



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

December 17, 2024

Dominic L. & Tiffany T. King – stylemarkpropertiesllc@gmail.com
9601 Westland Circle
Randallstown, MD 21133

RE: Petition for Administrative Variance
Case No. 2024-0224-A
Property: 9601 Westland Circle

Dear Petitioners:

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 blue ink, appearing to read "Andrew M. Belt", is written over a horizontal line.

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlw
Enclosure

c: Tenika Felder, AIA – tfelder@redlefgroup.com
Peggy Bush Thomas – pbushthomas@verizon.net

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(9601 Wesland Circle)		
2 nd Election District	*	OFFICE OF ADMINISTRATIVE
4 th Council District		
Dominic L. & Tiffany T. King	*	HEARINGS FOR
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2024-0224-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Dominic L. and Tiffany T. King (“Petitioners”) for the property located at 9601 Wesland Circle, Randallstown (the “Property”). The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”), Section 1B02.3.C.1, to allow a minimum front setback of 17.9 ft. in lieu of the required 18.75 ft. front setback.

A hearing was requested by the Administrative Law Judge (“ALJ”) Andrew Belt. A hearing was held on December 16, 2024 using the WebEx virtual platform.

A Zoning Advisory Committee (“ZAC”) comment was received from the Department of Public Works-Transportation (“DPWT”), noting that existing structures located in a recorded easement must be removed.

The Petitioners appeared along with architect, Tenika Felder. Adjacent neighbor, Peggy Bush-Thomas appeared in opposition to the proposed relief.

The property is approximately 8,907 square feet and zoned DR 3.5.

Ms. King testified that family has occupied the subject property for over twenty years and that she is proposing the addition of an open-sided covered porch for the front of her residence.

(Pet. Ex. 1) She explained that this porch will help to divert direct sunlight from her west facing windows, thus reducing mid-day heat. (Pet. Ex. 3) She noted that the proposed, approx. 27' x 7' porch requires a setback variance of .85 feet. She further acknowledged that in prior Case No. 2006-530-A involving the subject property, it was determined that the property was “unique” due to the fact that the lot is pie-shaped, resulting in a smaller front-yard setback than that of neighboring parcels. (Pet. Ex. 2).

Adjacent Neighbor, Ms. Peggy-Bush Thomas, testified in opposition to the proposed variance relief, stating that she believes that any further increase of impervious surface on the subject property will exacerbate current flooding problems on her property and possibly affect the future value of her home. Ms. Bush-Thomas explained that the Petitioners already have a previous addition to their property, a swimming pool, and a pool house. Additionally, she believes that the intrusion of the Petitioners’ retaining walls in the recorded easement may also add to her water problems.

Variance

A variance request involves a two-step process, 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 must necessitate 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).

As noted, *supra*, the subject property has previously been determined to be “unique” in Case No. 2006-530-A due to the lot’s pie-shape. As for the second factor of the *Cromwell* analysis, the Petitioner’s testimony regarding the need for a covered porch for temperature control reasons fulfills the practical difficulty requirement. While the requested variance relief is

in keeping with the *Cromwell* analysis, the concerns of Ms. Bush-Thomas are valid, albeit that the requested relief is only a .85-foot deviation from the standard setback requirement. In that Ms. Bush-Thomas' concerns with other issues with Petitioners' property are not within the purview of this hearing; I am limited to my ability to address all of the issues she articulated. However, in connection to the granting of the requested relief, I find that it is required that the Petitioners comply with the comment of DPWT and remove all structures from the recorded easement. Additionally, I will also require that the Petitioners make best efforts to divert any water from the proposed porch's downspouts away from the adjacent property of Ms. Bush-Thomas. Consequently, with the previously noted conditions, the Petitioners' variance relief is granted.

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 17th day of **December, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Baltimore County Zoning Regulations ("BCZR"), Section 1B02.3.C.1, to allow a minimum front setback of 17.9 ft. in lieu of the required 18.75 ft. front setback, be and is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. 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.
2. Building materials for the open projection (porch) addition shall be compatible with those of the existing principal dwelling.

3. The open projection (porch) addition shall remain open and shall not be enclosed at any time.
4. The Petitioners must comply with the DPWT comment which is attached hereto and made a part hereof.
5. Petitioners must make best efforts to divert any water from the proposed porch's downspouts away from the adjacent property of Ms. Bush-Thomas.

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



ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlm

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: October 31, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0224-A

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

DPR: No comment.

DPW-T: Several existing structures located in easements as shown on Record Plat 68/102. These structures should be removed from the recorded easements.

Landscaping: No comment.

