



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

July 18, 2023

Michael Rayburn- mick.rayburn@gmail.com
Erika Rayburn – erayburn@bcps.org
1408 Walker Road
Freeland, MD 21053

RE: Petition for Variance
Case No. 2023-0098-A
Property: 1408 Walker Road

Dear Mr. and Mrs. Rayburn:

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

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order 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 Office of Administrative Hearings at 410-887-3868.

Sincerely
A handwritten signature in black ink that reads "Maureen E. Murphy". The signature is written in a cursive style.

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlm
Enclosure
c: Greg Fultz - fultz321@comcast.net

IN RE: PETITION FOR VARIANCE

(1408 Walker Road)

6th Election District

3rd Council District

Michael and Erika Rayburn,

Legal Owners

Petitioners

*

BEFORE THE

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OFFICE OF ADMINISTRATIVE

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HEARINGS OF

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BALTIMORE COUNTY

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CASE NO: 2023-0098-A

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OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by Petitioners, Michael and Erika Rayburn (the “Petitioners”) for property located at 1408 Walker Road, Freeland (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §100.6 to permit 2.3 acres in lieu of the minimum 3 acres for the accessory stabling of small livestock (3 goats).

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Petitioners appeared, pro se, at the hearing in support of their Petition. Adjoining property owners, Greg and Brenda Fultz, 19707 Valley Mill Rd., Freeland testified in opposition. Adjoining property owner, Wayne Harrison, 1404 Walker Rd., Freeland testified in support.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Environmental Protection and Sustainability (“DEPS”) and the Department of Planning (“DOP”) which agencies did not oppose the requested relief.

This case originated as a result of a Code Violation, Case No. CC2302559 for having goats on property in violation of BCZR, §100.6 which requires at least 3 acres of land. The Property is 2.3 acres+/- and is improved with a single family home, pool, pool house and goat house. The Property is zoned Resource Conservation – Watershed Protection (RC 4). Mr. Rayburn explained

that he/his family have 3 pygmy goats which they rescued in 2016 and consider them to be pets. The goat house is a pole barn with a concrete foundation, board and batten siding, and a metal roof. The goat house is surrounded by fencing which prevents the goats from entering the yard. The goat house is located on the eastern boundary line next to the Fultz property. Mr. Rayburn explained that the goats are fed twice a day with hay and grain and that the goat house is cleaned inside on a weekly basis. He further testified the pygmy goats weigh between 25-50 lbs. and do not have a long life span. He made the analogy that pygmy goats should be permitted similar to Asian potbellied pigs. Mr. Rayburn added that these pygmy goats do not graze and are not used commercially. Additionally, he mentioned that housing the pygmy goats on his Property is not outside the character of the neighborhood as his Property close to a large livestock cattle farm. Mr. Rayburn had not observed any predators being attracted to his Property due to the goats.

Greg and Brenda Fultz testified in opposition that they are unable to use or enjoy the outside of their property due to the smell of goat feces. In particular, they showed photographs of their in-ground pool and pool area which is located 85 ft. from the goat house. Mr. and Mrs. Fultz testified that the smell is unbearable from their pool and side yard which prevents them from using it and entertaining. Mrs. Fultz added that she needs to walk in her yard for exercise for medical reasons. They noted that the goat house is not movable.

Wayne Harrison, who has owned his property located on the western side of the Property farthest removed from the goat house for the last 50 years, testified that he did not object to having the goats at the Property. Mr. Harrison did not notice any smell from the goats. He also believed having such animals would be in keeping with the rural nature of the community. He mentioned that the Property is nearly 3 acres and therefore, in his view, it is an insignificant impact on the community.

Under BCZR § 307.1 and Maryland common law, in order to be entitled to variance relief

Petitioners must satisfy a two-step legal analysis, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity is what necessitates the requested variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691(1995). Maryland common law holds that the authority to grant a variance should be exercised sparingly and only under exceptional circumstances. This is because “a variance is an authorization for that which is prohibited by a zoning ordinance.” *Cromwell* at 699. And because “citizens [of a given county or municipality] are entitled to strict enforcement of the existing zoning regulations.” *Salisbury Bd. Of Zoning Appeals v. Bounds*, 240 Md. 547, 555-56 (1965). Therefore, “[t]he burden is on the applicant to show facts to warrant a variance,” and “the specific need for the variance must be substantial and urgent and not merely for the convenience of the applicant.” *Mueller*, 177 Md. App. at 70. Further, “unless there is a finding that the property is unique, unusual, or different, the process stops here and the variance is denied without any consideration of practical difficulty or unreasonable hardship.” *Mueller, supra*, 177 Md. App. at 70. Finally, a self-created hardship cannot form the basis for a claim of practical difficulty. Speaking for the Court in *Cromwell, supra*, Judge Cathell explained that:

Were we to hold that self-inflicted hardships in and of themselves justified variances, we would, effectively, not only generate a plethora of such hardships but we would also emasculate zoning ordinances. Zoning would become meaningless. We hold that practical difficulty or unnecessary hardship for zoning variance purposes cannot generally be self-inflicted.

Cromwell, 177 Md. App. at 722.

In this case, there was no evidence presented as to the uniqueness of the Property as required in *Cromwell*. Even if there were evidence of uniqueness which I do not find, there has

been no showing of the type of practical difficulty or unreasonable hardship required to be shown, nor its nexus to the purported uniqueness. The emotional hardship alleged by the Petitioners does not meet this test.

This same issue with housing pygmy goats was denied by the Board of Appeals *In The Matter of Kenneth and Robin Morrison*, Case Nos. CBA-07-512-A and CBA-08-525-SPH. In Case No. 07-512-A, the Zoning Commissioner denied the Variance relief to house 2 pygmy goats on less than 3 acres of land finding that the Petitioners' property was not unique and that there were no special circumstances or conditions existing that are peculiar to the land or to the structure. After the Zoning Commissioner denied that Variance request, the Morrisons filed a Petition for Special Hearing in Case No. 08-525-SPH on or about May 7, 2008. In that request, they requested a determination that dwarf, pygmy goats do not meet the definition of "small livestock" under §100.6 but rather should be classified as domestic pets. On August 28, 2008, the Zoning Commissioner denied the Special Hearing request finding that the Petitioners' goats were "livestock" and not pets. After a *de novo* hearing on appeal, the Board of Appeals denied both the Variance relief and Special Hearing relief. As in this Case, the pygmy goats in *Morrison* were housed in a shed, were fed the same type of food and were cared for as pets. In *Morrison*, the goats were also permitted inside the house.

The holding in *Morrison* denying the Variance is applicable here. I find that the Petitioners' personal desire to raise goats – as opposed to animals which are permitted in this area – is self-inflicted. Denying the Variance does not deny the Petitioners of the reasonable use or enjoyment of the Property or their house. Rather, the evidence makes clear that the Petitioners conformed and adapted their Property to suit the needs of the goats. This Variance request relates to the Petitioners themselves and not to the land. *Cromwell*, supra, at 713 (citing *St. Clair v. Skagirt*

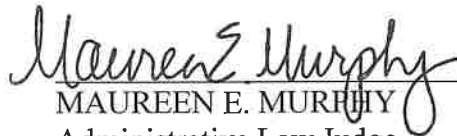
County, 43 Wash. App. 122, 715 P.2d 165, 168 (1986).

I further find that BCZR, §100.6 defines “goats” (along with sheep and pigs) as small livestock that require 1 acre of grazing or pasture land for each animal as well as 3 acre minimum lot size. The only 3 exceptions under the category of “small livestock” are: (1) Asian potbellied pigs; (2) ponies; and (3) miniature horses. The County Council was very specific to exempt these 3 types of animals from the acreage requirements. While the Petitioners here presented reasons why pygmy goats should be the fourth exception, OAH has no authority to rewrite the BCZR or to interject a fourth exception in §100.6. To do so would be legislating the BCZR and thereby overstepping the function of OAH as a quasi-judicial body whose function is to interpret the BCZR. Petitioners’ variance request is not within the spirit or intent of the BCZR because otherwise, the County Council would have provided an exception. If I were to find that pygmy goats are exempt, then other types of goats, sheep and pigs may also be exempt. It is the function of the County Council, not OAH, to amend the statute as they should determine.

For all of the above reasons, the Petition for Variance relief will be denied.

THEREFORE, IT IS ORDERED, this 18th day of **July, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from BCZR §100.6 to permit 2.3 acres in lieu of the minimum 3 acres for the accessory stabling of small livestock (3 goats) is hereby **DENIED**.

