

IN RE: **PETITION FOR ADMIN. VARIANCE**
N side of Wilson Green Court; 500 feet NW
of the c/l of Old Grey Mare Court
(700 Wilson Green Court)
4th Election District
2nd Council District

Ralph E. Thomas Jr., et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* Case No. 2010-0134-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Ralph E. Thomas Jr., and his wife, Karen A. Thomas. Variance relief is requested from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 504 of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a front garage addition with a setback of 21 feet in lieu of the required 25 feet and to amend the Final Development Plan of Wilson Farm for Lot 130 only. The subject property and requested relief are more particularly described on the site plan which was accepted into evidence and marked as Petitioners' Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

11.23.09

[Signature]

Based upon the evidence contained therein, I am persuaded to grant the requested variance. Relief is necessitated given the unique configuration of the property and the layout and location of the existing dwelling thereon. As shown on the site plan, the Petitioners propose to construct a garage addition that will enable them to have a three car side-loaded garage. Petitioners' home is the only one on the street with a front-loaded two car garage. As part of the garage renovation, a new macadam driveway will be constructed to accommodate the additional bay and provide additional off-street parking. The garage addition and larger macadam driveway will accommodate the Petitioners' three vehicles as well as vehicles driven by visitors. Photographs submitted with the Petitioner clearly illustrate that neighboring properties enjoy the convenience of side-loaded three car garages. None of the neighbors on Wilson Green Court expressed any opposition to the garage addition. 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.

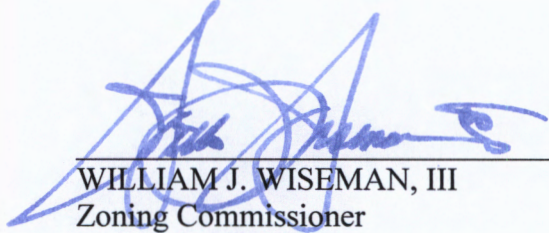
There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and none of the neighbors voiced any objection. Thus, it appears that the relief requested can be granted without detrimental impact to adjacent properties or the surrounding locale.

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 granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of November, 2009 that the Petition for Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 504 of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a front garage addition with a setback of 21 feet in lieu of the required 25 feet and to amend the Final Development Plan of Wilson Farm for Lot 130 only and is hereby GRANTED, subject to the following restriction:

11-23-09
m

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

11.23.09



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

November 23, 2009

Ralph E. Thomas Jr. and Karen A. Thomas
700 Wilson Green Court
Reisterstown MD 21136

RE: Petition for Administrative Variance
700 Wilson Green Court
Case No. 2010-0134-A

Dear Mr. and Mrs. Thomas:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

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 "William J. Wiseman III", written over a circular stamp.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

Enclosure

c: Rusty Moye, Architectural Design Build, 3712 Old Milford Mill Road, Baltimore MD 21244



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 700 Wilson Green Ct.
which is presently zoned DR 2

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) 1802.3.B; 504 (CMDP)

To permit a front garage addition with a setback of 21 feet in lieu of the required 25 feet and to amend the final development plan of "Wilson Farm" for lot number 130 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 _____
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):

Ralph Thomas Jr
Name - Type or Print _____
Signature _____
Karen A. Thomas
Name - Type or Print _____
Signature _____
700 Wilson Green Ct (410) _____
Address _____ Telephone No. _____
Reisterstown MD 21136
City _____ State _____ Zip Code _____

Representative to be Contacted:

Rusty Moye
Name _____ C 443 722 3867
3712 Old Milford Mill Rd 410 922 6822
Address _____ Telephone No. _____
Windsor Mill MD 21244
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. 2010-0134-A

Reviewed By [Signature] Date 10/19/09

REV 10/25/01

Estimated Posting Date 11/01/09

11-23-09

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

700 Wilson Green Ct.
Address
Reisterstown MD 21136
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):

- ① - My house is Located in the middle of the Circle what means when we park on the street the car is parked in the middle of the circle.
- ② we currently have 3 cars with a 2 car garage
- ③ This is the only house at the end of the street with only a 2 car garage
- ④ By having a 3 car side load garage we will be able to also handle additional cars with a wider, bigger and longer driveway
- ⑤ The Interior layout of the existing garage necessitates a side load garage for 3 cars not to mention a cost savings

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.