Recreations & Parks: No comment LOS & No Greenways affected.



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 9601 Wesland Circle, Randallstown, MD 21133 Currently Zoned DR 3.5
Deed Reference 12554 / 00727 10 Digit Tax Account # 2 2 0 0 0 2 7 2 7 5
Owner(s) Printed Name(s) Dominic L. and Tiffany T. King

(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)
1B01.2 - Front yard setback: The current front yard setback requirement is 25 feet from the front building face to the property line. According to Section 301.1, if attached to the main building, a one-story open porch, with or without a roof, may extend into any required yard not more than 25 percent of the minimum required depth of a front yard. This reduces the required front yard setback to 18.75 feet. The proposed new porch is a one-story open porch with a roof, and extends into the front yard, creating a front yard setback of 17.9 feet. Therefore, we are seeking relief from the Front yard setback requirement, from 18.75 feet to 17.9 feet.
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

of the 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/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):

Dominic L. King	Tiffany T. King
Name #1 – Type or Print	Name #2 – Type or Print
Signature #1	Signature #2
9601 Wesland Circle	Randallstown MD
Mailing Address	City State
21133 / (410) 960-0788	stylemarkpropertiesllc@gmail.com
Zip Code Telephone #'s (Cell and Home)	Email Address

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

N/A

Name - Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Representative to be Contacted:

Tenika Felder, AIA

Name - Type or Print _____

Signature _____

6902 Forbes Blvd Lanham MD

Mailing Address _____ City _____ State _____

20706 / (301) 577-6066 / tfelder@redlefgroup.com

Zip Code Telephone # Email Address

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

Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

Case Number 2024-0224-A Filing Date _____ / _____ / _____ Estimated Posting Date 10 / 27 / 24 Reviewer _____
Closing 11/11/24 Revised 8/2022

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: <u>9601 Wesland Circle</u>	<u>Randallstown</u>	<u>MD</u>	<u>21133</u>
Print or Type Address of Property	City	State	Zip Code

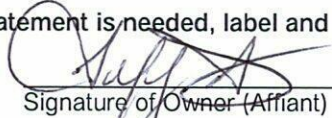
Based upon personal knowledge, the following are the facts upon which I/we base the request for an **Administrative Variance** at the above address. **(Clearly state practical difficulty or hardship here)**

The proposed scope of work for the Project includes the renovation of the existing enclosed porch at the front entry of an existing single-family residence. The existing covered porch is approximately 6'-8"L x 4'-0"D and is located at the main front entry of the residence. The new proposed enlarged covered porch will be approximately 26'-8"L x 7'-0"D. It will be located at the main entry of the residence, and will extend across the front facade. The new porch design will allow a larger covered area to provide greater weather protection at the main entry, and will shade the main entry and front interior rooms from solar heat gain.

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


Signature of Owner (Affiant)

Dominic L. King
Name - Print or Type


Signature of Owner (Affiant)

Tiffany T. King
Name - Print or Type

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

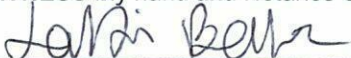
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of September, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Dominic King, Tiffany King

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

AS WITNESS my hand and Notaries Seal



Notary Public

02/16/2027

My Commission Expires

TAJI BAHAR
NOTARY PUBLIC
BALTIMORE COUNTY, MARYLAND
COMM. EXPIRES 02/16/2027

Attachment

To permit a variance from Section 1B02.3.C.1 of the BCZR to allow a minimum front setback of 17.9' in lieu of the required 18.75' front setback.

**ZONING PROPERTY DESCRIPTION FOR:
9601 Wesland Circle, Randallstown, Maryland 21133**

Beginning at a point on the west side of Wesland Circle which is 50 feet wide at the distance of 350 feet west of the centerline of the nearest improved intersecting street, Fox Hollow, which is 50 feet wide. Being Lot #43 in the subdivision of Winands Woods as recorded in Baltimore County Plat Book #68, Folio #102, containing 0.2045 acres. Also known as 9601 Wesland Circle, Randallstown, Maryland and located in the Second Election District and Fourth Council District.

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0224 -A Address 9601 Wesland Cir

Contact Person: Jesse Krout Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/16/24 Posting Date: 10/27/24 Closing Date: 11/11/24

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for 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.
- 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.
- 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 - 0224 -A Address 9601 Wesland Cir

Petitioner's Name: Dominic King Telephone (Cell) 410-960-0788

Posting Date: 10/27/24 Closing Date: 11/11/24

Wording for Sign: To Permit

To permit a variance from Section 1B02.3.C.1 of the BCZR to allow a minimum front setback of 17.9' in lieu of the required 18.75' front setback.



