



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 6308 Blenheim Road Baltimore, MD 21212 Currently zoned DR 3.5
Deed Reference 48069 100167 10 Digit Tax Account # 0912000350
Owner(s) Printed Name(s) Matthew Gourmand, Leigh Gourmand

(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)
1801.2

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):

Matthew Gourmand, Leigh Gourmand
Name #1 – Type or Print Name #2 – Type or Print
[Signature] [Signature]
Signature #1 Signature #2
6308 Blenheim Rd. Baltimore MD
Mailing Address City State
21212 Matthew.gourmand@yahoo.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:

Adam Carballo
Name – Type or Print
[Signature]
Signature
1816 Aliceanna St. Baltimore MD
Mailing Address City State
21231 443-963-1077 adam@carballoarch.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 2020-023-A Filing Date 9/17/20 Estimated Posting Date / / Reviewer gh

Rev 5/3/2016

AP.

0277 P

17080-0802

Affidavit in Support of**Administrative Variance**

(THIS AFFIDAVIT IS NOT REQUIRED

FOR AN HISTORIC ADMINISTRATIVE SPECI

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: 16308 Blenheim Rd.
Print or Type Address of propertyBaltimore
CityMD
State21212
Zip Code

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

We are requesting side setback relief to construct an attached garage. In order to meet the required dimensions necessary to fit two cars, we need to infringe on the side setback. The addition would reduce the setback to the side yard from 10'-0" to 5'-0". We are asking for relief of this setback due to the existing site constraints that otherwise do not provide the proper width. The reduction to the side yard does not exceed the 20' requirement between adjacent building sides, only the 10' requirement per side.

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

Signature of Owner (Affiant)

MATTHEW GOURMAND

Name- Print or Type

Signature of Owner (Affiant)

Leigh Gourmand

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:

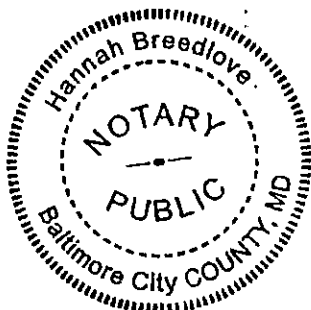
I HEREBY CERTIFY, this 3 day of September, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Matthew Gourmand and Leigh Gourmand

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

AS WITNESS my hand and Notaries Seal

Hannah Breedlove
Notary Public
July 17, 2022
My Commission Expires



REV. 5/5/2016

2020-0238-A

Administrative Variance: Section 1B02.3.C.1, To permit a proposed addition with a side setback of 5 feet in lieu of the required minimum side setback of 10 feet.

2020-0238-A

Zoning Property Description For; 6308 Blenheim Road

Beginning at a point on the west side of Blenheim Road with a right of way width of 50 feet North 200 feet to centerline of Midhurst Road with a right of way width of 50 feet. Being lot #13, section A in the subdivision of Pinehurst as recorded in Baltimore County Plat Book #0008/Folio#0034, containing 18,656 total square feet of lot. Located in the 9th Election District and 5th Council District.



ADMINISTRATIVE ZONING PETITION

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

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Address 6308 Blenheim Road Baltimore, MD 21212 Currently zoned DR 3.5
Deed Reference 43069 100167 10 Digit Tax Account # 0912000350
Owner(s) Printed Name(s) Matthew Gourmand, Leigh Gourmand

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

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1801.2

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):

Matthew Gourmand, Leigh Gourmand
Name #1 – Type or Print Name #2 – Type or Print
[Signature] [Signature]
Signature #1 Signature #2
6308 Blenheim Rd. Baltimore MD
Mailing Address City State
21212 1 matthew.gourmand@yahoo.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:

Adam Carballo
Name – Type or Print
[Signature]
Signature
1816 Aliceanna St. Baltimore MD
Mailing Address City State
21231 443-963-1077 adam@carballoarch.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 _____ Filing Date ____/____/____ Estimated Posting Date ____/____/____ Reviewer _____

Rev 5/5/2016

Affidavit in Support of
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIFIC HEARING)

Administrative Variance

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: 4308 Blenheim Rd. Baltimore MD 21212
Print or Type Address of property City State Zip Code

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

We are requesting side setback relief to construct an attached garage. In order to meet the required dimensions necessary to fit two cars, we need to intrude on the side setback. The addition would reduce the setback to the side yard from 10'-0" to 5'-0". We are asking for relief of this setback due to the existing site constraints that otherwise do not provide the proper width. The reduction to the side yard does not exceed the 20' requirement between adjacent building sides, only the 10' requirement per side.

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

Signature of Owner (Affiant)

MATTHEW GOURMAND

Name- Print or Type

Signature of Owner (Affiant)

Leigh Gourmand

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:

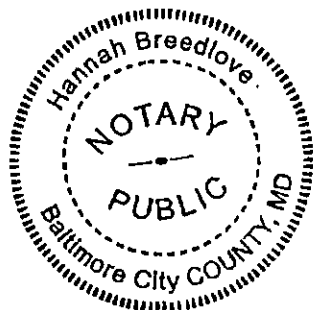
I HEREBY CERTIFY, this 3 day of September, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Matthew Gourmand and Leigh Gourmand

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

AS WITNESS my hand and Notaries Seal

Hannah Breedlove
Notary Public
July 17, 2022
My Commission Expires



2020-0238-A

Administrative Variance: Section 1B02.3.C.1, To permit a proposed addition with a side setback of 5 feet in lieu of the required minimum side setback of 10 feet.

