

M E M O R A N D U M

DATE: January 14, 2021
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0273-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on January 13, 2021. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(504 Wilton Road) *
9th Election District * OFFICE OF ADMINISTRATIVE
5th Council District *
David S. & Kellie M. Langley * HEARINGS FOR
Petitioners * BALTIMORE COUNTY
* CASE NO. 2020-0273-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, David S. and Kellie M. Langley (“Petitioners”). The Petitioners are requesting Variance relief from Baltimore County Zoning Regulations (“BCZR”) § 1B02.3.C.1 to permit a proposed side yard addition with a side setback of 7 ft. in lieu of the required 10 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

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

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORDER RECEIVED FOR FILING

Date 12/14/20
By W. Morgan

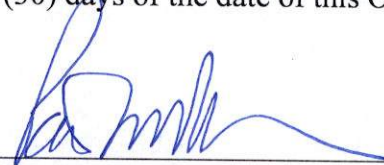
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 14th day of **December, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from Baltimore County Zoning Regulations ("BCZR") § 1B02.3.C.1 to permit a proposed side yard addition with a side setback of 7 ft. in lieu of the required 10 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw

ORDER RECEIVED FOR FILING

Date

12/14/20

By

[Signature]



ADMINISTRATIVE ZONING PETITION

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

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

Address 504 Wilton Rd. Towson, MD. 21286 Currently zoned DRS.5
Deed Reference 119351584 / 10 Digit Tax Account # 0906573001
Owner(s) Printed Name(s) David S. Langley and Kellie M. Langley

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

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

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

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

BCZR: 1B02.3.C.1. → To permit a proposed side yard addition with a side setback of 7 feet in lieu of the required 10 feet.

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

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

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

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

Owner(s)/Petitioner(s):

David S. Langley / Kellie M. Langley
Name #1 – Type or Print Name #2 – Type or Print
[Signature] / [Signature]
Signature #1 Signature #2
504 Wilton Rd. Towson MD
Mailing Address City State
21286 / 410-458-2836 / Klangley@cbmore.com
Zip Code Telephone # Email Address

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

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

Representative to be contacted:

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

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0273-A Filing Date 11/9/20 Estimated Posting Date 11/22/20 Reviewer JS

Affidavit in Support of Administrative Variance

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

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

Address: 504 Wilton Rd Towson MD 21286
Print or Type Address of property City State Zip Code

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

We desire to have a one-story addition on the west side of our home that "matches" in scale and materials to the addition done several years ago on the east side of our home. This addition will serve as a home office, which is necessary as a result of a job shift to working from home. We are requesting a variance of 7 feet in lieu of the required 10 feet in order to have enough space to be "practical" as a two person office/work space. Of note is that adjacent neighbors at 502 Wilton Rd have indicated that they are not at all opposed. We've also included a preliminary drawing from our contractor.

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

[Signature]
Signature of Owner (Affiant)
David S. Langley
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
Kellie M. Langley
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of October, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: David S. Langley and Kellie M. Langley

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public

My Commission Expires

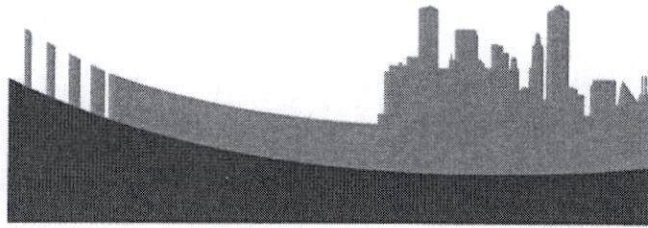
JAMIE A KASS
Notary Public-Maryland
Baltimore County
My Commission Expires REV. 5/3/2016
January 13, 2021

ZONING DESCRIPTION FOR 504 WILTON RD, TOWSON, MD, 21286

Beginning at a point on the northernmost side of Wilton Rd, distant 310.71 feet, more or less, from the intersection of the easternmost side of York Rd and the northernmost side of Wilton Rd, which is 40 feet wide; from the southwesternmost corner of Lot No. 195 running in an easterly direction 70 feet, more or less, then northerly at a distance of 125 feet, more or less, then westerly a distance of 70 feet, more or less, and southerly 125 feet, more or less, to the place of the beginning. Being Lot #195, Section 1, in the subdivision of Wiltondale, as recorded in Baltimore County Plat book #10, Folio #108, containing 8750 square feet. Located in the 9th Election District and 5th Council District.

2020-0273-A

12/7



CERTIFICATE OF POSTING

November 13, 2020

_____ amended for second inspection

Re:

Zoning Case No. 2020-0273-A

Legal Owner: Langley

Closing date: December 7, 2020

RECEIVED

NOV 23 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Jenae Johnson

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 504 Wilton Road.

The signs were initially posted on November 13 2020. ✓

The subject property was also inspected on _____.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Doak". The signature is stylized with a large "B" and "D".

