



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

November 26, 2024

Yunguo Gong & Chaoneng Wu – [gongyunguo456@gmail.com](mailto:gongyunguo456@gmail.com)  
162 Wesley Avenue  
Catonsville, MD 21228

RE: Petition for Administrative Variance  
Case No. 2024-0232-A  
Property: 162 Wesley Avenue

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 "Maureen E. Murphy", is written over the printed name and title.

MAUREEN E. MURPHY  
Chief Administrative Law Judge  
for Baltimore County

MEM:dlw  
Enclosure

|                                     |   |                          |
|-------------------------------------|---|--------------------------|
| IN RE: PETITION FOR ADMIN. VARIANCE | * | BEFORE THE               |
| (162 Wesley Avenue)                 |   |                          |
| 1 <sup>st</sup> Election District   | * | OFFICE OF ADMINISTRATIVE |
| 1 <sup>st</sup> Council District    |   |                          |
| Yunguo Gong & Chaoneng Wu           | * | HEARINGS FOR             |
|                                     | * | BALTIMORE COUNTY         |
| Petitioners                         | * | CASE NO. 2024-0232-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, Yunguo Gong and Chaoneng Wu (“Petitioners”), for the property located at 162 Wesley Avenue, Catonsville (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §1B02.3.C.1, to permit a 5 ft side yard setback on an addition on the left side of the property in lieu of the required 10 ft. The Property is more fully depicted on a site plan. (Pet.’s Ex. 1). A street view photograph of the home was provided. (Pet.’s Ex. 2).

There were no adverse Zoning Advisory Committee (“ZAC”) comments submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on November 10, 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 Baltimore County Code (“BCC”), §32-3-303. 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. In the opinion of the Administrative Law Judge, the information, photographs, and Affidavit submitted provide

sufficient facts that comply with the requirements of BCZR, §307.1. I also find that the requested Variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury to the health, safety or general welfare.

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 side yard setback Variance should be granted.

THEREFORE, IT IS ORDERED, this **26th** day of **November, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR"), §1B02.3.C.1, to permit a 5 ft side yard setback on an addition on the left side of the property in lieu of the required 10 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. The Site Plan (Pet. Ex. 1) which is attached hereto is incorporated herein.

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



**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 162 Wesley Ave, Catonsville, MD 21228 Currently Zoned DR5.5  
Deed Reference 91645 1 00082 10 Digit Tax Account # -0102650020  
Owner(s) Printed Name(s) Yunguo Gong, Chaoneng Wu

(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)

*all see attachment*

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):**

|                         |                                              |
|-------------------------|----------------------------------------------|
| Yunguo Gong             | Chaoneng Wu                                  |
| Name #1 – Type or Print | Name #2 – Type or Print                      |
| <u>Yunguo Gong</u>      | <u>Chaoneng Wu</u>                           |
| Signature #1            | Signature #2                                 |
| 162 Wesley Ave          | Catonsville MD                               |
| Mailing Address         | City State                                   |
| 21228                   | 347-216-6155                                 |
| Zip Code                | Telephone #'s (Cell and Home)                |
|                         | Email Address <u>gongyunguo456@gmail.com</u> |

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

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

**Representative to be Contacted:**

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

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

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

Administrative Law Judge for Baltimore County

Case Number 2024-0232-A Filing Date 10/29/24 Estimated Posting Date 11/10/24 Reviewer [Signature]  
11/25/24 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: 162 Wesley Ave Catonsville MD 21228  
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)**

162 Wesley Ave, Catonsville, MD has 1152 sq feet live 6 people, Yunguo Gong, Chaoneng Wu, 3 children (Zhiheng Gong, Kevin Gong, Owen Gong), Hancheng Gong (Yunguo's father), now Chaoneng Wu's parents have passed Green Card's application, so 1152 sq feet is too crowded to live 8 people, now add 24x12=288 sqf for Chaoneng's parents to live. They are farmers no any income from chinese government.

The LOT is big, has 150 feet length, 50 feet width, if additional building was approved, 25 X (23+12)=875 sqf, was 11% of 7500 sqf total lot.

