

IN RE: PETITION FOR ADMIN. VARIANCE

E side of Windy Ridge Road; 940 feet NE
of the c/l of Fork Road
11th Election District
3rd Councilmanic District
(6219 Windy Ridge Road)

Matthew McConville and Renee Vanderstelt
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0241-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Matthew McConville and Renee Vanderstelt for property located at 6219 Windy Ridge Road. The variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows:

1) to permit a proposed detached accessory structure to have a height of 20 feet and to be located on the side yard of a dwelling in lieu of the maximum allowed 15 feet height and permitted rear yard; and 2) to permit an existing detached accessory structure to be located in the front yard in lieu of the required rear. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners propose to construct a detached accessory structure measuring approximately 1,000 square feet in size. The structure will be setback from the street the same amount as the existing dwelling. The rear of the property slopes downward toward the drainfield. Petitioners are artists and educators and plan to use the structure as a double studio and workshop area, making large scale drawings and paintings which necessitates higher interior walls at 10 feet. The roofline of the new accessory structure will closely match the pitch of the existing dwelling. The rear yard of the property is encumbered with a septic system and the septic reserve area as well as significant slopes. The existing accessory structure (garage) was constructed on the

ORDER RECEIVED FOR FILING

Date 4-12-10

By pr

property prior to the Petitioners' purchase in 2009. This structure is in good condition and is useful for storing cars and a lawn mower. Petitioners' floor plan for the proposed accessory structure depicts a utility sink located in workroom #1 and a powder room consisting of a sink and a commode. The property contains 5.65 acres and is served by private sewer and water.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated April 6, 2010, which indicates that Office does not oppose the Petitioners' request and recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, or kitchen facilities, and not be used for commercial purposes.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 21, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. 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 Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners. I will permit a utility sink to be located in workroom #1 and a powder room consisting of a sink and a commode in the proposed accessory structure. None of the surrounding property owners expressed any concern about the proposed structure.

ORDER RECEIVED FOR FILING

Date 4-12-10 2

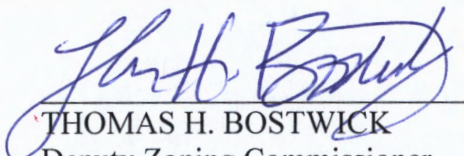
By [signature]

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 12th day of April, 2010 that a variance from Section 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: 1) to permit a proposed detached accessory structure to have a height of 20 feet and to be located on the side yard of a dwelling in lieu of the maximum allowed 15 feet height and permitted rear yard; and 2) to permit an existing detached accessory structure to be located in the front yard in lieu of the required rear is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit 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, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area or kitchen facilities.
3. The accessory structure shall not be used for commercial purposes.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

Date 4.12.10 3

By [Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

April 12, 2010

MATTHEW MCCONVILLE AND RENEE VANDERSTELT
6219 WINDY RIDGE ROAD
BALDWIN MD 21013

Re: Petition for Administrative Variance
Case No. 2010-0241-A
Property: 6219 Windy Ridge Road

Dear Mr. McConville and Ms. Vanderstelt:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6219 Windy Ridge Rd. Baldwin, MD 21013
which is presently zoned RC2

This Petition shall be filed with the Department of Permits and Development Management. 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 Variance from Section(s) 400.1 and 400.3 - to permit a proposed detached accessory structure to have a height of 20 feet and to be located on the side yard of a dwelling in lieu of the maximum allowed 15 feet and permitted rear; and to permit an existing detached accessory structure to be located in the front yard in lieu of the required rear

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

I, or we, agree to pay expenses of above Variance, 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.

I/We do 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 Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Date 4-12-10
Address _____ Telephone No. _____
By R _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Matthew J. McConville
Name - Type or Print _____
RENEE S. VANDERSTELT
Signature _____
Name - Type or Print _____
6219 Windy Ridge Road (410) 230 0654
Address _____ Telephone No. _____
Baldwin MD 21013
City _____ State _____ Zip Code _____

Representative to be Contacted:

Matthew J. McConville
Name _____
6219 Windy Ridge Road (410) 230 0654
Address _____ Telephone No. _____
Baldwin MD 21013
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner 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.

