

IN RE: PETITION FOR ADMIN. VARIANCE

NE side of Wilenoak Court; 110 feet E
of the c/l of Tameron Place
14th Election District
6th Councilmanic District
(8617 Wilenoak Court)

Gladys and Carteen Wilkerson
Legal Owners
Gladys Wilkerson
Contract Purchaser
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
*
* **Case No. 2009-0302-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Gladys and Carteen Wilkerson for property located at 8617 Wilenoak Court. The variance request is from Section 1B02.3.C.1 (1985) Comprehensive Manual of Development Policies (CMDP) Section V.B.5.a to permit a proposed addition to have a window to tract boundary setback of 25 feet in lieu of the required 35 feet and to amend the Final Development Plan of Goldenwood, Lot 9 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners wish to construct an addition measuring 14 feet x 10 feet onto the rear of the dwelling. The other side of the dwelling contains an existing screen porch measuring 20 feet x 10 feet. The proposed addition will be the same width as the existing screen porch. Petitioners are elderly and they need to enlarge the bedroom to meet their current and future needs.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

RECEIVED FOR FILE
6-22-09
m

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 31, 2009 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 Section 32-3-303 of the Baltimore County Code. 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 welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

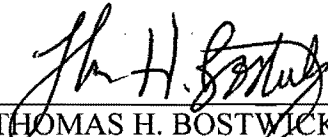
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 22nd day of June, 2009 that a variance from Section 1B02.3.C.1 (1985) Comprehensive Manual of Development Policies (CMDP) Section V.B.5.a to permit a proposed addition to have a window to tract boundary setback of 25 feet in lieu of the required 35 feet and to amend the Final Dddevelopment Plan of Goldenwood, Lot 9 only is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

~~RECEIVED FOR FILE~~
6-22-09
PM

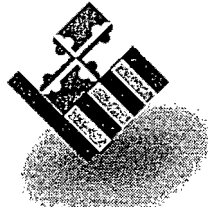
Any appeal of this decision must be made within thirty (30) days of the date of this Order.



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

COPIES DESTROYED FOR FILING
6-22-09
m



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

June 22, 2009

GLADYS AND CARTEEN WILKERSON
8617 WILENOAK COURT
BALTIMORE MD 21237

Re: Petition for Administrative Variance
Case No. 2009-0302-A
Property: 8617 Wilenoak Court

Dear Mr. and Mrs. Wilkerson:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "T. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Robert McCullough, Semper Fi Contractors, 6406 Golden Ring Road, Rosedale, MD 21237

TAX. ACCOUNT

2100001879



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8617 WilenOak Court
which is presently zoned DR 3.5 + DR 5.5

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) 1B02.3.C.2 - (1985) - CMDP

Section V. B. 5. a - to permit a proposed addition to have a window to tract boundary setback of 25 feet in lieu of the required 35; and to amend the Final Development Plan of Goldenwood, lot 9 only

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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 Gladys Wilkerson
Signature Gladys Wilkerson
Address 8617 WilenOak Ct. Telephone No. 410-687-0525
City Baltimore State MD Zip Code 21237

Attorney For Petitioner:

Name - Type or Print N/A
Signature N/A
Company N/A
Address N/A Telephone No. N/A
City N/A State N/A Zip Code N/A

Legal Owner(s):

Name - Type or Print Gladys Wilkerson
Signature Gladys Wilkerson
Name - Type or Print CARTEEN WILKERSON
Signature Carteen Wilkerson
Address 8617 WILENOAK Ct. Telephone No. 410-687-0525
City BALTIMORE State MD Zip Code 21237

Representative to be Contacted:

Name ROBERT MCCULLOUGH - SEMPER FI CONTRACTORS
Address 6406 GOLDEN RING RD. Telephone No. 410-918-9823 OFFICE
City ROSEDALE State MD Zip Code 21237 CELL 443-992-1656

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 2009-0302-A

Reviewed By R.D.D. Date 5/20/09

REV 10/25/01

Estimated Posting Date 5/31/09

6.22.09

ym

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at > 8617 WILLOW OAK CT.
Address
BALTIMORE MD 21237
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

