



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

May 6, 2024

Franklin G. & Christine M. Wheatley – girl.scouts@ymail.com
1931 Silver Lane
Baltimore, MD 21221

RE: Petition for Administrative Variance
Case No. 2024-0092-A
Property: 1931 Silver Lane

Dear Mr. and Mrs. Wheatley:

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 with a large, stylized "M" and "E".

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

c: Rick Richardson – rick@richardsonengineering.net

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(1931 Silver Lane)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
7 th Council District		
Franklin & Christine Wheatley	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0092-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, Franklin and Christine Wheatley (“Petitioners”) for the property located at 1931 Silver Lane, Essex (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §400.3, to allow an accessory structure (garage) with a height of 22 ft in lieu of the maximum permitted 15 ft. The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioners’ Exhibit 1. Street view photographs of the Property were provided. (Pet. Exs. 2A, 2B). An aerial from My Neighborhood GIS system was provided showing the Property consists of Lot 502 (Parcel 98) which is improved with a dwelling; and Lots 619-622 which are unimproved and front on an unnamed paper road. (Pet. Exs. 1, 3). The Property measures 0.91 acres +/-.

A ZAC comment was received from Department of Environmental Protection and Sustainability (“DEPS”) dated April 30, 2024, indicating that the Property is subject to Chesapeake Bay Critical Area (“CBCA”) regulations. Another ZAC comment was also received from Development Plans Review (“DPR”)/Department of Public Works and Transportation (“DPWT”) which agency did not oppose the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on April 14, 2024 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 affidavit 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. I find that 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.

Although the Department of Planning did not make any recommendations related to the detached garage, I will impose conditions that the detached garage shall not be converted into a dwelling unit or apartment, shall not contain any sleeping quarters, living area, kitchen or bathroom facilities, and will not have separate electric or utility connections, or used for commercial purposes. Additionally, the DEPS ZAC comment will be attached to, and incorporated into the Order and must be met prior to permitting.

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 6th day of **May, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §400.3, to allow an accessory structure (garage) with a height of

22 ft. in lieu of the maximum permitted 15 ft., be, and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. 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.
2. Petitioners and subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The detached garage shall not contain any sleeping quarters, living area, bathroom facilities or kitchen facilities.
3. The detached garage shall not have a separate utility or electric connection and shall connect all electrical to the home.
4. The detached garage shall not be used for commercial or industrial purposes.
5. Prior to permitting, Petitioners must comply with the DEPS ZAC comment, a copy of which is attached hereto and made a part hereof.

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

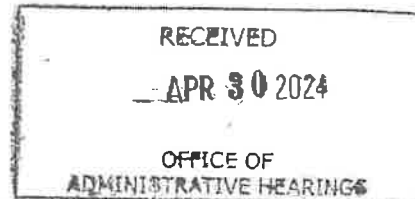


MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: April 29, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0092-A
Address: 1931 SILVER LANE
Legal Owner: Franklin & Christine Wheatley

Zoning Advisory Committee Meeting of April 26, 2024.

DEPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

This property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The proposed garage is located on lots 620 and 621 of Cedar Beach, and must comply with a maximum 31.25 percent lot coverage limit for the area of these two lots with mitigation for the amount over 25%. Future plans must show all existing and proposed lot coverage so that this requirement can be evaluated properly. Critical Area lot coverage is defined in State of Maryland Natural Resources Article §8-1802(a)(17). If the applicant can comply with lot coverage requirements, the construction of the garage can result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

If the construction of the garage and any related access can comply with all Critical Area lot coverage requirements, and meet all forest and mitigation requirements, this can aid in the conservation of fish, plant, and wildlife habitat in the watershed.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

If the garage construction and any related access can be designed to meet the Critical Area defined lot coverage requirements, and meet all Critical Area forest and mitigation requirements, the relief requested can be consistent with established land-use policies.