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2020-0273-A

504 Wilton Road

**REQUEST: TO PERMIT A PROPOSED SIDE YARD
ADDITION WITH A SIDE SETBACK OF 7 FEET
IN LIEU OF THE REQUIRED 10 FEET.**

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 DECEMBER 07, 2020.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2020-0273-A

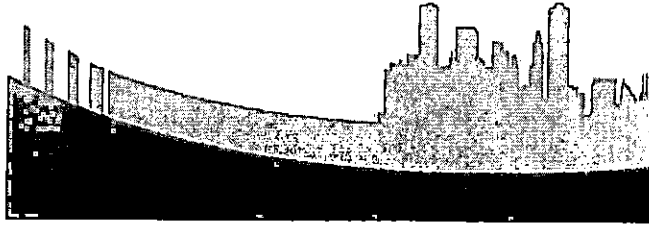
504 Wilton Road

REQUEST: TO PERMIT A PROPOSED SIDE YARD
ADDITION WITH A SIDE SETBACK OF 7 FEET
IN LIEU OF THE REQUIRED 10 FEET.

PUBLIC HEARING?

PURSUANT TO SECTION 26-127(5)(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 DECEMBER 07, 2020.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3301



CERTIFICATE OF POSTING

November 13, 2020

_____ amended for second inspection

Re:

Zoning Case No. 2020- 0273-A

Legal Owner: Langley

Closing date: December 7, 2020

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Jenae Johnson

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **504 Wilton Road**.

The signs were initially posted on **November 13 2020**.

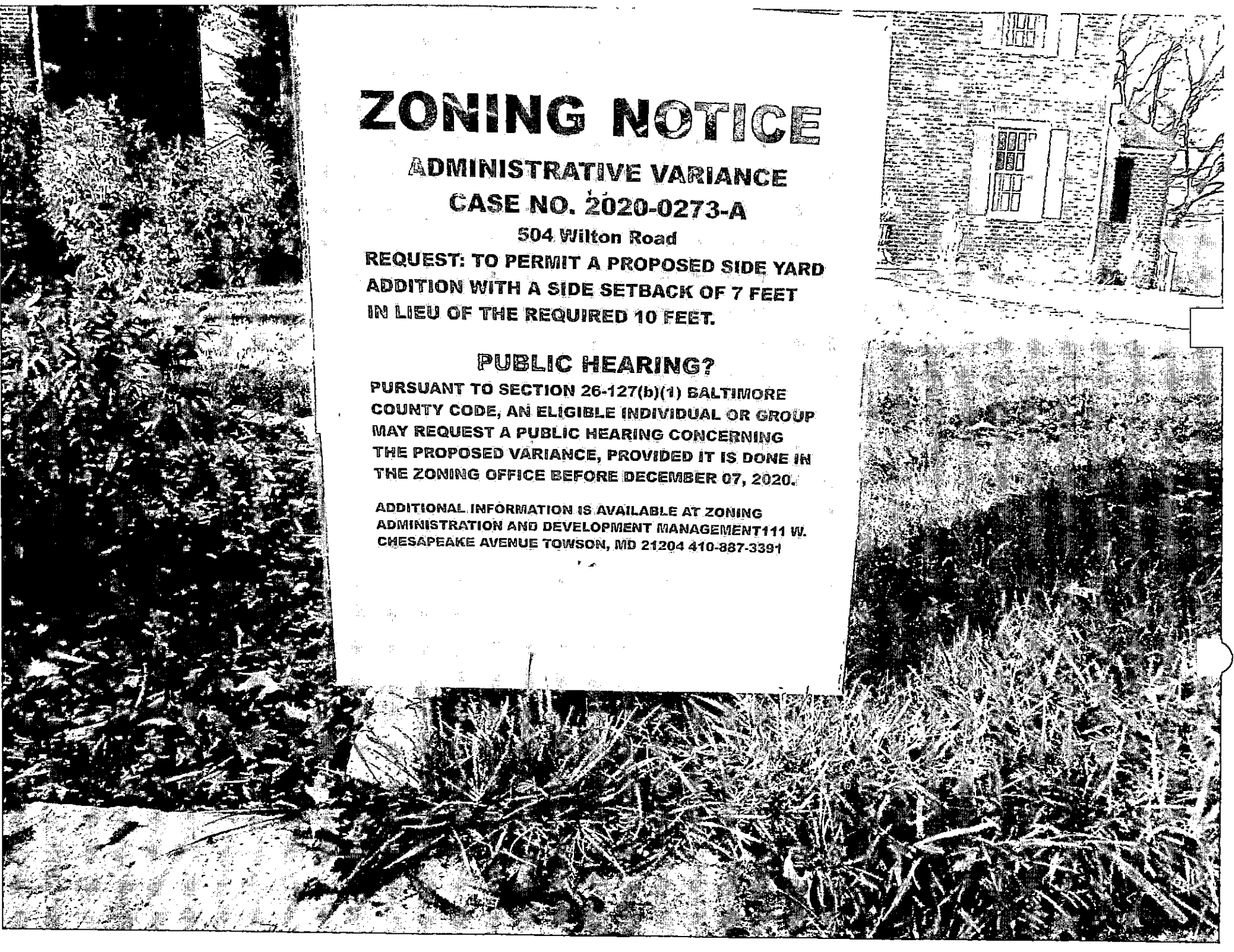
The subject property was also inspected on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2020-0273-A

504 Wilton Road

**REQUEST: TO PERMIT A PROPOSED SIDE YARD
ADDITION WITH A SIDE SETBACK OF 7 FEET
IN LIEU OF THE REQUIRED 10 FEET.**

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 DECEMBER 07, 2020.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2020-0273-A

504 Wilton Road

**REQUEST: TO PERMIT A PROPOSED SIDE YARD
ADDITION WITH A SIDE SETBACK OF 7 FEET
IN LIEU OF THE REQUIRED 10 FEET.**

PUBLIC HEARING?

