

MEMORANDUM

DATE: February 8, 2021
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0274-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on February 5, 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
(711 Wilson Green Court) *
4th Election District * OFFICE OF ADMINISTRATIVE
2nd Council District *
Eric B. Owens & Kaysan Johnson-Owens * HEARINGS FOR
Petitioners *
* BALTIMORE COUNTY
*
* CASE NO. 2020-0274-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Eric Owens & Kaysan Johnson-Owens (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 400.1 to permit an in-ground pool to be located on the side of the property (left side, towards rear) in lieu of the required rear yard placement. 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 Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 19, 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

ORDER RECEIVED FOR FILING

Date 1/16/21
By D. Mignon

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.

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

THEREFORE, IT IS ORDERED, this 6th day of **January, 2021**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 to permit an in-ground pool to be located on the side of the property (left side, towards rear) in lieu of the required rear yard placement, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject 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:dlm

ORDER RECEIVED FOR FILING

Date

By

1/6/21
D. M. M. M. M.



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 711 Wilson Green Court Reisterstown, MD 21136 Currently zoned DR 2
 Deed Reference 39230 1 00235 10 Digit Tax Account # 2400003523
 Owner(s) Printed Name(s) Eric Owens and Kaysan Johnson-Owens

(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: 400.1 → To permit an in-ground pool to be located on the side of the property (left side, towards rear) in lieu of the required rear yard placement.

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):

Eric Owens , Kaysan Johnson-Owens
 Name #1 – Type or Print Name #2 – Type or Print

[Signature] [Signature]
 Signature #1 Signature #2

711 Wilson Green Ct Reisterstown MD
 Mailing Address City State

21136 , 2406049055 , eowens3@outlook.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 11/13/2020 day of November 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 2020-0274-A Filing Date 11/13/2020 Estimated Posting Date 12-20-2020 Reviewer CP

Rev 5/5/2016

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: 711 Wilson Green Court Reisterstown MD 21136
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 would like to build an inground pool in our backyard
but we can't because there is a 30'FT easement
preventing us from building in that location. Therefore, we
would like to build the inground pool on the side lot
of our home.

(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)
KAYSON JOHNSON OWENS
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
Eric Owens
Name- Print or Type

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

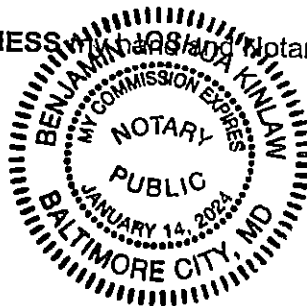
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of July, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: KAYSON JOHNSON OWENS & ERIC OWENS

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

AS WITNESS, Notaries Seal



[Signature]
Notary Public

JANUARY 14, 2024
My Commission Expires

2020-0274-A

Eric Owens & Kaysan Johnson-Owens

ZONING PROPERTY DESCRIPTION FOR:

711 Wilson Green Court, Reisterstown, MD 21136

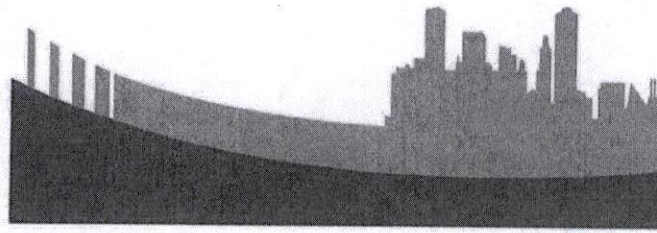
PART A:

Beginning at a point on the **south west** side corner of Wilson Green Court which is 50ft wide at a distance of 25ft from the centerline of the nearest intersecting street Old Grey Mare Court which is 50ft wide.

PART B:

Being Lot #136, Block (N/A), Section #(N/A), in the subdivision of Wilson Farm as recorded in Baltimore County Plat Book #(0077), Folio #(0184), containing .370 acres. Located in the (4TH) Election District and (2ND) Council District.