Reviewer: Paul Dennis

Date: April 29, 2024



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 Law of Baltimore County for the property located at:

Address 1931 Silver Lane

Currently Zoned RC-5

Deed Reference 8332/235, 11957/634 10 Digit Tax Account # 1513007440, 1513007170 1513007171, 1513007172, 1513007173

Owner(s) Printed Name(s) FRANKLIN G WHEATLEY & CHRISTINE M WHEATLEY

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

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s) 400.3 to allow an accessory structure (garage) with a height of 22' in lieu of the maximum permitted 15'

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

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), 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.

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

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Franklin G. Wheatley / Christine M. Wheatley

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

Signature #1

Signature #2

1931 Silver Lane

Baltimore

MD

Mailing Address

City

State

21221-6133 / 410-967-6373 / girl.scouts@ymail.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Richardson Engineering, LLC Rick Richardson

Name – Type or Print

Signature

7 Deneison Street

Timonium

MD

Mailing Address

City

State

21093 / 410-560-1502

/ rick@richardsonengineering.net

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2024-0092-A Filing Date 4/3/2024 Estimated Posting Date 4/14/2024 Reviewer CF

Rev 10/12/11

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 to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 1931 Silver Lane Baltimore MD 21221
Print or Type Address of property City State Zip Code

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

The size of the garage is going to be sufficient to store various vehicles into it along with having some storage area. The height is necessary to accommodate the size of a boat on a trailer and is the minimum necessary to accommodate this vehicle. The garage will not have a second story and will not be used for living area.

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

Franklin G. Wheatley
Signature of Affiant

Franklin G. Wheatley
Name- Print or Type

Christine M. Wheatley
Signature of Affiant

Christine M. Wheatley
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 28 day of MARCH, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

FRANKLIN G. WHEATLEY CHRISTINE M. WHEATLEY
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) **(Print name(s) here)**

AS WITNESS my hand and Notaries Seal



Anthony J. Serafino
Notary Public
2/7/2025
My Commission Expires

REV. 10/12/11

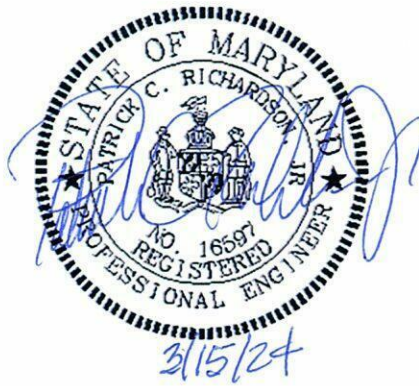
2024-0092-A



**ZONING PROPERTY DESCRIPTION FOR
1935 SILVER LANE
15th ELECTION DISTRICT
7th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Starting at a point on the south side of Silver Lane, said point is located 380'± from the Southeast corner of Beach Road and Silver Lane to the point of beginning, (1) South 16 degrees 42 minutes East 150 feet (2) South 34 degrees 41 minutes East 178.4 feet, (3) North 65 degrees 19 minutes East 193.7 feet, (4) North 54 degrees 06 minutes West 177 feet (5) South 73 degrees 18 minutes West 100 feet, (6) North 16 degrees 42 minutes West 150.00 feet and then along the south side of Silver Lane right of way, (7) South 73 degrees 18 minutes West 50 feet, to the place of beginning.

Containing a net area of 39,557 square feet or 0.91 acres +/-.



PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF
THE STATE OF MARYLAND, LICENSE NUMBER 16597,
EXPIRATION DATE: 08-15-2025

2024-0092-A

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: April 22, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0092-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: No comment.

DPW-T: No exception taken.

Landscaping: No comment.

Recreations & Parks: No Greenways affected.