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Deed Reference 12554 / 00727 10 Digit Tax Account # 2 2 0 0 0 2 7 2 7 5
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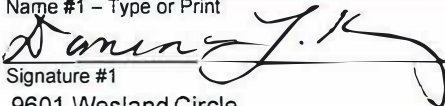
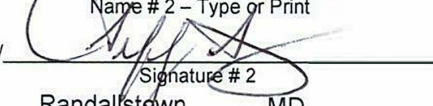
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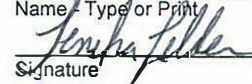
Owner(s)/Petitioner(s):

Dominic L. King		Tiffany T. King	
Name #1 – Type or Print		Name #2 – Type or Print	
			
Signature #1		Signature #2	
9601 Wesland Circle		Randallstown	MD
Mailing Address		City	State
21133	(410) 960-0788	stylemarkpropertiesllc@gmail.com	
Zip Code	Telephone #s (Cell and Home)	Email Address	

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

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

Representative to be Contacted:

Tenika Felder, AIA
Name - Type or Print

Signature
6902 Forbes Blvd Lanham MD
Mailing Address City State
20706 (301) 577-6066 tfelder@redlefgroup.com
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Print or Type Address of Property City State Zip Code

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Dominic L. King
Signature of Owner (Affiant)

Dominic L. King
Name - Print or Type

Tiffany T. King
Signature of Owner (Affiant)

Tiffany T. King
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 22 day of September, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Dominic King, Tiffany King

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

AS WITNESS my hand and Notaries Seal

Taiji Bahar
Notary Public

02/16/2027
My Commission Expires

TAIJI BAHAR
NOTARY PUBLIC
BALTIMORE COUNTY, MARYLAND
COMM. EXPIRES 02/16/2027

Attachment

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CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/22/2024