2020-0274-A



CERTIFICATE OF POSTING

December 19, 2020

_____ amended for second inspection

Re:

Zoning Case No. 2020- 0274- A

Legal Owner: Eric & Kaysan Owens

Closing date: January 4, 2021

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 **711 Wilson Green Court.**

The signs were initially posted on **December 19, 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. 2020-0274-A

711 Wilson Green Court

**REQUEST: TO PERMIT AN IN GROUND
POOL TO BE LOCATED ON THE LEFT SIDE
YARD IN LIEU OF THE REQUIRED REAR
YARD 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 JANUARY 04, 2021.**

**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. 2020-0274-A

711 Wilson Green Court

**REQUEST: TO PERMIT AN IN GROUND
POOL TO BE LOCATED ON THE LEFT SIDE
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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- 0274 -A Address 711 Wilson Green Court
Contact Person: Christina Rink Phone Number: 410-887-3391
Planner, Please Print Your Name 12-20-2020 1-4-21
Filing Date: 11-13-2020 Posting Date: 12-22-2020 Closing Date: 12-7-2020

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2020- 0274 -A Address 711 Wilson Green Court
Petitioner's Name Eric Owens Kayson Johnson-Owens Telephone 240-604-9055
Posting Date: 12-22-2020 12-20-2020 Closing Date: 12-7-2020 1-4-21
Wording for Sign: To Permit an in ground Pool to be located on the
Left side yard in lieu of the required Rear yard
only

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/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 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: 2020-0274-A

Property Address: 711 Wilson Green Court, Reisterstown, MD 21136

Property Description: Beginning at a point on the south west side corner of **Wilson Green Court** which is 50ft wide at a distance of 25ft from the centerline of the nearest intersecting street **Old Grey Mare Court** which is 50ft wide.

Legal Owners (Petitioners): Eric Owens and Kaysan Johnson-Owens

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Eric Owens

Company/Firm (if applicable): _____

Address: 711 Wilson Green Court
Reisterstown, MD 21136

Telephone Number: 240-604-9055 / eowens3@outlook.com

Revised 7/9/2015

**BALTIMORE COUNTY, MD AND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT**

No. 201025

Date: 11-13-2020

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

Rec From: 711 Wilson Green CT

For: ERIC OWENS Kaysan Johnson - Owens

2020-0274-A

DR 2

DISTRIBUTION

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

**CASHIER'S
VALIDATION**

CF

ERIC OWENS 02/20
KAYSAN JOHNSON-OWENS
711 WILSON GREEN CT
REISTERSTOWN, MD 21136-1746

1003
65-320/550 8435

Pay to the Order of: Baltimore County Dept of Permits, Inspections & Safety
Seventy Five and 00/100 Dollars \$ 75.00
Date: 9/29/2020
Approval: [Signature]



Wells Fargo Bank, N.A.
Maryland
wellsfargo.com

For: Permit, Review & Approval Zoning App & Hearing [Signature]
MP

⑆055003201⑆ 3097755726⑈ 01003



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 29, 2020

Eric Owens & Kaysan Johnson Owens,
711 Wilson Green Court
Reisterstown MD 21136

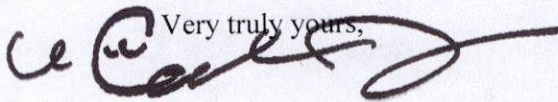
RE: Case Number: 2020-0274-A, 711 Wilson Green Court

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 13, 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,


W. Carl Richards, Jr.
Supervisor, Zoning Review

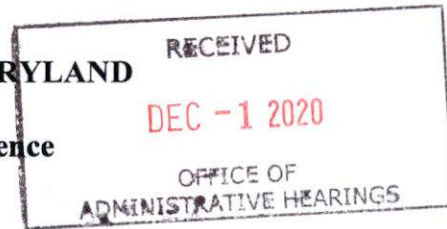
WCR/kl

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 # 2020-0274-A
Address 711 Wilson Green Court
(Owens 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

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Secretary
Tim Smith, P.E.
Administrator

December 2, 2020

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2020-0274-A

Eric Owens & Kaysan Johson-Owens
711 Wilson Green Ct.

Should you have any questions regarding this matter, please contact Mr. Steven Autry at 410-229-2335 or toll free (in Maryland only) at 1-800-735-2258 (x2335), or via email at sautry@mdot.maryland.gov

Sincerely,


Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

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 # 2020-0274-A
Address 711 Wilson Green Court
(Owens 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>
12/1	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	N/C
	DEPS (if not received, date e-mail sent _____)	
	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent _____)	
12/2	STATE HIGHWAY ADMINISTRATION	N/C
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: 12/19/20	by B. D. Oak
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

ZAC AGENDA

(AV) 1-4-21

Case Number: 2020-0274-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Eric Owens & Kaysan Johnson-Owens
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 4 **Council Dist:** 2

Property Address: 711 WILSON GREEN CT

Location: South West side of Wilson Green Court 25 feet South West of Old Grey Mare Court.