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


MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, *Director*
Department of Permits,
Approvals & Inspections

April 26, 2023

The Rayburn Family
1408 Walker Road
Freeland, Maryland 21053

Dear Rayburn Family:

RE: Pygmy Goats, 1408 Walker Road, Freeland, Maryland, 21053, Tax Account # 1600009816, 6th Election District, 3rd Council District

Your recent letter to the County Executive's Office concerning Pygmy Goats at 1408 Walker Road was referred to me for reply. Please be advised as follows:

Your property has the current zoning classification of R.C. 4 (Resource Conservation-Watershed Protection) according to the official Baltimore County zoning maps. While the R.C. 4 zone permits single-family detached dwellings by right, the accessory stabling or pasturing of goats requires a minimum of 3 acres, pursuant to Section 100.6 of the Baltimore County Zoning Regulations (BCZR).

While I realize that Pygmy Goats have taken on the characteristics of other household pets in recent years and I sympathize with your reference to the exception made for "Asian potbellied pigs" in Section, 100.6, BCZR, under current legislation, the County does not have the authority to make a similar exception for Pygmy Goats. However, you do have the option to file a Variance public hearing petition, wherein you can request that the Administrative Law Judge (ALJ) permit goats on a parcel of 2.3 acres in lieu of the minimum required 3 acres. The Zoning Review Office within my department can assist you in preparing the forms and other documents required to file the Variance petition. That office is located in Room 124 of the County Office Building and may be reached at 410-887-3391.

I hope that the information set forth in this letter is sufficiently detailed and responsive to your request. If you need further information or have any additional questions, please contact Jeff Perlow or Mitch Kellman in the Zoning Review Office at the phone number listed above.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Peter Gutwald", with a long horizontal stroke extending to the right.

C. Peter Gutwald, Director
Baltimore County Department of Permits
Approvals and Inspections

Erica Crouch
Adam Whitlock



PETITION FOR ZONING HEARING(S)

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 1408 Walker Road, Freeland, MD 21053 Currently Zoned RC 4
Deed Reference 33980 / 0261 10 Digt Tax Account # 1600009816
Owner(s) Printed Name(s) Michael and Erika Rayburn

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

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. a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s)

B.C.Z.R 100.6 to permit 2.3 acres in lieu of the minimum 3 acres for the accessory stabling of small livestock (3 goats).

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

SEE ATTACHED

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.

Legal Owner(s) Affirmation: I/we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Michael Rayburn , Erika Rayburn

Name #1 - Type or Print

Name #2 - Type or Print

[Signature]

[Signature]

Signature #1

Signature #2

1408 Walker Road Freeland MD

Mailing Address City State

21053 , 410-977-0002 , mick.rayburn@gmail.com

Zip Code Telephone #'s (Cell and Home) Email Address

Representative to be contacted:

See Above

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Violation Case Number CC2302559 Filing Date 5/2/2023 Do Not Schedule Dates Reviewer *[Signature]*
Zoning Case # 2023-0098-A

Revised 8/2022

Petition for Zoning Hearing, Hardship/Practical Difficulty

Case Number: CC2302559

We are in receipt of a Code Enforcement Correction Notice, dated 3/28/2023, issued as a result of an anonymous complaint. We have three pygmy goats that my husband and I rescued due to their owner who was getting rid of them. We originally rescued male (Hank) and female (Peaches) siblings in 2016 and agreed to rescue the mother (Mama) in 2017. These goats, which are now considered family, reside in a 10' x16' board-and-batten barn on top of concrete foundations that is safe for all weather conditions. The goathouse includes a fenced in paddock that is approximately 54' x 20'. Our children, ages 12,11, and 8, have had these pets as part of their lives from their earliest memories. They are well fed and the children take pride in caring for their animals. They are actually very quiet but do make the occasional cute goat noises. The kids enjoy feeding them, giving them treats, and walking down to see them every day. **The hardship faced if this correction notice is upheld is very simple – the emotional well-being of three children.** The lifespan of a pygmy goat is 8-12 years. Our Mama is well on the way out the door and her babies are 8 years old. We would really like to keep them for the few remaining years they have left.

We have had these goats for years and they have never harmed a soul. We live in the Hereford Zone on 2.3 acres zoned RC4. We are a mere 600 feet away from RC5 zoned property and 4/10 of a mile from an active farm with large pigs, horses, and cattle. The neighbor directly across from us on Walker Road has raised cattle annually for years. We feel that the character of our property and the surrounding properties are synonymous with an agricultural lifestyle inclusive of small 'livestock'.