Zoning Commissioner of Baltimore County

CASE NO. 2010-0241-A

REV 10/25/01

Reviewed By RJD Date 3/12/10

Estimated Posting Date 3/21/10

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that 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 Affiant(s) does/do presently reside at 16219 Windy Ridge Road
Address
Baldwin MD 21013
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

See Attached

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Matthew J. McConville
Signature
Matthew J. McConville
Name - Type or Print

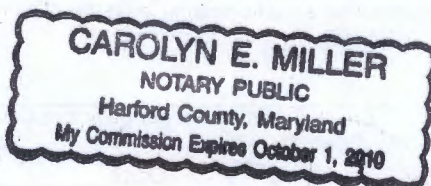
Renee S. VanderStett
Signature
Renee S. VanderStett
Name - Type or Print

STATE OF MARYLAND, COUNTY OF HARFORD, to wit:

I HEREBY CERTIFY, this 10 day of MARCH, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MATTHEW J. McCONVILLE & RENEE S. VANDERSTETT
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Carolyn E. Miller
Notary Public
My Commission Expires _____

Attached Document:

**FACTS UPON WHICH WE BASE THE REQUEST
FOR AN ADMINISTRATIVE VARIANCE**

Three Variances are requested for 6219 Windy Ridge Road, Baldwin, MD 21013

1 – Request to construct new out-building next to (East of) existing home

A – The location allows structure to be close/accessible to road. The front setback is the same as the house.

B – The property slopes significantly downward, from the North to lower Southern fence. The house is directly uphill from septic system. The location of the new structure next to the house, and at equal elevation as the house, allows for the plumber to connect 1/2 bath & 2 sinks to the septic system/drain field below and behind the house.

The space is very tight when locating the new structure directly behind the house and above the septic system. If the building is situated below the septic system in lower elevation, the waste-water would have to be pumped uphill to the septic and drain field.

C - The property is around 350' wide on the Northern edge of the property, allowing ample space next to the house. The location of the building next to the house maintains the open character of the landscape and does not obstruct the South view from the house. We bought the property for the view in part, and do not wish to obstruct the view with this new building.

2 – A request for the roofline to be 20' high. Due to the nature of the work completed inside the building, the roofline is higher than normal. Both owners are artists and educators, teaching at Goucher College and Maryland Institute, College of Art. They plan to use the structure as a double studio and workshop area, making large-scale drawings and paintings, necessitating higher interior walls at 10'. The work completed in the building will be for hobby purposes, and the building will not be used for commercial sales or business of any kind. For example, no students will be brought to the building to work for classes taught at either educational institution.

The pitch of the roof above the 10' walls will attempt to closely match the existing pitch of the home. Due to the slope of the hillside next to the house, the highest point of the roofline on the North side of the new structure will be close to the existing height of the home.

3 – After a review of the property map with existing structures, it was suggested by the Zoning Office to also place a third variance request to keep the existing garage where it was when we bought the property in July 2009. The current location of the garage is in front (North) of the house, closer to the road. The garage was built before we bought to property. It is structurally sound and useful for cars/mower in the current location.

Please see three submitted drawings, completed by owner: Matthew McConville:

Drawing #1 – Site Plan of Property

Drawing #4 – East Elevation

Drawing #2 – Foundation Plan

Drawing #5 – West Elevation

Drawing #3 – North/South Elevation

Drawing #6 – Building Cross Section

For Questions, please call Matthew McConville, 410-230-0654 (cell phone)

Item #0241

ZONING DESCRIPTION

ZONING DESCRIPTION for 6219 Windy Ridge Road, Baldwin, MD 21013

Beginning at the point on the East side of Windy Ridge Road which is:

Beginning for the same at a concrete marker numbered 3 heretofore planted at the end of the firstly described line of land conveyed by Elmer L. Reese, Sr. and wife to Emerson D Gerhardt and wife by a deed dated November 7, 1946, and recorded among the land records of Baltimore County in Liber J.W.B. No 1525, Folio 215, running thence as now surveyed and for lines of division now made North 58 degrees 31 minutes 06 seconds East 401.00 feet to a pipe thence North 43 Degrees 51 minutes 54 seconds West 640.03 Fee to a pipe planted at the end of the Centerline of a right of way 40 feet wide now laid out for the use in common with others entitled (John and Elaine Burlage) thereto leading to the Fork Road as shown on Plat by William M. Maynadier, Surveyor, running thence and binding in the center of said right of way Soth 72 degrees 49 minutes 06 seconds West 360.69 feet to a pipe (together with the use of said 40 foot out to the 40 foot road hereinafter firstly mentioned) thence leaving the right of way South 38 degrees 19 minutes 50 seconds East 719.37 feet to the place of beginning. Containing 5.655 acres of land more or less.