Existing Zoning: DR 2

Area: 16.117 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR: 400.1 To permit an in-ground pool to be located on the side of the property (left side, towards rear) in lieu of the required rear yard placement.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 12/07/2020

1-4-21

Miscellaneous Notes:

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 04 Account Number - 2400003523		
Owner Information		
Owner Name:	OWENS BEY ERIC JOHNSON KAYSAN	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	711 WILSON GREEN CT REISTERSTOWN MD 21136-	Deed Reference: /39230/ 00235
Location & Structure Information		
Premises Address:	711 WILSON GREEN CT REISTERSTOWN 21136-	Legal Description: .370 AC 711 WILSON GREEN CT SS WILSON FARM
Map:	Grid:	Parcel:
0049	0008	0090
Neighborhood:	Subdivision:	Section:
4020023.04	0000	
Block:	Lot:	Assessment Year:
	136	2019
Plat No: 8		Plat Ref: 0077/ 0184
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
2005	4,764 SF	1000 SF
Property Land Area	County Use	
16,117 SF	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	5	4 full/ 1 half
Garage	Last Notice of Major Improvements	
1 Attached		
Value Information		
Base Value	Value	Phase-in Assessments
	As of 01/01/2019	As of 07/01/2020
		As of 07/01/2021
Land:	163,000	163,000
Improvements	486,600	545,600
Total:	649,600	708,600
Preferential Land:	0	0
Transfer Information		
Seller: BANK OF NEW YORK MELLON	Date: 07/28/2017	Price: \$565,000
Type: NON-ARMS LENGTH OTHER	Deed1: /39230/ 00235	Deed2:
Seller: DENNIS YANCY	Date: 04/03/2017	Price: \$535,500
Type: NON-ARMS LENGTH OTHER	Deed1: /38800/ 00307	Deed2:
Seller: WILSON FARM LLC	Date: 12/08/2005	Price: \$950,129
Type: ARMS LENGTH IMPROVED	Deed1: /23039/ 00106	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 07/09/2018		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application Date:		

2020-0274-A

Left side of House
2020-02-14





Left side of House

2020-0274-A



Suggested location of pool and fence.