2020-0238-A

Zoning Property Description For; 6308 Blenheim Road

Beginning at a point on the west side of Blenheim Road with a right of way width of 50 feet North 200 feet to centerline of Midhurst Road with a right of way width of 50 feet. Being lot #13, section A in the subdivision of Pinehurst as recorded in Baltimore County Plat Book #0008/Folio#0034, containing 18,656 total square feet of lot. Located in the 9th Election District and 5th Council District.

LEIGH M GOURMAND
MATTHEW GOURMAND
124 DEBARAN LN
BRYN MAWR, PA 19010-1012

1997
1-1367/260
3336

9-18-20

Date

Pay to the
Order of

Baltimore County
seventy five

\$

75.00

Dollars



Photo
Safe
Deposit
Outside on back



Bank

America's Most Convenient Bank®

0308 BLENHEIM RD
For GOURMAND VARIANCE APP

026013673 7910012959

1997

Harford Clarks

TD Bank, N.A.

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

No. 200913

Date:

9/21/2020

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		0150					75

Total:

75

Rec
From:

Leigh & Matthew Gourmand

For:

2020-0238-A

0308 Blenheim Rd.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0238 -A Address 6308 Blenheim Road 21212

Contact Person: Gary Huck Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/17/2020 Posting Date: 10/4/2020 Closing Date: 10/19/2020

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- 0238 -A Address 6308 Blenheim Road 21212

Petitioner's Name Matthew & Leigh Gaurmand Telephone 201-424-4799

Posting Date: 10/4/2020 Closing Date: 10/19/2020

Wording for Sign: To Permit a ~~side~~ proposed addition (Garage)
with a side set back of 5 feet in lieu of
the required 10 feet.

Revised 6/30/2018

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor 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: 2020-0238-A

Property Address: 6308 Blenheim Rd., Baltimore, MD 21212

Property Description: Single family detached 2 1/2 story home
seeking relief of side yard setback for a Attached garage

Legal Owners (Petitioners): Matthew + Leigh Gourmand

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Matthew + Leigh Gourmand

Company/Firm (if applicable): _____

Address: 6308 Blenheim Rd
Baltimore, MD 21212

Telephone Number: 201.424.4799

WITHDRAWN

Zoning Case History Database

jperlow v



Case Information Related Cases Miscellaneous Notes Hearing / Administrative Variance Ir



Case Information 2020-0238-A

Cancel Delete



Property Information

Scanned Image

Update Property Information

Case Number	Prefix	Case Year *	Case No. *	Case Suffix
2020-0238-A		2020	0238	A

Existing Use	Legal Owner
RESIDENTIAL	Matthew Gourmand & Leigh Gourmand

Proposed Use	Street/House No.	Street No. Range	Street No. Suffix	Street Prefix Direction
RESIDENTIAL	6308			

Street Name	Street Suffix Type	Street Suffix Direction	Unit Type	Suite/Apt/Unit
BLENHEIM	RD			

Property Description

Zoning Case History Database

Search jperlow

Case Information Related Cases Miscellaneous Notes Hearing / Administrative Variance Ir

Existing Zoning
Class

DR 3.5

Area

18,656 SQ FT

Election
Dist.

9

Council
Dist.

5

1000 Foot Scale Map Reference

Critical
Area

☐ Yes

☒ No

☐ Unknown

Floodplain

☐ Yes

☒ No

☐ Unknown

Historic
Area

☐ Yes

☒ No

☐ Unknown

Update Property Information

Tax Account Information

Create New Tax Account

Tax Account Number

Deed Book

Deed Folio

200 Scale Map Ref



09-12-000350

43069

00167

-

Related
Cases

Create New Related Case

Violation
Cases

Create New Violation Case

Concurrent
Cases

Create New Concurrent Case

Zoning Case History Database

jperlow v



Case Information

Related Cases

Miscellaneous Notes

Hearing / Administrative Variance Ir



No Related Cases Found



No Violation Cases Found



No Concurrent Cases Found

Miscellaneous Notes

Create New Note

Miscellaneous Note

Created
Date

Created By



Spoke with Caitlin from Carballo on 10-19-2020, at this time they do not want to move forward with there Administrative Variance.

10/19/2020

JNJOHNSON

Hearing / Administrative Variance Information

Hearing
LocationHearing Date &
TimeHearing Continued
FromHearing Rescheduled
FromClosing
DateFormal Request
Filing Date

-

-

-

-

10/19/2020

-

Petition Information

Update Petition Information

Zoning Case History Database

jperlow v



Case Information Related Cases Miscellaneous Notes Hearing / Administrative Variance Ir

Attorney

Filing Date

09/17/2020

Census Tract

Existing Zoning
Class

DR 3.5

Existing District

North/South Co-
ordinatesRequested Zon-
ing ClassRequested Dis-
trictEast/West Coor-
dinates

Update Petition Information

Planning Comments

Date Received	Date due	Reviewer	No Comment?	Returned?	Date Returned	Date Email Sent	Date Hearing Order Received	Date Reconsidered Order Rec'd	Sca Com Loc
									☐

09/25/2020 10/02/2020 Jenifer G. Nugent

No

Yes

10/15/2020

jperlow



Zoning Case History Database

Case Information Related Cases Miscellaneous Notes Hearing / Administrative Variance Ir

Petition Requests

Create New Petition Request

Petition

Create New Petition Reviewer

Reviewers

Petition Type

Petition Request

ADMINISTRATIVE
VARIANCE

To permit a proposed addition with a side setback of 5 in lieu of the required minimum side setback of 10 feet.