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

Yunguo Gong  
Signature of Owner (Affiant)

Chaoneng Wu  
Signature of Owner (Affiant)

Yunguo Gong  
Name - Print or Type  
Yunguo Gong

CHAONENG WU  
Name - Print or Type  
Chaoneng Wu

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 August day of 2nd, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Yunguo Gong Chaoneng Wu  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Rekha S Desai  
Notary Public

Dec 27 2026  
My Commission Expires

**REKHA S DESAI**  
Notary Public  
Anne Arundel County  
Maryland  
My Commission Expires Dec. 27, 2026

## Attachment

Administrative Variance from section 1B02.3.C.1 of the BCZR, to permit a 5' side yard setback on an addition on the left side of the property in lieu of the required 10'.

## THE ZONING PETITION PROPERTY DESCRIPTION

### **PART A** (START DESCRIPTION WITH THE FOLLOWING):

ZONING PROPERTY DESCRIPTION FOR 162 Wesley Ave, Catonsville, MD 21228

\*Beginning at a point on the (north) side of (Wesley Ave of street on which property fronts) which is (50 of feet of right-of-way width) wide at the distance of (329 of feet) (North) of the centerline of the nearest improved intersecting street (Main Avenue of street) which is (157-3/10 of feet of right-of-way width) wide.

\*Be aware that the Beginning Point and the distance in feet to the street centerline intersection, as stated in the zoning property description, must be shown and labeled on the hearing plan. The lot area (total square feet or acres) on the hearing plan and the zoning description must agree.

### **PART B** (CONTINUE DESCRIPTION WITH ONE OF THE FOLLOWING 3 OPTIONS):

OPTION 1: (Metes and Bounds Sample – lot not part of record plat or minor subdivision):

THIS IS A SAMPLE ONLY: Thence the following courses and distances: (1st Point of Call- "POC") N.87 12' 13" E. 321.1', (2nd POC) S.18 27' 03" E. 87.2', (3rd POC) S.62 19' 00" W. 318', and (4th POC) N.08 15' 22" W. 80', back to the point of beginning as recorded in Deed Liber ( 35939 ), Folio ( 87 ), containing (number of total square feet or acres in lot). Located in the ( 01-009) Election District and ( 1\_ ) Council District.

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

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number: 2024 - 0232 -A Address 162 Wesley Ave

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

Filing Date: 10/29/24 Posting Date: 11/10/24 Closing Date: 11/25/24

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

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.

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**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 - 0232 -A Address 162 Wesley ave

Petitioner's Name: Yunguo Telephone (Cell) 317-216-6455

Posting Date: 11/10/24 Closing Date: 11/25/24

Wording for Sign: To Permit

an Administrative Variance from section 1B02.3.C.1 of the BCZR, to permit a 5' side yard setback on an addition on the left side of the property in lieu of the required 10'.



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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):**

|                         |                               |                         |  |
|-------------------------|-------------------------------|-------------------------|--|
| Yunguo Gong             |                               | Chaoneng Wu             |  |
| Name #1 – Type or Print |                               | Name #2 – Type or Print |  |
| <u>Yunguo Gong</u>      |                               | <u>Chaoneng Wu</u>      |  |
| Signature #1            |                               | Signature #2            |  |
| 162 Wesley Ave          | Catonsville                   | MD                      |  |
| Mailing Address         | City                          | State                   |  |
| 21228                   | 317-216-6155                  | gongyunguo456@gmail.com |  |
| Zip Code                | Telephone #'s (Cell and Home) | Email Address           |  |

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

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

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Signature \_\_\_\_\_  
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Signature of Owner (Affiant)

Chaoneng Wu  
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Yunguo Gong  
Name - Print or Type  
Yunguo Gong

CHAONENG WU  
Name - Print or Type  
Chaoneng Wu

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STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this August day of 2nd, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Yunguo Gong Chaoneng Wu  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Rekha S Desai  
Notary Public