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: April 29, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0092-A
Address: 1931 SILVER LANE
Legal Owner: Franklin & Christine Wheatley

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2. Conserve fish, plant, and wildlife habitat;

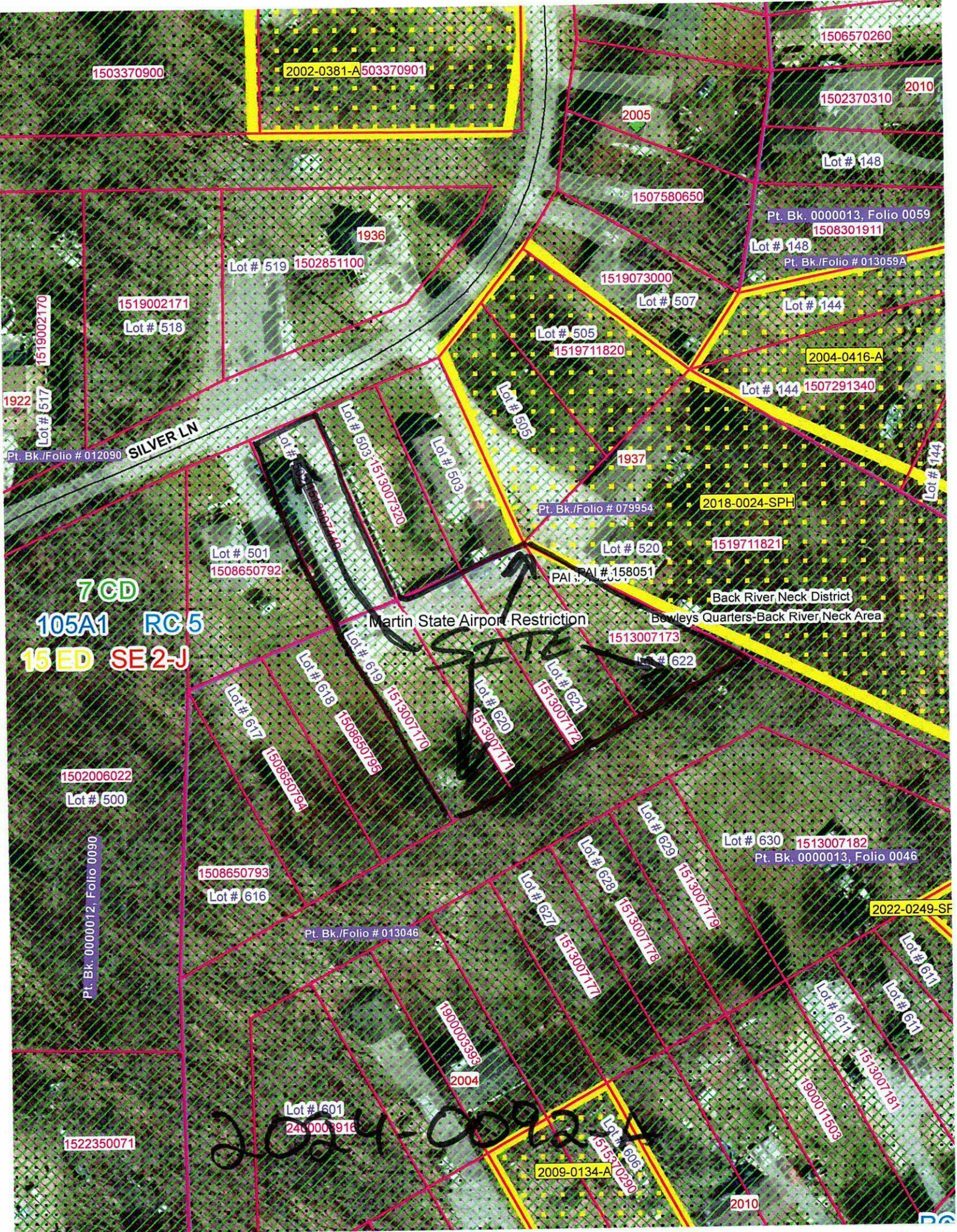
If the construction of the garage and any related access can comply with all Critical Area lot coverage requirements, and meet all forest and mitigation requirements, this can aid in the conservation of fish, plant, and wildlife habitat in the watershed.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

If the garage construction and any related access can be designed to meet the Critical Area defined lot coverage requirements, and meet all Critical Area forest and mitigation requirements, the relief requested can be consistent with established land-use policies.