This property, known as 6219 Windy Ridge Road, Balwin, MD 21013 and located in the 11th Election District, 3rd, Councilmanic District.

Item #0241

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0241 -A Address 6219 Windy Ridge Rd
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/12/10 Posting Date: 3/21/10 Closing Date: 4/05/10

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 (on the reverse side of this form) 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 an 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 zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The 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 zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2010- 0241 -A Address 6219 Windy Ridge Rd
Petitioner's Name Matthew & Renee McConville Telephone 410 230 0654
Posting Date: 3/21/10 Closing Date: 4/05/10

Wording for Sign: To Permit a proposed detached accessory structure to have a height of 20 feet and to be located on the side of a dwelling in lieu of the maximum allowed 15 feet and permitted rear; and to permit an existing detached accessory structure to be located in the front yard in lieu of the required rear.

Revised 8/20/09

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

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 petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the 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:

Item Number or Case Number: 2010-0241-A
Petitioner: Matthew McConville + Renee vanderStelt
Address or Location: 6219 Windy Ridge Road, Baldwin, MD 21013

PLEASE FORWARD ADVERTISING BILL TO:

Name: Matthew McConville + Renee VanderStelt
Address: 6219 Windy Ridge Road
Baldwin, MD 21013

Telephone Number: (443)-909-0754 (410) 230-0654
Renee cell. Matthew cell.

Revised 7/11/05 - SCJ

**CASHIER'S
VALIDATION**

Certificate of Posting

RE: Case NO. 2010-0241-A

Petitioner/Developer _____

Renee Vanderstelt

Date of Hearing/Closing 4/5/10

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

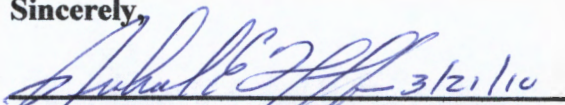
Attention:

This letter is to certify, under penalties of perjury, that the necessary sign(s) as required by law, were posted conspicuously on the property located at _____

6219 Windy Ridge Rd.

The sign(s) were posted on 3/21/10
(Month, Day, Year)

Sincerely,

 3/21/10
(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

410-879-3122
(Telephone Number)

See Attached
Photograph

Certificate of Posting
Photograph Attachment

Re: 2010-0241-A

Petitioner/Developer: _____

Renee Vanderstelt

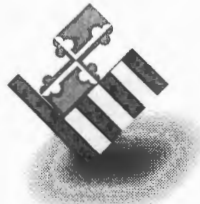
Date of Hearing/Closing: 4/5/10



6219 Windy Ridge Rd.

Posting Date: 3/21/10

Richard E. [Signature] 3/21/10
(Signature and date of sign poster)



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

April 5, 2010

Matthew McConville & Renee Vanderstelt
6219 Windy Ridge Rd.
Baldwin, MD 21013

Dear: Matthew McConville & Renee Vanderstelt

RE: Case Number 2010-0241-A, 6219 Windy Ridge Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 12, 2010. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: March 24, 2010

FROM: Dennis A. Kennedy, ^{DAK}Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For April 5, 2010
Item Nos. 2010-238, 239, 240, 241,
242 and 245

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEN:cab
cc: File
G:\DevPlanRev\ZAC -No Comments\ZAC-04052010 -NO COMMENTS.doc

AV
4-5-10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: April 6, 2010

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 6219 Windy Ridge Road

INFORMATION:

Item Number: 10-241

Petitioner: Matthew J. McConville

Zoning: RC 2

Requested Action: Administrative Variance

RECEIVED

APR 06 2010

ZONING COMMISSIONER

The petitioner requests an administrative variance from Section 400.1 and 400.3 of the BCZR to permit a proposed detached accessory structure to have a height of 20 feet and to be located on the side yard of a dwelling in lieu of the maximum allowed 15 feet and permitted rear yard; and to permit an existing detached accessory structure to be located in the front yard in lieu of the required rear yard.

