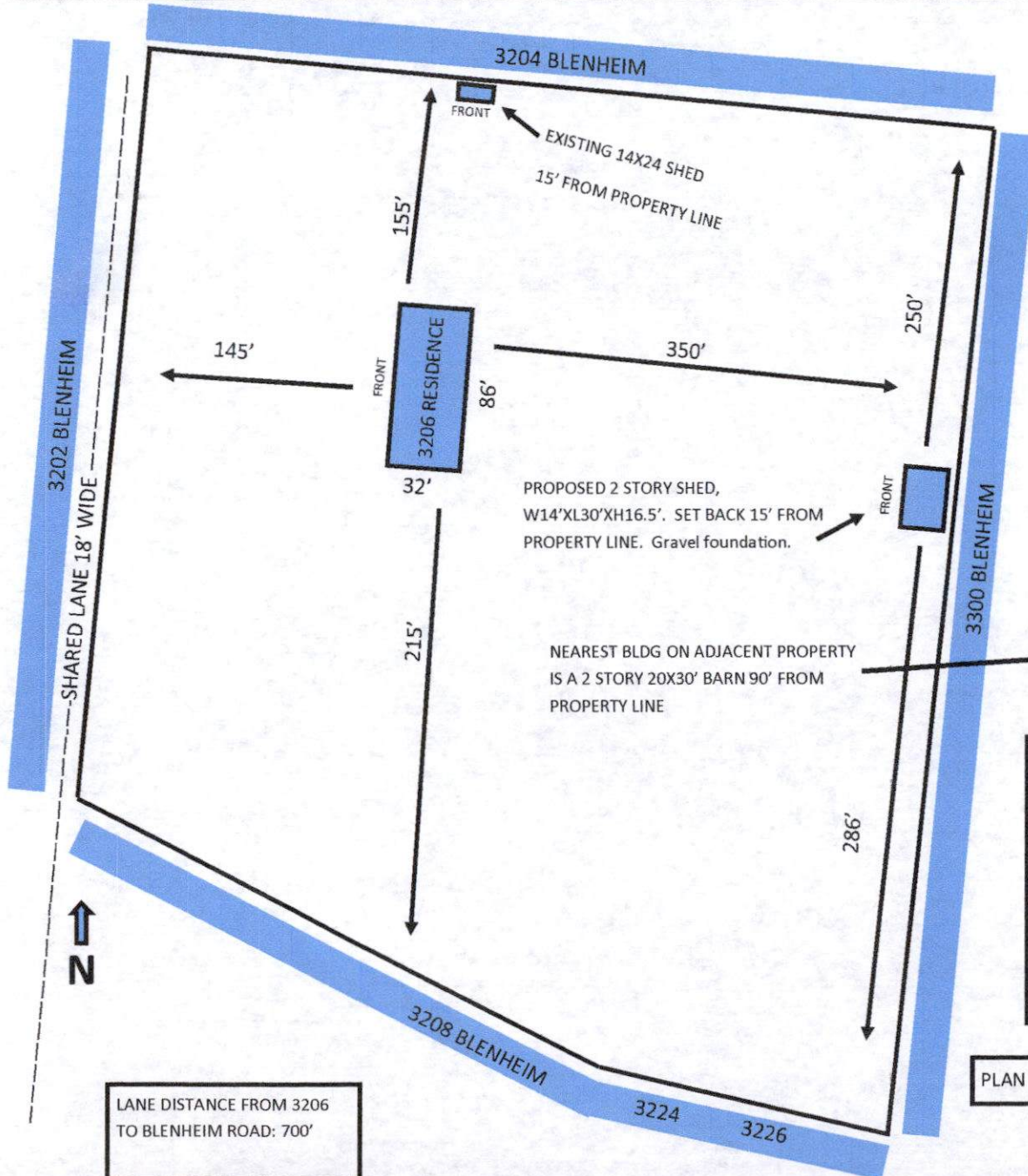
4-2150 - 0605



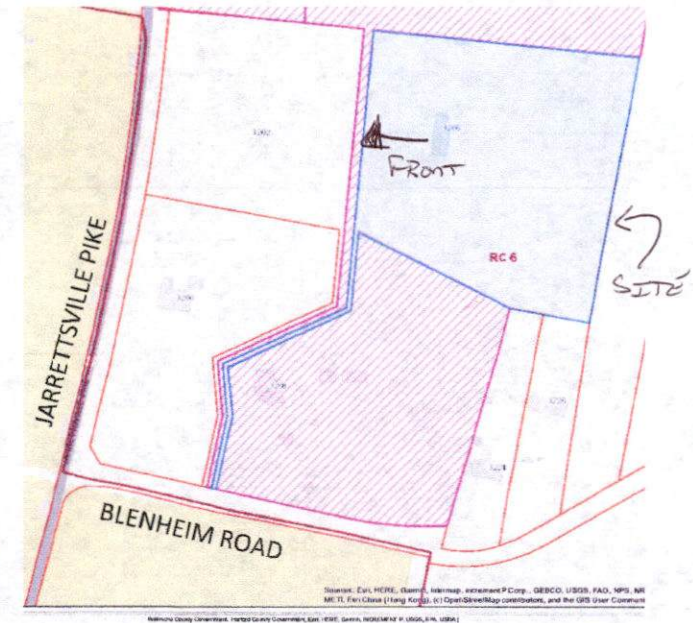


2020-0215-A

ZONING HEARING PLAN FOR VARIANCE. ADDRESS: 3206 BLENHEIM ROAD PHOENIX, MD 21131. OWNERS: MICHAEL AND NORA O'HARA. TAX ACCOUNT: 2000004688.
 SUBDIVISION NAME: MARGARET'S VIEW. COUNCILMANIC DISTRICT: 3. ELECTION DISTRICT: 10. ZONING: RC6. NO PRIOR ZONING CASES OR VIOLATIONS. ACRES: 6.139.
 Neighbor homes in all directions are over at least 200 feet away.



VICINITY MAP



MAP: 0043 GRID: 0017
 LOT: 4 PLAT: 0053/0115 DEED: /32756/00028
 LAT: 39.49 LON: -76.60
 ACRES: 6.139
 zoning map # 043C3

PLAN DRAWN BY MICHAEL O'HARA DATE: 7/24/2020 SCALE: 1 INCH = 90 FEET

2020-0215A

**ZONING HEARING PLAN FOR VARIANCE. ADDRESS: 3206 BLENHEIM ROAD PHOENIX, MD 21131. OWNERS: MICHAEL AND NORA O'HARA. TAX ACCOUNT: 2000004688.
SUBDIVISION NAME: MARGARET'S VIEW. COUNCILMANIC DISTRICT: 3. ELECTION DISTRICT: 10. ZONING: RC6. NO PRIOR ZONING CASES OR VIOLATIONS. ACRES: 6.139.
Neighbor homes in all directions are over at least 200 feet away.**