While I do acknowledge the inclusion of the term "goats" in Article 100.6 as requiring 3 acres, I would request clarification and consideration on pygmy goats as a special, smaller breed requiring less total space. It is evident that type of thinking has been considered with the exceptions stated for Asian potbellied pigs, ponies, and miniature horses.

Additionally, Article 13-7-311 – Housing of Fowl and Livestock states,

".....(b) *Prohibited.* A person may not house or maintain within a residential area less than 1 acre in size:

- (1) Fowl, including chickens, ducks, and geese;
- (2) Small livestock, including pigs, sheep, and goats;..... "

We respectfully request the ability to continue to provide for and house the 3 small pygmy goats on our property who have become such a part of our family.

From,

Erika, Michael, Jackson, Ellie, and Brooks Rayburn

ZONING PROPERTY DESCRIPTION FOR 1408 WALKER ROAD, FREELAND, MARYLAND, 21053

PART A

Beginning at a point on the north side of Walker Road which is 60 feet wide (based upon County GIS and variable width at different locations) at a distance of 412.20 feet east of the centerline of the nearest improved intersecting street, Valley Mill Road, which is 30 feet wide based upon County GIS and variable width at different locations.

PART B

Being known and designated as Lot No. 3, as shown on the Plat Entitled, "Valley Mill Farms", which Plat is recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr., No. 36, Folio 51, containing 2.3 acres. Located in the 6th Election District and 3rd Council District.