OCCUPANTS NEED MORE ROOM IN BEDROOM. THEY ARE ELDERLY AND THE SMALL AREA CURRENTLY COULD BE HAZARDOUS TO THEM PHYSICALLY. OCCUPANTS ALSO THOUGHT BECAUSE THEY HAD NO PROBLEM WITH SCREENED IN PORCH ^(20'x10') THAT WAS BUILT YEARS EARLIER (PERMIT WAS OBTAINED), ON THE BACK OF HOUSE, THEY FORESAW NO PROBLEM WITH PROPOSED ADDITION. (14'x10'). OWNERS FEEL THE PROPOSED ADDITION WILL NOT BE AN EYE SORE FOR THEIR NEIGHBORS AS IT'S SAME WIDTH OF EXISTING SCREEN PORCH, SO AS TO KEEP UNIFORMITY.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Gladys Wilkerson
Signature

Gladys Wilkerson
Name - Type or Print

Carteen Wilkerson
Signature

CARTEEN WILKERSON
Name - Type or Print

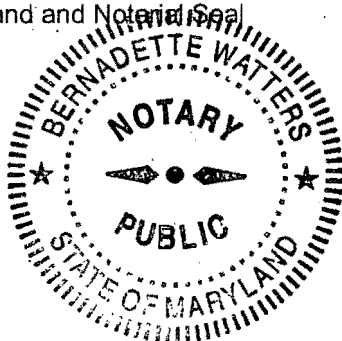
Ruth M. McCullough, Sempel Co. Cont. Owner - Ruth M. McCullough

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of APRIL, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

GLADYS WILKERSON, CARTEEN WILKERSON AND RUTH M² CULLOUGH
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Bernadette Waters
Notary Public

My Commission Expires MAY 12, 2009

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address 8617 WILLOWDALE CT.
City BALTIMORE State MD Zip Code 21237

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

OCCUPANTS NEED MORE ROOM IN BEDROOM, THEY ARE ELDERLY AND THE SMALL AREA CURRENTLY COULD BE HAZARDOUS TO THEM PHYSICALLY. OCCUPANTS ALSO THOUGHT BECAUSE THEY HAD NO PROBLEM WITH SCREENED IN PORCH THAT WAS BUILT YEARS EARLIER (PERMIT WAS OBTAINED), ON THE BACK OF HOUSE, THEY FORESAW NO PROBLEM WITH PROPOSED ADDITION. (14'x10') OWNERS FEEL THE PROPOSED ADDITION WILL NOT BE AN EYE SORE FOR THEIR NEIGHBORS AS IT IS SAME WIDTH OF EXISTING SCREEN PORCH, SO TO KEEP UNIFORMITY.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Gladys Wilkerson
Signature

Carteen Wilkerson
Signature

Gladys Wilkerson
Name - Type or Print

CARTEEN WILKERSON
Name - Type or Print

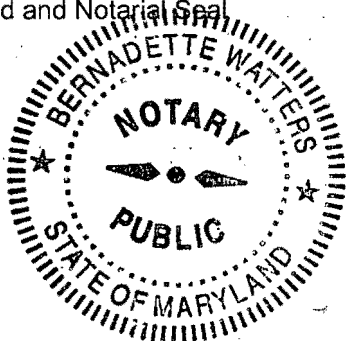
Ruth M. McCullough Sempin Co. Owner - Ruth M. McCullough

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of April, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

GLADYS WILKERSON, CARTEEN WILKERSON AND RUTH M. McCullough
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Bernadette Watters
Notary Public

My Commission Expires May 12, 2009



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8617 WilenOak Court
which is presently zoned DR 3.5 + DR 5.5

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) 1B02.3.C.2 - (1985) - CMDP

Section V.B.5.a - to permit a proposed addition to have a window to tract boundary setback of 25 feet in lieu of the required 35; and to amend the Final Development Plan of Goldenwood, lot 9 only

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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:

Gladys Wilkerson

Name - Type or Print

Gladys Wilkerson

Signature

8617 WilenOak Ct. 410-687-0525

Address

Baltimore MD 21237

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Gladys Wilkerson

Name - Type or Print

Gladys Wilkerson

Signature

CARTEEN WILKERSON

Name - Type or Print

Carteen Wilkerson

Signature

8617 WILENOAK CT. 410-687-0525

Address

ROSEDALE MD. 21237

City

State

Zip Code

Representative to be Contacted:

SEMPERFI CONTRACTORS - ROBERT McCULLOUGH

Name

6400 GOLDEN RING RD. 410-918-9823 OFFICE

Address

ROSEDALE MD. 21237

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 2009-0302-A

Reviewed By KTD

Date 5/29/09

REV 10/25/01

Estimated Posting Date 5/31/09

ZONING DESCRIPTION

**Zoning Description for: 8617 Wilenoak C. Rosedale, MD.
Beginning at a point on the North East side of Wilenoak Court
which is 50 feet Wide at the distance of 110 feet East of the
Center line of the nearest improved intersecting street:
Tameron Place which is 40' wide, Being lot #9. A Subdivision
of Goldenwood, Baltimore County Plat Book 59 Filio 63. Also
known as 8617 Wilenoak located in the 14th Election District,
6th Councilmanic District.**

8492 sq ft

Item #0302

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

No. **39803**

Date: **5/12/89**

PAID RECEIPT

RECEIVED BY: **ACTUAL TIME DUE**
CASHIER: **5/12/89 10:00 AM**
DATE: **5/12/89**
AMOUNT: **100.00**
CHECK NO.: **1000**

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct.	Amount
				Source/	Rev/				

Total: **100.00**

Rec
From:

For:

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

RE: 20090302-A

Petitioner/Developer: _____

G & C Wilkerson

Date of Hearing/Closing June 15, 2009

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

Attn: Kristin Matthews,

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, _____
8617 Wilenoak Ct.

The sign(s) were posted on _____ May 31, 2009
(Month, Day, Year)

Sincerely,

Robert Black

(Signature of Sign Poster)

June 3 2009
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 2009-0302-A

TO PERMIT A PROPOSED ADDITION TO HAVE A WINDOW TO TRUCK
BOUNDRY OF 25 FEET IN LIEU OF THE REQUIRED 35, AND TO AMEND
THE FINAL DEVELOPMENT PLAN GOLDENWOOD LOT 9 ONLY.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY

REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING DIVISION BY 5:00 P.M. ON

6-15-09

ADDITION INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
115 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391.

DO NOT REMOVE THIS SIGN AND POST BEFORE 5:00 P.M. ON 6-15-09, UNDER PENALTY OF LAW.
HANDICAPPED ACCESSIBLE

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0302 -A Address 8617 WILENOAK CT

Contact Person: DAVID DUVAL Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/20/09 Posting Date: 5/31/09 Closing Date: 6/15/09

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 (on the reverse side of this form) 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 an 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 zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The 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 zoning or deputy zoning commissioner), 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 2009- 0302 -A Address 8617 Wilenoak Ct

Petitioner's Name G + C Wilkerson Telephone 410 687-0525

Posting Date: 5/31/09 Closing Date: 6/15/09

Wording for Sign: To Permit a proposed addition to have a window to tract boundary of 25 feet in lieu of the required 35; and to amend the Final Development Plan of Goldenwood, lot 9 only

WCR - Revised 7/7/08

**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: 0302 2009-0302 - A

Petitioner: GLADYS & CARTEEN WILKERSON

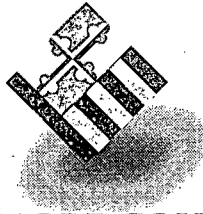
Address or Location: 8617 WILLOW OAK CT, BALTIMORE, MD. 21237

PLEASE FORWARD ADVERTISING BILL TO:

Name: RUTH McCULLOUGH - SEMPER FI CONTRACTORS LLC

Address: 6406 GOLDEN RING RD.
ROSEDALE, MD. 21237

Telephone Number: 443-921-6007



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

June 15, 2009

Gladys & Carteen Wilkerson
8617 Wilkenoak Ct.
Baltimore, MD 21237

Dear: Gladys & Carteen Wilkerson

RE: Case Number 2009-0302-A, 8617 Wilkenoak Ct

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 20, 2009. 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, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Robert McCullough: Semper FI Contractors; 6406 Golden Ring Rd.; Rosedale, MD 21237

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 8, 2009

RECEIVED

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

JUN 09 2009

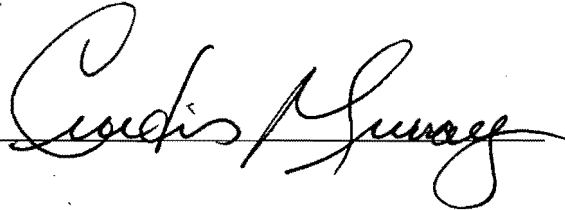
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-302- Administrative Variance**

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 Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 8, 2009

