

IN RE: PETITION FOR VARIANCE
S/S Wesland Circle, 25' E of the c/l
Fox Hollow Lane
(9622 Wesland Circle)
2nd Election District
2nd Council District

Brian Christian, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-271-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Brian Christian and his wife, Patricia Christian. The Petitioners request variance relief from Sections 432.A.C.1 and 2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit parking and delivery areas in the front yard in lieu of the required side and/or rear yard, and a lot line setback of 0 feet in lieu of the required 10 feet, for a proposed assisted living facility. The subject property and requested relief are 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 was Brian Christian, property owner. Joseph I. Turpin, President of the Winand Woods Homeowners Association, appeared in opposition to the request on behalf of himself and the surrounding community. There were no other interested persons/Protestants present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the south side of Wesland Circle, just east of Fox Hollow Lane in the Wildwood Park community of Randallstown. The property contains a gross area of 7,464 sq.ft., more or less, zoned D.R.3.5, and is improved with a single-family dwelling. The Petitioners have owned and resided on the property since July 2004 and are desirous of operating a 4-bed assisted living facility within their home. Pursuant to the requirements of Council Bill No. 19-04, the

ORDER RECEIVED FOR FILING

Date

By

Petitioners have applied for a use permit for the proposed use; however, need the above reference-zoning relief to allow the required parking and delivery areas to be located in the front portion of the property. In this regard, a minimum of one parking space for each 3 beds in a proposed assisted living facility must be provided and each space must be a minimum 8½' x 18' in dimension. Moreover, all parking for the facility must be located in the side or rear yard, only. In this case, only 2 parking spaces are required and the Petitioners propose to provide those spaces within the existing paved driveway/parking pad (20' x 20' in dimension) in the front portion of the lot. The Petitioner testified that it would be impractical to provide the required parking/delivery areas to the rear of the home and that he doubted he would get approval from the community association to use the rear of the property for this purpose. In further support of the request, the Petitioner argued that he and his wife are licensed to provide such care and that the proposed use is common throughout the neighborhood.

On behalf of the Protestants, Mr. Turpin testified that the community is strongly opposed to the requested use of the property and that at a recent meeting of the Winand Woods Community Association, the membership voted unanimously against the proposed use. He testified that the community is comprised of 47 homes, which are devoted to private residential uses, only, and that the proposed use constitutes a business operation and would violate the covenants and restrictions of the Homeowners Association. He noted that within a letter to the Homeowners' Association, dated October 6, 2004, Mr. Christian indicated that his family intended to relocate to another home in the neighborhood and that either he or his wife would manage the proposed assisted living facility.

Consideration of variance requests from the zoning regulations is governed by Section 307 of the B.C.Z.R. That Section has been construed by the Court of Special Appeals in Cromwell v. Ward, 102 Md. App. 691 (1995). Therein, the Court noted a two-part test to be applied in considering any variance. First, the Zoning Commissioner must find that the property is unique and unusual in a manner different from the nature of the surrounding properties and that such uniqueness drives the need for the variance. If this finding is not made, the process stops and the

ORDER RECEIVED FOR FILING

Date

By

second step of the process is taken. The second step is to determine whether an unreasonable hardship or practical difficulty resulting from the ordinance would be caused if strict adherence to the regulations were required. Moreover, the Court indicated that self-inflicted or self-created hardship is never considered proper grounds for a variance. A variance cannot be granted merely for the convenience of the property owner.

Based upon the testimony and evidence presented, I am persuaded to deny the request. There was no evidence that the subject property is peculiar, unusual or unique. Moreover, I am appreciative of the Protestants' concerns that the proposed use is not in keeping with the character of the surrounding community and will adversely affect the health, safety and general welfare of the neighborhood. For all of these reasons, I find that the proposed use is inappropriate for this site and thus, the requested relief shall be denied.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 8th day of February 2005 that the Petition for Variance seeking relief from Sections 432.A.C.1 and 2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit parking and delivery areas in the front yard in lieu of the required side and/or rear yard, and a lot line setback of 0 feet in lieu of the required 10 feet, for a proposed assisted living facility, be and is hereby DENIED.

IT IS FURTHER ORDERED that any appeal of this decision must be entered within thirty (30) days of the date hereof.


WILLIAM WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING

Date

By

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

February 9, 2005

Mr. & Mrs. Brian Christian
9622 Wesland Circle
Randallstown, Maryland 21133

RE: PETITION FOR VARIANCE
S/S Wesland Circle, 25' E of the c/l Fox Hollow Lane
(9622 Wesland Circle)
2nd Election District – 2nd Council District
Brian Christian, et ux - Petitioners
Case No. 05-271-A

Dear Mr. & Mrs. Christian:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been denied, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Bill Wiseman", is written over a large, stylized, and somewhat illegible stamp or background graphic.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. Joseph I. Turpin
4109 Fox Hollow Lane, Randallstown, Md. 21133
People's Counsel; Case/File





Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 9622 WESLAND CIRCLE
which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 432 A. 1 AND 2 BCZR, TO PERMIT

PARKING AND DELIVERY AREAS IN FRONT YARD IN LIEU OF SIDE AND REAR YARD
WITH A ~~ONE~~ ZERO FT. SETBACK TO LOT LINE IN LIEU OF 10 FT.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

TO BE DETERMINED AT HEARING

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

I, or we, agree to pay expenses of above Variance, 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.

I/We do 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 Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

BRIAN CHRISTIAN
Name - Type or Print _____
Brian Christian
Signature _____
Patricia Christian
Name - Type or Print _____
Patricia Christian
Signature _____
9622 WESLAND CIRCLE 410 655-3667
Address _____ Telephone No. _____
RODOLPHSTOWN MD 21133
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 HR

UNAVAILABLE FOR HEARING _____

Reviewed By ✓L Date 11/23/04

ORDER RECEIVED FOR FILING
Date 11/23/04
Case No. 05 271 A
REV 11/15/98

Zoning Description

ZONING DESCRIPTION FOR 9622 Wesland Circle

Beginning at a point on the South side of Wesland Circle which is 50ft wide at the distance of 25 ft ~~EAST~~ ~~WEST~~ of the centerline of the nearest improved intersecting street Fox Hollow Lane which is 50ft wide. Being Lot# 10, Block N/A, Section # N/A in the subdivision of Wildwood Park as recorded in the Baltimore County Plat Book # 68, Folio # 102 containing 7,464.00 sq. ft. Also known as 9622 Wesland Circle and located in the 2nd election district, 2nd Councilmanic district.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 42621

DATE 11/23/04

ACCOUNT

001 006 6150

AMOUNT

\$ 65.00

RECEIVED
FROM

Chantia

FOR

Res. Variance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTION TIME

11/22/2004 11/23/2004 11/23/04

REG. NO. 001 006 6150

RECEIPT # 291418 11/23/2004

Dept. 5 525 JUDICIAL DEPARTMENT

OF MD. 000021

Receipt Tot. \$65.00

\$65.00

\$1.00

Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner 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: #05-271-A

9622 Westland Circle
S/side of Westland Circle, 25 feet, +/- east of Fox Hollow Lane

2nd Election District — 4th Councilmanic District

Legal Owner(s): Brian & Patricia Christian

Variance: to permit parking and delivery area in front yard in lieu of the side and rear yard with a 0 foot setback to lot line in lieu of 10 feet.

Hearing: Wednesday, January 26, 2005 at 11:00 a.m. in Room 407, County Courts Building, 401 Bostley Avenue, Towson 21204.