Dec 27 2026  
My Commission Expires

**REKHA S DESAI**  
Notary Public  
Anne Arundel County  
Maryland  
My Commission Expires Dec. 27, 2026

## Attachment

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# CERTIFICATE OF POSTING

**ATTENTION:** KRISTEN LEWIS

**DATE:** 11/10/2024

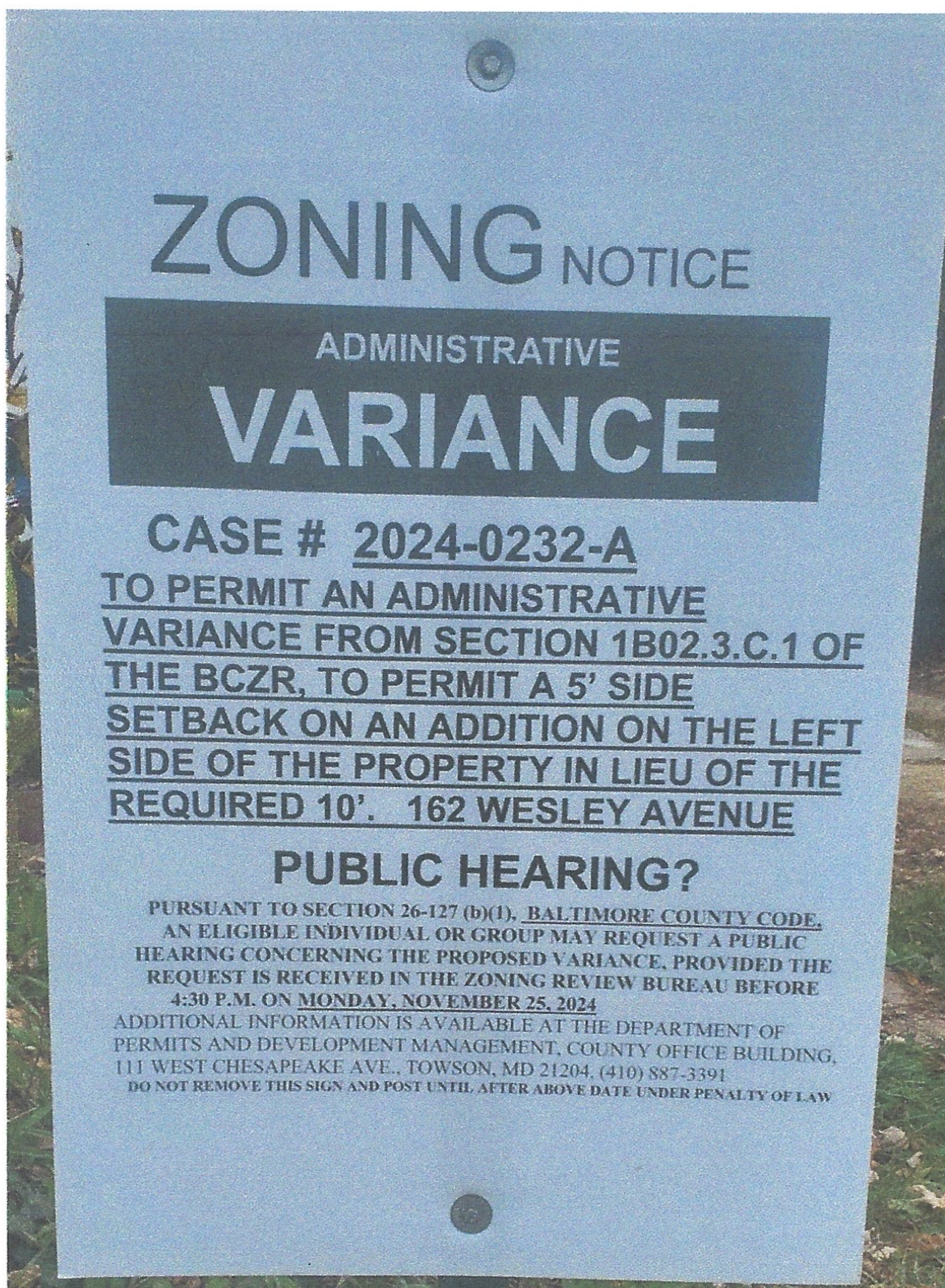
**Case Number:** 2024-0232-A

**Petitioner / Developer:** YUNGO

**Date of Closing:** NOVEMBER 25, 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:  
162 WESLEY AVENUE

**The sign(s) were posted on:** NOVEMBER 10, 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: November 8, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0232-A  
Address: 162 WESLEY AVENUE  
Legal Owner: Yunguo Gong, Chaoneng Wu