left side of House
S. backyard

2020-0274-JA



Left side of House
Side yard

2020-02-14-A



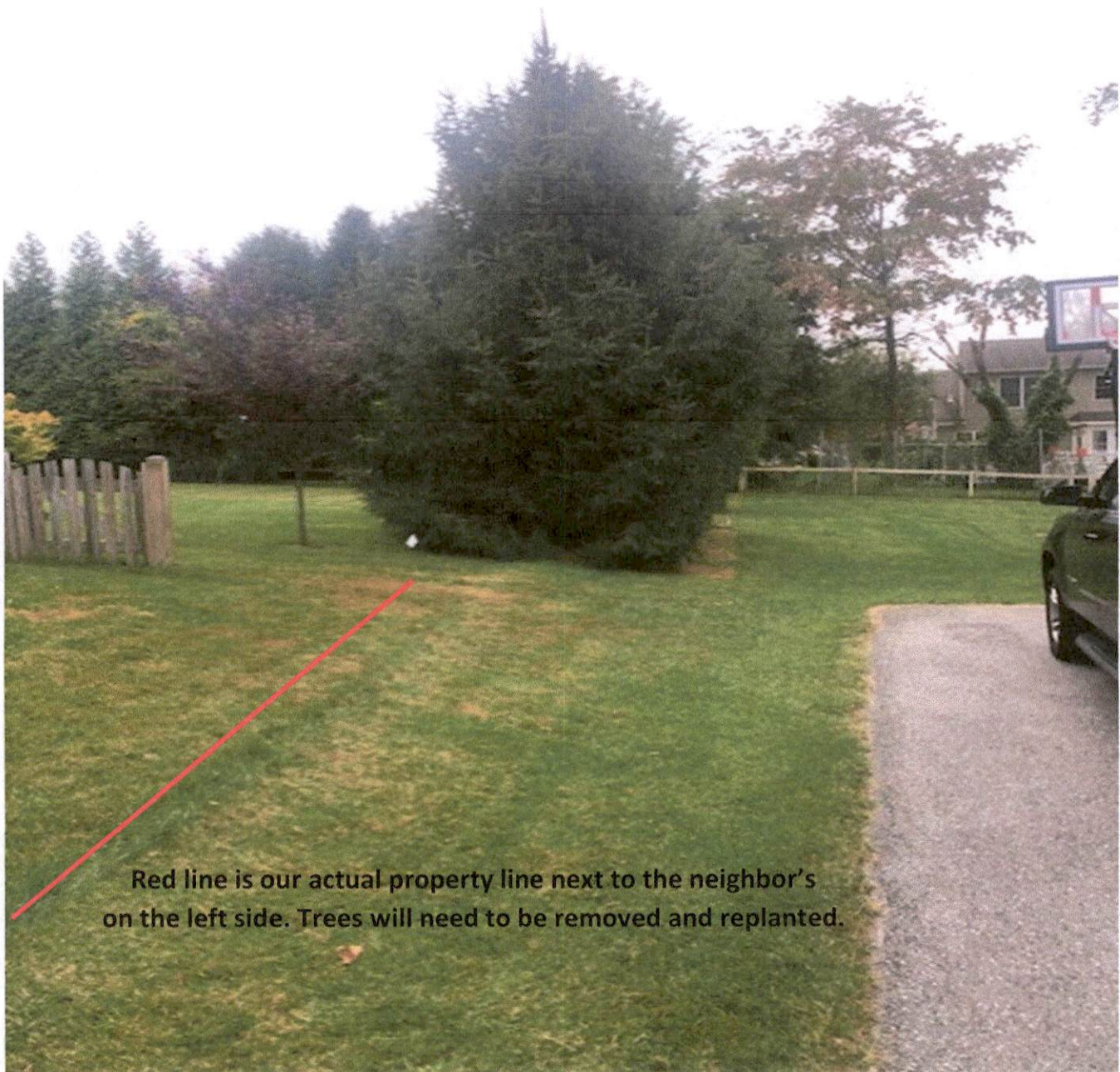
Side left yard

2020-0274-A



Neighbor left side
w) property line

2020-0274-A



2020-0274-A



2020-0274-A



Red line is
property boundary line on
the left side of our house.