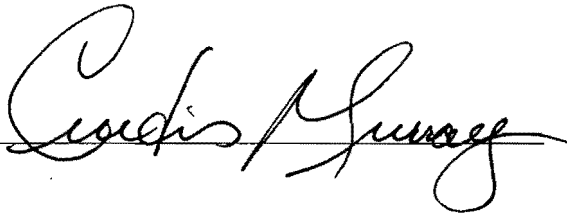
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-302- Administrative Variance**

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 Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL

A handwritten signature in cursive script, appearing to read "Carol M. L. L.", written over a horizontal line.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: Dennis A. Kennedy, ^{DAK}Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For June 8, 2009
Item Nos. 2009-302, 303, 304, 305,
306, 308, 309 and 310

DATE: June 10, 2009

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

DAK:CEN:cab
cc: File
ZAC-06082009 -NO COMMENTS



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

June 4, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 1, 2009

Item Numbers 0302, 0303, 0304, 0305, 0306, 0308, 0309, 0310

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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

Beverley K. Swain-Staley, Acting Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: JUNE 4, 2009

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

RE: Baltimore County
Item No 2009-0302A
8617 WILLOW COURT
WILKESBORO PROPERTY
ADMINISTRATIVE VARIANCE. —

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2009-0302A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

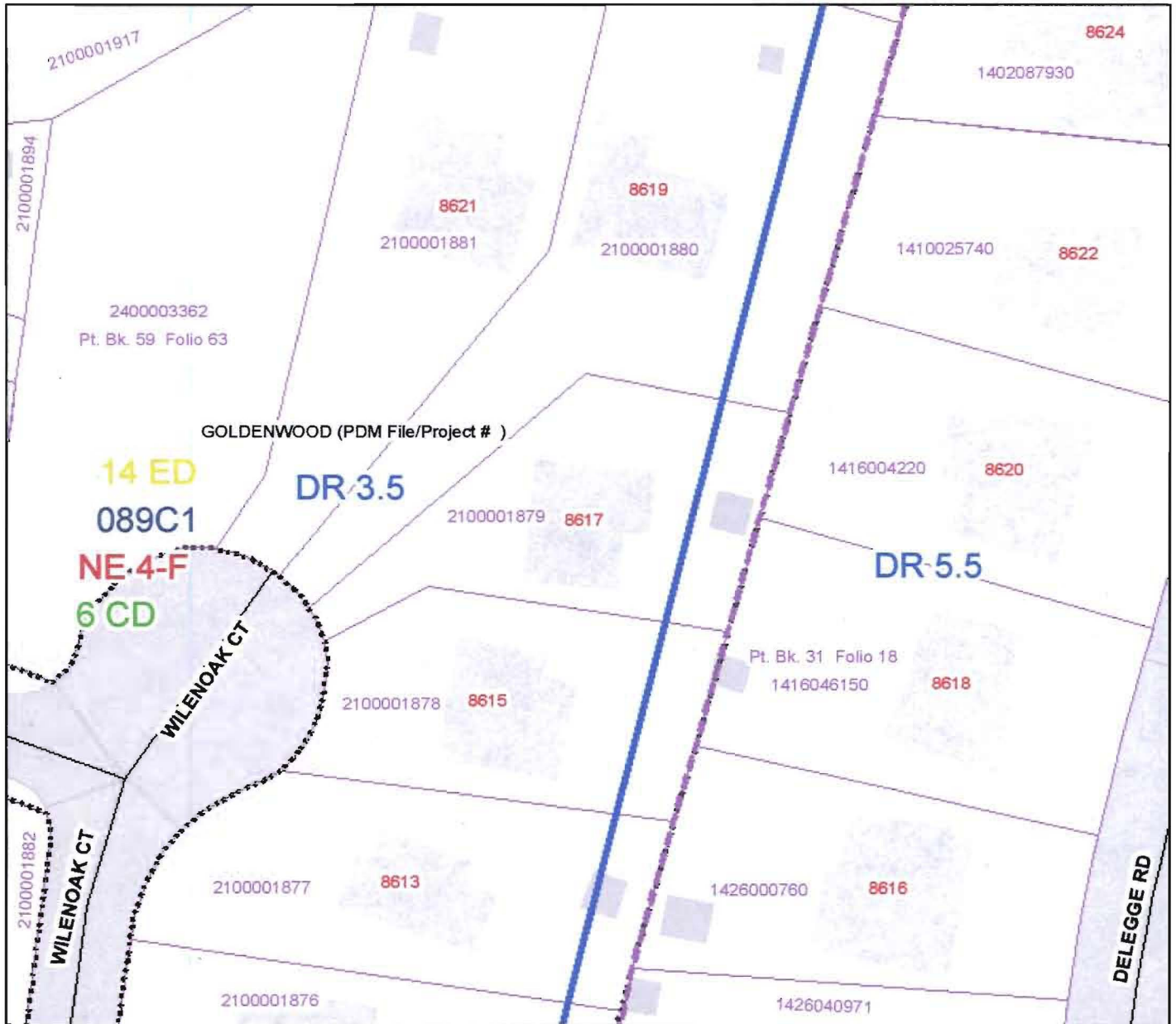
Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