Zoning Advisory Committee Meeting of November 12, 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:** November 4, 2024

**FROM:** Vishnu Desai, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
Case 2024-0232-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 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 - 01 Account Number - 0102650020

**Owner Information**

|                  |                           |                      |               |
|------------------|---------------------------|----------------------|---------------|
| Owner Name:      | GONG YUNGUO               | Use:                 | RESIDENTIAL   |
|                  | WJ CHAONENG               | Principal Residence: | YES           |
| Mailing Address: | 162 WESLEY AVE            | Deed Reference:      | /41645/ 00082 |
|                  | CATONSVILLE MD 21228-3145 |                      |               |

**Location & Structure Information**

|                   |                        |                    |                    |
|-------------------|------------------------|--------------------|--------------------|
| Premises Address: | 162 WESLEY AVE         | Legal Description: | 162 WESLEY AV      |
|                   | CATONSVILLE 21228-3145 |                    | 329FT N OF MAIN AV |

|      |       |         |               |              |          |        |      |                  |           |
|------|-------|---------|---------------|--------------|----------|--------|------|------------------|-----------|
| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No:  |
| 0101 | 0001  | 1889    | 1050081.04    | 0000         |          |        |      | 2025             |           |
|      |       |         |               |              |          |        |      |                  | Plat Ref: |

Town: None

|                         |                         |                        |                    |            |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
| 1953                    | 1,152 SF                |                        | 7,750 SF           | 04         |

|         |          |               |          |         |                |        |                                   |
|---------|----------|---------------|----------|---------|----------------|--------|-----------------------------------|
| Stories | Basement | Type          | Exterior | Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
| 2       | YES      | STANDARD UNIT | STUCCO/3 | 1       | full           |        |                                   |

**Value Information**

|                    | Base Value | Value      | Phase-in Assessments |            |
|--------------------|------------|------------|----------------------|------------|
|                    |            | As of      | As of                | As of      |
|                    |            | 01/01/2022 | 07/01/2024           | 07/01/2025 |
| Land:              | 92,400     | 92,400     |                      |            |
| Improvements       | 127,500    | 127,500    |                      |            |
| Total:             | 219,900    | 219,900    | 219,900              |            |
| Preferential Land: | 0          |            |                      |            |

**Transfer Information**

|                                        |                      |                  |
|----------------------------------------|----------------------|------------------|
| Seller: GUO ZHENSHI                    | Date: 07/17/2019     | Price: \$128,000 |
| Type: NON-ARMS LENGTH OTHER            | Deed1: /41645/ 00082 | Deed2:           |
| Seller: MORNING STAR BAPTIST CHURCH OF | Date: 03/16/2015     | Price: \$123,000 |
| Type: NON-ARMS LENGTH OTHER            | Deed1: /35939/ 00087 | Deed2:           |
| Seller: BROWN AUGUSTUS H               | Date: 05/16/2007     | Price: \$206,000 |
| Type: ARMS LENGTH IMPROVED             | Deed1: /25643/ 00748 | Deed2:           |

**Exemption Information**

|                             |       |            |            |
|-----------------------------|-------|------------|------------|
| Partial Exempt Assessments: | Class | 07/01/2024 | 07/01/2025 |
| County:                     | 000   | 0.00       |            |
| State:                      | 000   | 0.00       |            |
| Municipal:                  | 000   | 0.00       | 0.00       |