Petition Reviewer



Gary Hucik

Law Judge/Appeals/Courts Information

Update Law Judge Information

Admin. Law Judge Information

Admin Law Judge's Name

Law Judge Order
Date/Withdrawal Date

Law Judge Decision

Order Has Re-
strictions

Unknown

Board of Appeals Information

Create New Board of Appeals Case





**Carballo
Architecture**

September 3, 2020

Project Narrative and Hardship

**Subject Property:
6308 Blenheim Rd.
Baltimore, MD 21212**

The subject property is located on an irregular-shaped lot with an existing driveway with a trajectory toward the property line. A rear addition is being proposed under a separate permit, and subsequent programmatic constraints limit the ways a garage may be accessed or constructed.

The homeowners are in need of a secure garage which is to be located at the termination of the existing driveway to the north of the existing Single Family Dwelling. Due to existing architectural layout, this programmatic element must be located in this area.

We propose to add a garage addition that would be located northwest of the existing building elevation to the rear and would connect to the proposed rear addition under the separate permit. In doing this, we will further reduce the setback to the side yard from 10'-0" to 5'-0". We are asking for relief of this setback due to the existing site constraints that otherwise do not provide the proper width.

The garage is proposed to be enclosed, facing the street and providing direct connection to the house. Providing this structure will provide much needed security for the family as they enter and leave their home as well as visually increase the curb appeal of the home. In addition, the existing garage is undersized and must be increased in order to comfortably fit the homeowner's vehicle. The reduction to the side yard does not exceed the 20' requirement between adjacent building sides, only the 10' requirement per side.

It is for these reasons that this variance request for side yard setback be considered and granted as the existing site conditions do not allow for any other solution for providing the necessary dimensions for the garage.

**Adam Carballo, Architect
Carballo Architecture, LLC
1816 Aliceanna Street
Baltimore, MD 21231
adam@carballoarch.com
443-963-1077**





























Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

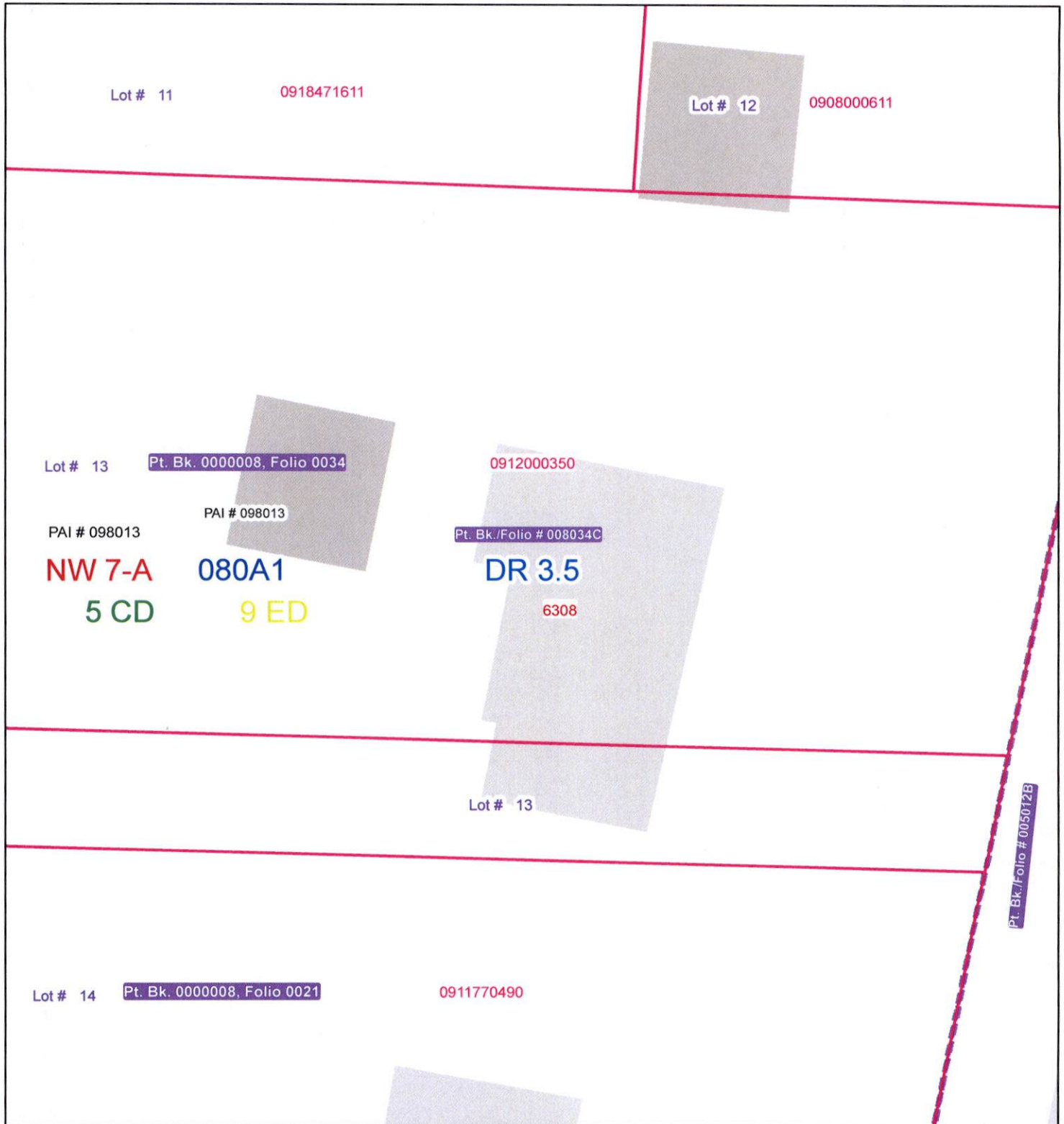
View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 09 Account Number - 0912000350		
Owner Information		
Owner Name:	GOURMAND MATTHEW GOURMAND LEIGH	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	6308 BLENHEIM RD BALTIMORE MD 21212-2205	Deed Reference: /43069/ 00167
Location & Structure Information		
Premises Address:	6308 BLENHEIM RD BALTIMORE 21212-2205	Legal Description: LT 13 PT 14 6308 BLENHEIM RD PINEHURST
Map:	Grid:	Parcel:
0079	0012	0177
Neighborhood:	Subdivision:	Section:
9050069.04	0000	A
Block:	Lot:	Assessment Year:
	13	2020
Plat No:	Plat Ref:	County Use
	0008/0034	04
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1928	2,953 SF	800 SF
Property Land Area	County Use	
18,656 SF	04	
Stories	Basement	Type
2 1/2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
BRICK/	6	2 full/ 1 half
Garage	Last Notice of Major Improvements	
1 Detached		
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	216,100	216,100
Improvements	288,300	504,400
Total:	504,400	720,500
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
		576,433
		648,467
Transfer Information		
Seller: MOONEY DANIEL W	Date: 06/29/2020	Price: \$935,000
Type: ARMS LENGTH IMPROVED	Deed1: /43069/ 00167	Deed2:
Seller: MOONEY WILLIAM J JR	Date: 02/24/2017	Price: \$775,000
Type: ARMS LENGTH IMPROVED	Deed1: /38667/ 00441	Deed2:
Seller: LAWRENCE SALLY A	Date: 07/25/1996	Price: \$346,500
Type: ARMS LENGTH IMPROVED	Deed1: /11717/ 00513	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:		District - 09 Account Number - 0912000350
Owner Information		
Owner Name:	GOURMAND MATTHEW GOURMAND LEIGH	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	6308 BLENHEIM RD BALTIMORE MD 21212-2205	Deed Reference: /43069/ 00167
Location & Structure Information		
Premises Address:	6308 BLENHEIM RD BALTIMORE 21212-2205	Legal Description: LT 13 PT 14 6308 BLENHEIM RD PINEHURST
Map:	Grid:	Parcel:
0079	0012	0177
Neighborhood:	Subdivision:	Section:
9050069.04	0000	A
Block:	Lot:	Assessment Year:
	13	2020
Plat No:		Plat Ref:
		0008/ 0034
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1928	2,953 SF	800 SF
Property Land Area	County Use	
18,656 SF	04	
Stories	Basement	Type
2 1/2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
BRICK/	6	2 full/ 1 half
Garage	Last Notice of Major Improvements	
1 Detached		
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	216,100	216,100
Improvements	288,300	504,400
Total:	504,400	720,500
Preferential Land:	0	
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
		576,433
		648,467
		0
Transfer Information		
Seller: MOONEY DANIEL W	Date: 06/29/2020	Price: \$935,000
Type: ARMS LENGTH IMPROVED	Deed1: /43069/ 00167	Deed2:
Seller: MOONEY WILLIAM J JR	Date: 02/24/2017	Price: \$775,000
Type: ARMS LENGTH IMPROVED	Deed1: /38667/ 00441	Deed2:
Seller: LAWRENCE SALLY A	Date: 07/25/1996	Price: \$346,500
Type: ARMS LENGTH IMPROVED	Deed1: /11717/ 00513	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