Reviewer: Paul Dennis

Date: April 29, 2024



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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024-0092-A Address 1931 Silver Lane

Contact Person: Christine Frank Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4-3-2024 Posting Date: 4-14-2024 Closing Date: 4-29-2024

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.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2024-0092-A Address 1931 Silver Lane

Petitioner's Name: Franklin & Christine Wheatly Telephone (Cell) 410-967-6373

Posting Date: 4-14-2024 Closing Date: 4-29-2024

Wording for Sign: To Permit TO APPROVE AN ACCESSORY BUILDING (GARAGE)
IN THE REAR YARD AT A HEIGHT OF 22FT IN LIEU OF THE
REQUIRED 15FT

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

No. 229859

Date: 4/3/2024

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6158				75.00
Total:								75.00

Rec

From: 1931 SILVER LANE

For:

2024-0092-A

225

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

CF 24-0259

FRANKLIN G WHEATLEY 01/95
CHRISTINE M WHEATLEY
410-686-3145
1931 SILVER LANE
BALTIMORE, MD 21221

7-7575/2520

3999

DATE 03/17/2024



Baltimore County, MD
PAY TO THE ORDER OF

Seventy five dollars and xvi/100

\$ 75.00

DOLLARS



Security Features
Include:
Details on Back

Your Finances. Our Promise.

Baltimore County Employees
Federal Credit Union
Towson, MD 21204

MEMO Wheatley Residence Garage

Christine M. Wheatley

MP

2520757571010116960511 3999

VIEW NE FROM GARAGE



JUL 20 2007

2024-0092-A

VIEW NW FROM GARAGE SITE



JUL 20 2007

2024-0092-A

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map View GroundRent Redemption View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 15 Account Number - 1513007440

Owner Information

Owner Name: WHEATLEY FRANKLIN GENE Use: RESIDENTIAL
Principal Residence: YES

Mailing Address: 1931 SILVER LANE RD
BALTIMORE MD 21221-6133 Deed Reference: /08332/ 00235

Location & Structure Information

Premises Address: 1931 SILVER LN
BALTIMORE 21221-6133 Legal Description: CEDAR BEACH

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0105 0002 0098 15080077.04 0000 502 2024 Plat Ref: 0012/ 0090

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1993 1,682 SF 7,500 SF 04

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements
2 YES STANDARD UNITSIDING/3 2 full 1 Detached

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2023	07/01/2024
Land:	77,100	80,200		
Improvements	180,800	263,600		
Total:	257,900	343,800	257,900	286,533
Preferential Land:	0	0		

Transfer Information

Seller: WHEATLEY FRANKLIN GENE	Date: 11/24/1989	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08332/ 00235	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
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 02/10/2009

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2024-0092-A

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 15 Account Number - 1513007170

Owner Information

Owner Name: WHEATLEY FRANKLIN GENE Use: RESIDENTIAL
Mailing Address: 1931 SILVER LANE RD Principal Residence: NO
BALTIMORE MD 21221-6133 Deed Reference: /08332/ 00235

Location & Structure Information

Premises Address: HOLLY NECK RD Legal Description: OPP SHAFFERS RD
0-0000 CEDAR BEACH

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 2
0105 0002 0105 15080078.04 0000 619 2024 Plat Ref: 0013/ 0046

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
8,700 SF 04

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

Value Information

	Base Value	Value As of 01/01/2024	Phase-in Assessments As of 07/01/2023 As of 07/01/2024	
Land:	21,100	24,500		
Improvements	0	0		
Total:	21,100	24,500	21,100	22,233
Preferential Land:	0	0		

Transfer Information

Seller: WHEATLEY FRANKLIN GENE	Date: 11/24/1989	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08332/ 00235	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments: Class	07/01/2023	07/01/2024
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: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2024-0092-A

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 15 Account Number - 1513007171

Owner Information

Owner Name: WHEATLEY FRANKLIN GENE Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 1931 SILVER LANE RD
BALTIMORE MD 21221-6133 Deed Reference: /08332/ 00235

Location & Structure Information

Premises Address: HOLLY NECK RD 0-0000 Legal Description: OPP SHAFFERS RD
CEDAR BEACH