Special Tax Recapture: None

**Homestead Application Information**

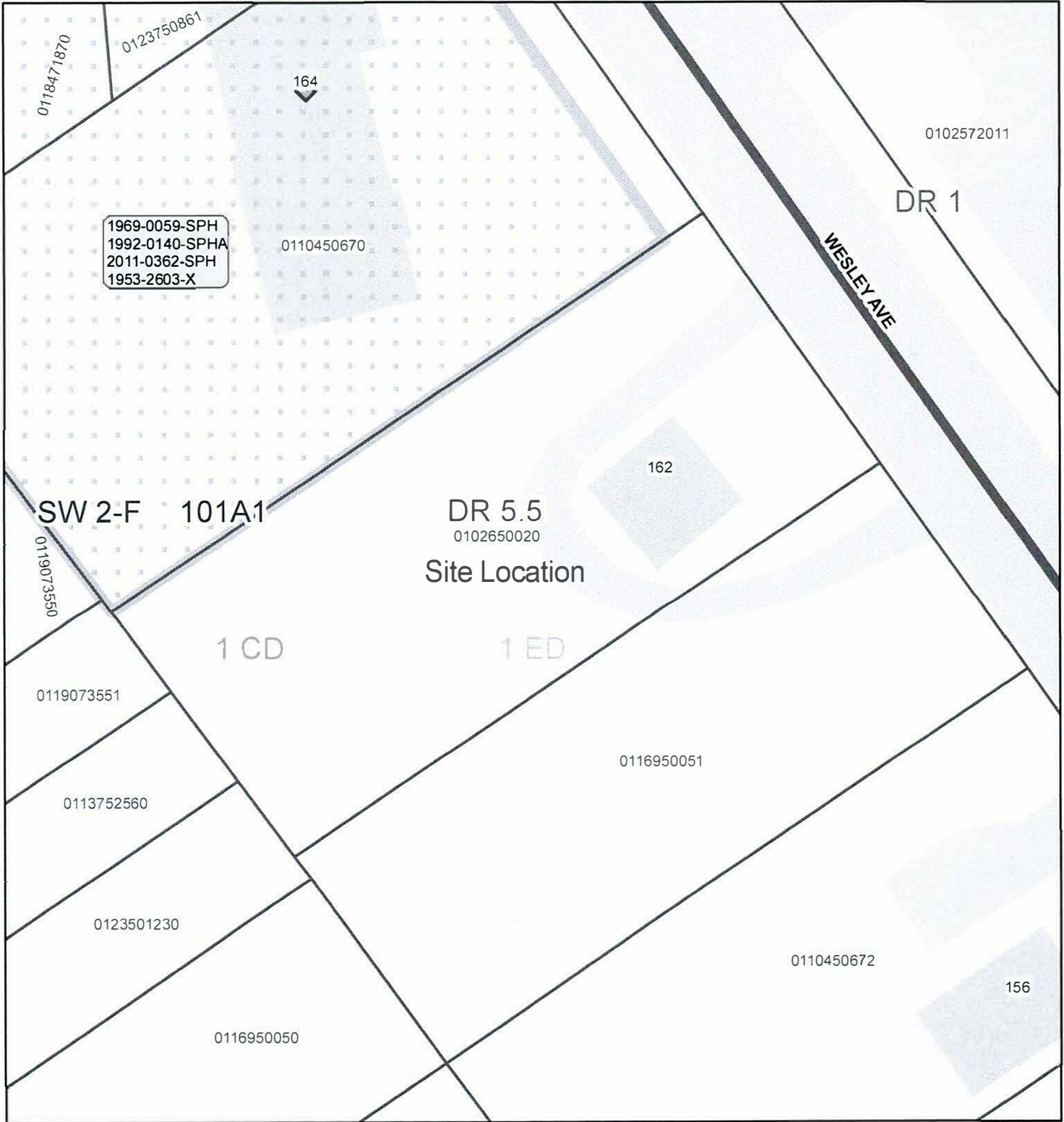
Homestead Application Status: Approved 01/04/2024

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application Date:



# 162 Wesley Ave



Publication Date: 10/29/2024



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

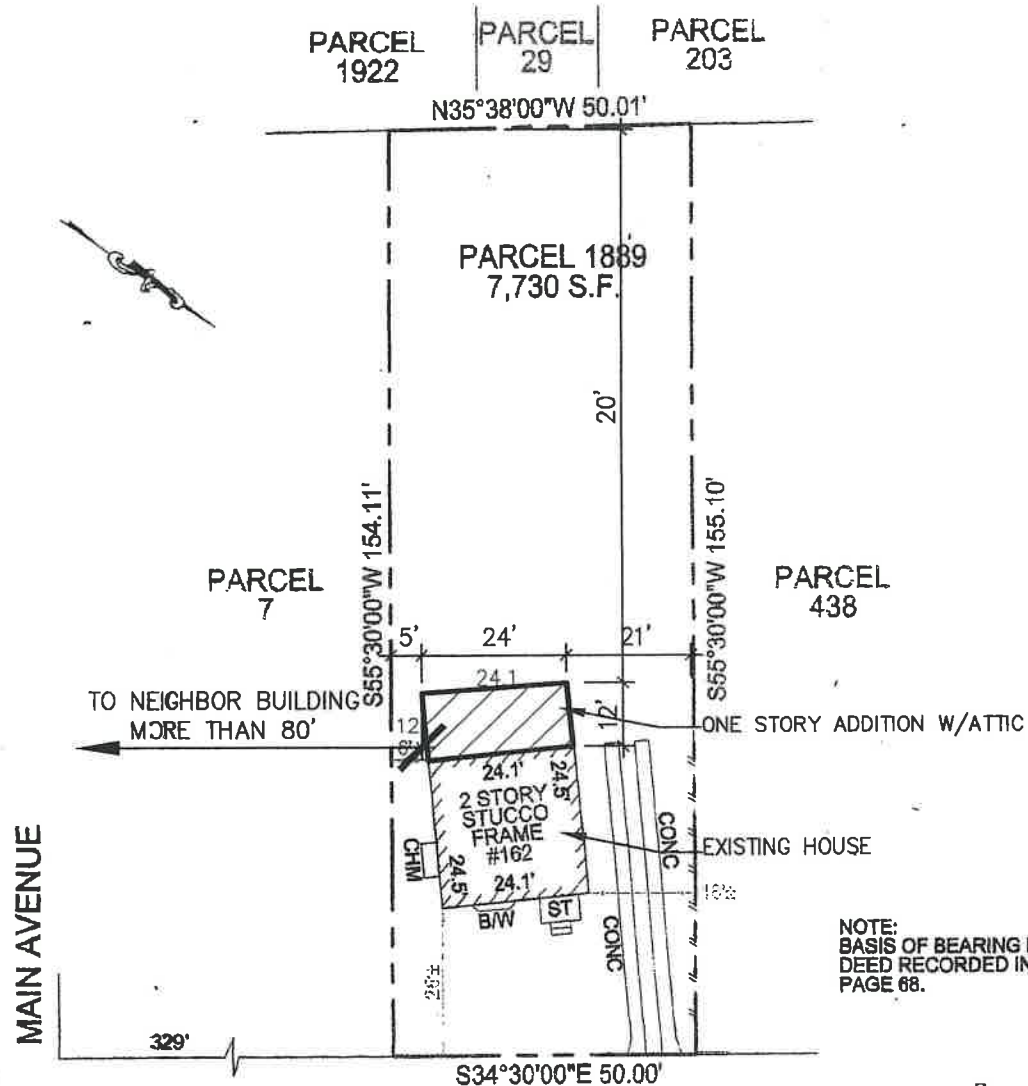


0 5 10 20 30 40  
Feet

1 inch = 30 feet

Zoning Hearing Plan for Variance \_\_\_\_\_ for Special Hearing \_\_\_\_\_ Mark Type Requested with (X)  
 Address 162 Wesley Ave, Cantonville Owners(s) Name(s) Yunguo Gong, Chaoneng Wu  
 Subdivision Name \_\_\_\_\_ Lot # \_\_\_\_\_ Block # \_\_\_\_\_ Section # \_\_\_\_\_  
 Plat Book # \_\_\_\_\_ Folio # 87 10 Digit Tax # 0102650020 Deed Reference# 1020791195HM

Site Vicinity Map



MAP IS NOT TO SCALE

Zoning Map # \_\_\_\_\_  
 Zoning DRS.S  
 Election District 01-009  
 Council District 01  
 Lot Area Acreage \_\_\_\_\_  
 Lot Square Footage 7749  
 Historic (Yes or No) NO  
 CBCA (Yes or No) \_\_\_\_\_  
 Flood Plain (Yes or No) NO  
 Utilities – Mark with ( X )  
 Water is:  
 Public ☒ Private \_\_\_\_\_  
 Sewer is:  
 Public ☒ Private \_\_\_\_\_  
 Prior Hearing (Yes or No) \_\_\_\_\_  
 If (Yes) list Case Number(s)  
 and order result(s) below.