6308 Blenheim Road



Publication Date: 9/17/2020



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



0 5 10 20 30 40 Feet

1 inch = 20 feet

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 29, 2020

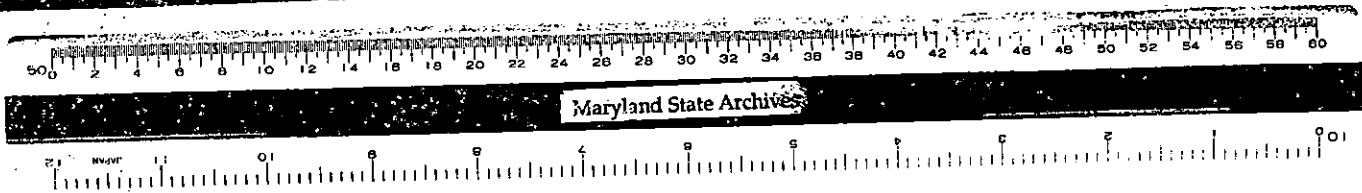
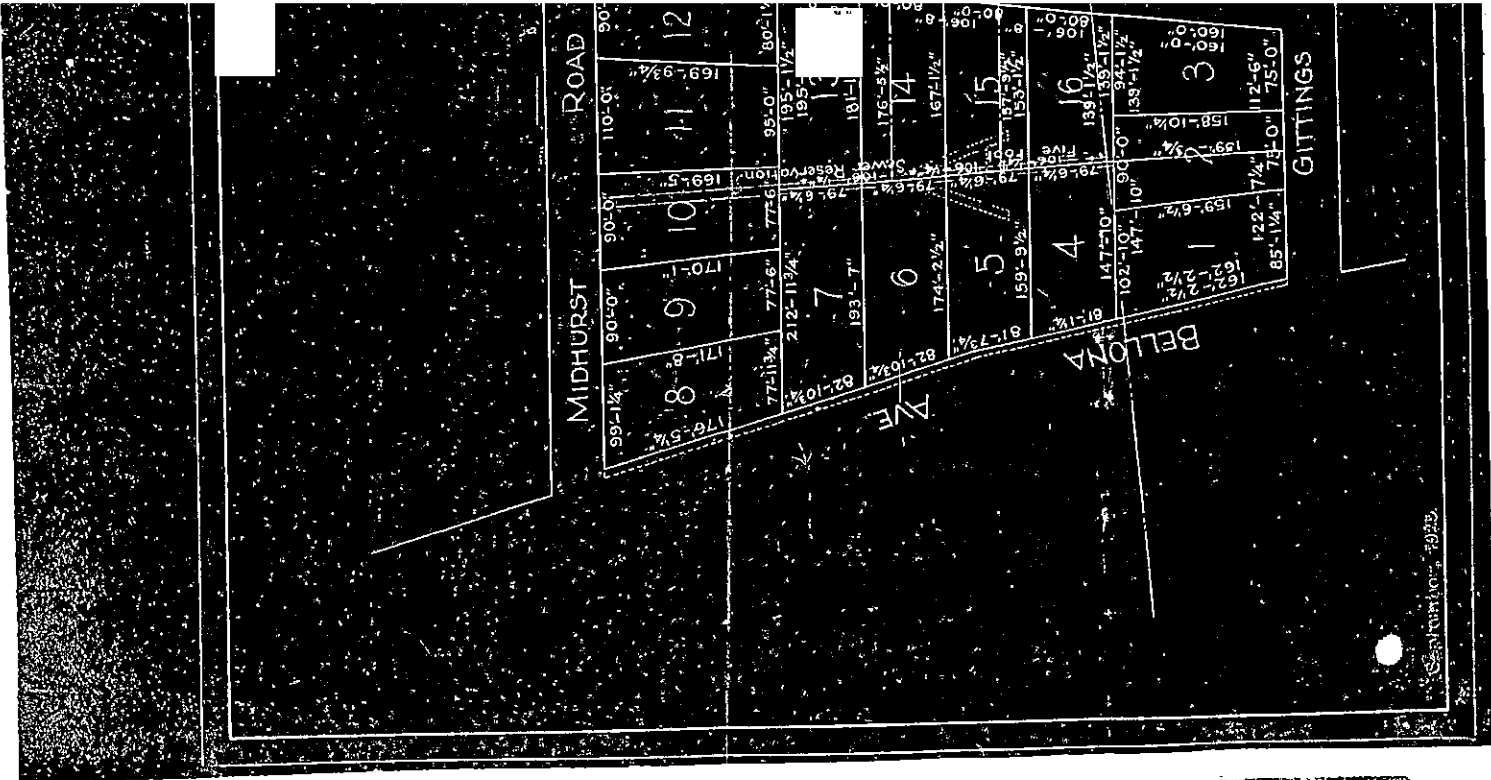
SUBJECT: DEPS Comment for Zoning Item # 2020-0238-A
Address 6308 Blenheim Road
(Gourmand Property)

Zoning Advisory Committee Meeting of **September 28, 2020.**

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

Reviewer: Steve Ford

2020-0238-A



Scale: 1 in. = 100 ft.

NOTE: Information in
Orange shows Lines
of Parcels as re-
located on Blenheim
Road, &
BALTIMORE COUNTY
BALTIMORE CITY

REVISION OF
BLOCK "A"
PINEHURST

The Blenheim Realty Corp.,
Philip E. Lamb, President,
1219 Fidelity Bldg., Baltimore.

SHRYOCK & SYKES
Civil Engineers & Surveyors
10 W. Chase St.
BALTIMORE, MD

AVE.

BALTIMORE COUNTY DEPARTMENTS OF PERMITS APPROVALS & INSPECTIONS.

APPROVED SIGN POSTERS

John Altmeyer
Cell: 410-382-6580
jaltmeyer@aol.com

J. Lawrence Pilson, R.S.
Cell: 443-834-8162
lpilson@hotmail.com

Richard Hoffman
Cell: 443-243-7360
dick_e@comcast.net

Linda O'Keefe
Work: 410-666-5366
Cell: 443-604-6431
lucky linda1954@yahoo.com

Bruce E. Doak
Work: 443-900-5535
Cell: 410-419-4906
bdoak@bruceedoakconsulting.com

Mitch Kellman
Work: 410-296-3333
mkellman@dmw.com

David Billingsley
Work: 410-679-8719
dwb0209@yahoo.com

Martin Ogle
Cell: 443-629-3411
mert1114@aol.com

Sgt. Robert A. Black
Cell: 410-499-7940
1opie@comcast.net

The petitioner must use one of the sign posters on this approval list. Any reposting must also be done by one of these approved posters. If you wish to select a poster not listed on the list above, prior approval by the Department of Permits, Approvals and Inspections/Zoning is required.