WILLIAM WISEMAN

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 1/650 January 11 35334

CERTIFICATE OF PUBLICATION

1/12/2005

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/11/2005.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Williams

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 05-271-A

Petitioner/Developer: BRIAN &

PATRICIA CHRISTIAN

Date of Hearing/Closing: 1/26/05

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

ATTN: Kristen Matthews {(410) 887-3394}

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: _____

7622 WESLAND CIRCLE

The sign(s) were posted on 1/10/05
(Month, Day, Year)

Sincerely,

Robert Black 1/12/05
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

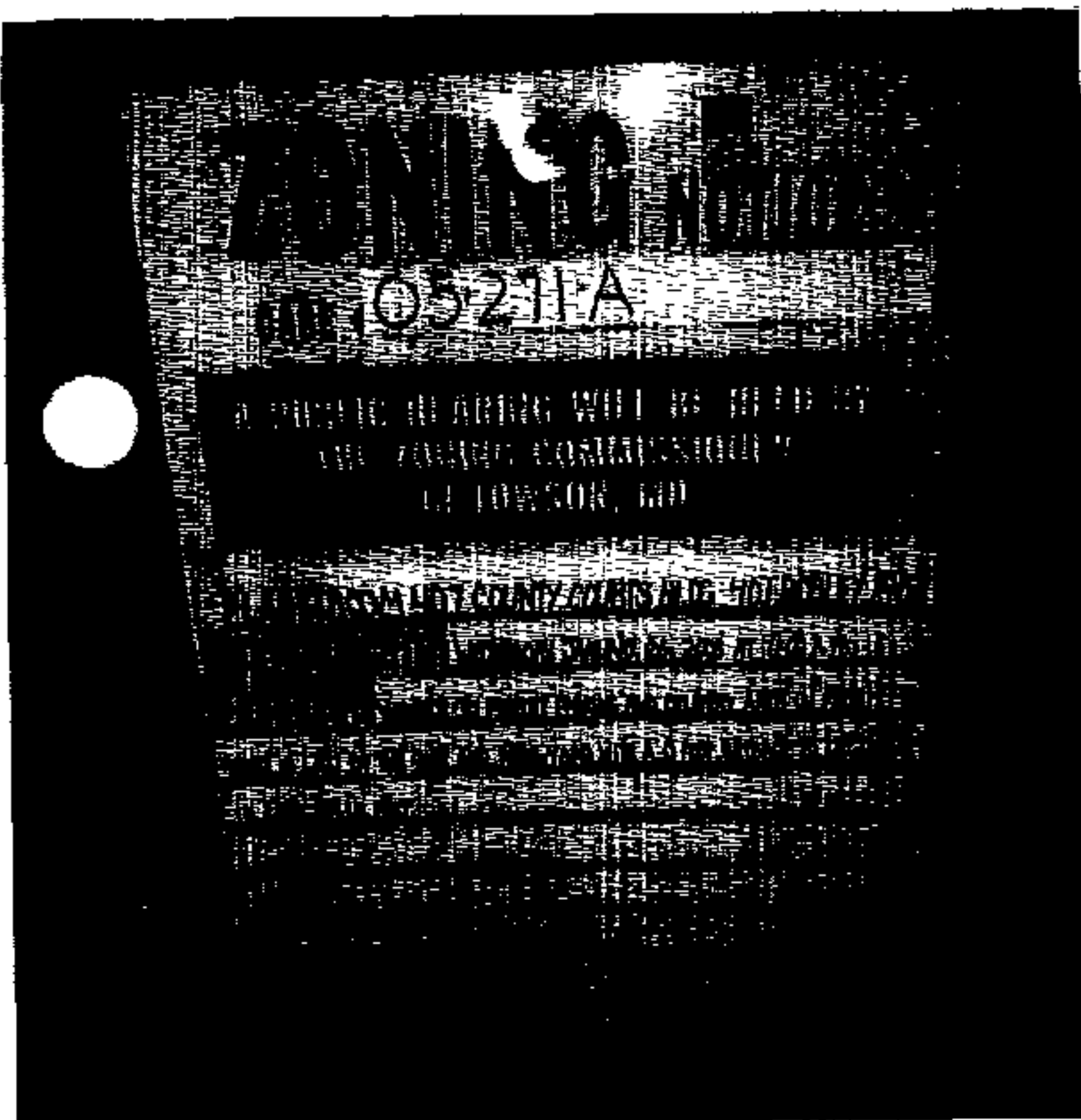
(Address)

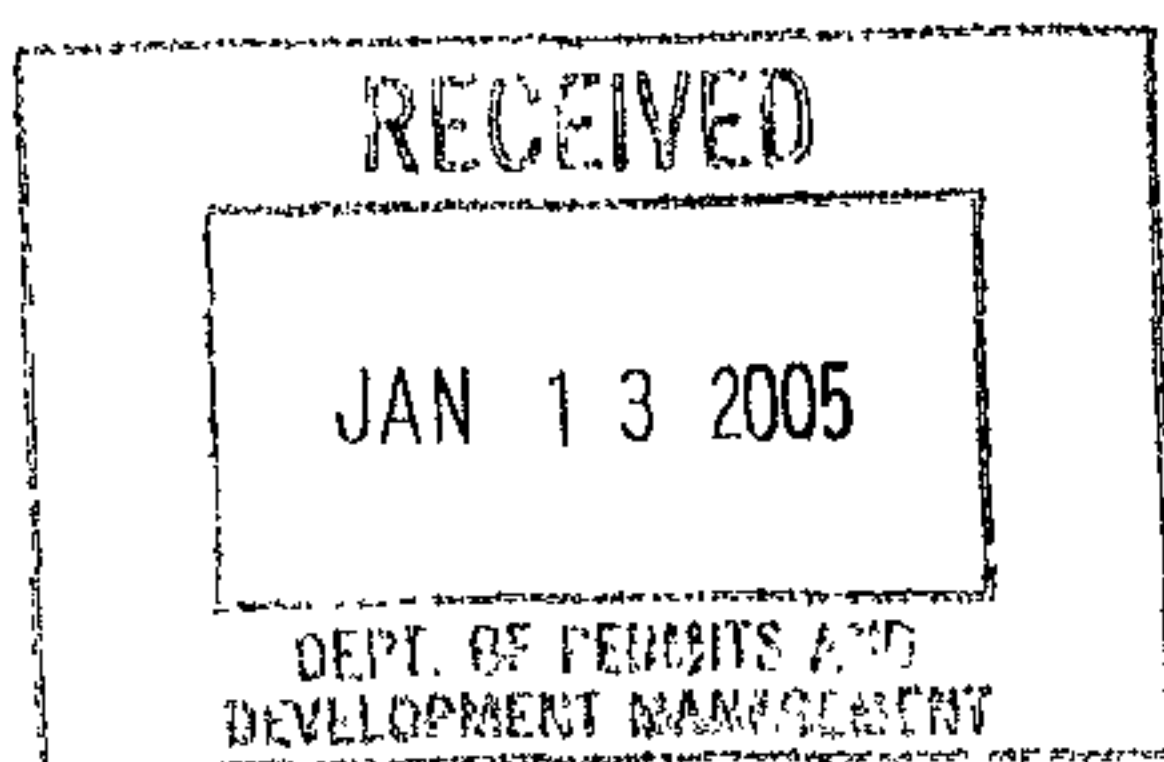
Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





**Department of Permits and
Development Management**

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

December 8, 2004

NOTICE OF ZONING HEARING

The Zoning Commissioner 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: 05-271-A

9622 Wesland Circle
S/side of Wesland Circle, 25 feet +/- east of Fox Hollow Lane
2nd Election District – 4th Councilmanic District
Legal Owners: Brian & Patricia Christian

Variance to permit parking and delivery area in front yard in lieu of the side and rear yard with a 0 foot setback to lot line in lieu of 10 feet.

Hearing: Wednesday, January 26, 2005 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Brian & Patricia Christian, 9622 Wesland Circle, Randallstown 21133

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 11, 2005.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 11, 2005 Issue - Jeffersonian

Please forward billing to:

Brian Christian
9622 Wesland Circle
Randallstown, MD 21133

410-655-3667

NOTICE OF ZONING HEARING

The Zoning Commissioner 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: 05-271-A

9622 Wesland Circle

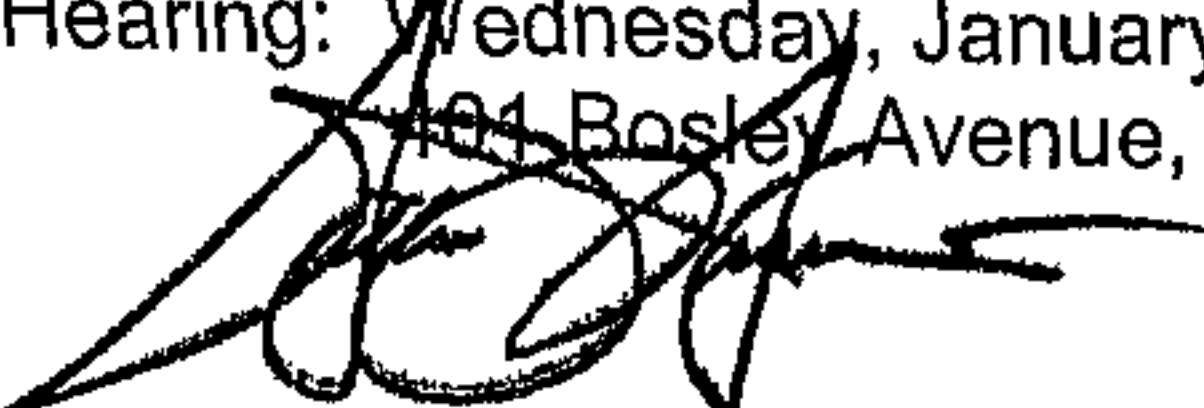
S/side of Wesland Circle, 25 feet +/- east of Fox Hollow Lane

2nd Election District – 4th Councilmanic District

Legal Owners: Brian & Patricia Christian

Variance to permit parking and delivery area in front yard in lieu of the side and rear yard with a 0 foot setback to lot line in lieu of 10 feet.