[Signature]
Signature
Ralph Thomas, Jr
Name - Type or Print

[Signature]
Signature
Karen A. Thomas
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of October, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

[Signature] Karen Thomas
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires June 1, 2010
My Commission Expires _____

Zoning Description for: 700 Wilson Green Ct

Beginning at a point on the North side of

Wilson Green Ct. which is 40'
(name of street on which property fronts) (number of feet of right of way width)

wide at the distance of 500' Northwest of the center line
(number of feet)

of the nearest improved intersecting street Old Grey Mare Ct.
(name of street)

which is 40' wide. *Being Lot # 130
(number of feet of right of way width)

in the subdivision of Wilson Farm

as recorded in Baltimore County Plat Book # 77, Folio # 184,

containing 28,226 sq. ft. Also known as 700 Wilson Green Ct.
(square feet or acres) (property address)

and located in the 4th Election District, 2nd councilmanic District.

2010-0134-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0134 -A Address 700 Wilson Green Ct.

Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/19/09 Posting Date: 11/1/09 Closing Date: 11/16/09

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

- 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.
- 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.
- 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.
- 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 2010- 0134 -A Address 700 Wilson Green Ct.

Petitioner's Name Ralph + Karen Thomas Telephone 410-833-1148

Posting Date: 11/1/09 Closing Date: 11/16/09

Wording for Sign:

To permit a front garage addition with a setback of 21 feet in lieu of the required 25 feet and to amend the final development plan of "Wilson Farm" for lot number 130 only.

Revised 8/20/09

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

No. 67

Date: 10/24/00

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/ Obj	Rev/ Sub Obj				
001	806	000		4150					115.00

Total: 115.00

Rec

From: Wingfield

For: 2000-2001 General F.

DISTRIBUTION

WHITE - CASHIER

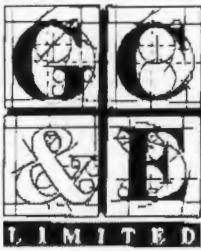
PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

**Gerhold, Cross & Etzel, Ltd.***Registered Professional Land Surveyors • Established 1906*Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com**INVOICE FOR SIGN POSTING**

October 27, 2009

Mr. Rusty Moye
Architectural Design Build
3712 Old Milford Mill Road
Baltimore, MD 21244Case Number: #2010-0134-A
Address of sign posted
700 Wilson Green Court
Reisterstown, MD 21136-1745
\$175.00**ALL SIGNS MUST BE RETURNED TO OUR OFFICE ON NOVEMBER 30, 2009.****SERVICES INCLUDED IN THE FEE ABOVE**

- Prepare a sign
- Post the sign on the subject property
- Take photographs of the sign in place on the subject property
- Fill out a Posting Certification and provide it to Baltimore County

Patty @ 2010 Fax Info for Posting

410 827 3468

**Gerhold, Cross & Etzel, Ltd.***Registered Professional Land Surveyors • Established 1906*Suite 100 • 320 East Towson Town Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com**CERTIFICATE OF POSTING****RE: CASE #2010-0134-A****PETITIONER: Ralph & Karen Thomas****DATE OF CLOSING: Nov. 16, 2009****BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204****ATTENTION: KRISTEN 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**

(see page 2 for full size photo)

**LOCATION:
700 Wilson Green Court****SIGNATURE OF SIGN POSTER****Bruce E. Doak****GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSON TOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX****POSTED ON: 10/27/09**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # : 2010-0134-A

**To permit a front garage addition with a
setback of 21 feet in lieu of the
required 25 feet; and to amend the
final development plan of "Wilson Farm"
for Lot 130 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 IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON November 16, 2009**