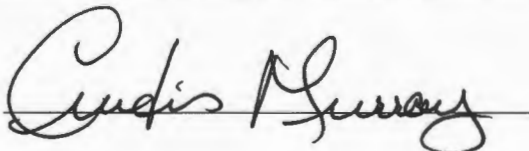
SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request for an administrative variance from Section 400.1 and 400.3 of the BCZR to permit a proposed detached accessory structure to have a height of 20 feet and to be located on the side yard of a dwelling in lieu of the maximum allowed 15 feet and permitted rear yard; and to permit an existing detached accessory structure to be located in the front yard in lieu of the required rear yard.

1. The petitioner or subsequent owners shall not convert the subject accessory building into a dwelling unit or apartment.
2. The structure shall not contain any sleeping quarters, living area, or kitchen facilities.
3. The accessory building shall not be used for commercial purposes.

For further information concerning the matters stated here in, please contact Jessie Bialek at 410-887-3480.

Prepared by:
AFK/LL: CM





BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

March 8, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 22, 2010

Item Numbers: 0237, 0238, 0239, 0240, 0241, 0242, 0243, 0244 and 0245

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 29 2010

TO: Timothy M. Kotroco **ZONING COMMISSIONER**

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: April 29, 2010

SUBJECT: Zoning Item # 10-241-A
Address 6219 Windy Ridge Road
(McConville/ Vanderstelt Property)

Zoning Advisory Committee Meeting of March 22, 2010

- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
 - X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

The bldg. permit will be reviewed by Groundwater Section of DEPRM, for set-backs to the ex. well & septic & for more info. about what is going in the addition (such as bedrooms?). – Dan Esser; *Groundwater Management*

Reviewer: Adriene Metzbowler

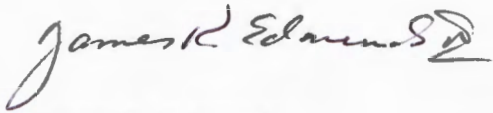
Date: 4/1/10

March 9, 2010

To the Baltimore County Zoning Office:

I have viewed the plans of a new outbuilding at 6219 Windy Ridge Road, and I have no problems with the plans for the construction.

Sincerely,

A handwritten signature in cursive script that reads "James R. Edmunds". The signature is written in dark ink and is positioned above the printed name and address.

James R. Edmunds
Adjacent Property Owner to the West
6211 Windy Ridge Road
Baldwin, MD 21013

Item #0241

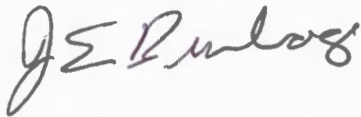
March 9, 2010

Baltimore County Zoning Office:

We have seen the property plans and variance requests provided by Matthew McConville and Renee van der Stelt for the development of an additional building on the East side of their house, and we have no objections to the new construction of the building.

Sincerely,

John Burlage

A handwritten signature in dark ink, appearing to read "J. E. Burlage", written in a cursive style.

Elaine Burlage
6211 Windy Ridge Road
Baldwin, MD 21013

A handwritten signature in dark ink, appearing to read "Elaine Burlage", written in a cursive style.

Item #0241

2010-0241-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw1.1d)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 11 Account Number - 1103047050

Owner Information

Owner Name:	MCCONVILLE MATTHEW J VANDERSTELT RENEE S	Use:	RESIDENTIAL
Mailing Address:	6219 WINDY RIDGE RD BALDWIN MD 21013-5768	Principal Residence:	YES
		Deed Reference:	1) /28499/ 5 2)

Location & Structure Information

Premises Address	Legal Description
6219 WINDY RIDGE RD	5.655 AC
BALDWIN 21013-9306	6219 WINDY RIDGE RD
	138 E FR FORK RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
45	15	79						3	Plat Ref:

Special Tax Areas

Town	
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1952	1,632 SF	5.65 AC	04
Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2009	07/01/2010
Land	214,870	171,900		
Improvements:	119,800	158,020		
Total:	334,670	329,920	329,920	329,920
Preferential Land:	0	0	0	0