**PURSUANT TO SECTION 26-127(b)(1) BALTIMORE
COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP
MAY REQUEST A PUBLIC HEARING CONCERNING
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THE ZONING OFFICE BEFORE DECEMBER 07, 2020.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391**

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0273 -A Address 504 WILTON ROAD
Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 11/9/20 Posting Date: 11/22/20 Closing Date: 12/7/20

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2020- 0273 -A Address 504 WILTON ROAD, 21286
Petitioner's Name LANGLEY Telephone 410-458-2836
Posting Date: 11/22/20 Closing Date: 12/7/20
Wording for Sign: _____

_____ To permit a proposed side yard addition with a side setback of 7 feet in lieu of the required 10 feet. _____

Revised 2/20/2020

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2020-0273-A

Property Address: 504 WILTON ROAD

Property Description:

Legal Owners (Petitioners): DAVID + KELLIE LANGLEY

Contract Purchaser/Lessee:

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID + KELLIE LANGLEY

Company/Firm (if applicable):

Address: 504 WILTON ROAD

TOWSON, MD 21286

Telephone Number: 410-458-2836

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 07, 2020

David Langley & Kellie Langley,
504 Wilton Road
Towson MD 21286

RE: Case Number: 2020-0273-A, 504 Wilton Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 11, 2020. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: December 1, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0273-A
Address 504 Wilton Road
(Langley Property)

Zoning Advisory Committee Meeting of **November 30, 2020.**

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

Reviewer: Steve Ford

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>12-1</u>	DEPS (if not received, date e-mail sent _____)	<u>NSC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>11-13</u>	by <u>Dook</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐	No ☐
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐	No ☐

Comments, if any: _____

ZAC AGENDA

12/7

Case Number: 2020-0273-A **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: David S. Langley & Kellie M. Langley
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 504 WILTON RD
Location: North side of Wilton Road (25') 345' East of York Road (VAR)

Existing Zoning: DR 5.5 **Area:** 8,750 SQ FT
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
BCZR 1802.3.C.1 To permit a proposed side yard addition with a side setback of 7 feet in lieu of the required 10 feet.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 12/07/2020

Miscellaneous Notes:

Case Number: 2020-0273-A **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: David S. Langley & Kellie M. Langley
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 504 WILTON
Location: North South Wilton Road (25') 345' East of York Road (VAR).

Existing Zoning: DR 5.5 **Area:** 8,750 SQ FT
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
BCZR: 1802.3.C.1 To permit a proposed side yard addition with a side setback of 7 feet in lieu of the required 10 feet.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

273
(AV) 12-7

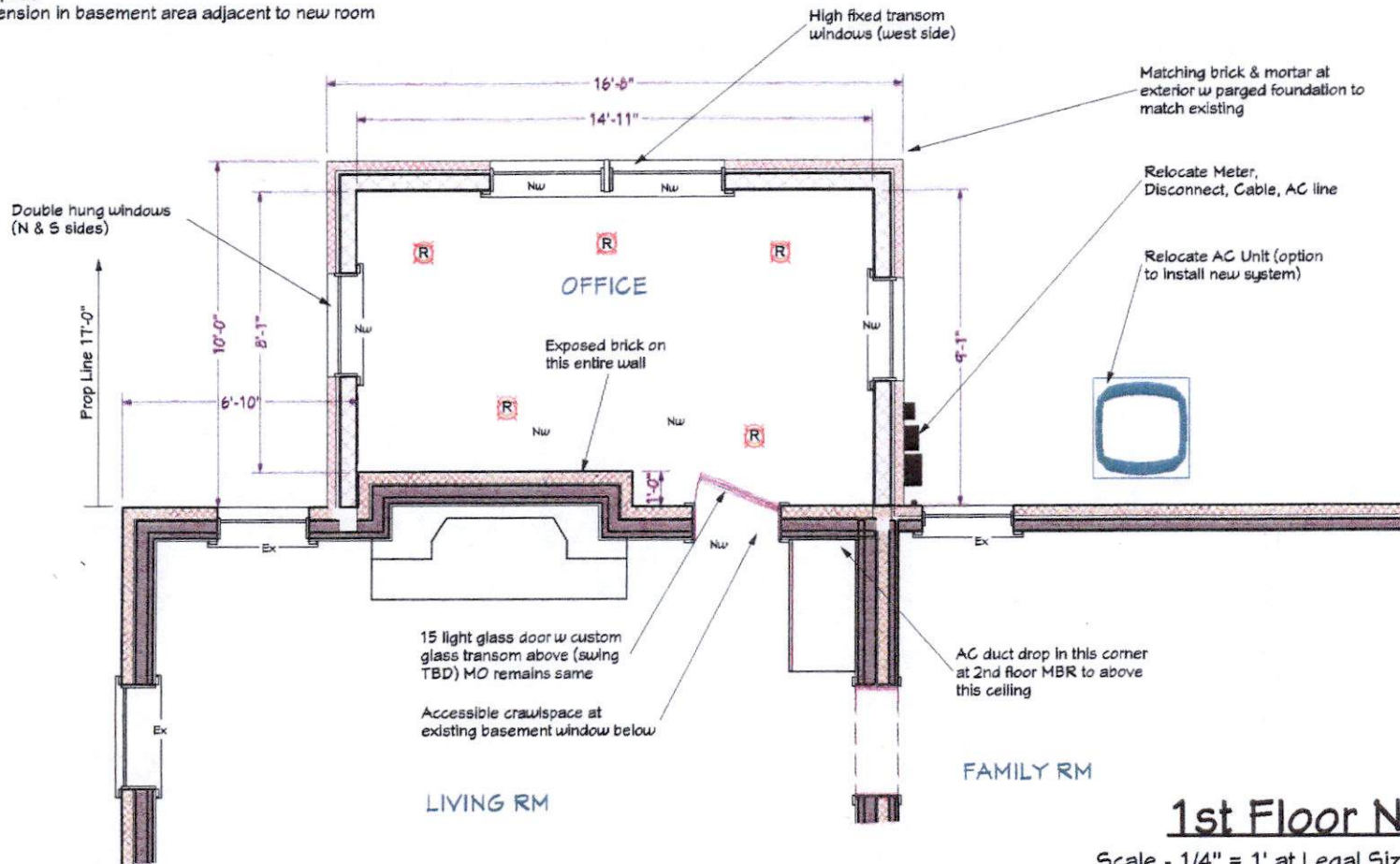
Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 09 Account Number - 0906573001			
Owner Information					
Owner Name:	LANGLEY DAVID SCOTT LANGLEY KELLIE MAY		Use:	RESIDENTIAL YES	
Mailing Address:	504 WILTON RD TOWSON MD 21286-7612		Principal Residence:	Deed Reference: /11935/ 00584	
Location & Structure Information					
Premises Address:		504 WILTON RD TOWSON 21286-7612		Legal Description: 504 WILTON RD WILTONDALE	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 1
0070	0020	0788	9090096.04	0000	195 2020 Plat Ref: 0010/ 0108
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1941		2,434 SF		400 SF	
				Property Land Area	
				8,750 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
2	YES	STANDARD UNIT	BRICK/	5	2 full/ 2 half
Garage					
Last Notice of Major Improvements					
Value Information					
		Base Value		Value	
				As of	
				01/01/2020	
				Phase-in Assessments	
				As of	
				07/01/2020	
				As of	
				07/01/2021	
Land:		129,600		129,600	
Improvements		290,900		327,300	
Total:		420,500		456,900	432,633
Preferential Land:		0			444,767
Transfer Information					
Seller: MEYER WILLIAM K		Date: 12/11/1996		Price: \$186,500	
Type: ARMS LENGTH IMPROVED		Deed1: /11935/ 00584		Deed2:	
Seller: FRENCH H LOUIS		Date: 01/25/1988		Price: \$155,000	
Type: ARMS LENGTH IMPROVED		Deed1: /07777/ 00392		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Notes