2023-0098-A

**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: ~~092302549~~ 2023-0098-A

Property Address: 1408 Walker Road, Freeland, MD 21053

Legal Owners (Petitioners): Michael and Erika Rayburn

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Michael and Erika Rayburn

Address: 1408 Walker Road, Freeland, MD 21053

Telephone Number: 410-977-0002

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Revised 3/2022

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/23/2023

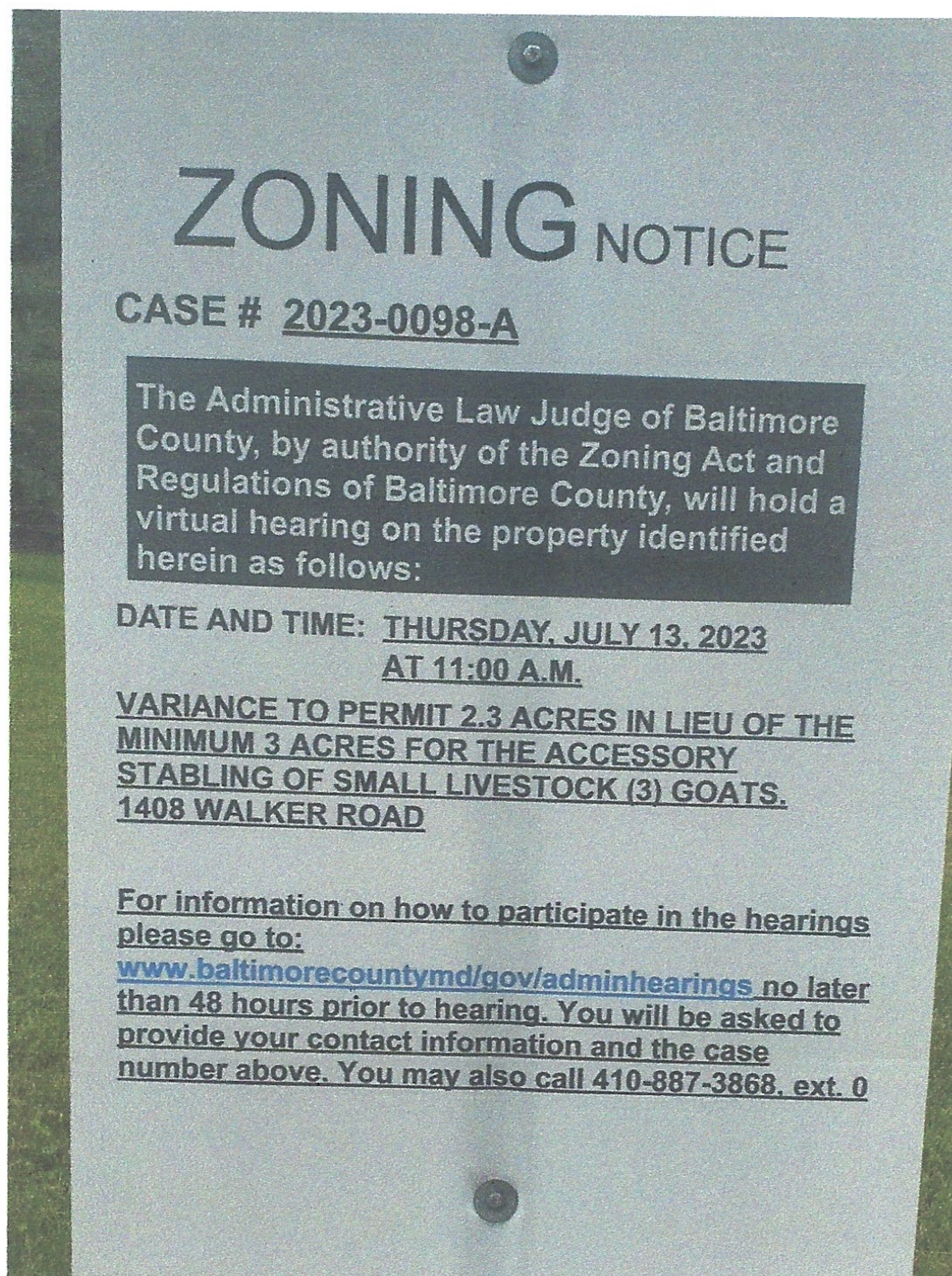
Case Number: 2023-0098-A

Petitioner / Developer: MR. & MRS. RAYBURN

Date of Hearing: JULY 13, 2023

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
1408 WALKER ROAD

The sign(s) were posted on: JUNE 23, 2023



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 5/15/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0098-A

INFORMATION:

Property Address: 1408 Walker Road, Freeland MD 21053

Petitioner: Michael and Erika Rayburn

Zoning: RC 4

Requested Action: Variance

The Department of Planning has reviewed the petition for a Variance from BCZR Section 100.6 to permit 2.3 acres in lieu of the minimum 3 acres for the accessory stabling of small livestock (3 goats).

The property, located in the Hereford Zone, is surrounded by an agricultural environment, including neighboring properties that accommodate large livestock. In light of these circumstances, the applicant seeks clarification and consideration regarding the unique nature of pygmy goats as a smaller breed, as similar exceptions have been made for other animals in the zoning regulations. The subject property is located along Walker Road in the Freeland area of Baltimore County. The property is improved with an existing 2 story residential dwelling and a barn (fenced goathouse) to the rear of the principal building.

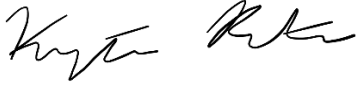
A Code Enforcement Correction Notice (Case Number: CC2302559) was issued on 3/28/2023 in response to an anonymous complaint, as stated in the application. The applicant has three pygmy goats, rescued in 2016 and 2017, residing in a secure 10'x16' barn on concrete foundations, accompanied by a fenced paddock measuring approximately 54'x20'. These goats hold significant value within the applicant's family, particularly for their children aged 12, 11, and 8, who have cared for them for years. The applicant emphasizes that the goats have never posed any harm and receive proper care and nourishment.

The Department finds that the requested relief does not pose any risk to the R.C.4 zoning classifications. However, it is important to note that raising three pygmy goats on a 2.3-acre property does not comply with Baltimore County Zoning Regulation Code 100.6, which specifies a minimum land requirement of three acres for the stabling and pasturing of animals. The code's "limitation" section indicates that there should be a ratio of "2 animals for each acre of grazing or pasture land." It should be noted that the acreage shown on the plan does not particularly show grazing/pasture land, rather the acreage of the whole site (including the dwelling).

The Department of Planning does not have any objections to the request and defers the decision process to the Administrative Law Judge.