Violation Case Number(s)

Plan Drawn By Jenny Xu

Date 5/12/2022 Scale: 1 inch = \_\_\_\_\_ Feet

Det Ex:1

Det. Ex. 1

ADDRESS: 162 WESLEY AVENUE

**MAIN AVENUE**

329

N35°38'00"W 50.01'

PARCEL 1889  
7,730 S.F.

20'

2

1

50

PARCEL  
203

10'

ONE STORY ADDITION W/ATTIC

## EXISTING HOUSE

**NOTE:  
BASIS OF BEARING PER PARCEL 438  
DEED RECORDED IN LIBER 29974,  
PAGE 68.**

DRAWN BY: RR

## A circular professional engineer seal for the State of Maryland. The outer ring contains the text "STATE OF MARYLAND" at the top and "PROFESSIONAL ENGINEER" at the bottom. Inside the ring is a central emblem featuring a shield with a ship and a figure, flanked by two lions. Above the shield is a sunburst. The text "MOHAMMAD BEGHEER AL-SHARABI" is written in a circle around the emblem. Below the emblem, the text "NO. 21705" and "REGISTERED" are visible.

1/8/2021

PROFESSIONAL SEAL

DATE \_\_\_\_\_

SCALE: 1" = 30'

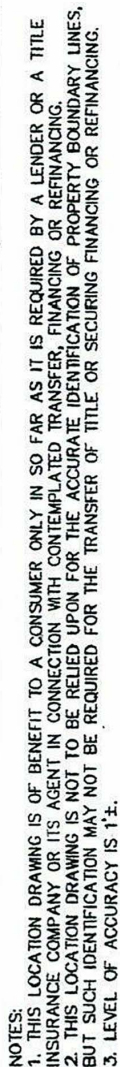
DATE: 1/8/2021

FILE: #162 WESLEY AVENUE

-CASE: 4 0

Pet Ex: RA

ADDRESS: 162 WESLEY AVENUE



DRAWN BY: RR

# SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS ONLY, AND THE PROPERTY CORNERS HAVE NOT BEEN ESTABLISHED OR SET, UNLESS OTHERWISE NOTED. WE ASSUME NO RESPONSIBILITY, OR LIABILITY FOR ANY RIGHT-OF-WAYS ON THE RECORD OR EASEMENTS RECORDED OR UNRECORDED, NOT APPEARING ON THE RECORDED PLAT OR MENTIONED IN THE DEED REFERRED TO HEREON. NO TITLE REPORT WAS FURNISHED.



1/8/2021

PROFESSIONAL SEAL

DATE \_\_\_\_\_

LAND PRO & ASSOCIATES, LLC.

8843 GREENBELT ROAD, SUITE 334  
GREENBELT, MD 20770  
PHONE 301-368-1944  
FAX 301-794-8751  
LANDPRO@MAIL.COM

LOCATION DRAWING  
162 WESLEY AVENUE  
PARCEL 1889  
BOOK 41645 PAGE 82  
BALTIMORE COUNTY, MARYLAND  
SCALE: 1" = 30' DATE: 1/8/2021

FILE: #162 WESLEY AVENUE

-CASE: # 0

ADDRESS: 162 WESLEY AVENUE



NOTES:

1. THIS LOCATION DRAWING IS OF BENEFIT TO A CONSUMER ONLY IN SO FAR AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING.
2. THIS LOCATION DRAWING IS NOT TO BE RELIED UPON FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.
3. LEVEL OF ACCURACY IS 1'±.

# SURVEYOR'S CERTIFICATE

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1/8/2021

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