2020-0274-A



2020-0274-A

Variance Pics

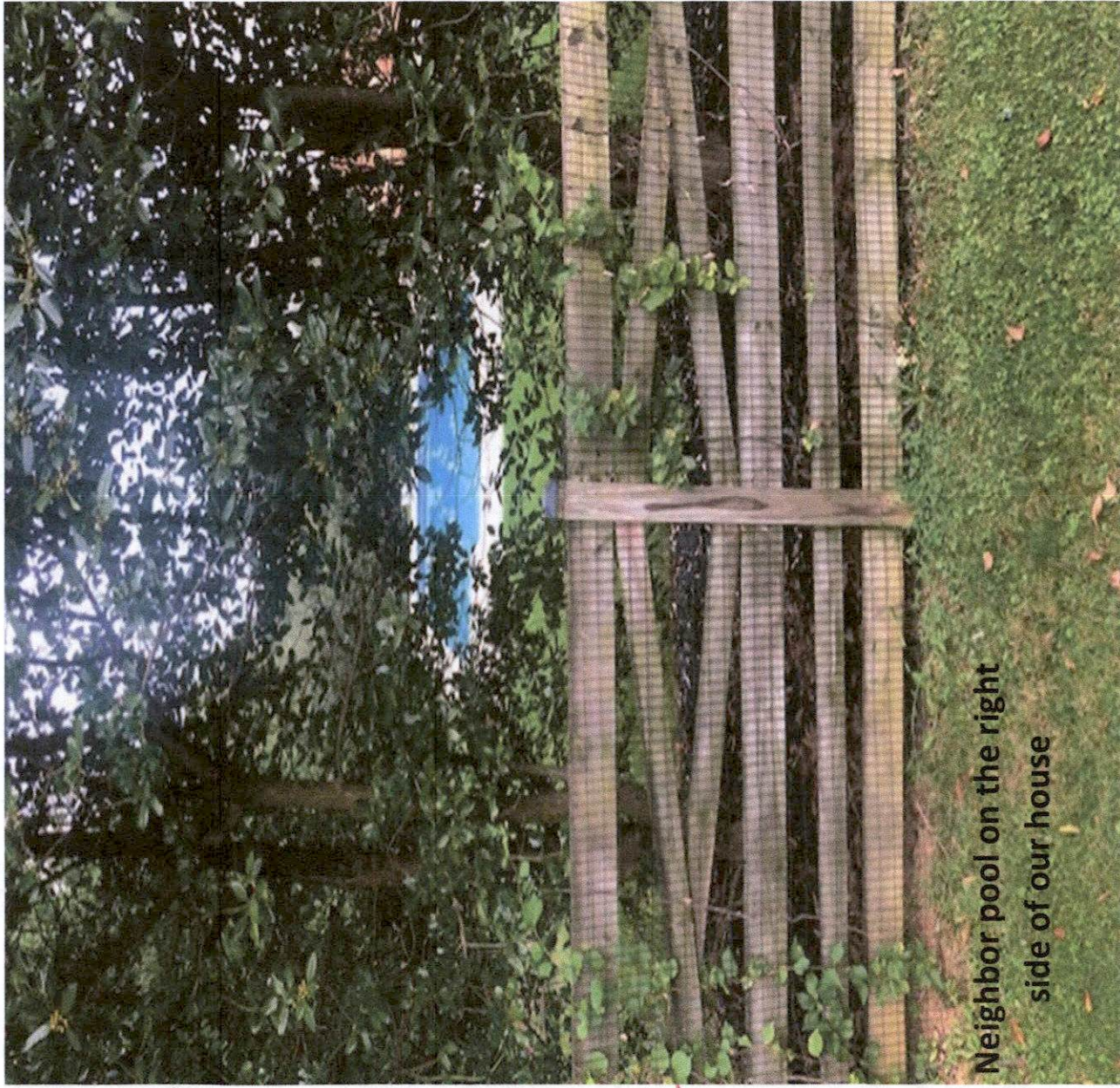


2020-0274-A



Neighbor fence on the right