- Ceiling Hgt 8'-0" need space for req'd insulation)
- New Perimeter walls brick & 2x6 w insulation
- Field finished hardwood floor to match existing
- Elec baseboard heat
- Tie attic AC ducting to new room ceiling via a single drop in 2nd flr MBR corner & into ceiling space of addition
- Need zoning variance or side yard setback of 7'
- Provide elec in new space
- Install wired WIFI extension in basement area adjacent to new room



Langley West Side
Addition
504 Wilton Road
Draft Plan

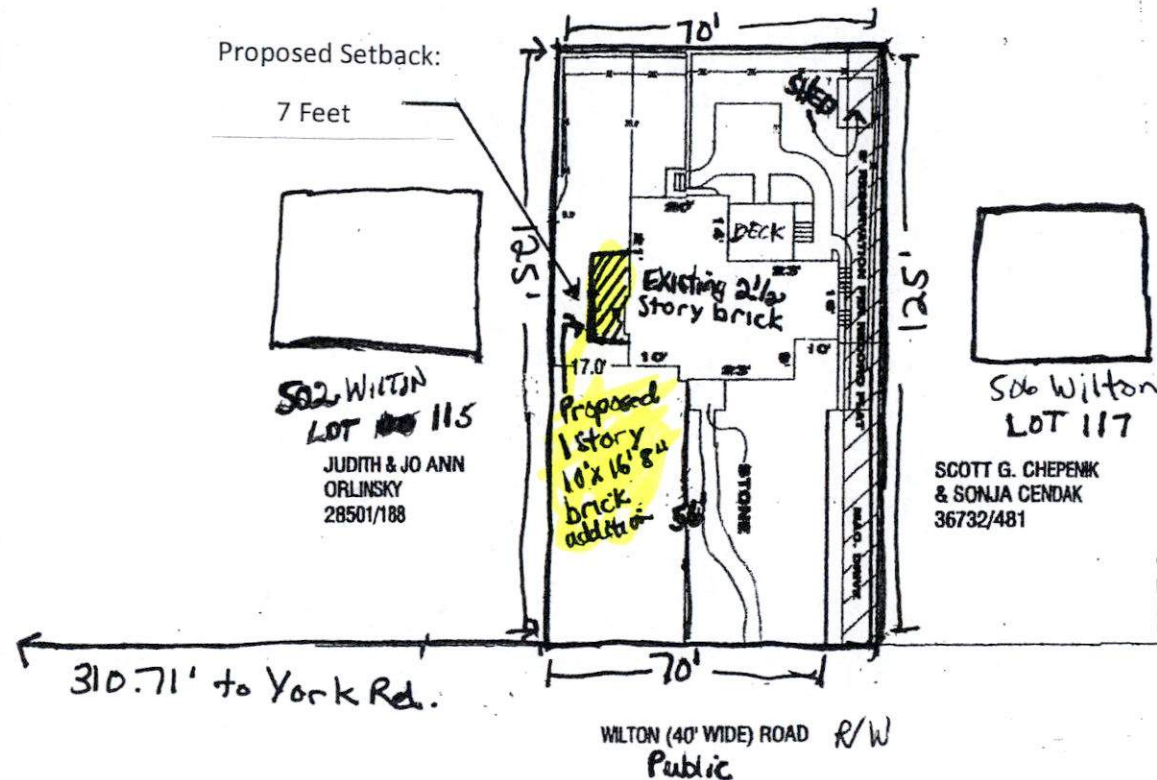
DRAWINGS PREPARED BY:
Turner Troxell Company, Inc
1102 East Joppa Rd
Towson, MD 21206
dtuner@turnertroxell.com 410-828-9600