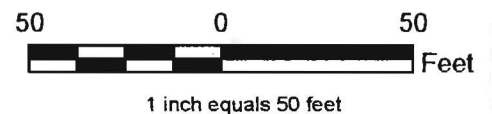
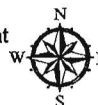
8617 Wilenoak Court



DQ Map Notes



Publication Date: May 20, 2009
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



Item #0302

2009-0302-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1)

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Account Identifier: District - 14 **Account Number -** 2100001879

Owner Information

Owner Name: WILKERSON CARTEEN,SR
 WILKERSON GLADYS PEARL
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 8617 WILENOAK CT
 BALTIMORE MD 21237-2052
Deed Reference: 1) /10189/ 491
 2)

Location & Structure Information

Premises Address 8617 WILENOAK CT
Legal Description .1950 AC
 GOLDENWOOD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
89	12	349					9	3	Plat Ref: 59/ 63

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1993	1,089 SF	8,492.00 SF	04

Stories	Basement	Type	Exterior
SPFOY		SPLIT FOYER	SIDING

Value Information

	Base Value	Value As Of 01/01/2009	Phase-in Assessments As Of 07/01/2008	As Of 07/01/2009
Land	79,870	79,870		
Improvements:	160,450	173,720		
Total:	240,320	253,590	240,320	244,743
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
GOLDENWOOD ASSOCIATES	12/03/1993	\$138,525
Type:	Deed1:	Deed2:
IMPROVED ARMS-LENGTH	/10189/ 491	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