side of our house

2020-0274-A



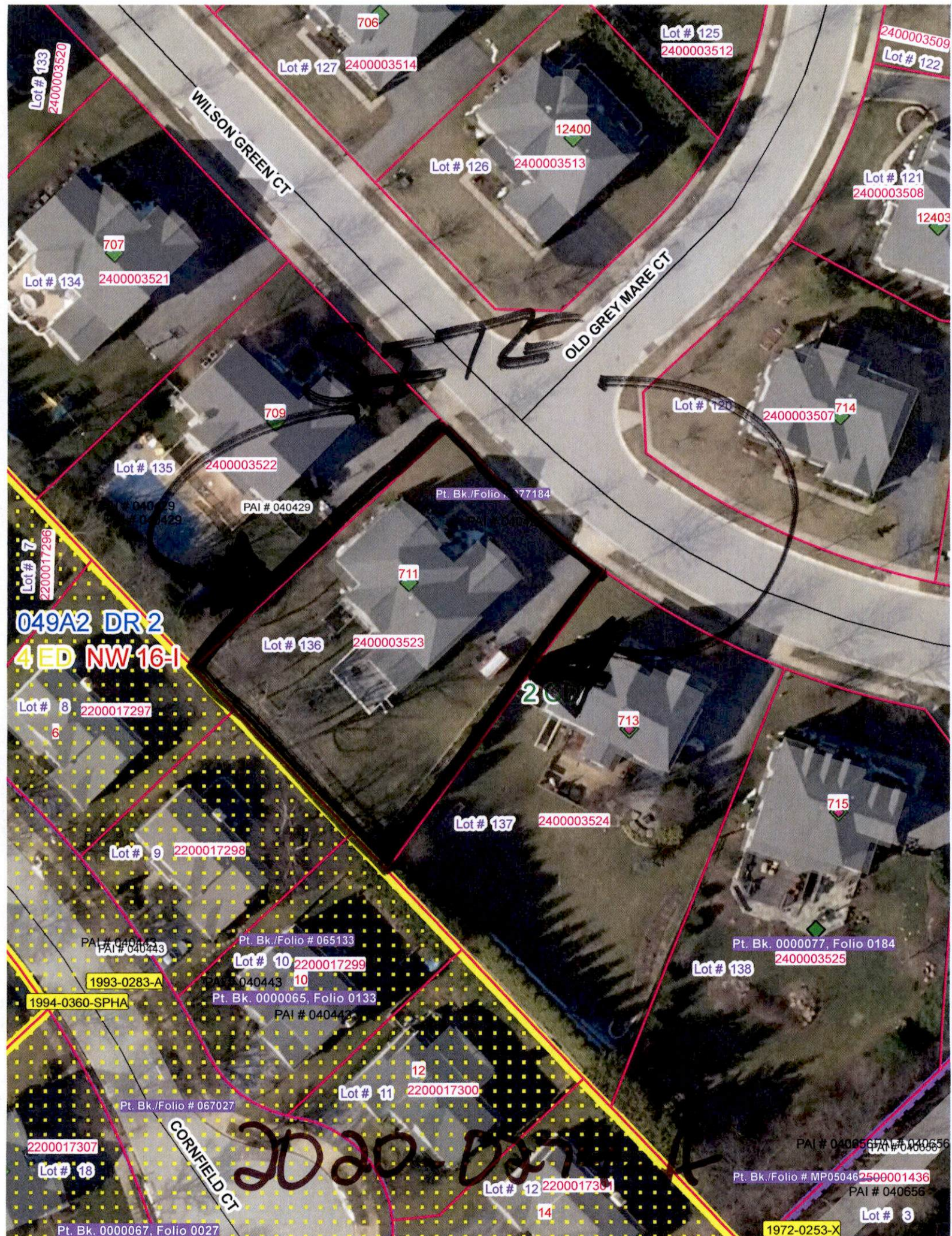
Neighbor pool on the right
side of our house