Hearing: ~~Wednesday~~ Wednesday, January 26, 2005 at 11:00 a.m. in Room 407, County Courts Building,
101 Bosley Avenue, Towson 21204



WILLIAM WISEMAN
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

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 petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the 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:

Item Number or Case Number:

05 271 A

Petitioner:

CHRISTIAN

Address or Location:

9622 WESLAND ^{CIRCLE} AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name:

Brian Christian

Address:

9622 WESLAND CIRCLE

RANDOLPHSTOWN MD, 21133

Telephone Number:

410 655- 3667

**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

January 18, 2005

Brian Christian
Patricia Christian
9622 Wesland Circle
Randallstown, Maryland 21133

Dear Mr. and Mrs. Christian:

RE: Case Number: 05-271-A , 9622 Wesland Circle

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 23, 2004.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is stylized with a large, flowing "W" and a prominent "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Visit the County's Website at www.baltimorecountyonline.info



Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

December 6, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: December 6, 2004

Item No.: 250,268-176

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau, and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK
Fire Marshal's Office
PHONE 887-4881
MS-1102F

cc: File

Visit the County's Website at www.baltimorecountyonline.info





Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

Driven to Excel
State Highway
Administration

Robert L. Flanagan, *Secretary*
Nell J. Pedersen, *Administrator*

Maryland Department of Transportation

Date: 12.3.04

Ms. Kristen Matthews
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 271 JLL

Dear Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr JDO
DEPRM

DATE: December 10, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of December 6, 2004.

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-250

05-254

05-270

05-271

05-272

05-273

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: February 8, 2005

RECEIVED

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

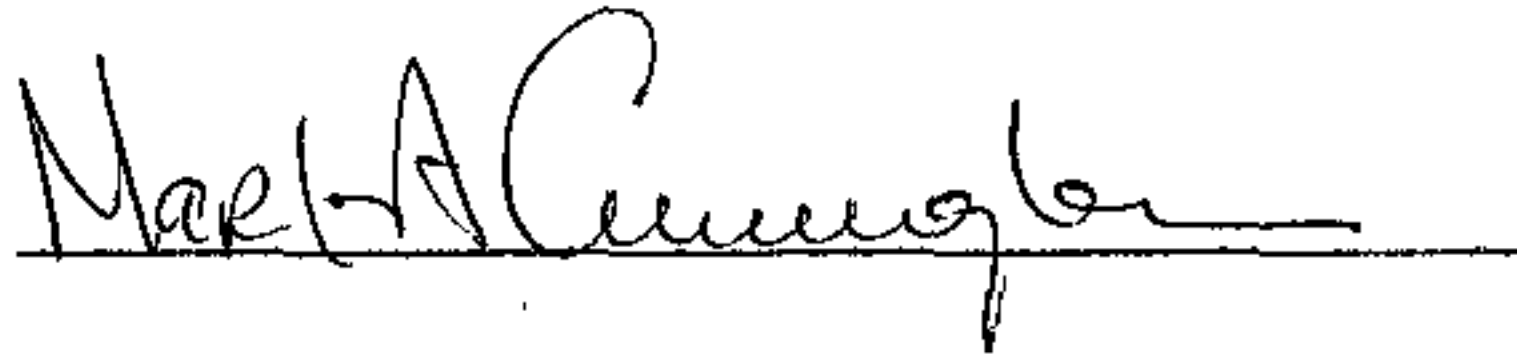
FEB - 8 2005

ZONING COMMISSIONER

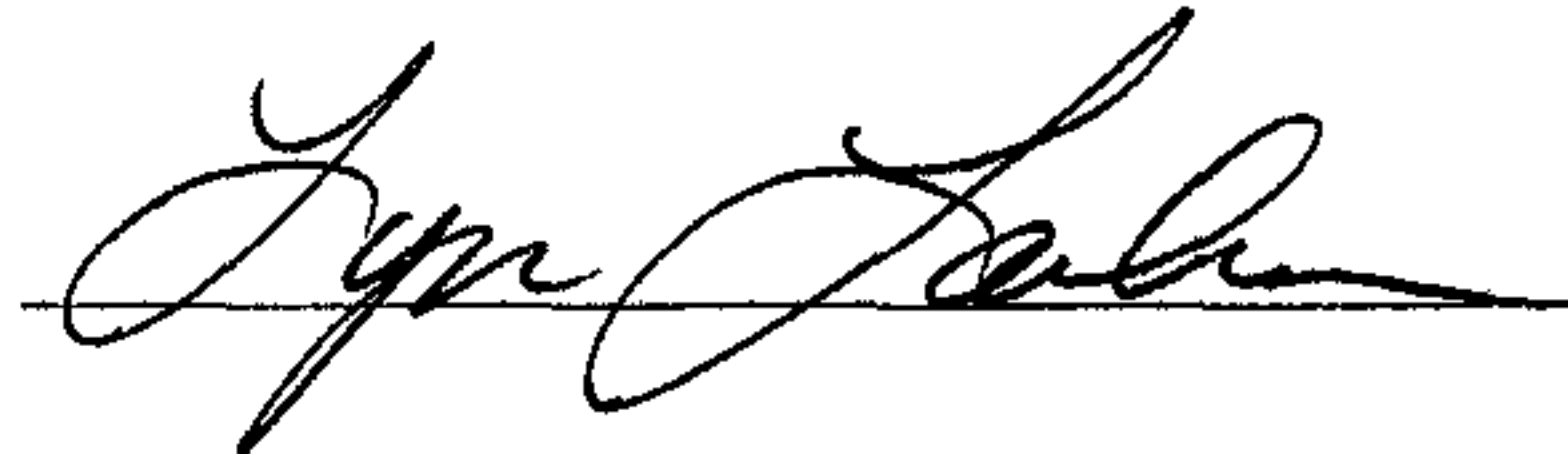
SUBJECT: Zoning Advisory Petition(s): Case(s) 5-374

The Office of Planning reviewed the petitioner's request and accompanying site plan and elevation drawing and finds the proposal to be in accordance with the spirit and intent of the RC 5 regulations and performance standards listed within Bill 55-04. As such, this office does not oppose the administrative variance.

Prepared By:



Division Chief:



MAC/LL

BW
1/26

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: December 10, 2004

RECEIVED

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

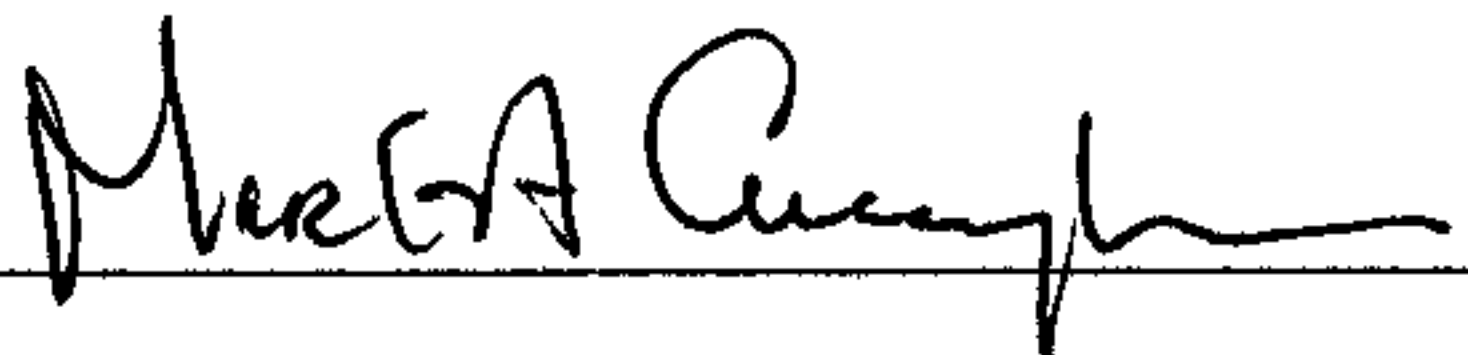
DEC 13 2004

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-271

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact David Pinning in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



MAC/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: December 14, 2004

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For December 13, 2004
Item Nos. 250, 254, 268, 269, 270, 271,
272, 273, 274, 275, and 276

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR VARIANCE * BEFORE THE
9622 Wesland Circle; S/side of Wesland *
Circle, 25' E of Fox Hollow Lane * ZONING COMMISSIONER
2nd Election & 4th Election Districts *
Legal Owner(s): Brian & Patricia Christian * FOR
Petitioner(s) *
* BALTIMORE COUNTY
*
* 05-271-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel 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 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
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of December, 2004, a copy of the foregoing Entry of Appearance was mailed to, Brian & Patricia Christian, 9622 Wesland Circle, Randallstown, MD 21233, Attorney for Petitioner(s).