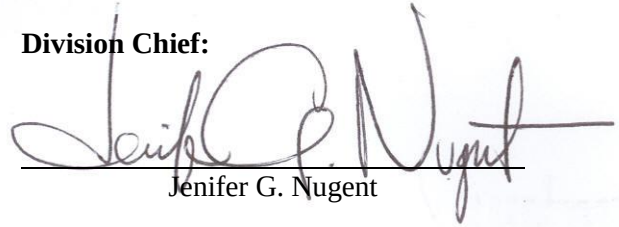
For further information concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Michael and Erika Rayburn
Joseph Wiley, Megan Benjamin and Abigail Rogers, Community Planners
Ngone Seye Diop, Community Planning Division Chief
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

Maryland The Daily Record
200 St. Paul Place
Baltimore, MD, 21202
Phone: 4435248100

MARYLAND
THE DAILY RECORD

Affidavit of Publication

To: Michael Rayburn -
1408 Walker Road
Freeland, MD, 21053

Re: Legal Notice 2513550,
CASE NUMBER: 2023-0098-A

We hereby certify that the annexed advertisement was
published in Maryland The Daily Record, a Daily newspaper
published
in the State of Maryland 1 time(s) on the following date(s):
06/23/2023

By



Joy Hough
Authorized Designee of the Publisher

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2023-0098-A

1408 Walker Road

Northside of Walker Road, 412.20 ft. east of the centerline of Valley Mill Road

6th Election District - 3rd Councilmanic District

Legal Owners: Michael & Erika Rayburn

Variance to permit 2.3 acres in lieu of the minimum 3 acres for the accessory stabling of small livestock (3 goats).

Hearing: Thursday, July 13, 2023 at 11:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Pete Gutwald

Director of Permits, Approvals and Inspections for Baltimore County
je23 2513550

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

No. 222543

Date: 5/2/2023

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	866	0000		6150					\$75.00

Total: \$75.00

Rec From: Michael E Erika Payburn
For: Residential Zoning Variance
1408 Walker Rd
Zoning Case 2023-0098-A

DISTRIBUTION

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

mtk

CASHIER'S
VALIDATION

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 06 Account Number - 1600009816

Owner Information

Owner Name: RAYBURN MICHAEL L Use: RESIDENTIAL
RAYBURN ERIKAA Principal Residence: YES
Mailing Address: 1408 WALKER RD Deed Reference: /33980/ 00261
FREELAND MD 21053-9531

Location & Structure Information

Premises Address: 1408 WALKER RD Legal Description: 2.3 AC
FREELAND 21053-9531 1408 WALKER RD
VALLEY MILL FARMS

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0011 0011 0027 6030008.04 0000 3 2023 Plat Ref: 0036/ 0051

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1975	1,818 SF		2.3000 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	YES	STANDARD UNITS	SIDING/4	1 full	1 Attached		

Value Information

	Base Value	Value	Phase-In Assessments	
		As of	As of	As of
		01/01/2023	07/01/2022	07/01/2023
Land:	111,800	111,800		
Improvements	231,200	292,200		
Total:	343,000	404,000	343,000	363,333
Preferential Land:	0	0		

Transfer Information

Seller: BOWMAN GARY DEAN	Date: 07/24/2013	Price: \$365,000
Type: NON-ARMS LENGTH OTHER	Deed1: /33980/ 00261	Deed2:
Seller: WERT WANDA J	Date: 05/08/2009	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /28044/ 00299	Deed2:
Seller: WERT DAVID B	Date: 12/04/1987	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /07741/ 00451	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 09/16/2013

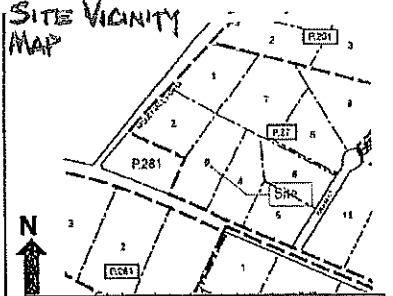
Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2023 - 0098-A

Zoning Hearing Plan for Variance ☒ for special hearing _____ Mark type requested with (X)
Address 1408 Walker Road Owners(s) Name(s) Michael & Erika Rayburn
Subdivision Name Valley Mill Farms Lot # 3 Block # _____ Section # _____
Plat Book # 036 Folio # 051 10 Digit Tax # 1600009816 Deed Reference# 33980 / 00261