Transfer Information

Seller: COSNER DONALD L	Date: 08/07/2009	Price: \$315,000
Type: IMPROVED ARMS-LENGTH	Deed1: /28499/ 5	Deed2:
Seller: COSNER DONALD L	Date: 02/22/2007	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /25244/ 631	Deed2:
Seller: COSNER DONALD L	Date: 02/29/2000	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /14330/ 373	Deed2:

Exemption Information

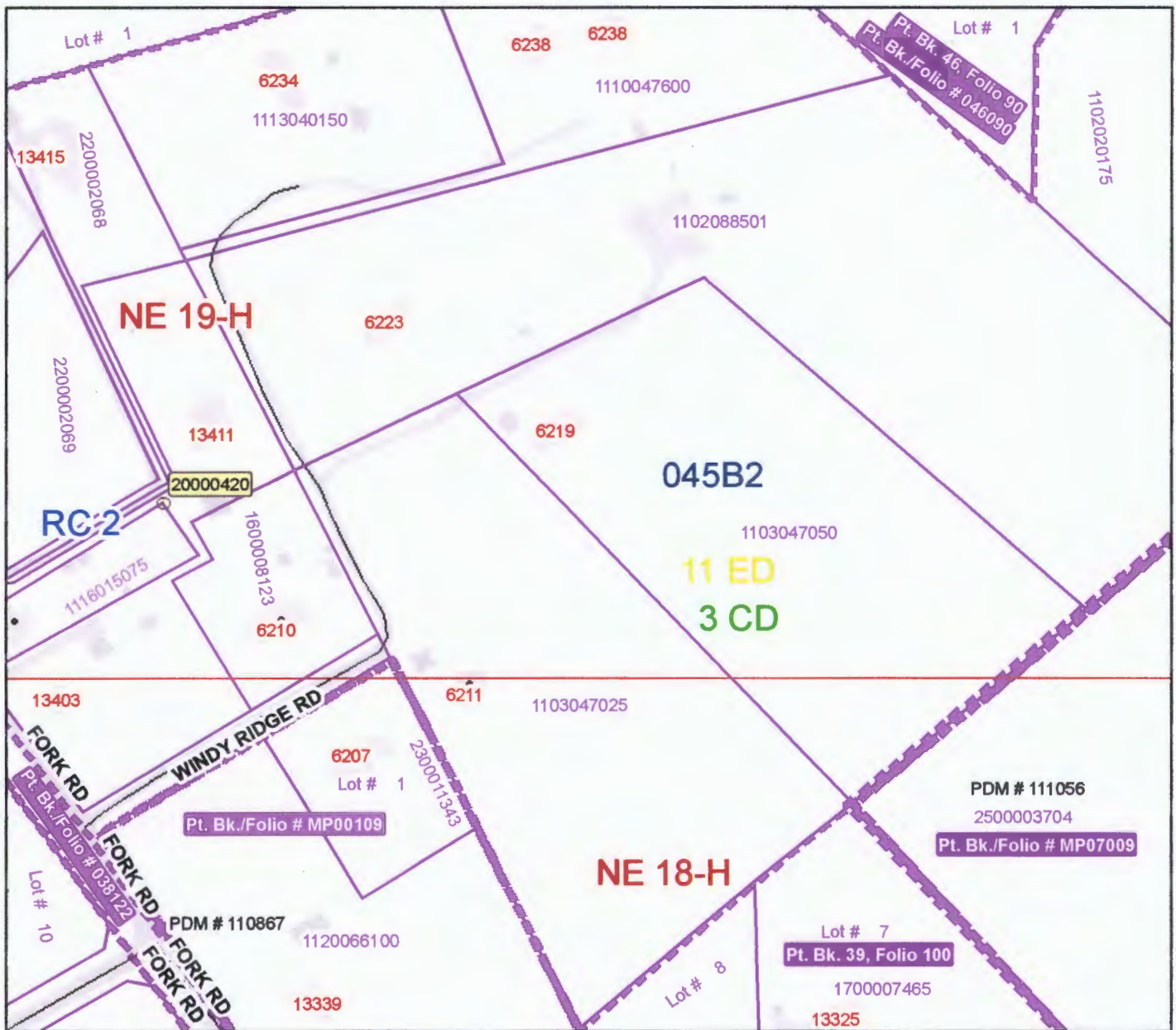
Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