RECEIVED

DEC 10 2004

Per.....

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Go Back
View Map
New Search
Ground Rent

Account Identifier: District - 02 Account Number - 2200027242

Owner Information

Owner Name: CHRISTIAN BRIAN
CHRISTIAN PATRICIA Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 9622 WESLAND CIR
RANDALLSTOWN MD 21133-2042 Deed Reference: 1) /20433/ 592
2)

Location & Structure Information

Premises Address
9622 WESLAND CIR

Legal Description

.1713 AC
9622 WESLAND CIR SS
WILDWOOD PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
67	19	13					10	80		68/ 102

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1998	1,880 SF	7,464.00 SF	04

Stories	Basement	Type	Exterior
2	NO	SPLIT LEVEL	SIDING

Value Information

	Base Value	Value As Of 01/01/2004	Phase-In Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	56,460	56,460		
Improvements:	100,780	107,710		
Total:	157,240	164,170	159,550	161,860
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
REDOLOZA MARICHU J	07/22/2004	\$250,000
Type: IMPROVED ARMS-LENGTH	Deed1: /20433/ 592	Deed2:
Seller: RYLAND GROUP INC	Date: 03/15/1999	Price: \$161,190
Type: IMPROVED ARMS-LENGTH	Deed1: /13594/ 160	Deed2:
Seller: NEW WILDWOOD PARK	Date: 01/26/1998	Price: \$640,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /12626/ 287	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

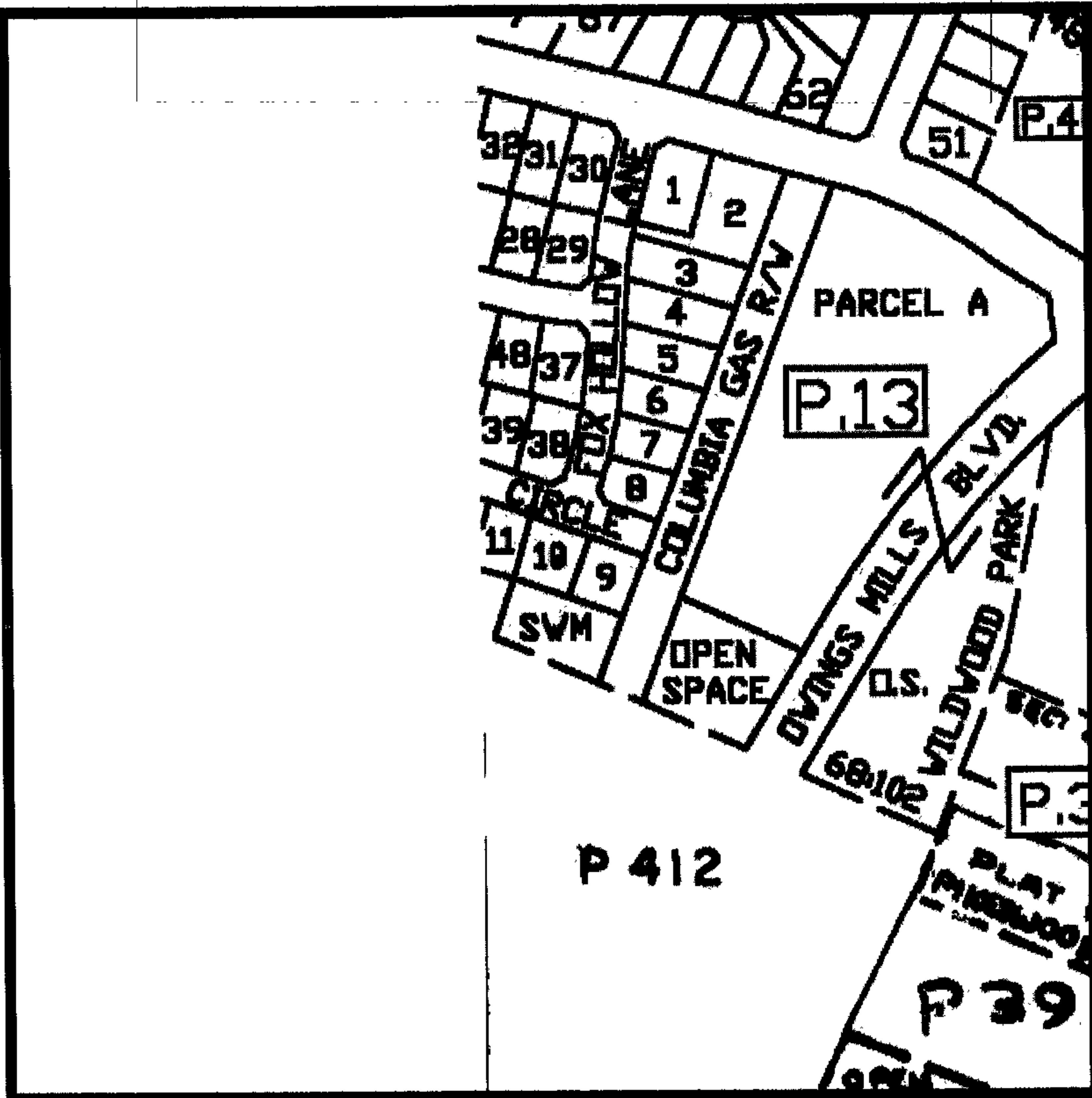
* NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Go Back
View Map
New Search

District - 02 Account Number - 2200027242



Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning
web site at www.mdp.state.md.us/webcom/index.html

CASE NAME

DATE _____

NAME

ADDRESS

CITY, STATE, ZIP

E-MAIL

Grandma's

9622 westland Circle

POWDERSON, MD 21133

0757066 @ P.O.L.COM

DH
Case No.:

05-271 A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN - VARIANCE	LETTER FROM PETITIONER to PROTESTANT
No. 2	SITE PLAN - USE PERMIT	
No. 3	PHOTO ^(S) OF PETITIONER'S PROPERTY 3A thru 3L	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

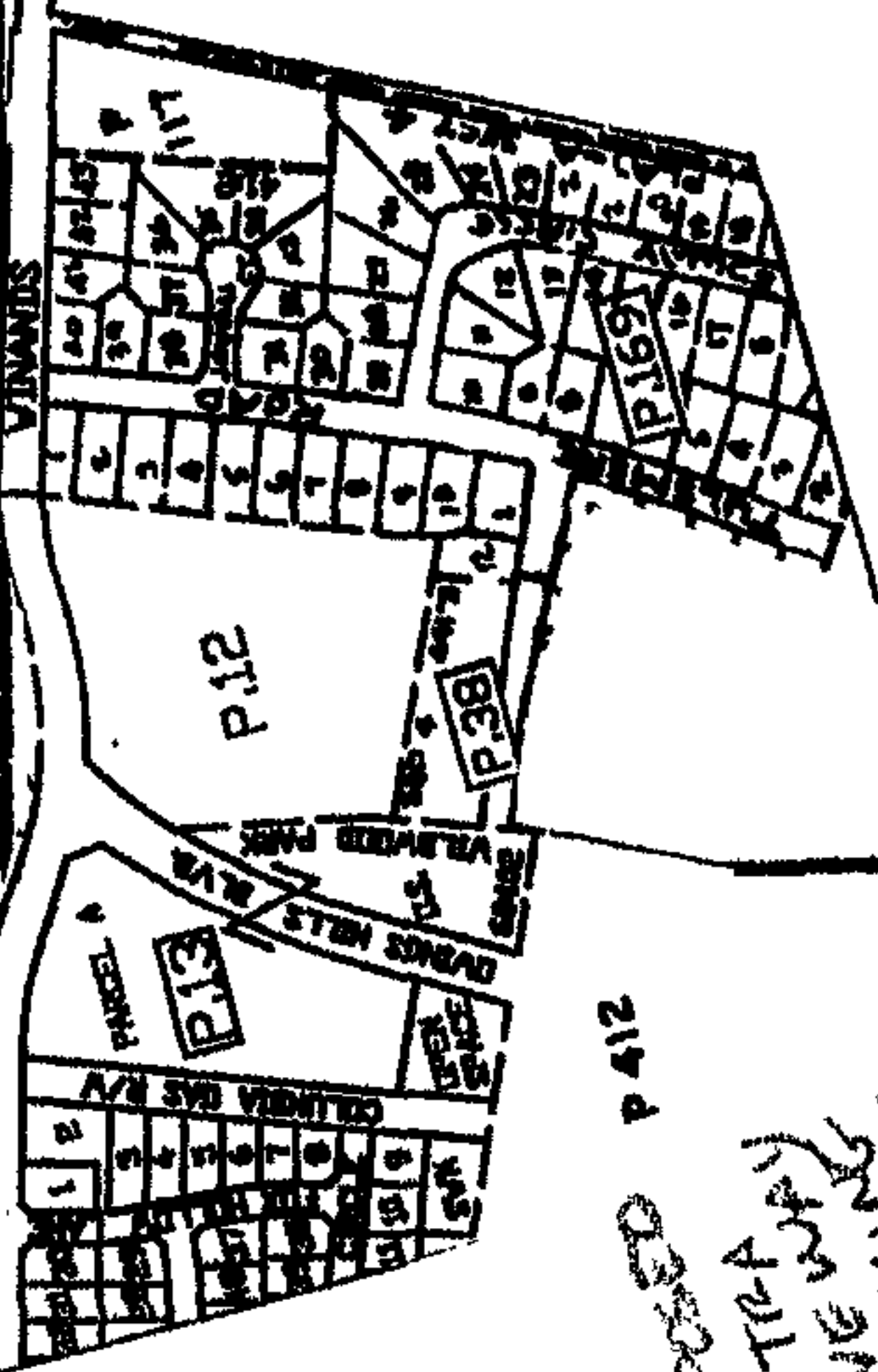
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 9622 WESTLAND CIRCLE SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME WILWOOD PARK