This department is not associated with any of the above posters, nor do we recommend any specific one. We do suggest that you contact a number of them to compare prices, since their charges may vary.





















0903470702 Pt. Bk. 0000031, Folio 0112
Pt. Bk./Folio # 031112

0908800161

2016-0059-A

0913171511

0922001760

MIDHURST RD

203

0902855930

Lot # 9

Lot # 10

0912004690

Pt. Bk. 0000008, Folio 0021

Lot # 11

0918471611

Lot # 12

0908000611

6309

Lot # 10

0903006350

Pt. Bk./Folio # 005012B

BLENHEIM RD

Pt. Bk. 0000005, Folio 0012

0906101621

5 CD

9 ED DR 3.5

Lot # 7 0916601940
PAI # 098013

079C1

NW 7-A

Pt. Bk./Folio # 008034C

0912000350

Pt. Bk. 0000008, Folio 0034

Lot # 13

6308

080A1

Lot # 13

PAI # 098013

Lot # 9

0901542110

6307

Lot # 6 0903476850

Lot # 14

6306

0911770490

Lot # 8

0903474151

Lot # 5 0903230781

6307

Lot # 14

Lot # 15

Lot # 7

0912003780

Lot # 4 0915220020

Pt. Bk./Folio # 0080731

0901741620

Pt. Bk. 0000008, Folio 0073

Lot # 15

0919511910

6301

2009-0274-A

Lot # 3 0903477070

6302 0902003361

BALTIMORE CITY



**Carballo
Architecture**

September 3, 2020

Project Narrative and Hardship

Subject Property:
6308 Blenheim Rd.
Baltimore, MD 21212

The subject property is located on an irregular-shaped lot with an existing driveway with a trajectory toward the property line. A rear addition is being proposed under a separate permit, and subsequent programmatic constraints limit the ways a garage may be accessed or constructed.

The homeowners are in need of a secure garage which is to be located at the termination of the existing driveway to the north of the existing Single Family Dwelling. Due to existing architectural layout, this programmatic element must be located in this area.

We propose to add a garage addition that would be located northwest of the existing building elevation to the rear and would connect to the proposed rear addition under the separate permit. In doing this, we will further reduce the setback to the side yard from 10'-0" to 5'-0". We are asking for relief of this setback due to the existing site constraints that otherwise do not provide the proper width.

The garage is proposed to be enclosed, facing the street and providing direct connection to the house. Providing this structure will provide much needed security for the family as they enter and leave their home as well as visually increase the curb appeal of the home. In addition, the existing garage is undersized and must be increased in order to comfortably fit the homeowner's vehicle. The reduction to the side yard does not exceed the 20' requirement between adjacent building sides, only the 10' requirement per side.

It is for these reasons that this variance request for side yard setback be considered and granted as the existing site conditions do not allow for any other solution for providing the necessary dimensions for the garage.

Adam Carballo, Architect
Carballo Architecture, LLC
1816 Aliceanna Street
Baltimore, MD 21231
adam@carballoarch.com
443-963-1077



**Carballo
Architecture**

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Adam Carballo, Architect
Carballo Architecture, LLC
1816 Aliceanna Street
Baltimore, MD 21231
adam@carballoarch.com
443-963-1077

Legend

- * House Numbers
- ▨ Zoning History Cases
- Zoning
- Property
- County Boundary

Sources: Esri, HERE, USGS, FAO, NPS, N
Survey, Esri, and other contributors, and the