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0105 0002 0105 15080078.04 0000 620 2024 Plat Ref: 0013/ 0046

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
8,300 SF 04

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
/

Value Information

	Base Value	Value As of 01/01/2024	Phase-in Assessments As of 07/01/2023 As of 07/01/2024	
Land:	8,300	8,300		
Improvements	0	0		
Total:	8,300	8,300	8,300	8,300
Preferential Land:	0	0		

Transfer Information

Seller: WHEATLEY FRANKLIN GENE	Date: 11/24/1989	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08332/ 00235	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments: Class	07/01/2023	07/01/2024
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: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2024-0092-A

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map View GroundRent Redemption View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 15 Account Number - 1513007172

Owner Information

Owner Name: WHEATLEY FRANKLIN Use: RESIDENTIAL
Principal Residence: NO

Mailing Address: 1931 SILVER LANE RD Deed Reference: /11957/ 00634
BALTIMORE MD 21221-6133

Location & Structure Information

Premises Address: HOLLY NECK RD Legal Description: OPP SHAFFERS RD
0-0000 CEDAR BEACH

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0105 0002 0105 15080078.04 0000 621 2024 Plat Ref: 0013/ 0046

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
7,950 SF 04

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
/

Value Information

	Base Value	Value As of 01/01/2024	Phase-In Assessments	
			As of 07/01/2023	As of 07/01/2024
Land:	20,900	24,100		
Improvements	0	0		
Total:	20,900	24,100	20,900	21,967
Preferential Land:	0	0		

Transfer Information

Seller: MCCARTER HELEN VIOLA	Date: 12/27/1996	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /11957/ 00634	Deed2:
Seller: MCCARTER RICHARD THOMAS	Date: 04/30/1976	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /05628/ 00882	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments: Class	07/01/2023	07/01/2024
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: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2024-0092-A

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:	District - 15 Account Number - 1513007173	
Owner Information		
Owner Name:	WHEATLEY FRANKLIN	Use: RESIDENTIAL
Mailing Address:	1931 SILVER LANE RD BALTIMORE MD 21221-6133	Principal Residence: NO
		Deed Reference: /11957/ 00634
Location & Structure Information		
Premises Address:	HOLLY NECK RD 0-0000	Legal Description: OPP SHAFFERS RD CEDAR BEACH
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:		
0105 0002 0105 15080078.04 0000 622 2024 Plat Ref: 0013/ 0046		
Town: None		
Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use		
7,636 SF 04		
Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements		
/		

Value Information

	Base Value	Value		Phase-in Assessments	
		As of	As of	As of	As of
		01/01/2024	07/01/2023	07/01/2024	
Land:	7,600	7,600			
Improvements	0	0			
Total:	7,600	7,600	7,600	7,600	
Preferential Land:	0	0			

Transfer Information

Seller: MCCARTER HELEN VIOLA	Date: 12/27/1996	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /11957/ 00634	Deed2:
Seller: MCCARTER RICHARD THOMAS	Date: 04/30/1976	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /05628/ 00882	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