9/8/20

DP-1

2020-0273-A

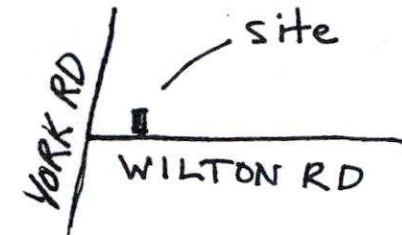
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 504 WILTON RD OWNER(S) NAME(S) DAVID + KELLIE LANGLEY
SUBDIVISION NAME WILTONDALE LOT # 195 BLOCK # _____ SECTION # 1
PLAT BOOK # 10 FOLIO # 108 10 DIGIT TAX # 0906573001 DEED REF. # 11935/584



PLAN DRAWN BY KELLIE LANGLEY DATE 11/1/20 SCALE: 1 INCH = 40 FEET

2020-0273-A

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP # 070A3

SITE ZONED DR5.5

ELECTION DISTRICT 9th

COUNCIL DISTRICT 5th

LOT AREA ACREAGE 0.201 ac.

OR SQUARE FEET 8750

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

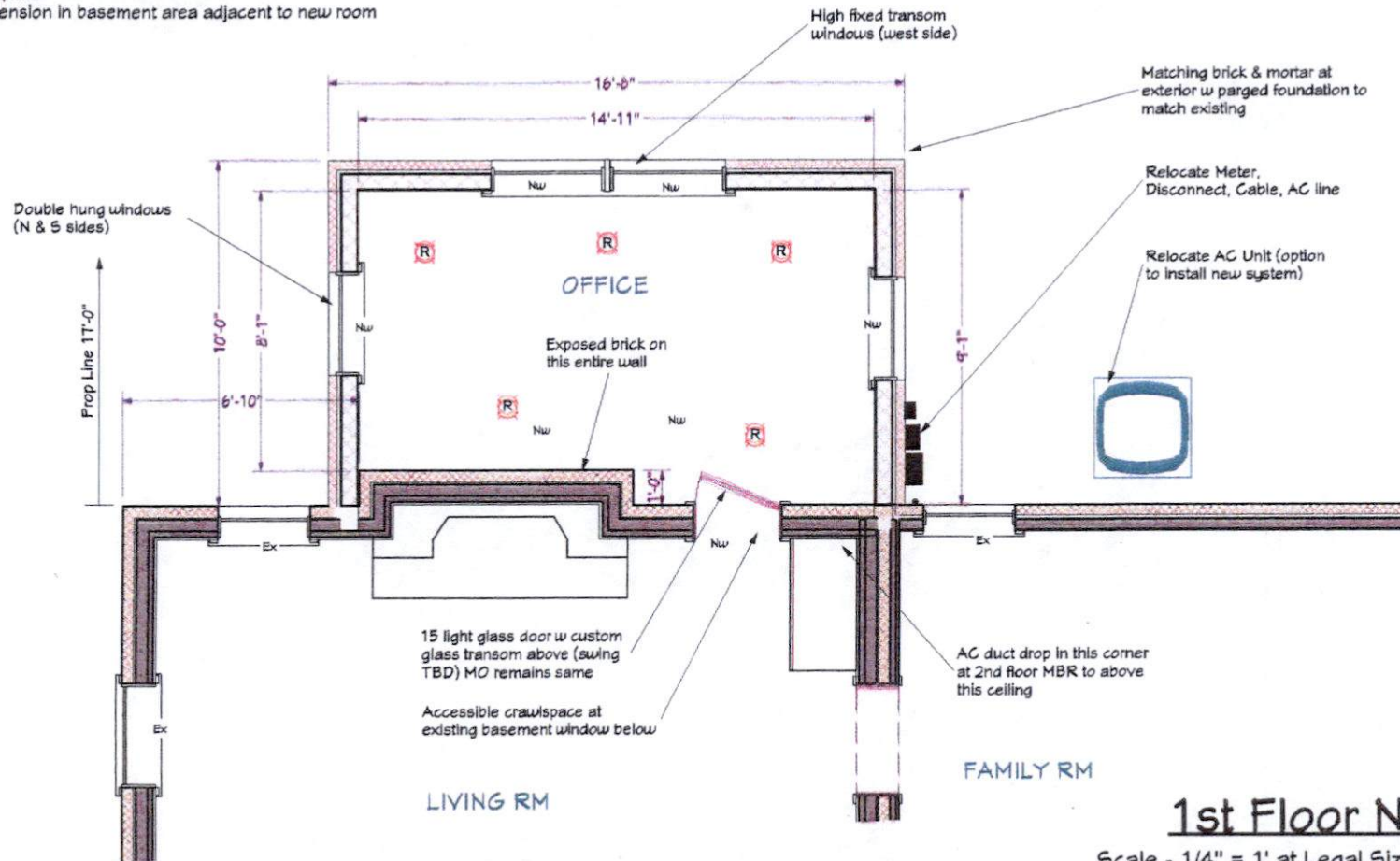
VIOLATION CASE INFO:

N/A

Ret. Exh. 1

Notes

- Ceiling Hgt 8'-0" need space for req'd insulation)
- New Perimeter walls brick & 2x6 w insulation
- Field finished hardwood floor to match existing
- Elec baseboard heat
- Tie attic AC ducting to new room ceiling via a single drop in 2nd flr MBR corner & into ceiling space of addition
- Need zoning variance or side yard setback of 7'
- Provide elec in new space
- Install wired WIFI extension in basement area adjacent to new room



1st Floor New

Scale - 1/4" = 1' at Legal Size Print



**Langley West Side
Addition**
504 Wilton Road
Draft Plan

DRAWINGS PREPARED BY:

Turner Troxell Company, Inc

1102 East Joppa Rd
Towson, MD 21286
dtuner@turnertroxell.com

410-828-4600

9/8/20

DP-1

2020-0273-A

EXISTING SITE 504 WILTON



↑ PROPOSED ADDITION LOCATION

TO MATCH PRIOR ADDITION ↑

502 WILTON

504 WILTON

↑ PROPOSED ADDITION LOCATION





502 WILTON

504 WILTON

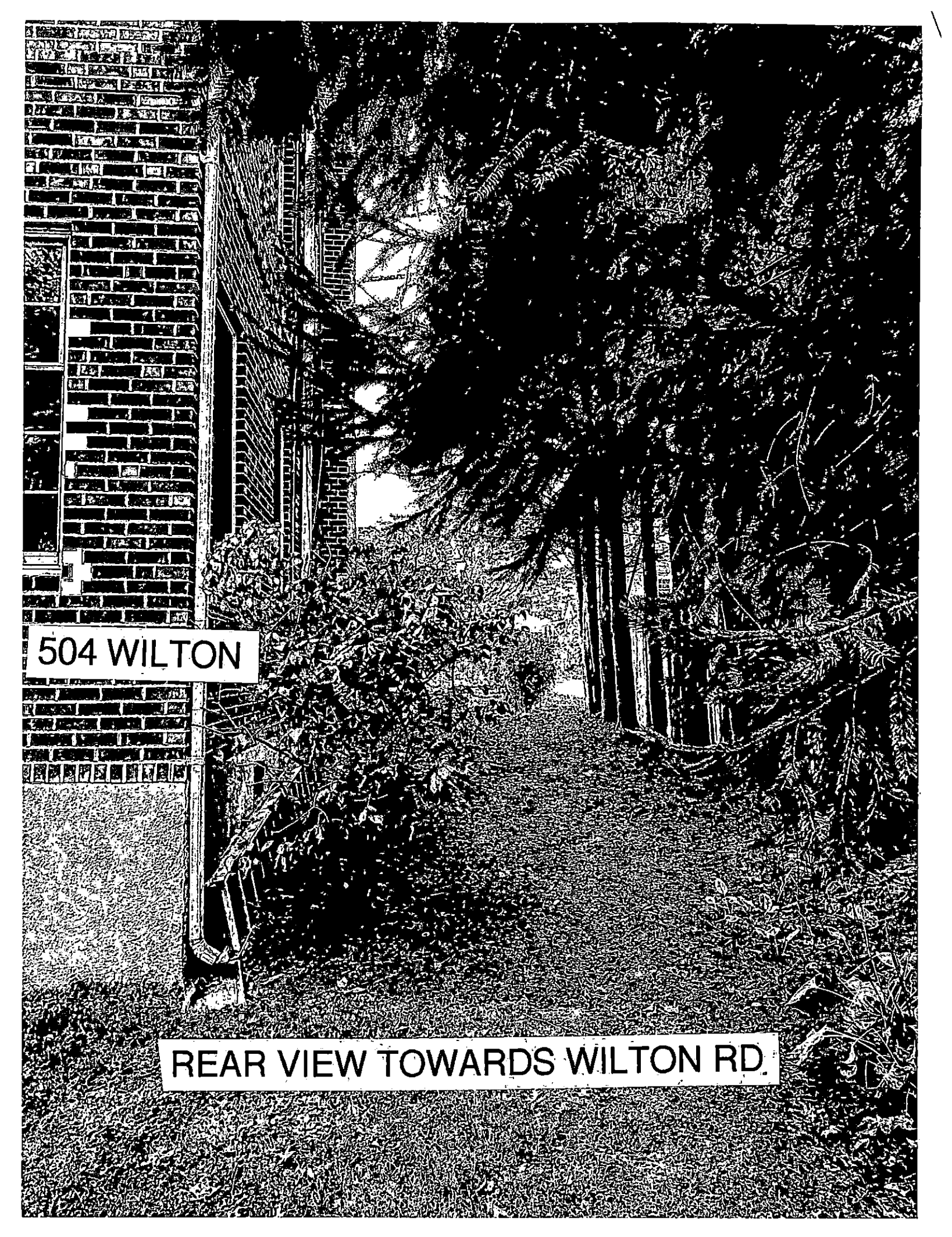
➤ PROPOSED ADDITION LOCATION



502 WILTON

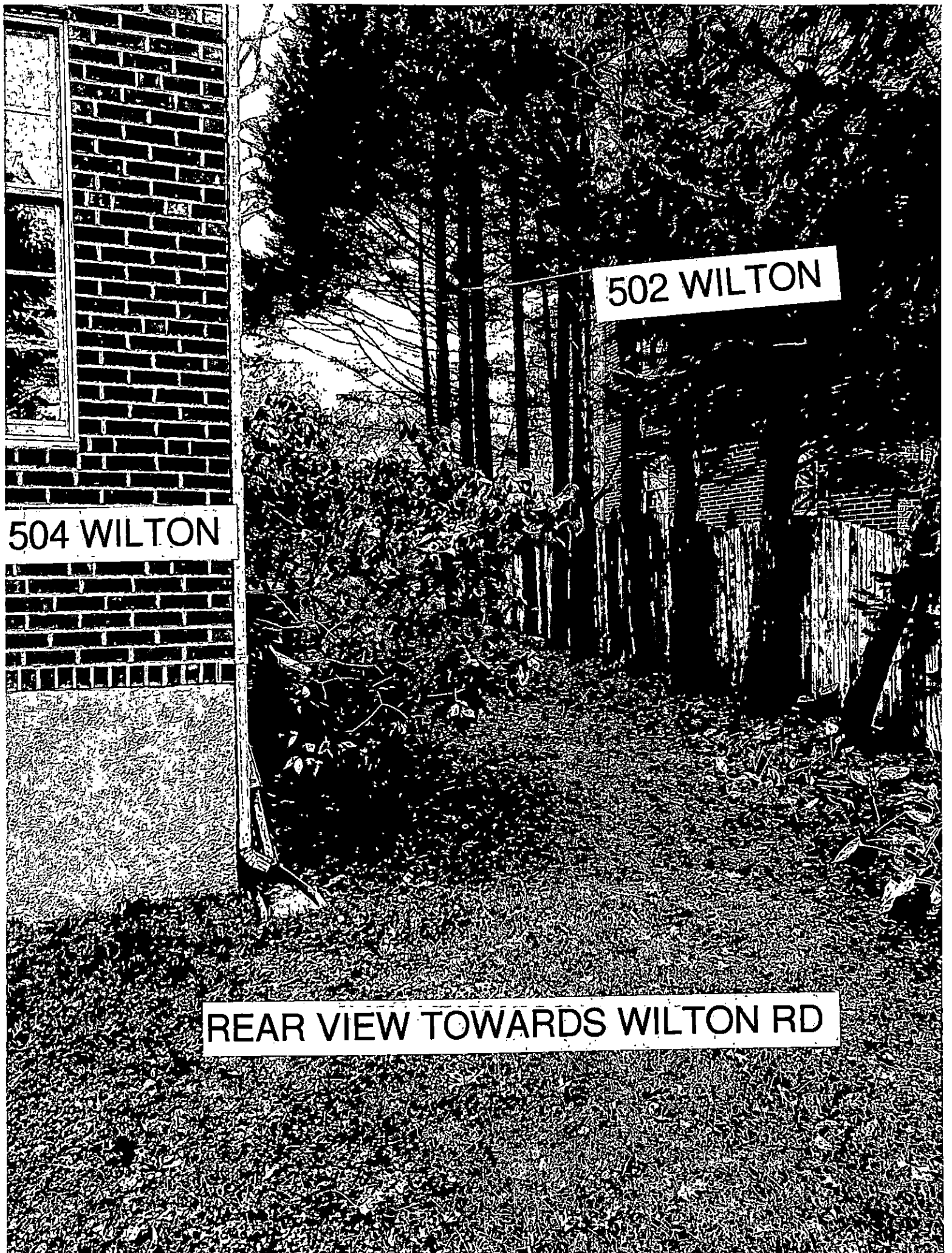
504 WILTON

➔ PROPOSED ADDITION LOCATION



504 WILTON

REAR VIEW TOWARDS WILTON RD.