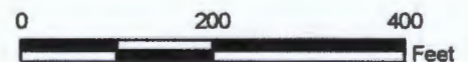
Special Tax Recapture:
 * NONE *



6219 Windy Ridge Road



Publication Date: March 12, 2010
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



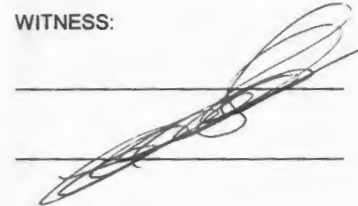
1 inch = 200 feet

Item #0241

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

As Witness the hands and seals of said Grantors, the day and year first above written.

WITNESS:



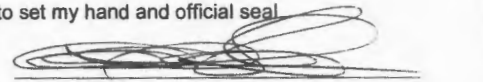
Donald L. Cosner (Seal)
Donald L. Cosner

Shirley M. Cosner (Seal)
Shirley M. Cosner

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I hereby certify that on this 27th day of July, 2009, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Donald L. Cosner and Shirley M. Cosner, the Grantors herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal


Notary Public
My commission expires COLLIER M. CONKLIN
NOTARY PUBLIC, STATE OF MD
BALTIMORE CITY
My Commission Expires March 26, 2012

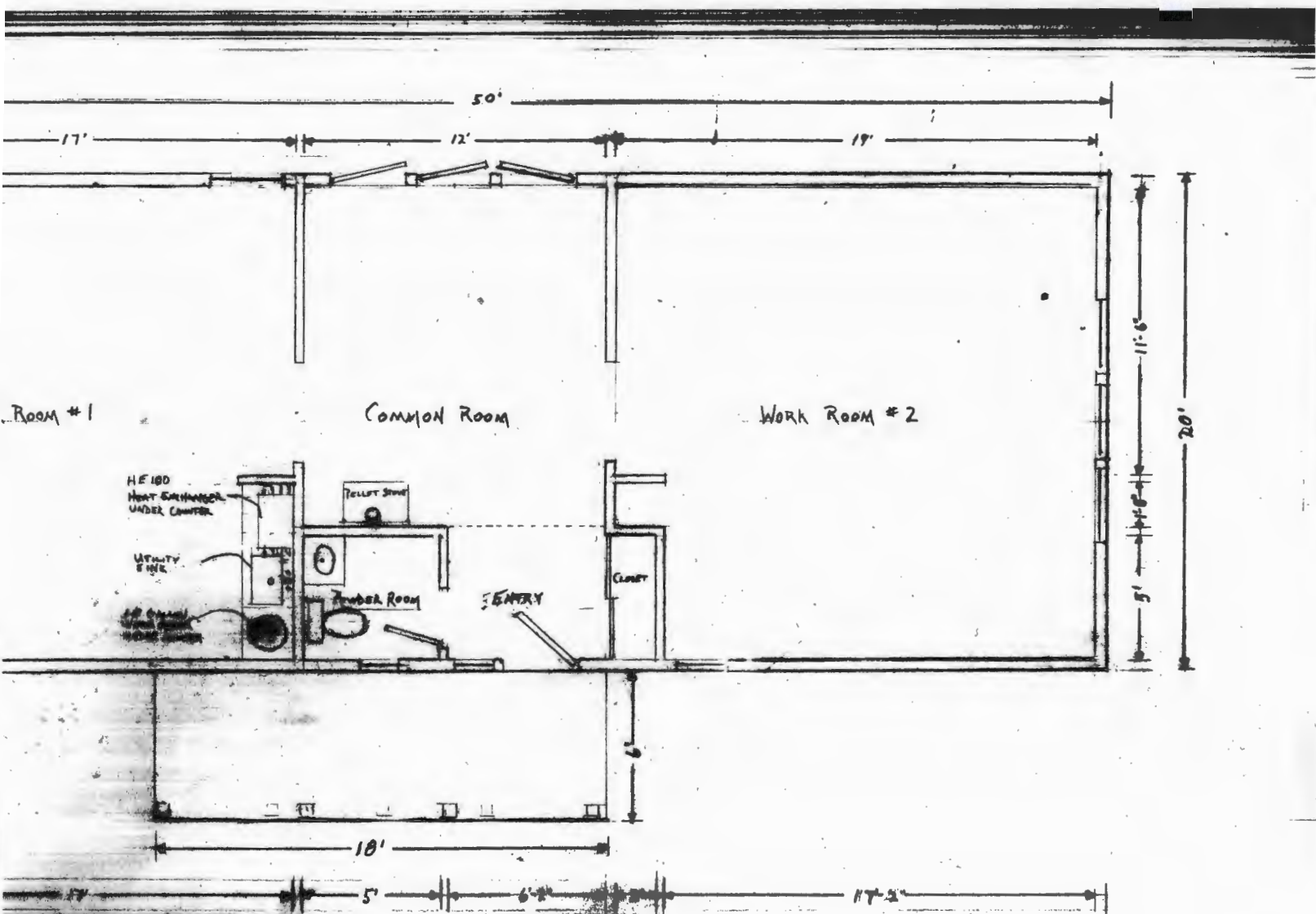
THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