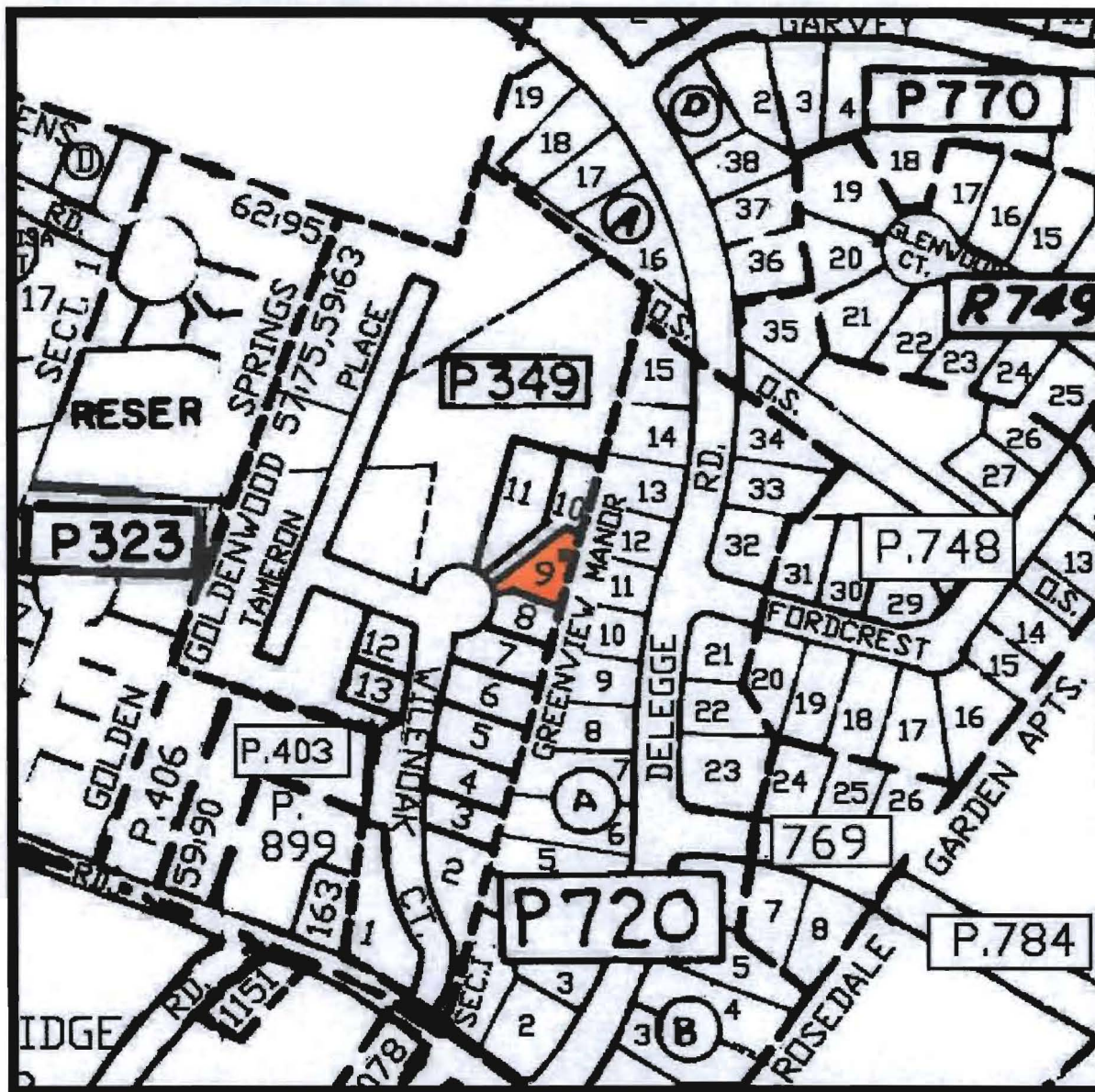
Special Tax Recapture:
 * NONE *



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District - 14 Account Number - 2100001879