PLAT BOOK # 68 FOLIO # 102 LOT # 10 SECTION # N/A

OWNER BRIAN & PATRICIA CHRISTIAN



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 2ND

COUNCILMANIC DISTRICT 2

1" = 200' SCALE MAP #

ZONING D.R. 3.5

LOT SIZE .1713

7,464.00
SQUARE FEET

ACREAGE

SEWER ☒ PUBLIC ☒ PRIVATE ☐

WATER ☒ PUBLIC ☒ PRIVATE ☐

YES ☐ NO ☒

CHESAPEAKE BAY
CRITICAL AREA

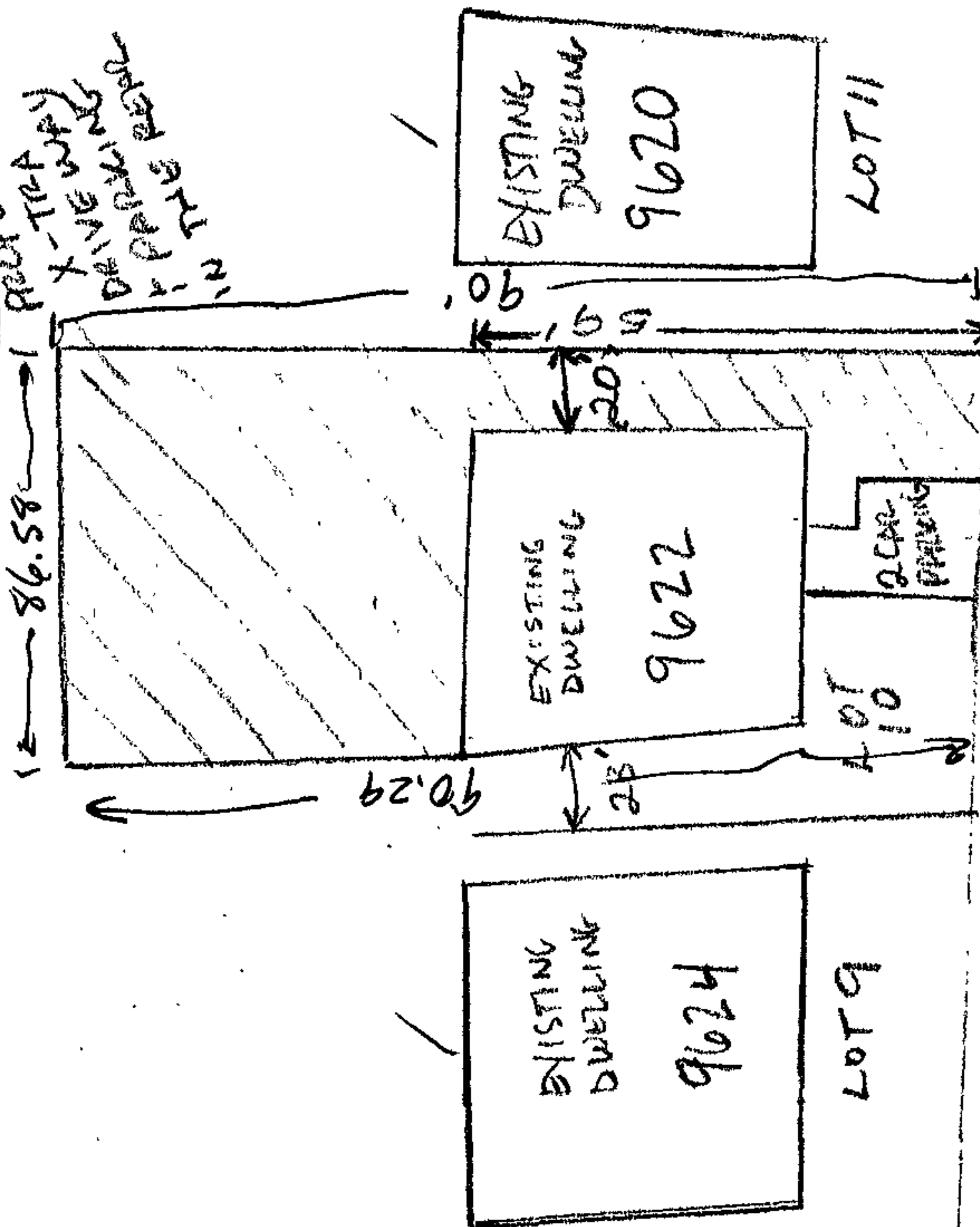
100 YEAR FLOOD PLAIN

HISTORIC PROPERTY /
BUILDING

PRIOR ZONING HEARING 8/13/04

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

DRAINAGE & UTILITY



**PETITIONER'S
EXHIBIT**



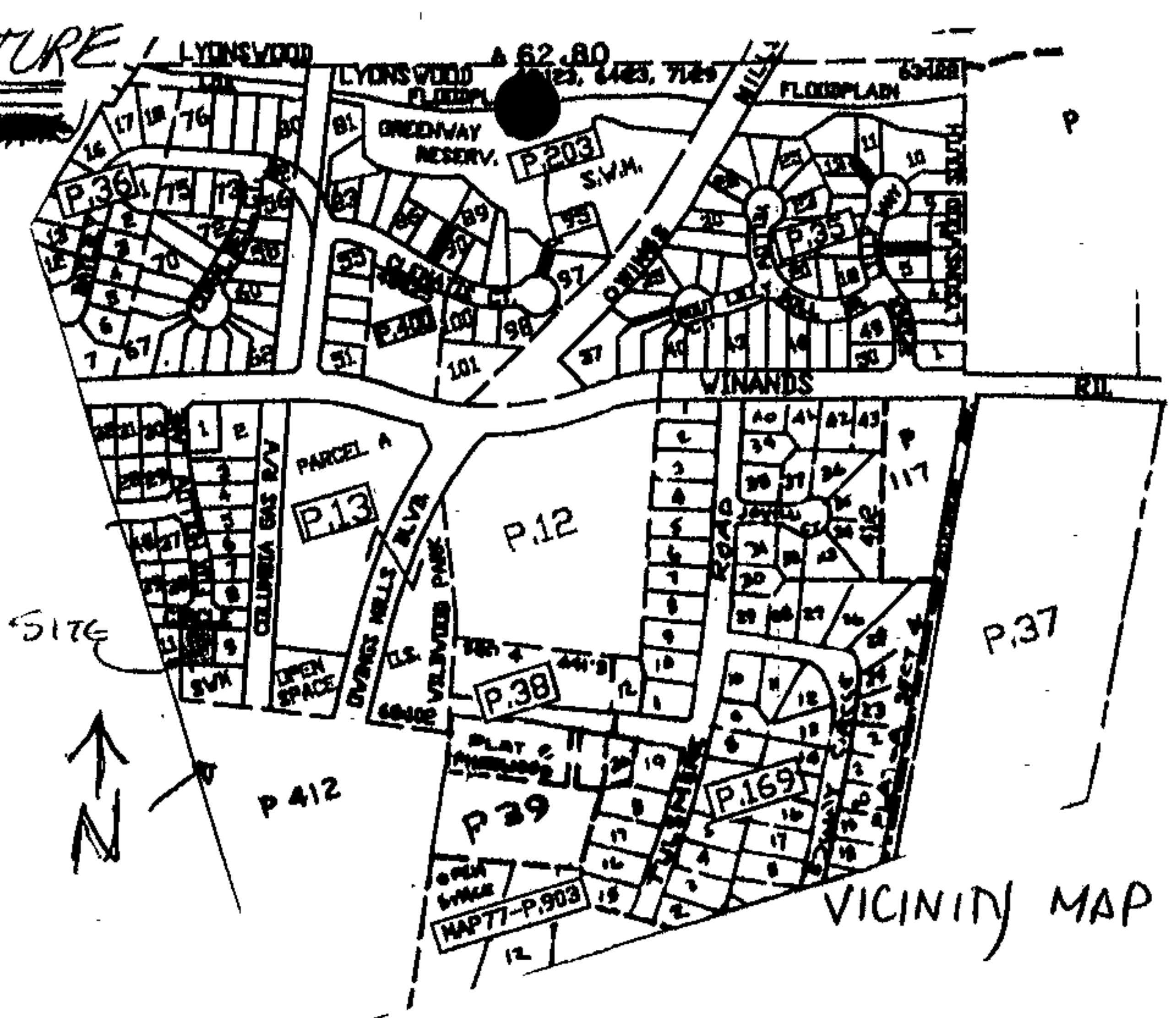
NORTH

PREPARED BY BRIAN CHRISTIAN

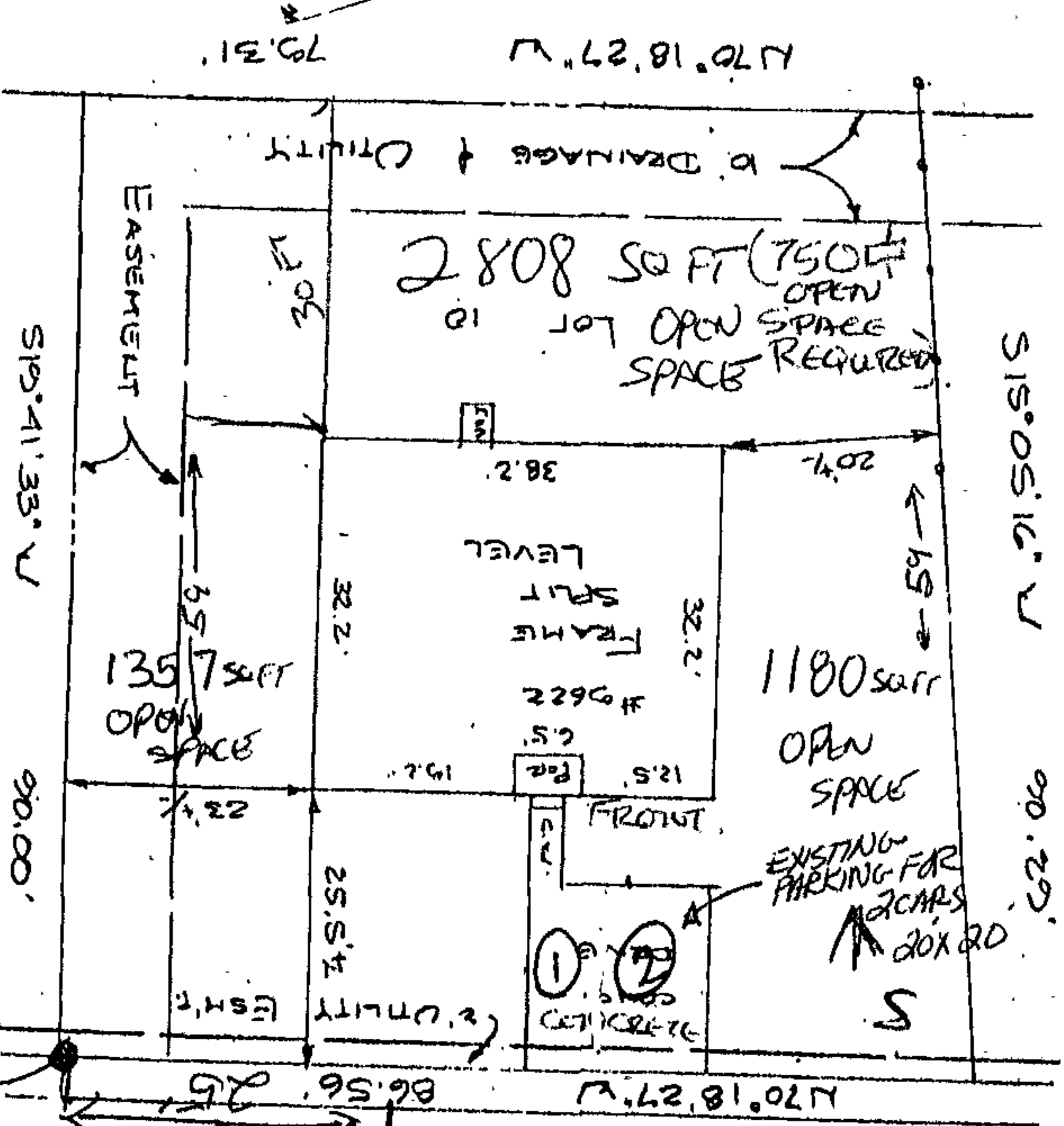
SCALE OF DRAWING: 1" = 20'

VARIANCE PLAN AND FUTURE ZONING USE PERMIT PLAN FOR A ASSISTED LIVING FACILITY I LOCATED AT

9622 WESLAND CIRCLE
 BALTIMORE COUNTY, MD 21133
 2ND ELECTION DISTRICT
 OWNER: BRIAN & PATRICIA CHRISTIAN
 ADD: 9622 WESLAND CIRCLE
 RANDOLPHSTOWN, MD 21133
 DATE 8/13/04 (PLAN DATE)
 PHONE: 410 655-3667



LOT SIZE: 7,464 SQFT or .1713 AC
 ZONING MAP # MDW. 8 & 9-J
 ZONE DR 3.5
 LOT: 7464 SQFT X .10 = 746 SQFT
 OF OPEN SPACE
 4 BEDS