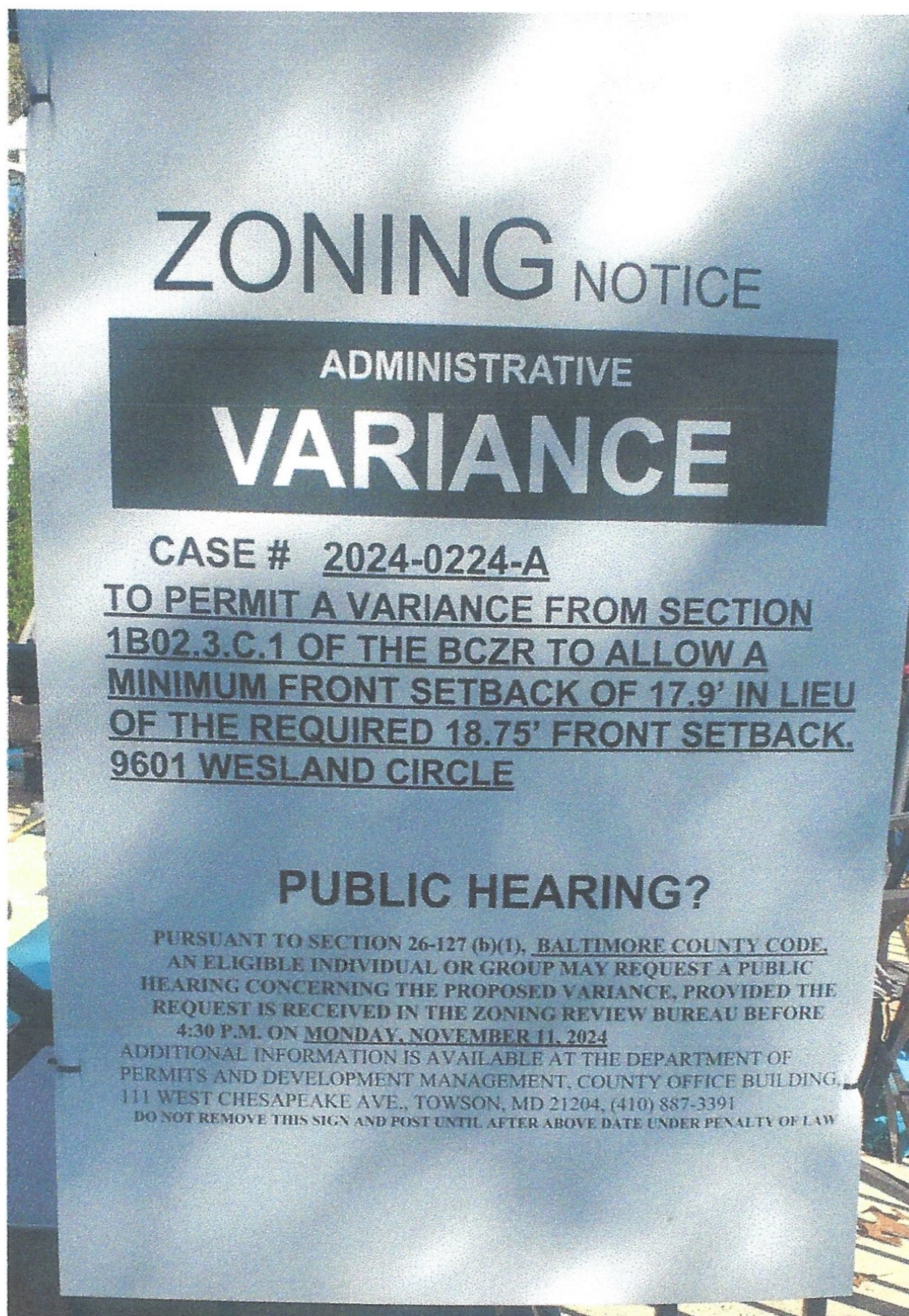
Case Number: 2024-0224-A

Petitioner / Developer: TIFFANY KING

Date of Closing: NOVEMBER 11, 2024

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:
9601 WESLAND CIRCLE

The sign(s) were posted on: OCTOBER 22, 2024



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)