**ADDITIONAL INFORMATION IS AVAILABLE AT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204 TEL. 410-887-3391**

DO NOT REMOVE THIS SIGN AND POST UNTIL ABOVE DATE UNDER PENALTY OF LAW



ZONING NOTICE
ADMINISTRATIVE
VARIANCE

CASE # 2019-0116-K

The Board of Zoning Adjustments, after a public hearing, has granted an administrative variance to the applicant for the proposed use of the property as a single-family detached dwelling, which is a use not permitted in the R-1 zoning district, subject to the following conditions:

1. The variance shall be for the use of the property as a single-family detached dwelling, which is a use not permitted in the R-1 zoning district, subject to the following conditions:

2. The variance shall be for the use of the property as a single-family detached dwelling, which is a use not permitted in the R-1 zoning district, subject to the following conditions:

3. The variance shall be for the use of the property as a single-family detached dwelling, which is a use not permitted in the R-1 zoning district, subject to the following conditions:

4. The variance shall be for the use of the property as a single-family detached dwelling, which is a use not permitted in the R-1 zoning district, subject to the following conditions:

5. The variance shall be for the use of the property as a single-family detached dwelling, which is a use not permitted in the R-1 zoning district, subject to the following conditions:

6. The variance shall be for the use of the property as a single-family detached dwelling, which is a use not permitted in the R-1 zoning district, subject to the following conditions:

7. The variance shall be for the use of the property as a single-family detached dwelling, which is a use not permitted in the R-1 zoning district, subject to the following conditions:

8. The variance shall be for the use of the property as a single-family detached dwelling, which is a use not permitted in the R-1 zoning district, subject to the following conditions:

9. The variance shall be for the use of the property as a single-family detached dwelling, which is a use not permitted in the R-1 zoning district, subject to the following conditions:

10. The variance shall be for the use of the property as a single-family detached dwelling, which is a use not permitted in the R-1 zoning district, subject to the following conditions:

11. The variance shall be for the use of the property as a single-family detached dwelling, which is a use not permitted in the R-1 zoning district, subject to the following conditions:

12. The variance shall be for the use of the property as a single-family detached dwelling, which is a use not permitted in the R-1 zoning district, subject to the following conditions:

13. The variance shall be for the use of the property as a single-family detached dwelling, which is a use not permitted in the R-1 zoning district, subject to the following conditions:

14. The variance shall be for the use of the property as a single-family detached dwelling, which is a use not permitted in the R-1 zoning district, subject to the following conditions:

15. The variance shall be for the use of the property as a single-family detached dwelling, which is a use not permitted in the R-1 zoning district, subject to the following conditions:

16. The variance shall be for the use of the property as a single-family detached dwelling, which is a use not permitted in the R-1 zoning district, subject to the following conditions:

17. The variance shall be for the use of the property as a single-family detached dwelling, which is a use not permitted in the R-1 zoning district, subject to the following conditions:

18. The variance shall be for the use of the property as a single-family detached dwelling, which is a use not permitted in the R-1 zoning district, subject to the following conditions:



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

November 16, 2009

Ralph and Karen
700 Wilson Green Ct.
Reisterstown, MD 21136

Dear: Ralph and Karen

RE: Case Number 2010-0134-A, 700 Wilson Green Ct.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 19, 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
Rusty Moye; 3712 Old Mill Rd.; Windsor Mill, MD 21244

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 2, 2009

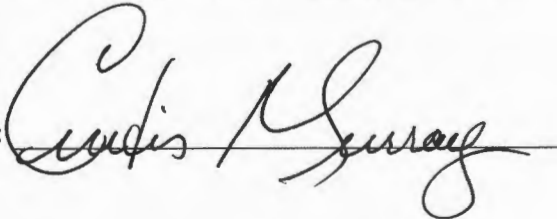
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-134- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request.