2020-0274-A

2004-11-14

Neighbor fence/pool on the right
side of our house





Lot # 133
2400003520

Lot # 127 2400003514

Lot # 125
2400003512

2400003509
Lot # 122

Lot # 126 2400003513

Lot # 121
2400003508

Lot # 134 2400003521

Lot # 120 2400003507

Lot # 135 2400003522

PAI # 040429

Pt. Bk./Folio # 77184

Lot # 7
2200017296

049A2 DR 2
4 ED NW 16-1

Lot # 8 2200017297

Lot # 136 2400003523

711

713

Lot # 137 2400003524

715

Lot # 9 2200017298

Pt. Bk. 0000077, Folio 0184
Lot # 138 2400003525

PAI # 040443

Pt. Bk./Folio # 065133
Lot # 10 2200017299

1993-0283-A
1994-0360-SPHA

PAI # 040443
Pt. Bk. 0000065, Folio 0133
PAI # 040443

Pt. Bk./Folio # 067027

Lot # 11 2200017300

2200017307
Lot # 18

CORNFIELD CT

Lot # 12 2200017301

Pt. Bk./Folio # MP050462500001436
PAI # 040656

Lot # 3

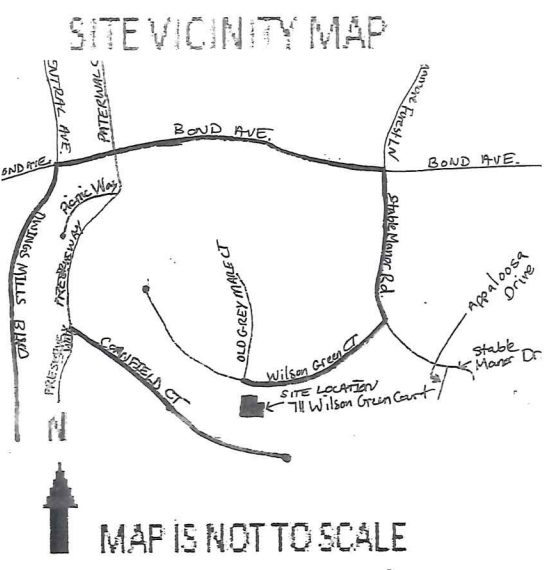
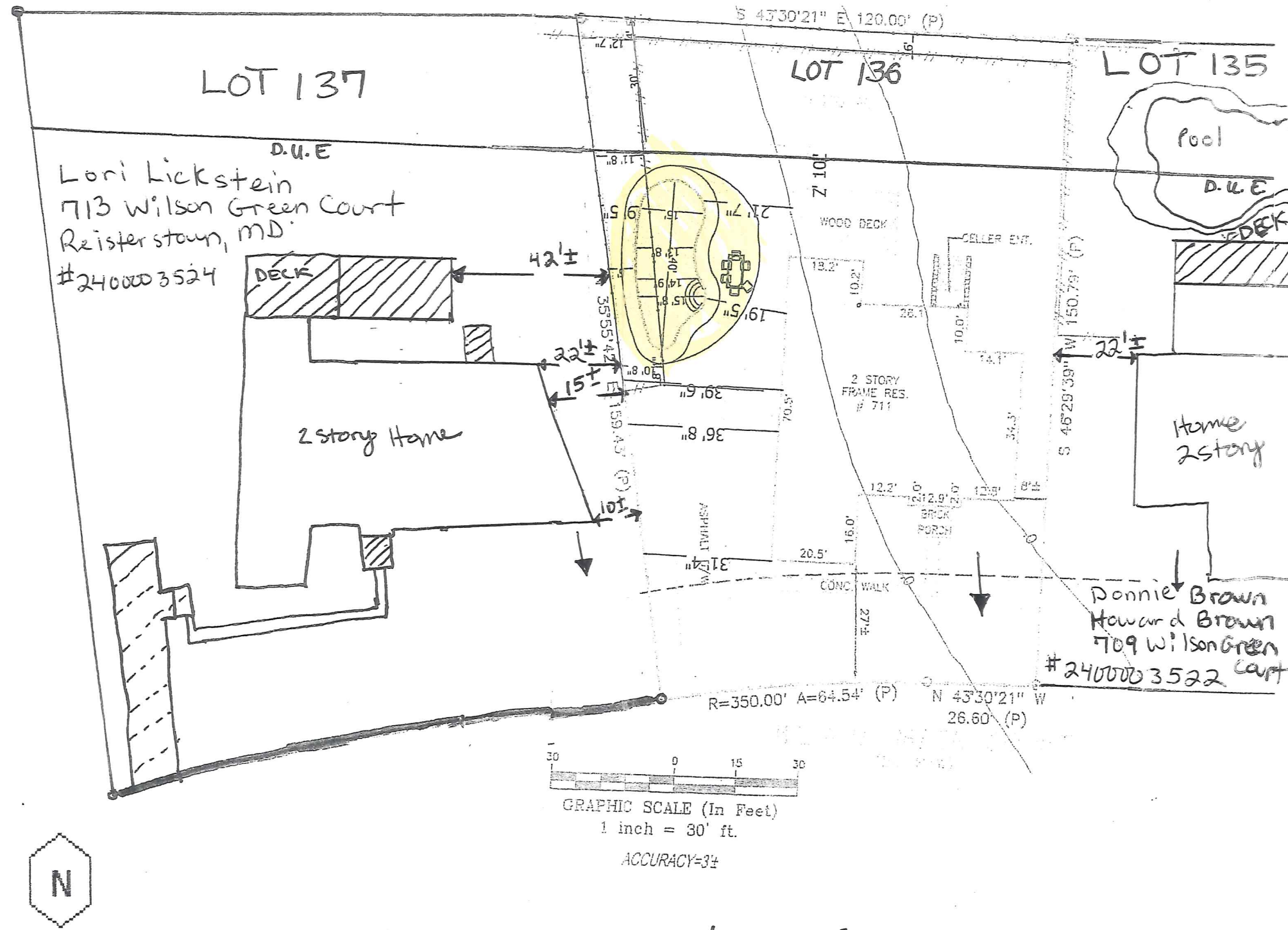
Pt. Bk. 0000067, Folio 0027