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 11/24/2024

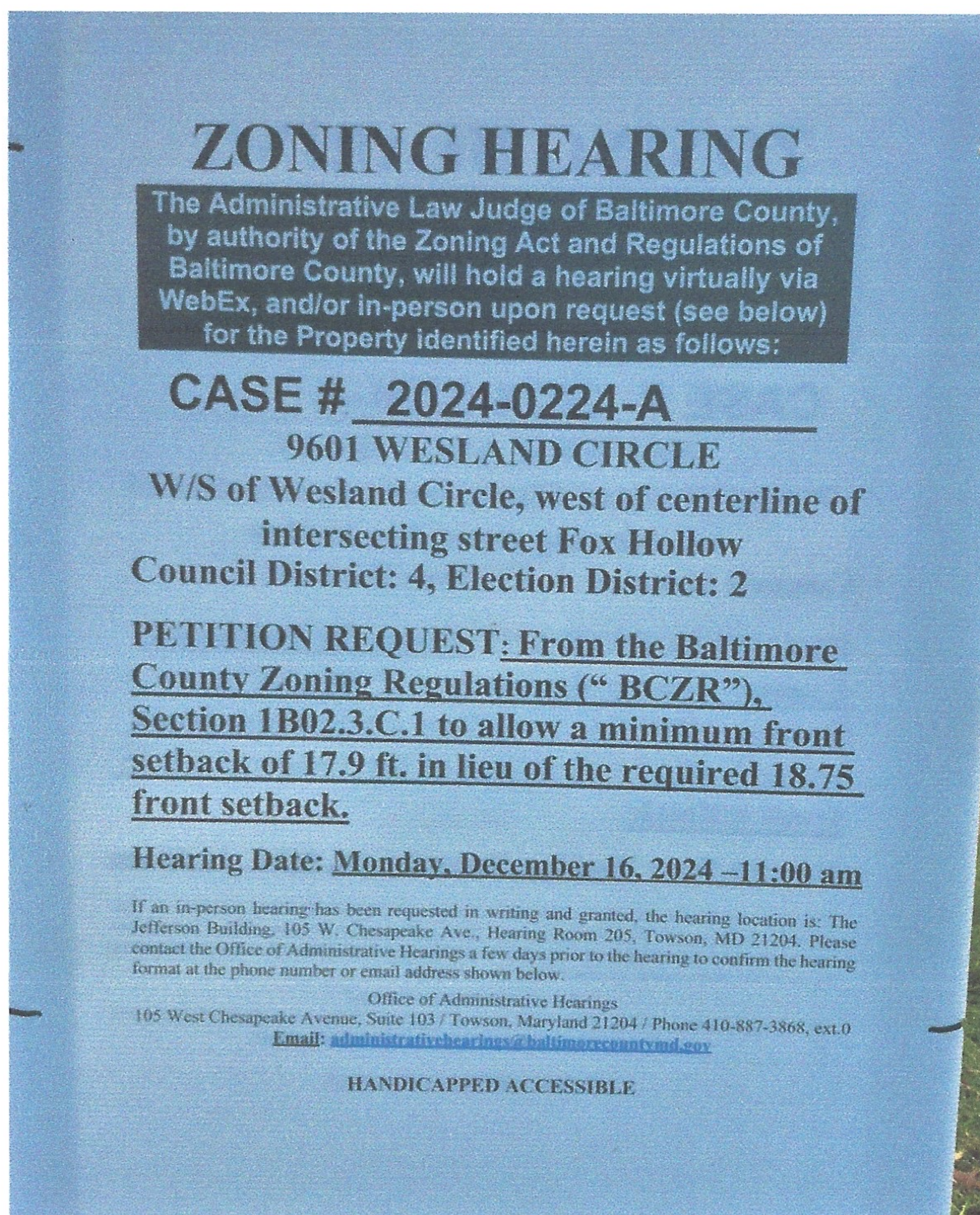
Case Number: 2022-0224-A

Petitioner / Developer: DOMONIC & TIFFANY KING

Date of Hearing: DECEMBER 16, 2024

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:
9601 WESLAND CIRCLE

The sign(s) were posted on: NOVEMBER 24, 2024



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 Correspondence



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

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

DATE: October 25, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0224-A
Address: 9601 WESLAND CIRCLE
Legal Owner: Dominic & Tiffany King

Zoning Advisory Committee Meeting of October 28, 2024.

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

Additional Comments:

Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: October 31, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0224-A

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

DPR: No comment.

DPW-T: Several existing structures located in easements as shown on Record Plat 68/102. These structures should be removed from the recorded easements.

Landscaping: No comment.

Recreations & Parks: No comment LOS & No Greenways affected.

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 02 Account Number - 2200027275

Owner Information

Owner Name: KING DOMINIC LABRON TRUSTEE Use: RESIDENTIAL
KING TIFFANY TIMIKA TRUSTEE Principal Residence: YES
Mailing Address: 9601 WESLAND CIR Deed Reference: /48941/ 00406
RANDALLSTOWN MD 21133

Location & Structure Information

Premises Address: 9601 WESLAND CIR Legal Description: .2045 AC
RANDALLSTOWN 21133 9601 WESLAND CIR NS
WILDWOOD PARK

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0067 0019 0013 2040058.04 0000 43 2025 Plat Ref: 0068/ 0102

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1997 2,180 SF 8,907 SF 04

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements
2 YES STANDARD UNITSIDING/4 2 full/ 1 half 1 Attached

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2024	07/01/2025
Land:	69,700	69,700		
Improvements	279,900	279,900		
Total:	349,600	349,600	349,600	
Preferential Land:	0			

Transfer Information

Seller: KING DOMINIC L	Date: 04/11/2024	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /48941/ 00406	Deed2:
Seller: RYLAND GROUP INC	Date: 12/16/1997	Price: \$188,000
Type: ARMS LENGTH IMPROVED	Deed1: /12554/ 00727	Deed2:
Seller: NEW WILDWOOD PARK	Date: 06/13/1997	Price: \$760,000
Type: ARMS LENGTH MULTIPLE	Deed1: /12226/ 00673	Deed2:

Exemption Information

Partial Exempt Assessments:Class	07/01/2024	07/01/2025
County:	0.00	
State:	0.00	
Municipal:	0.00	0.00