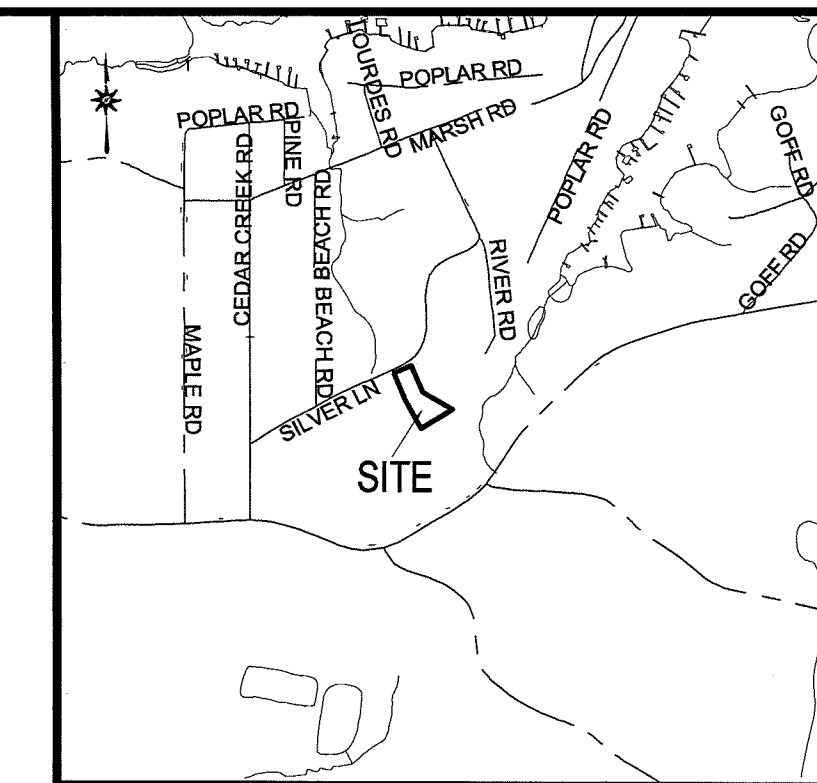
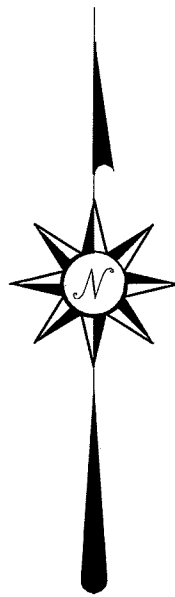
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2024-0092-A



VICINITY MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER
FRANKLIN GENE WHEATLEY
1931 SILVER LN
BALTIMORE 21221-6133
- SITE AREA
NET 39,557 SF OR 0.91 AC±
GROSS 40,557 SF OR 0.93 AC±
- USES:
EXISTING: 1 DWELLING
PROPOSED: 1 DWELLING PLUS GARAGE
- UTILITIES:
PUBLIC WATER & SEWER 8332/235, 11957/634
- TAX ACCOUNT #1513007440, 1513007170, 1513007171, 1513007172, 1513007173
- COUNCILMANIC DISTRICT: 7TH
- ELECTION DISTRICT: 15TH
- GENSUS TRACT: 451000
- ZONING: RC 5 (PER 200 SCALE GIS TILE #105A1)
- TAX MAP #105, GRID #2, PARCEL #105, 98
- PLAT OF CEDAR BEACH 12/90, LOT 502, 13/46, LOTS 619-622
- WATERSHED: MIDDLE RIVER
- PRIOR PERMITS ON FILE- B859745 CBCA. CONSTRUCT 11'X12'-144SF OPEN SCREEN ROOM ON NEW DECK ON REAR OF SFD. ISSUED OCTOBER 8, 2014.
- PRIOR ZONING CASES ON FILE- NONE
- THE PROPERTY AND STRUCTURES ARE NOT HISTORIC
- THE SITE DOES LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA
- THE SITE DOES NOT LIE WITHIN A FLOOD ZONE ACCORDING TO FEMA MAP #2400100450 MAY 5, 2014.
- THE SITE DOES NOT LIE WITHIN A TRAFFIC DEFICIENT AREA
- BASIC SERVICE MAPS (2022)
- TYPE DEFICIENT (Y/N) NOTE
SEWER N
WATER N
TRANSPORTATION N
- SETBACKS FOR RC 5
TYPE REQUIRED PROVIDED
FRONT 75' FROM CL OF RD 47±
SIDE 50' 18±
REAR 50' 201±



7 Deneison Street
Timonium, Maryland 21093
Phone: 410-560-1502, info@richardsonengineering.net

PLAN TO ACCOMPANY ZONING PETITION
FOR
WHEATLY RESIDENCE
GARAGE

1931 SILVER LANE

BALTIMORE COUNTY MARYLAND
15TH ELECTION DISTRICT 7TH COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY: LNR	CHECKED BY: PCR	SCALE: 1" = 20'
	DATE: 03-25-24	JOB NO.: 23220	SHEET NO.: 1 OF 1

2024-0092-A