James B. Larrimore
Attorney - JAMES B. LARRIMORE

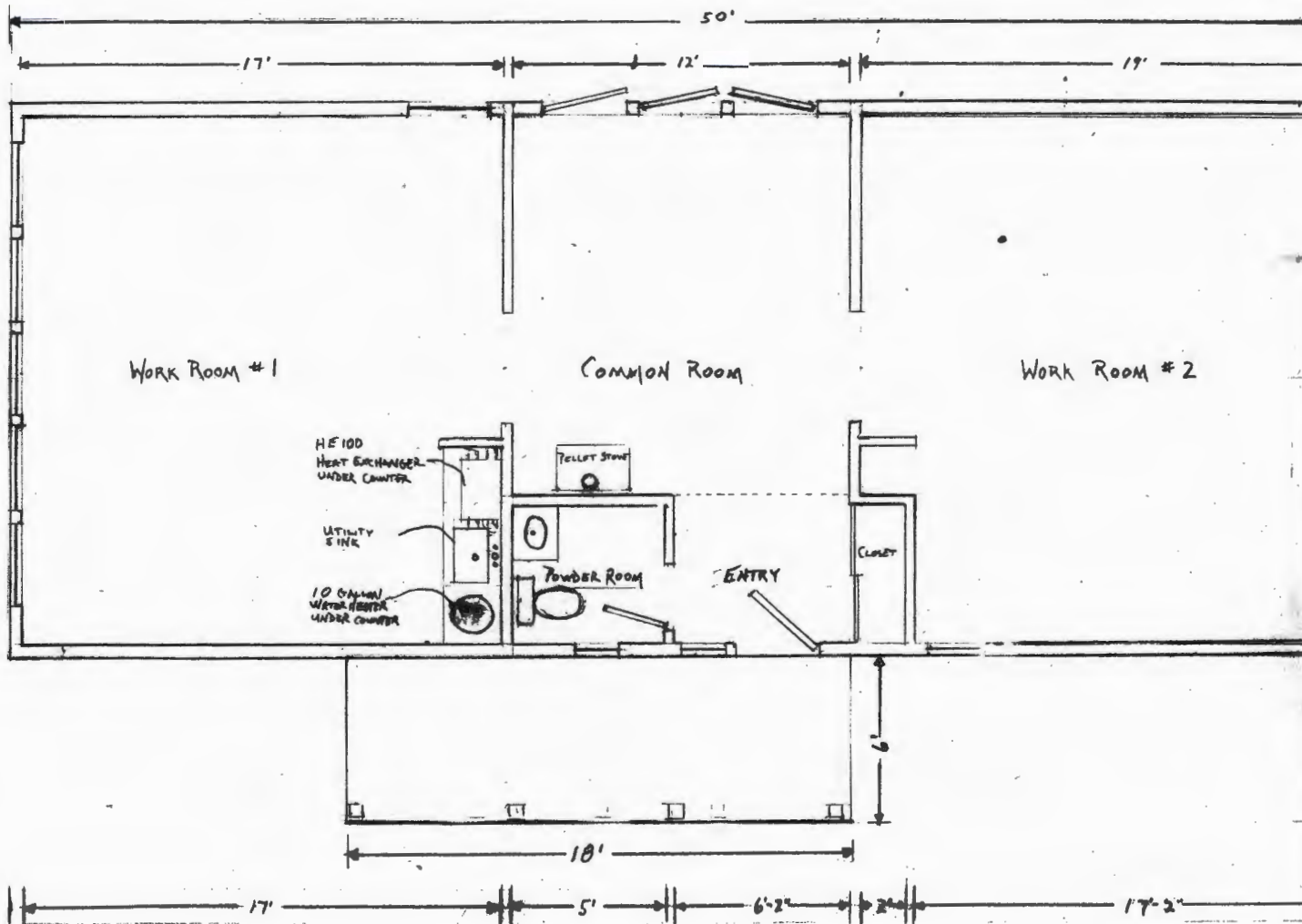
Property Tax ID No. 11-1103047050
Title Insurer: CLTIC