Special Tax Recapture: None

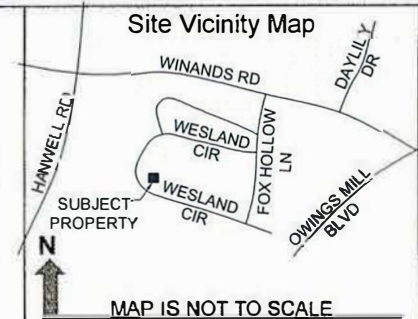
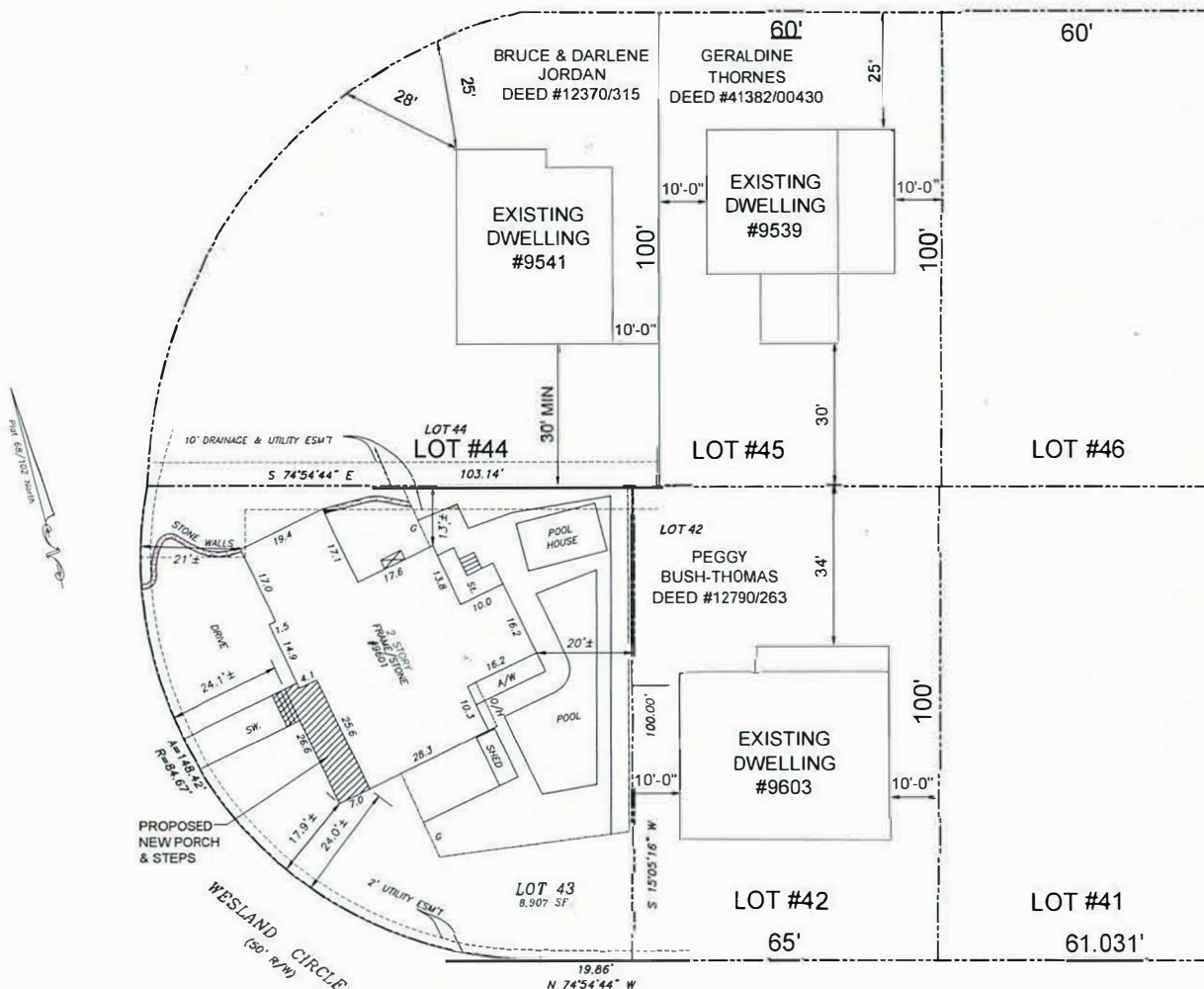
Homestead Application Information

Homestead Application Status: Approved 12/31/2012

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

Zoning Hearing Plan for Variance ☒ for Special Hearing _____ Mark Type Requested with (X)
Address 9601 Wesland Circle, Randallstown, MD 21133 Owners(s) Name(s) Dominic L. and Tiffany T. King
Subdivision Name Winands Woods aka Wildwood Park Lot # 43 Block # _____ Section # _____
Plat Book # 68 Folio # 102 10 Digit Tax # 2200027275 Deed Reference# 12554 / 00727



Zoning Map # _____
Zoning _____
Election District 2
Council District 4
Lot Area Acreage 0.2045
Lot Square Footage 8,907
Historic (Yes or No) No
CBCA (Yes or No) No
Flood Plain (Yes or No) No
Utilities – Mark with (X)
Water is:
Public ☒ Private _____
Sewer is:
Public ☒ Private _____
Prior Hearing (Yes or No) Yes
If (Yes) list Case Number(s)
and order result(s) below:
2006-530A: Variance for 16x16