 PARKING = 1 SPACE PER 3 BEDS
 4 BEDS = 2 PARKING SPACES
 ALL PARKING USES SHOWN EXISTED
 PRIOR TO THE DATE OF THIS PLAN.
 ALL PARKING WILL BE STRIPED
 THERE WILL BE NO SIGNS ON
 THE PROPERTY
 EXISTING FLOOR AREAS
 1ST LEVEL 538 SQFT
 2ND LEVEL 582 SQFT
 LOWER LEVEL 541 SQFT



TOTAL 1661 SQFT
 OPEN SPACE: 5345 SQFT

THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED
 TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING
 FACILITY. NO CONSTRUCTION, RELOCATION, EXTERIOR CHANGES
 OR ADDITIONS OF 25% OR MORE IN GROUND FLOOR AREAS
 SINCE IT HAS EXISTED FOR 5 YEARS BEFORE THE DATE OF THIS
 APPLICATION HAS OCCURRED TO THE EXTERIOR OF THE
 BUILDING. NO ADDITIONS ARE PROPOSED. NO SIGNS ARE
 PROPOSED. ANY FUTURE SIGNS WILL COMPLY WITH SECTION
 450 B.C.2.2.

THE UNDERSIGNED ARE RESPONSIBLE FOR THE ACCURACY
 OF THIS INFORMATION ON THIS PLAN (OWNERS)

BRIAN CHRISTIAN
 PATRICIA CHRISTIAN

**PETITIONER'S
 EXHIBIT**

WESLAND CIRCLE
 50' R/W 30' MAC.
 FOR HALLOW LAND
 50' R/W
 THIS PLAN IS
 FOR A VARIANCE
 TO ALLOW PARKING
 AND DELIVERY
 OUTSIDE OF THE
 SIDE AND REAR
 YARD AREAS AND
 WITH A 10 FT. (FRONTYARD)
 PROPERTY LINE SETBACK
 PER BILL # 19-04.