502 WILTON

504 WILTON

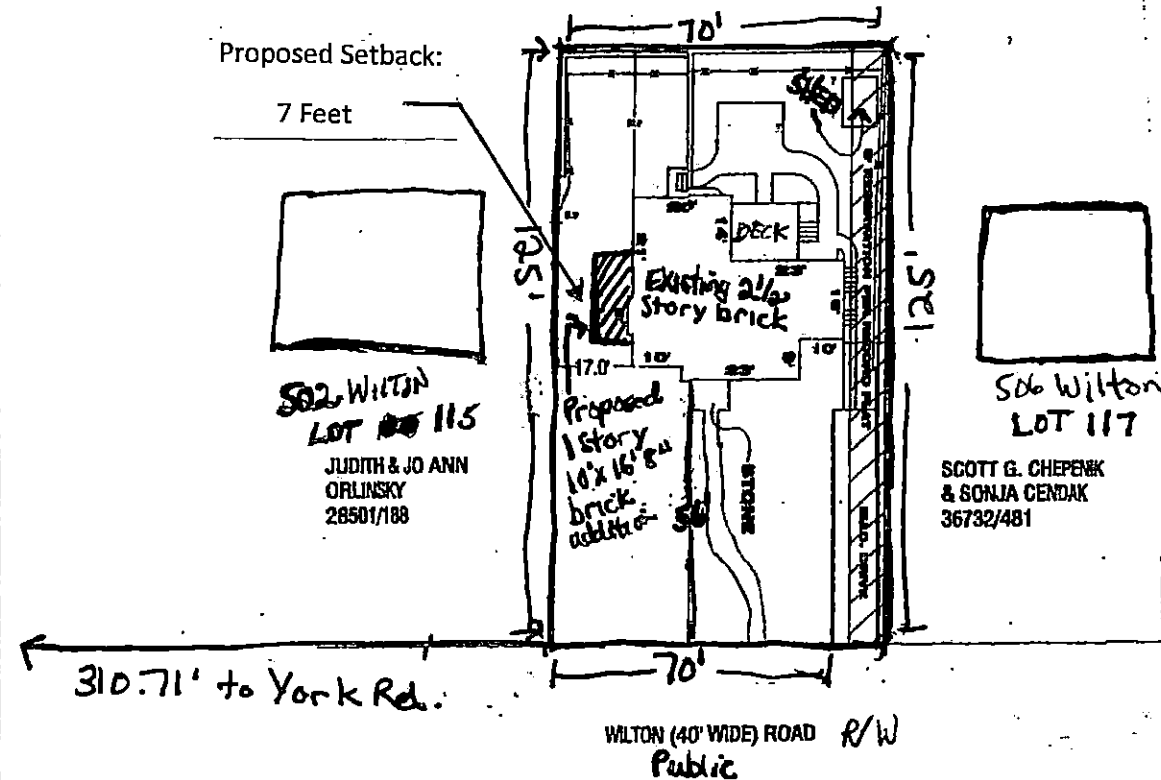
REAR VIEW TOWARDS WILTON RD



Lot # 35 7601
Pt. Bk. 0000012, Folio 0059
0901850071
1984-0123-X
2010-0068-A
1957-4239-A
Lot # 35
Pt. Bk. 0000021, Folio 0059
0901850073
Lot # 38
Lot # 39 0903470940
502
Lot # 40 0920300360
Lot # 41 0904000490
Lot # 42 0903370270
Lot # 43 0903371690
Pt. Bk./Folio # 012059
YARMOUTH RD
Lot # C 0901130370
7507
501
0913200970
Lot # 54
NE 9-A
0915100053
Lot # B
070A3
0915100051
Lot # 206
9 ED
5 CD
0915100050
Lot # 136
PAI # 090008
500
0902850600
Lot # 114
502
0911670190
Lot # 115
Lot # 195
504
0906573001
506
0906350190
Lot # 117
508
0903470341
Lot # 118
PAI # 090008
510
0918100690
Lot # 119
Lot # 60 0919000790
Lot # 58 0913400290
Lot # 57 0919070990
Lot # 56 0907000930
Lot # 55 0911153750
Lot # 59 0918720341
Lot # 120 0914400300
WILTON RD
Lot # 194 0904001610
507
0906573170
Lot # 110
509
0902654250
Lot # 109
511
0902002880
Lot # 108
513
0916450190
Lot # 193
Pt. Bk./Folio # 010108
0915370100
Lot # 112
501
Lot # 112
NE 8-A
Lot # 167 0916003590
502
Lot # 56 0919710830
504
2014-0045-A
Lot # 169 090277270
508
Lot # 170 0908002580
Lot # 171
Pt. Bk. 0000010, Folio 0108
0916151301
Lot # 172 0908001090
R-1971-0029-X
R-1974-0199-XA
0911671570
Lot # 54
500
500-1/2
Pt. Bk. 0000008, Folio 0057
0910000560
Lot # 54
ALLEY
0913009060
0907150810
2002-0424-XA
0913009060
0907150810
0913009060
0907150810



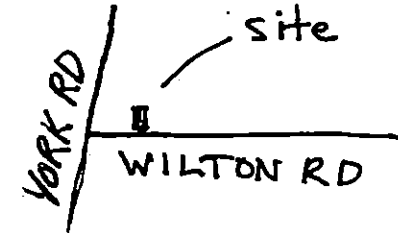
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 504 WILTON RD OWNER(S) NAME(S) DAVID + KELLIE LANGLEY
 SUBDIVISION NAME WILTONDALE LOT # 195 BLOCK # _____ SECTION # 1
 PLAT BOOK # 10 FOLIO # 108 10 DIGIT TAX # 0906573001 DEED REF. # 11935/584



PLAN DRAWN BY KELLIE LANGLEY DATE 11/1/20 SCALE: 1 INCH = 40 FEET

2020-0273-A

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP # 070A3

SITE ZONED DR5.5

ELECTION DISTRICT 9th

COUNCIL DISTRICT 5th

LOT AREA ACREAGE 0.201 ac.

OR SQUARE FEET 8750

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

N/A

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

No. 201148

Date: 11/9/20

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		6150					\$ 75.00

Total: \$ 75.00

Rec From: LANGLEY

For: 2020-0273-A

DISTRIBUTION

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

CASHIER'S
VALIDATION

JS

KELLIE M. LANGLEY -09-96		7-11 520 6408	4997
DAVID S. LANGLEY			
504 WILTON ROAD			
TOWSON, MD. 21286		DATE 11/5/20	SECURED BY EZSHIELD
PAY TO THE ORDER OF	Baltimore County	\$ 75.00	
	Seventy-five	DOLLARS	Security Features Included Details on Back
M&T Bank			
MEMO	variance filing fee	Kellie Langley	M
10520001131		53888550114997	