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





Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

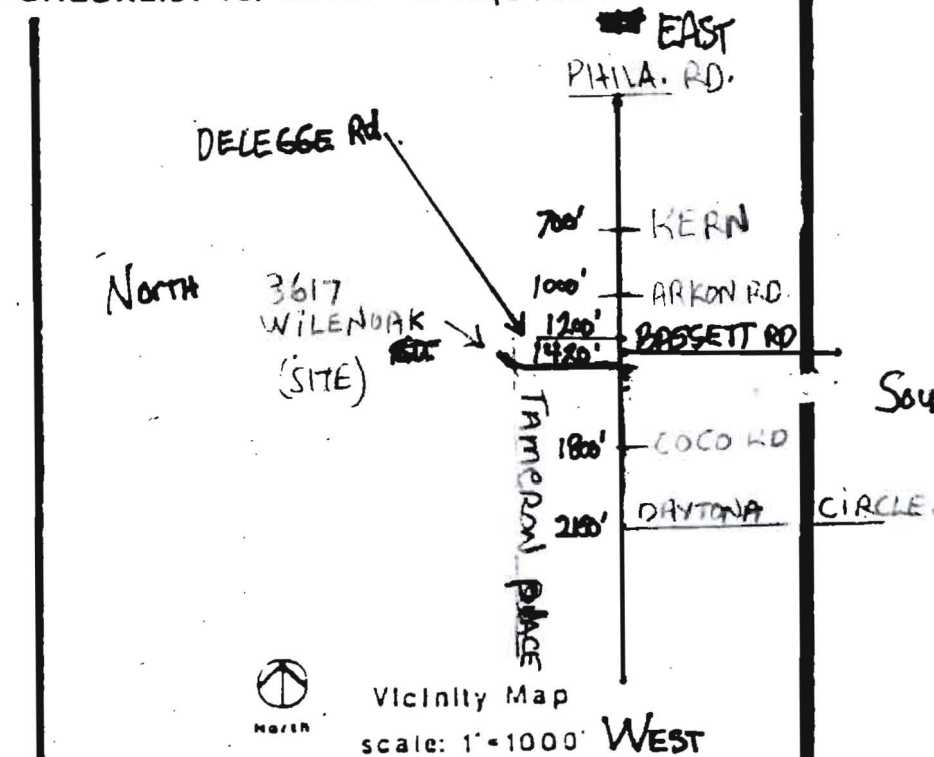
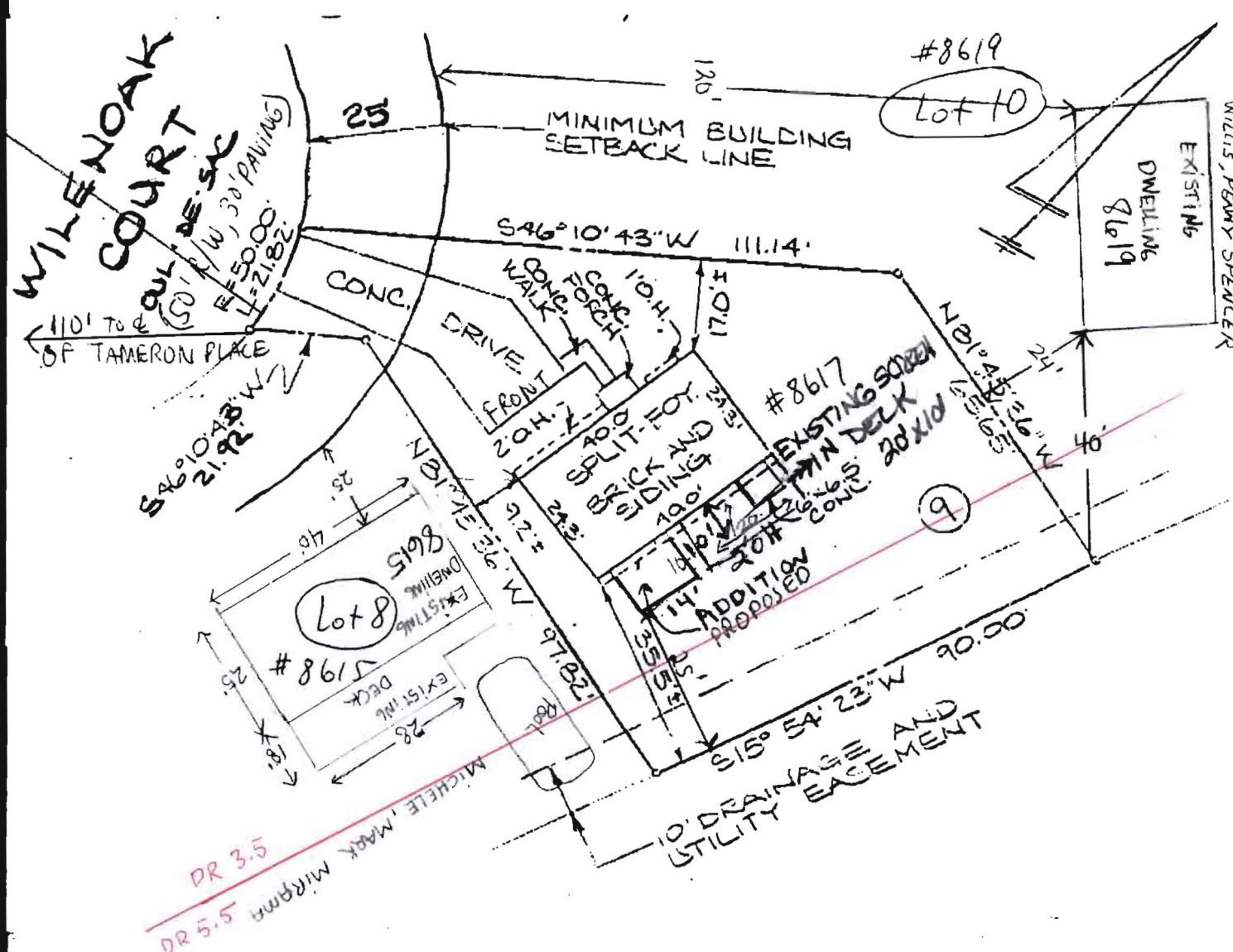
PROPERTY ADDRESS: 8617 Wilenoak Court

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Golden Wood

plat book# 59 , folio# 63 , lot# 9 , section#

OWNER: Gladys & Carteen Wilkerson



LOCATION INFORMATION

Election District: 14th

Councilmanic District: 6th

1\"=200' scale map#: 089C1

Zoning: DR 3.5 + DR 5.5

Lot size: .195 acreage 8,492 square feet

SEWER: ☒ ☐
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒
100 Year Flood Plain: ☐ ☒
Prior Zoning Hearings: ☐ ☒
Historic Property/Building: ☐ ☒

Zoning Office USE ONLY!

reviewed by: RJD ITEM #: CASE #: 2009-0302-A



North

date:
prepared by: Brian McLaughlin

Scale of Drawing: 1\"= 30'