THE APPLICANT UNDERSTANDS THAT THIS
 VARIANCE IS REQUIRED PRIOR TO USE
 PERMIT APPROVAL.
 11/23/04



FRONT OF HOUSE SHOWING
PARKING

3A



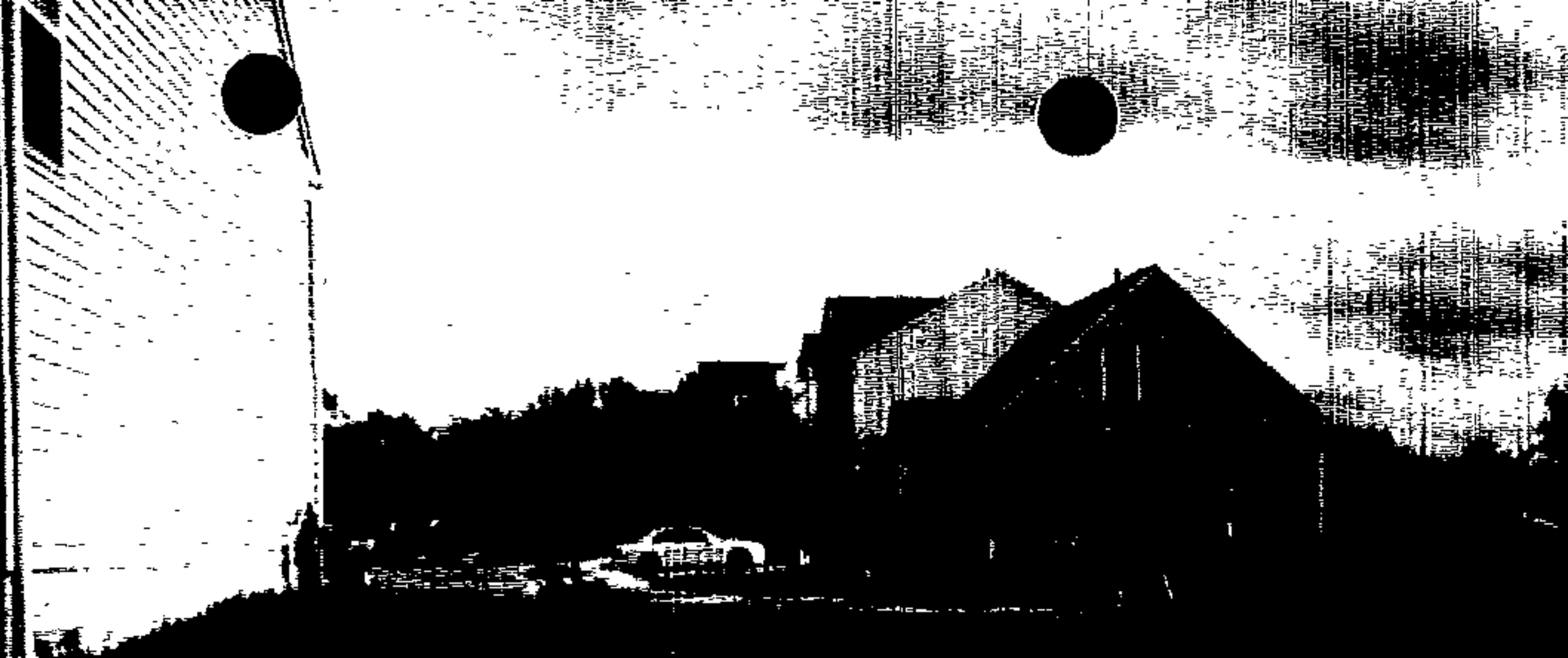
FRONT OF HOUSE
SHOWING PARKING

33



SHOWING OPEN SPACE
OF 1357 SQ FT LOOKING
FROM FRONT OF HOUSE

3C



SIDE OF HOUSE

SHOWING 1357 SQ FT

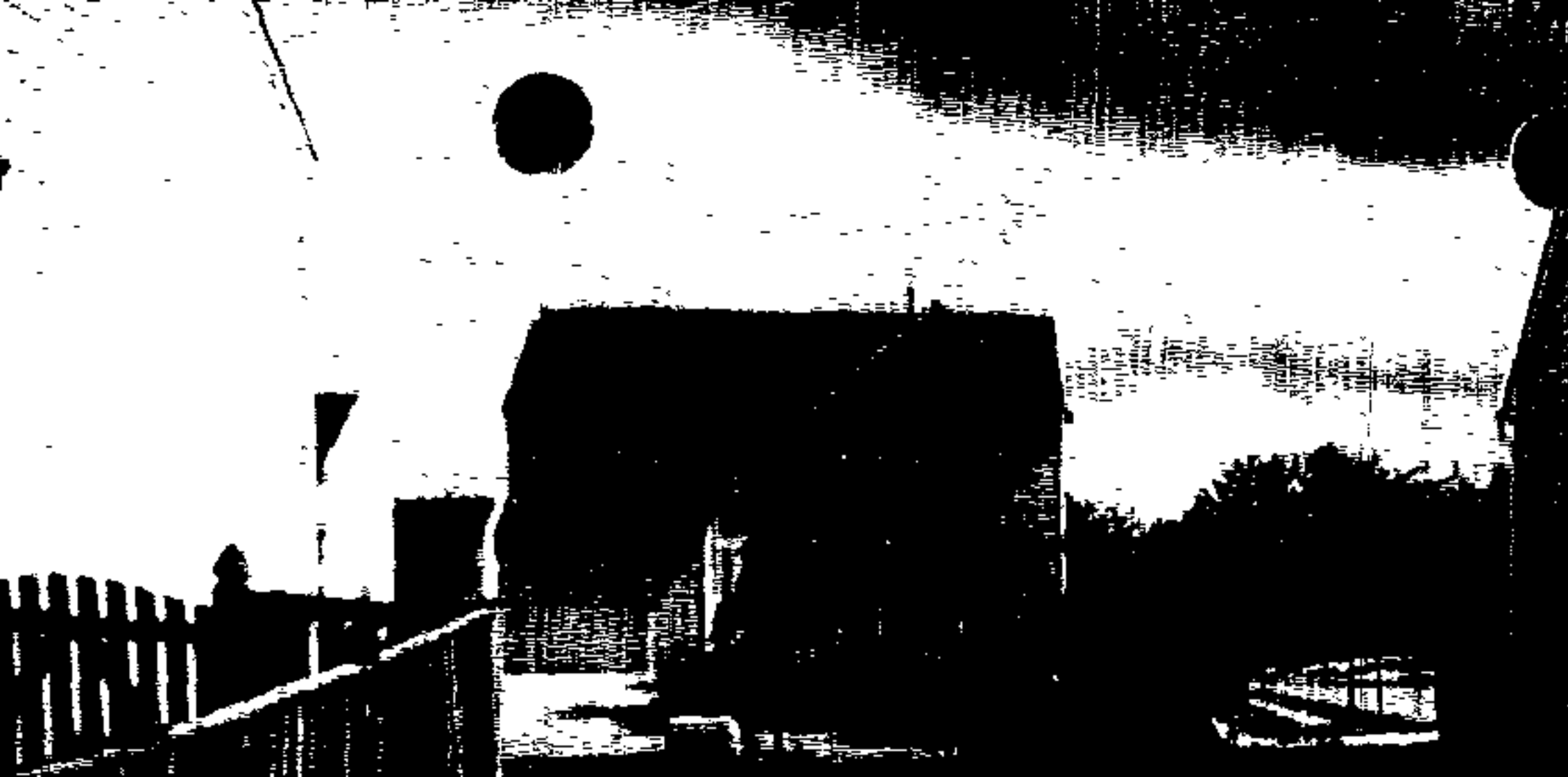
OF OPEN SPACE LOOKING
FROM BACK OF THE HOUSE