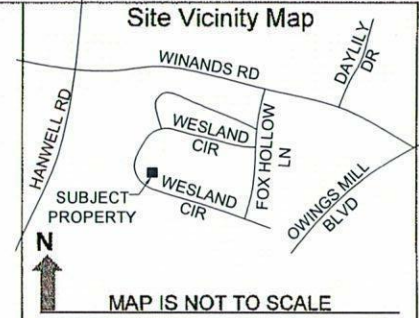
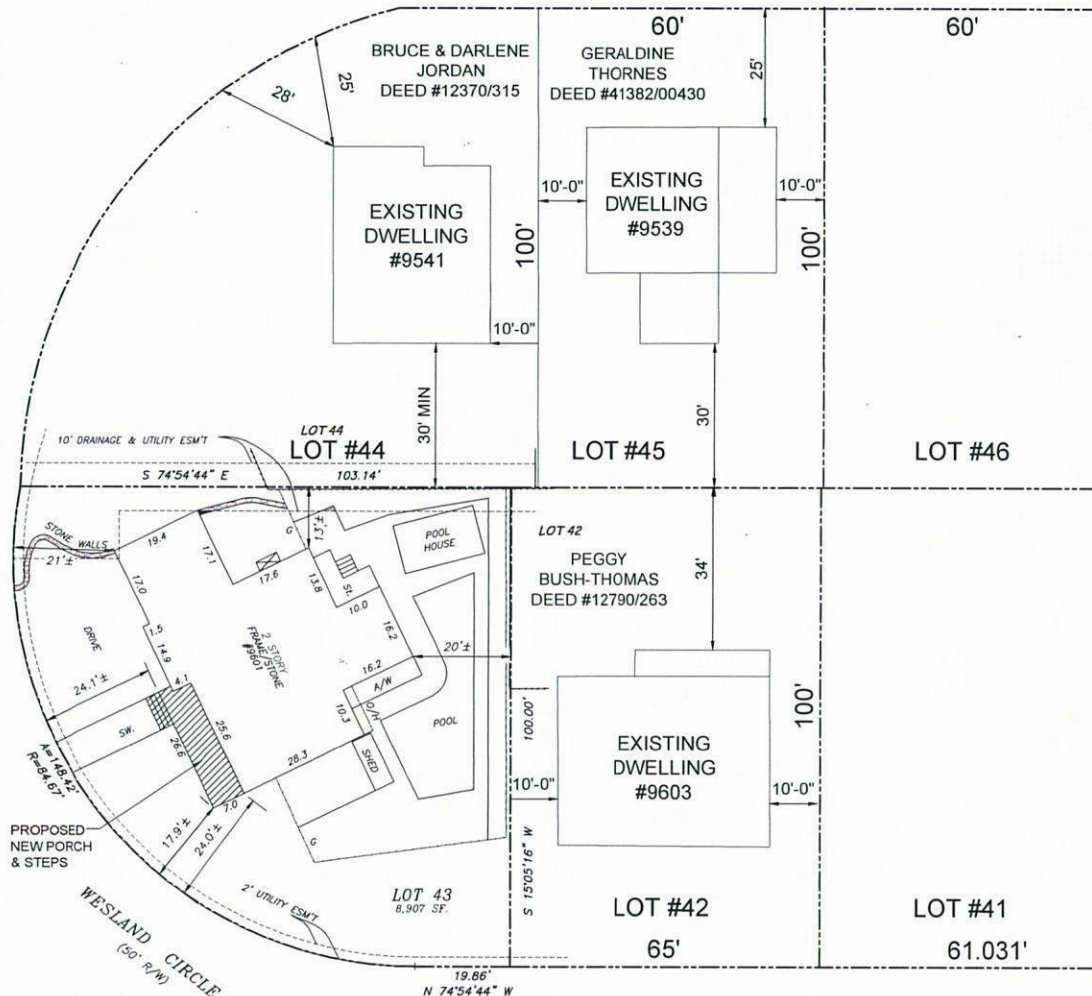
Sunroom Addition: 15ft Setback Granted

Violation Case Number(s)

Plan Drawn By Tenika Felder, AIA

Date 08/16/2024 Scale: 1 inch = 40 Feet

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
 Address 9601 Wesland Circle, Randallstown, MD 21133 Owners(s) Name(s) Dominic L. and Tiffany T. King
 Subdivision Name Winands Woods aka Wildwood Park Lot # 43 Block # _____ Section # _____
 Plat Book # 68 Folio # 102 10 Digit Tax # 2200027275 Deed Reference# 12554/00727



MAP IS NOT TO SCALE

Zoning Map # _____
 Zoning _____
 Election District 2
 Council District 4
 Lot Area Acreage 0.2045
 Lot Square Footage 8,907
 Historic (Yes or No) No
 CBCA (Yes or No) No
 Flood Plain (Yes or No) No
 Utilities – Mark with (X)
 Water is:
 Public X Private _____
 Sewer is:
 Public X Private _____
 Prior Hearing (Yes or No) Yes
 If (Yes) list Case Number(s)
 and order result(s) below:
2006-530A: Variance for 16x16