For further questions or additional information concerning the matters stated herein, please contact Diana Itter in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL





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

October 8, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 26. 2009

Item Numbers: 0134, 0135, 0136, 0137, 0138

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



Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 10/30/2009

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

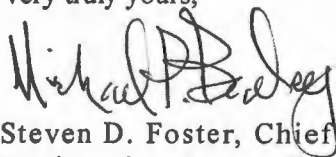
RE: Baltimore County
Item No. 2010-0134-A
700 WILSON GREEN CT
THOMAS PROPERTY
ADMIN VARIANCE -

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. 2010-0134-A.

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

Very truly yours,


Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

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.sha.maryland.gov



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.3d)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 04 Account Number - 2400003517

Owner Information

Owner Name: THOMAS RALPH E,JR
 THOMAS KAREN A
Mailing Address: 700 WILSON GREEN CT
 REISTERSTOWN MD 21136-1745
Use: RESIDENTIAL
Principal Residence: YES
Deed Reference: 1) /28688/ 463
 2)

Location & Structure Information

Premises Address
 700 WILSON GREEN CT
Legal Description
 .648 AC
 700 WILSON GREEN CT NS
 WILSON FARM

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	8
49	8	90					130	1	Plat Ref:	77/ 184

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2006	4,360 SF	28,226.00 SF	04
Stories 2	Basement YES	Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2009	As Of 07/01/2010
Land	256,050	256,050		
Improvements:	606,610	606,610		
Total:	862,660	862,660	862,660	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: CARTUS FINANCIAL CORPORATION	Date: 09/28/2009	Price: \$635,000
Type: IMPROVED ARMS-LENGTH	Deed1: /28688/ 463	Deed2:
Seller: JOHNSON STEVIE	Date: 10/07/2008	Price: \$780,000
Type: IMPROVED ARMS-LENGTH	Deed1: /27375/ 1	Deed2:
Seller: WILSON FARM LLC	Date: 03/27/2007	Price: \$881,750
Type: IMPROVED ARMS-LENGTH	Deed1: /25409/ 529	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

700

WEST
SIDE

SEE
BACKS
FOR
DESCRIPTION





701



703



3 CD

RC 5

BOND AVE

SITE

NW 16-I

049A2

4 ED

DR 2

2 CD

WILSON FARM (PDM File/Project # 4-429)