3D



SHOWING OPEN SPACE
OF 1180 SQ FT LOOKING
FROM FRONT OF HOUSE

36

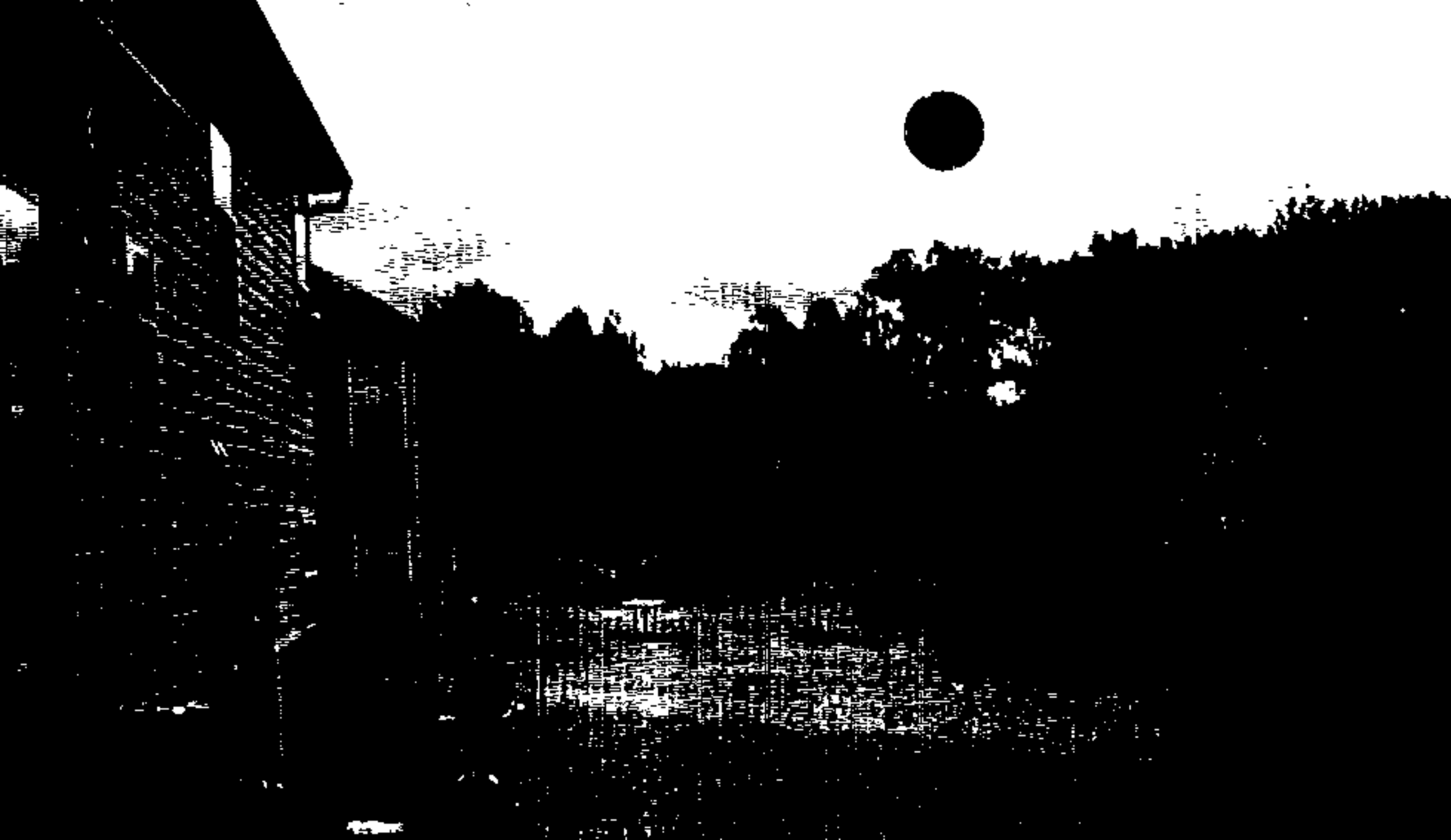


SIDE OF HOUSE

SHOWING 1180 SQ. FT.

OF OPEN SPACE LOOKING
FROM BACK OF HOUSE

37



BACK OF HOUSE
SHOWING 28008 SQ FT
OF OPEN SPACE

36



BACK OF
MOUSE

3A



BACK OF HOUSE

31



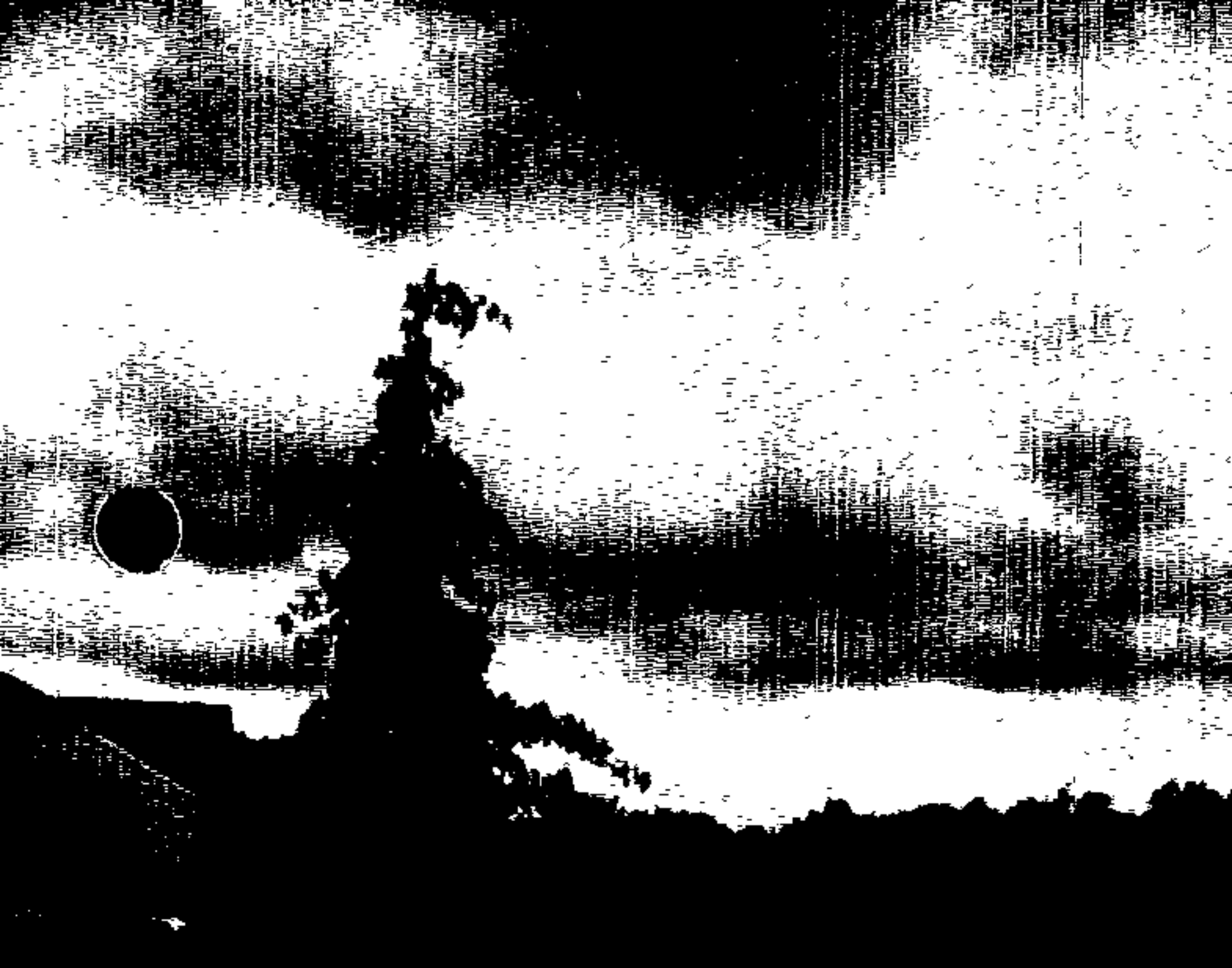
BACK OF HOUSE

31



BACK OF HOUSE

34



FRONT OF HOUSE
SHOWING STREET
PARKING AND SURROUNDING
NEIGHBOR HOOD LOOKING
WEST

W



SHOWING PARKING ON
STREET FROM
WEST TO EAST

53

BRIAN CHRISTIAN
9622 Wesland Circle
Randallstown, MD 21133
410-655-3667

October 6, 2004

Dear Homeowners Association,

My name is Brian Christian. My wife(Patricia)and I reside at the above address. We are writing to inquire about operating a business in our home. We are interested in opening a 4-bed assisted living facility. We are currently licensed to operate and are currently in the process of receiving a zoning permit to utilize this home.

We read the homeowners information and were not quite sure about the section titled "Family Day Care." Let me briefly explain our proposal. Again, this would be a 4-bed facility. We would require no signs, no exterior alterations, no interior alterations other than some painting(normal wear and tear). Everything would be excluded to inside the home.

My family would move to another home and my wife or I would manage this home. This eliminates overcrowding and or fire hazards. We are only accepting elderly clients that are able to pretty much do for themselves, accept for the purpose of us assisting them. Our purpose is to provide an alternative to the large scale facilities.

And as you can see, we do not intend to disrupt this community. Again, no exterior alterations, no overcrowded home and quiet elderly people. So, with all of this, we wanted to see if that section titled "Family Day Care" applied to us. We felt obligated to inquire before we started to operate. So, if this provision does apply to us and would prohibit us from operating, please explain. Thanks for your attention and we look forward to your reply.

Sincerely,
Brian Christian



Signature

**PROTESTANT'S
EXHIBIT NO. 1**