P.O.B. 412.20' to Valley Mill
Road C/L

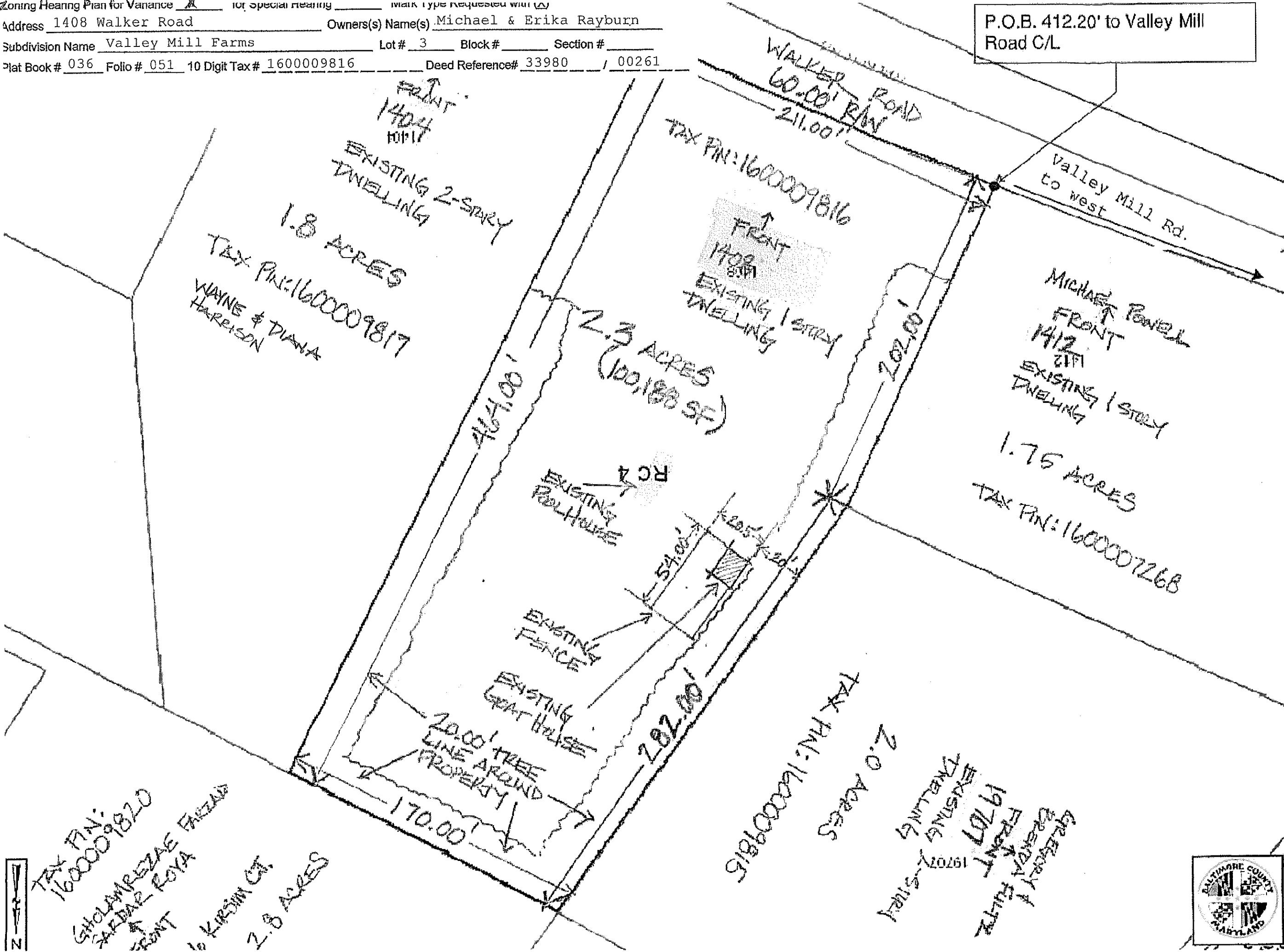


Zoning Map # 0011
Zoning RC 4
Election District 6
Council District 3
Lot Area Acreage 2.3
Lot Square Footage 100,188
Historic (Yes or No) No
CBCA (Yes or No) No
Flood Plain (Yes or No) No
Utilities – Mark with (X)
Water is:
Public _____ Private X
Sewer is:
Public _____ Private X
Prior Hearing (Yes or No) No
If (Yes) list Case Number(s)
and order result(s) below:

Violation Case Number(s)
Current: CC2302559
Inspector ID: 79

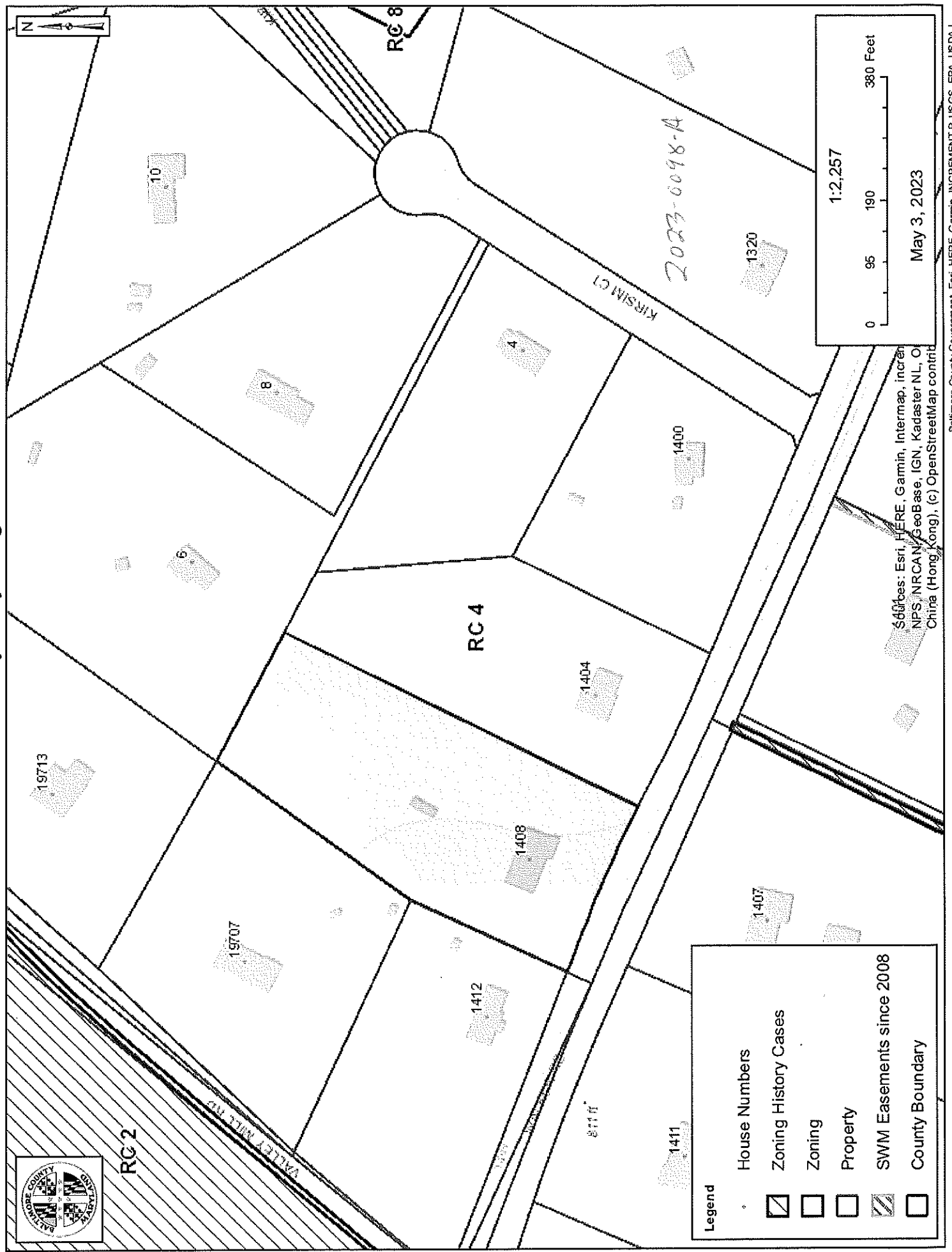
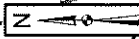
Plan Drawn By
Michael Rayburn

Date 4/24/2023
Scale: 1 inch = 50 Feet



Tax Pin: 1600009820
GHOLAMREZAE FARZAN
SARDAR ROYA
FRONT
10 KIRKIN CT.
2.3 ACRES

1970
EXISTING
Dwelling
1970
Tree Line



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri, DeLorme, NAVTEQ, Swisstopo, UGC, U.S. Geological Survey, AeroGRID, IGN, China (Hong Kong), (c) OpenStreetMap contributors, CC-BY-SA, Imagery © Mapbox