WILSON GREEN CT

WILSON GREEN CT

2010-0134-A

1700003633

1700009483

Lot # 47 628

Pt. Bk. 45 Folio 38 1900001048

Lot # 46

2400003503

Lot # 1

Pt. Bk. 77 Folio 184 Lot # 130

2400003517

700

2400003518

Lot # 131

Lot # 129

2400003516

702

Lot # 124

2400003511

701

Lot # 132

2400003519

Lot # 128

2400003515

704

2400003514

703

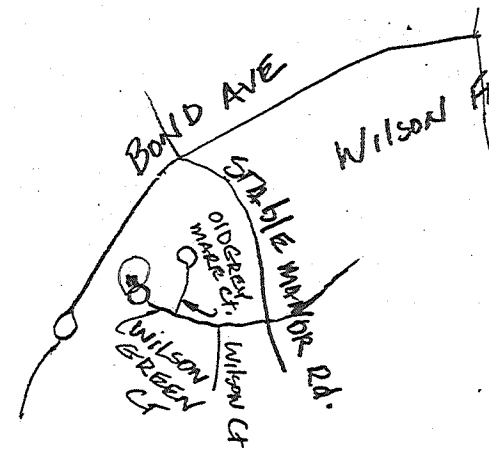
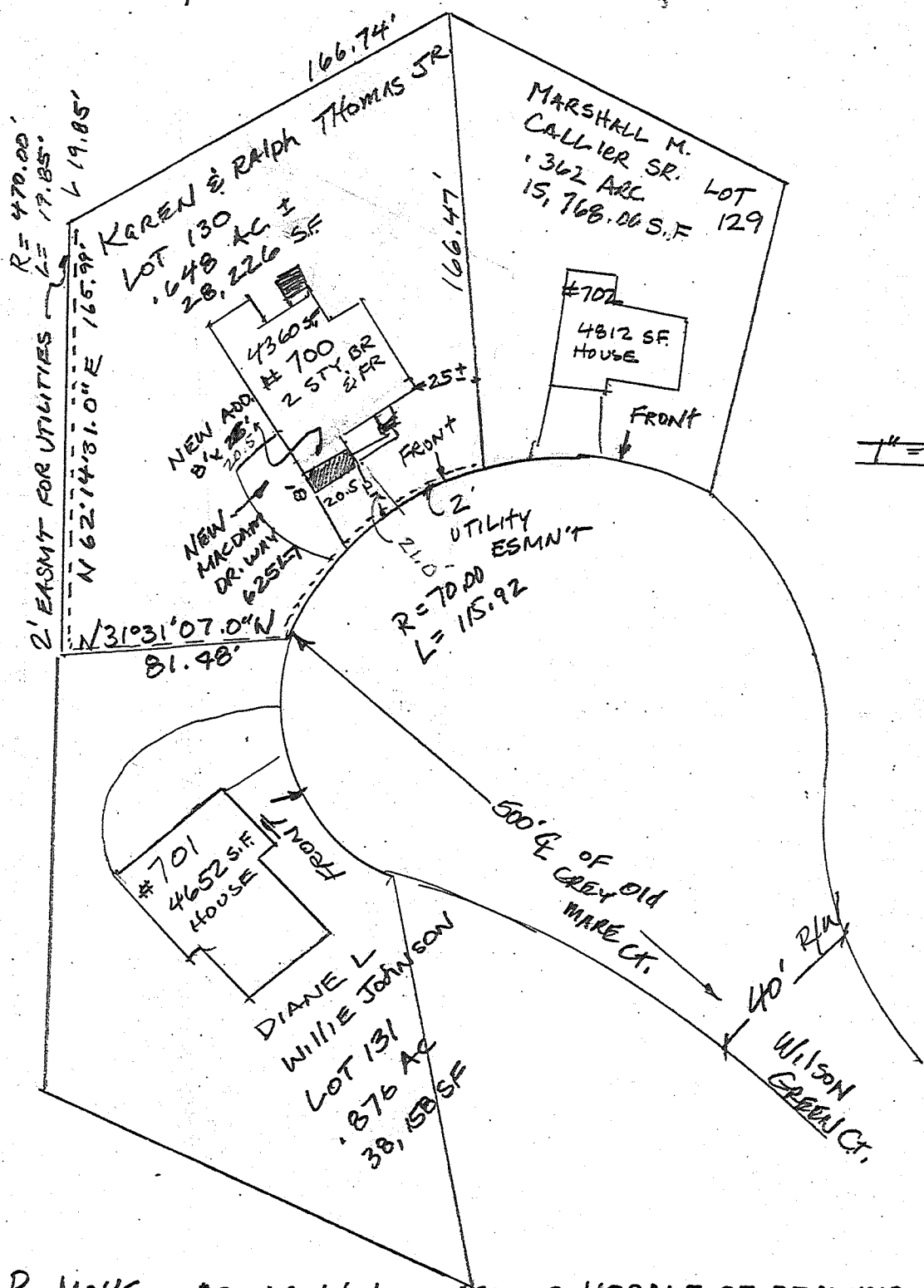
11

SPECIAL HEARING

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PLAT BOOK # 77 FOLIO # 184 LOT # 130 SECTION #

OWNER KAREN & RALPH THOMAS JR.



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 4TH

COUNCILMANIC DISTRICT 2ND

1"=200' SCALE MAP # 049A Z

ZONING DR.2

LOT SIZE .648 28,226
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES

100 YEAR FLOOD PLAIN ☐

HISTORIC PROPERTY/
BUILDING ☐ ☐

PRIOR ZONING HEARING /

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

PREPARED BY R. MOYE DBA Architectural Design Build SCALE OF DRAWING: 1" = 60'

2010 0134