Scale: 1:1,128
0 45 90 180 Feet

Date: September 14, 2020

Baltimore County Government, VITA, I

Baltimore County - My Neighborhood



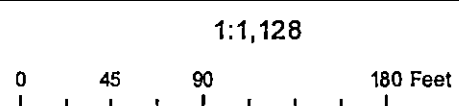
DR-10.5



Legend

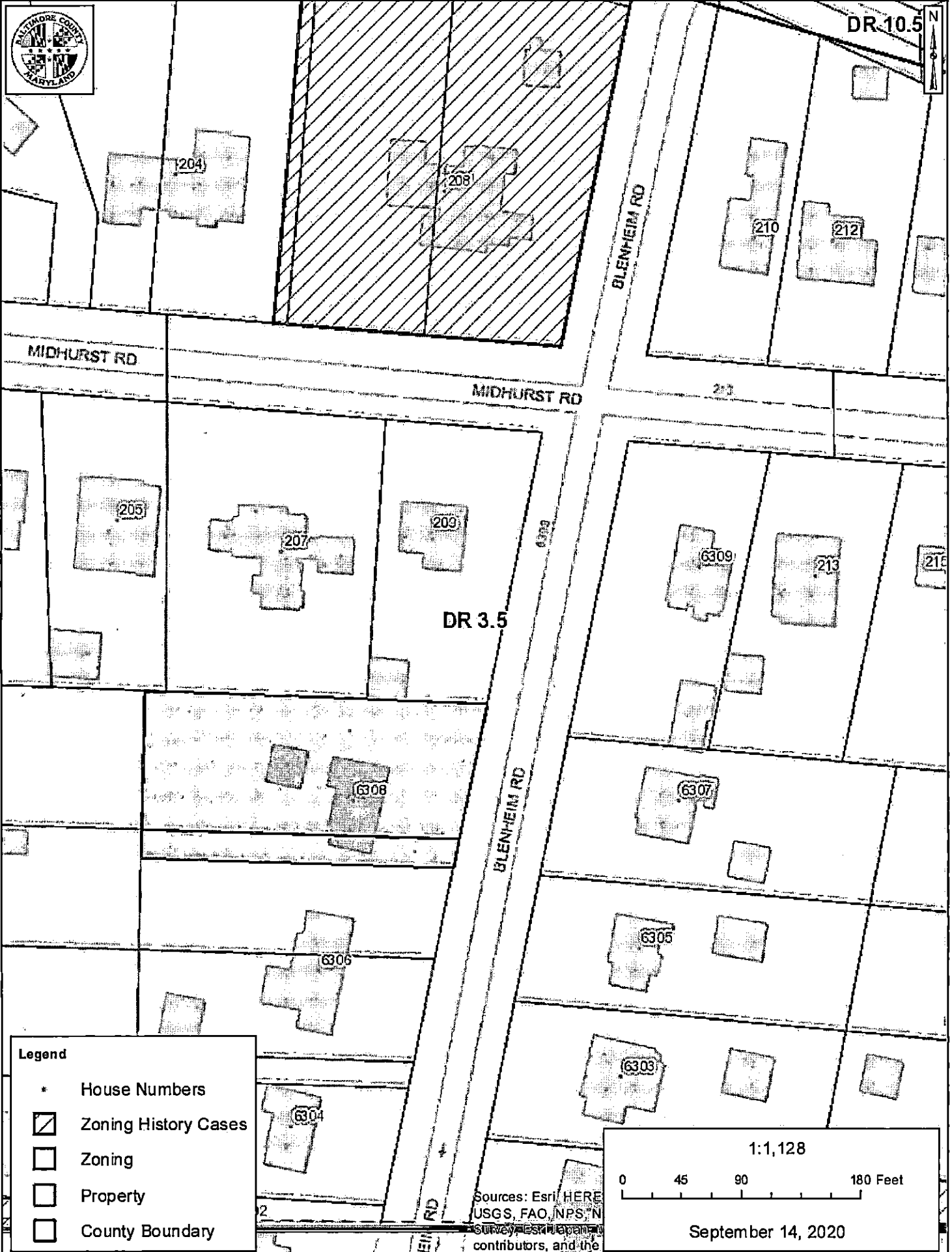
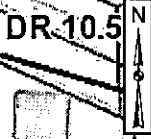
- House Numbers
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Sources: Esri, HERE, USGS, FAO, NPS, N
Survey, and other
contributors, and the



September 14, 2020

Baltimore County - My Neighborhood





2430-077-0





7 130-077504



2022-03-20-1





2020-0230-A



















PROPERTY INFORMATION

6308 BLENHEIM RD.
DISTRICT : 09
TAX ACCOUNT NUMBER: 0912000350
OWNER: GOURMAND, MATTHEW
GOURMAND, LEIGH
TAX PREMISE
ADDRESS: 6308 BLENHEIM RD.
TAX MAP: 0079
PARCEL: 0177
SECTION : A
BLOCK : -
LOT : 13
PLAT REF : 0008/0034
LOT AREA : 18,656 SF
PRIMARY STRUCTURE BUILT : 1928
ABOVE GROUND LIVING AREA : 2,953 SF
DEED REFERENCE : 43069/00167
ZONING: DR 3.5

SCHOOL DISTRICTS
ELEMENTARY SCHOOL DISTRICT: WEST TOWSON ES
MIDDLE SCHOOL DISTRICT: DUMBARTON MS
HIGH SCHOOL DISTRICT: TOWSON HS
CIVIC - GOVERNMENT
POLICE PRECINCT: TOWSON
COUNCILMAN DISTRICT: 5
CONGRESSIONAL DISTRICT: 2
LEGISLATIVE DISTRICT: 42A
ELECTION DISTRICT: 9
VOTING PRECINCT: 09-003
ECONOMIC
COMMERCIAL REVITALIZATION DISTRICT : NO
ENTERPRISE ZONE : NO
ECONOMIC PARK CENTER NAME : NO
ECONOMIC PARK CENTER TYPE : NO
ENVIRONMENTAL
WATERSHED - BACK RIVER
RIVER BASIN - PATAPSCO RIVER
SUB-SHED NAME - CHINQUAPIN RUN
SOIL NAME - GLENELG-URBAN LAND COMPLEX
0 to 8 PERCENT SLOPES
LAND MANAGEMENT
NATIONAL REGISTER HISTORIC DISTRICT : BELLONA-GITTINGS
BALTIMORE COUNTY HISTORIC DISTRICT : NO
LANDMARK NAME : NO
MIHP NUMBER : NO
LAND MANAGEMENT
URDL LAND TYPE : URBAN
GORWTH TIER : SERVED BY PUBLIC SEWER
& INSIDE URDL