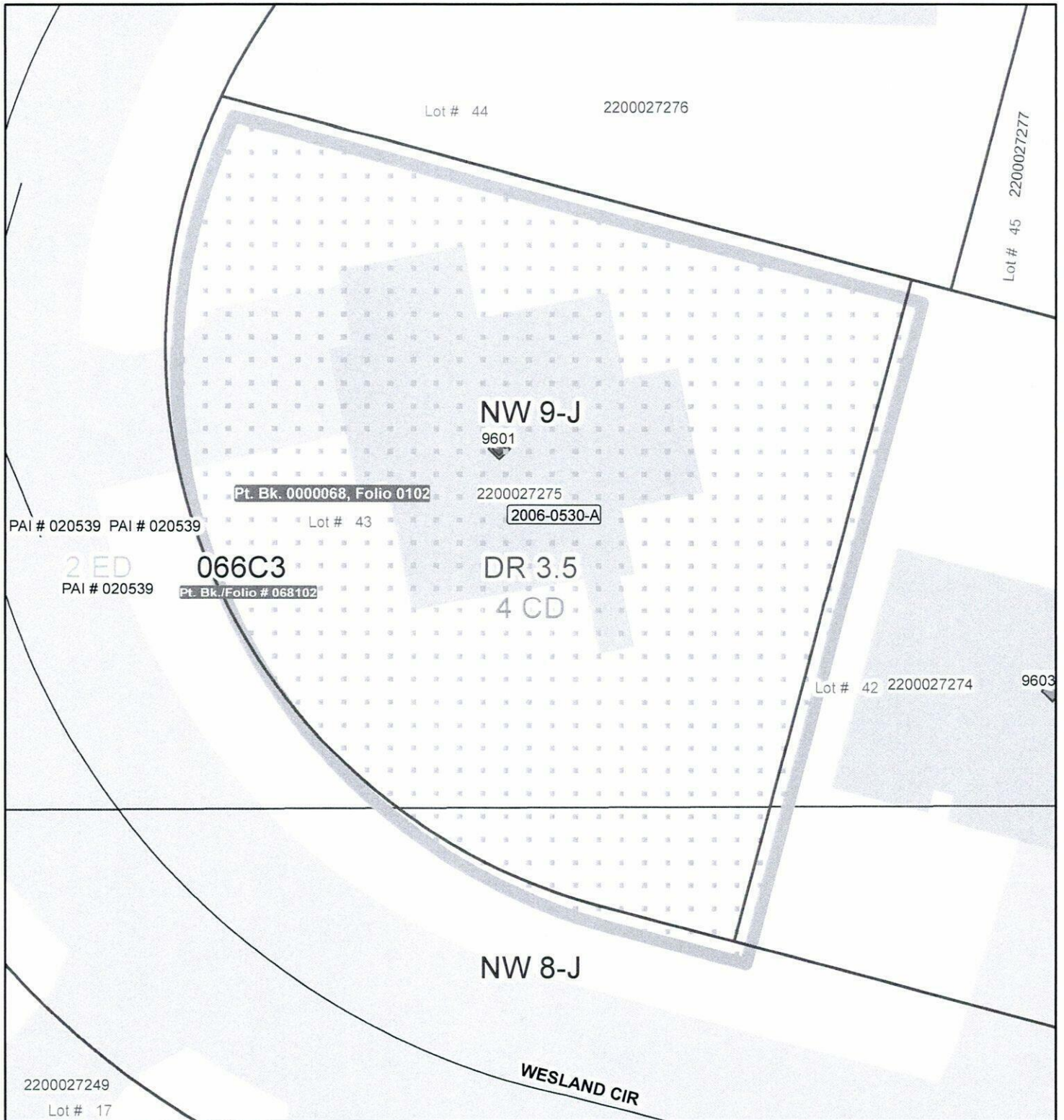
Sunroom Addition: 15ft Setback Granted



Plan Drawn By Tenika Felder, AIA Date 08/16/2024 Scale: 1 inch = 40 Feet

Violation Case Number(s)

9601 WESLAND CIR



Publication Date: 10/16/2024



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40 Feet

1 inch = 20 feet

PROPERTY PHOTOS:

9601 Wesland Circle, Randallstown, Maryland 21133

PHOTO #1 – EXISTING FRONT ELEVATION (View from Wesland Circle): Location of Proposed New Porch



PHOTO #2 – WEST END OF EXISTING FRONT ELEVATION (View from Wesland Circle)



PHOTO #3 – EXISTING RIGHT ELEVATION (View from Wesland Circle)