1972-0253-X

9090-D24-1-1



ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 711 Wilson Green Court ^{Reisterstown} ~~MD 21136~~ OWNER(S) NAME(S) Eric & Kaylan Johnson-Owens
 SUBDIVISION NAME WILSON FARM LOT # 136 BLOCK # N/A SECTION # N/A
 PLAT BOOK # 0077 FOLIO # 0184 10 DIGIT TAX # 2400003523 DEED REF. # 39230/00235



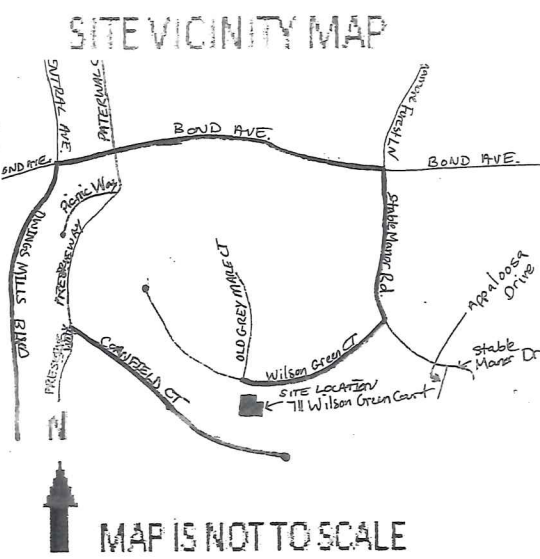
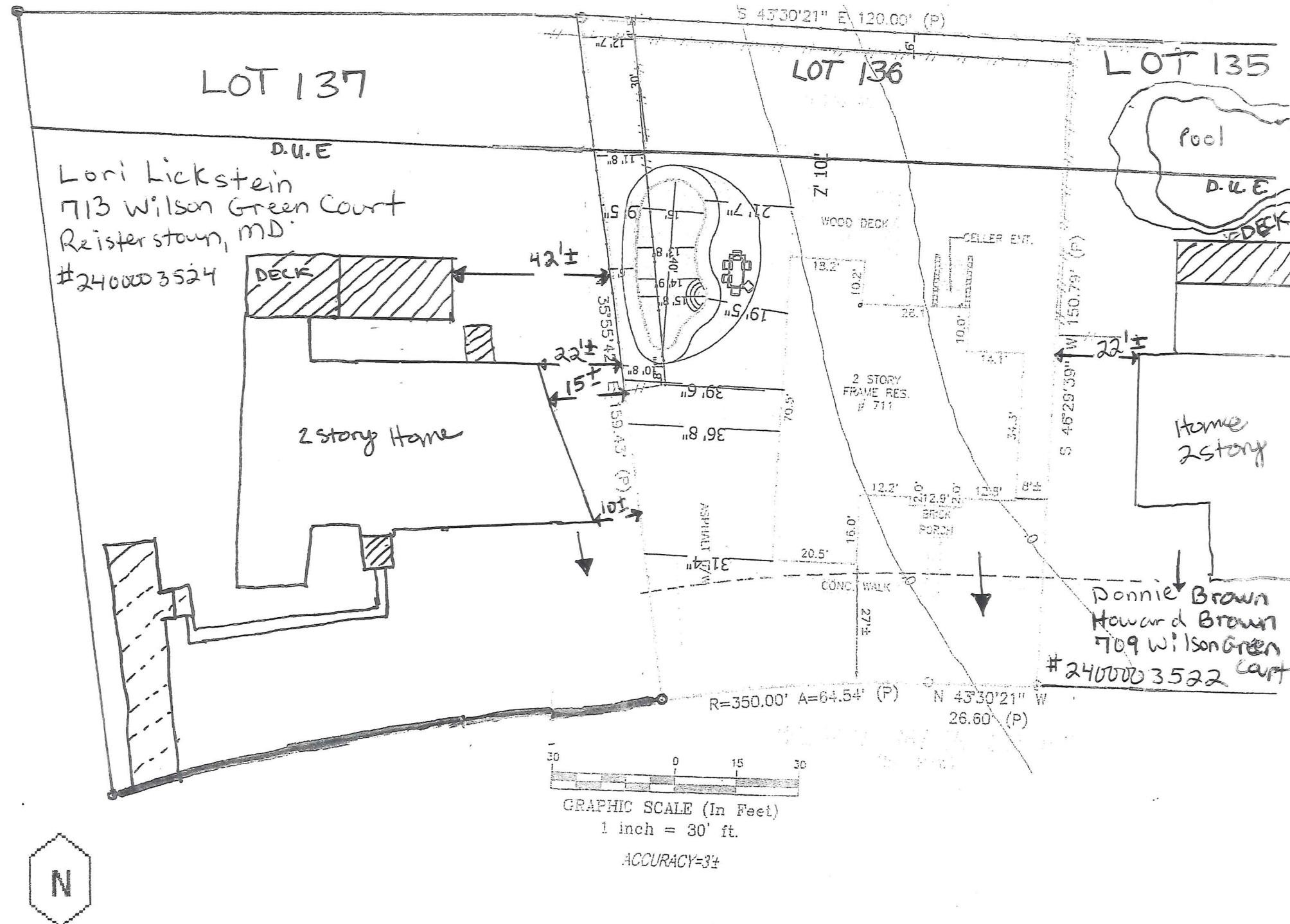
MAP IS NOT TO SCALE
 ZONING MAP# 049A2
 SITE ZONED DR2
 ELECTION DISTRICT 4
 COUNCIL DISTRICT 2
 LOT AREA ACREAGE 0.370
 OR SQUARE FEET 16,117
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS: PUBLIC X PRIVATE _____
 SEWER IS: PUBLIC X PRIVATE _____
 PRIOR HEARING? No
 IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW
N/A

PLAN DRAWN BY Eric Owens Do Rite Construction Inc DATE 10/27/2020 SCALE: 1 INCH = 30' FEET

2020-0274-A

VIOLATION CASE INFO:
No

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 711 Wilson Green Court ^{Reisterstown} ~~MD 21136~~ OWNER(S) NAME(S) Eric & Kaylan Johnson-Owens
 SUBDIVISION NAME WILSON FARM LOT # 136 BLOCK # N/A SECTION # N/A
 PLAT BOOK # 0077 FOLIO # 0184 10 DIGIT TAX # 2400003523 DEED REF. # 39230/00235



MAP IS NOT TO SCALE
 ZONING MAP# 049A2
 SITE ZONED DR2
 ELECTION DISTRICT 4
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 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
N/A

PLAN DRAWN BY Eric Owens
Do Rite Construction Inc DATE 10/27/2020 SCALE: 1 INCH = 30' FEET

2020-0274-A

VIOLATION CASE INFO:
No