VICINITY MAP



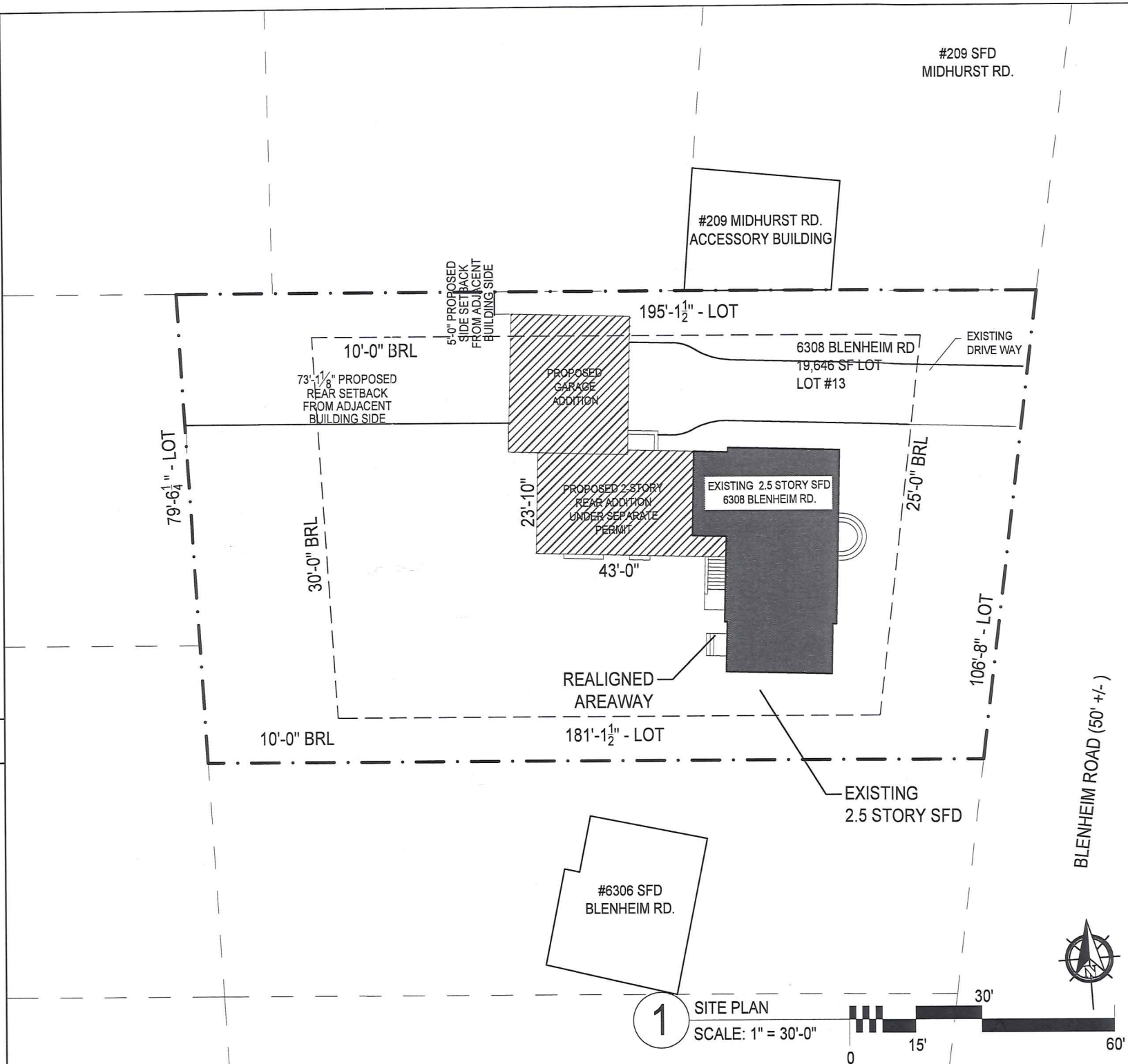
6308 BLENHEIM RD.
BALTIMORE
MD 21212
ADMINISTRATIVE VARIANCE

PRIOR ZONING CASE

No Feature Found

BUILDING INFORMATION

6308 BLENHEIM RD.
SINGLE FAMILY DWELLING
PRIMARY STRUCTURE BUILT 1928
LOT AREA: 18,656 SF
BUILDING AREA = 2,953 SF
DEED REFERENCE - 43069/00167



CONSTRUCTION TYPE: Type 3B - Masonry Ext Wall, Unprotected		IBC USE GROUP: Type R-3 (Single Family Dwelling)		
6308 BLENHEIM RD. - SITE PLAN DISTRICT 09 - ACCOUNT NO. 0912000350		SCALE: 1" = 20'-0"		
OWNERSHIP: GOURMAND, MATTHEW GOURMAND, LEIGH		OWNERSHIP ADDRESS: 6308 BLENHEIM RD. BALTIMORE, MD 21212		CLIENT: MATTHEW AND LEIGH GOURMAND
CARBALLO ARCHITECTURE, LLC 1816 ALICEANNA ST. BALTIMORE, MD 21231 ADAM CARBALLO, ARCHITECT MD LIC# 15709 443-963-1077		0000-G=G1 HEARING PLAN 6308 BLENHEIM RD. JOB #20-203 AUGUST 2020		

2020-0238-A