AFTER RECORDING, PLEASE RETURN TO:
METROPOLITAN TITLE COMPANY, INC.
1300 York Road
Suite 110 - York Green
Lutherville, MD 21093-6000

Item #0241



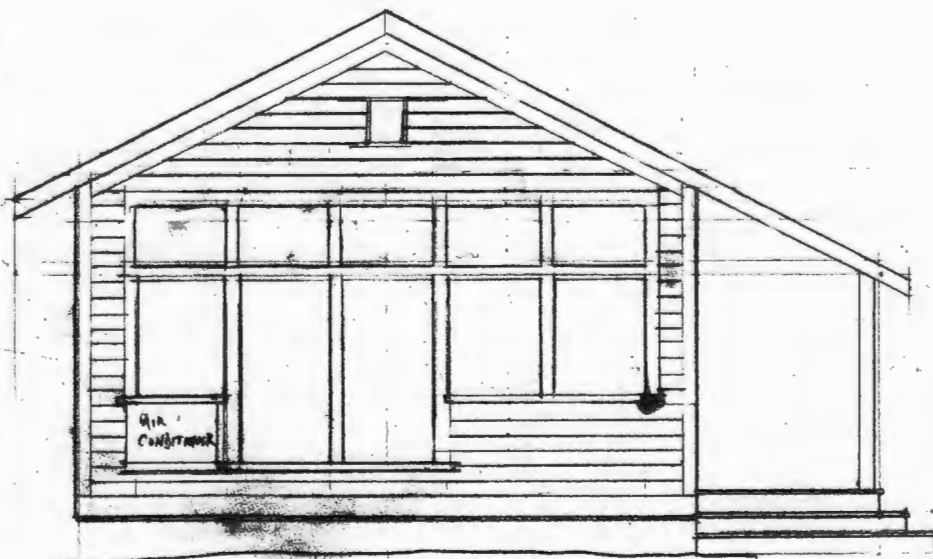
Item #0241



FLOOR PLAN

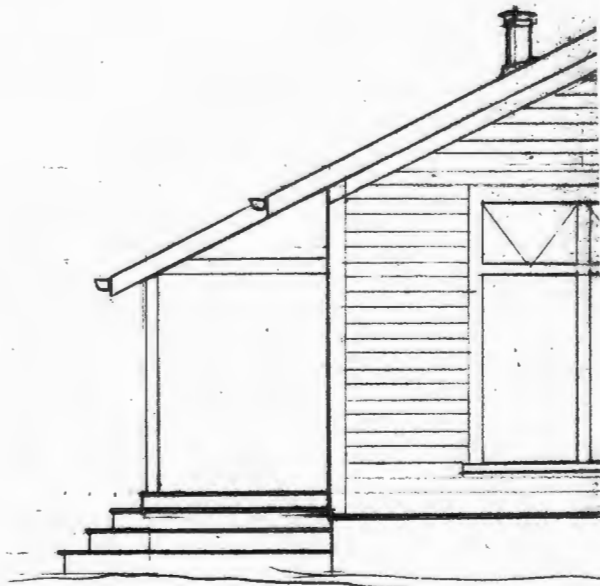
6219 WINDY RIDGE ROAD
BALDWIN, MD 21013
(410) 230-0654

Item #0241



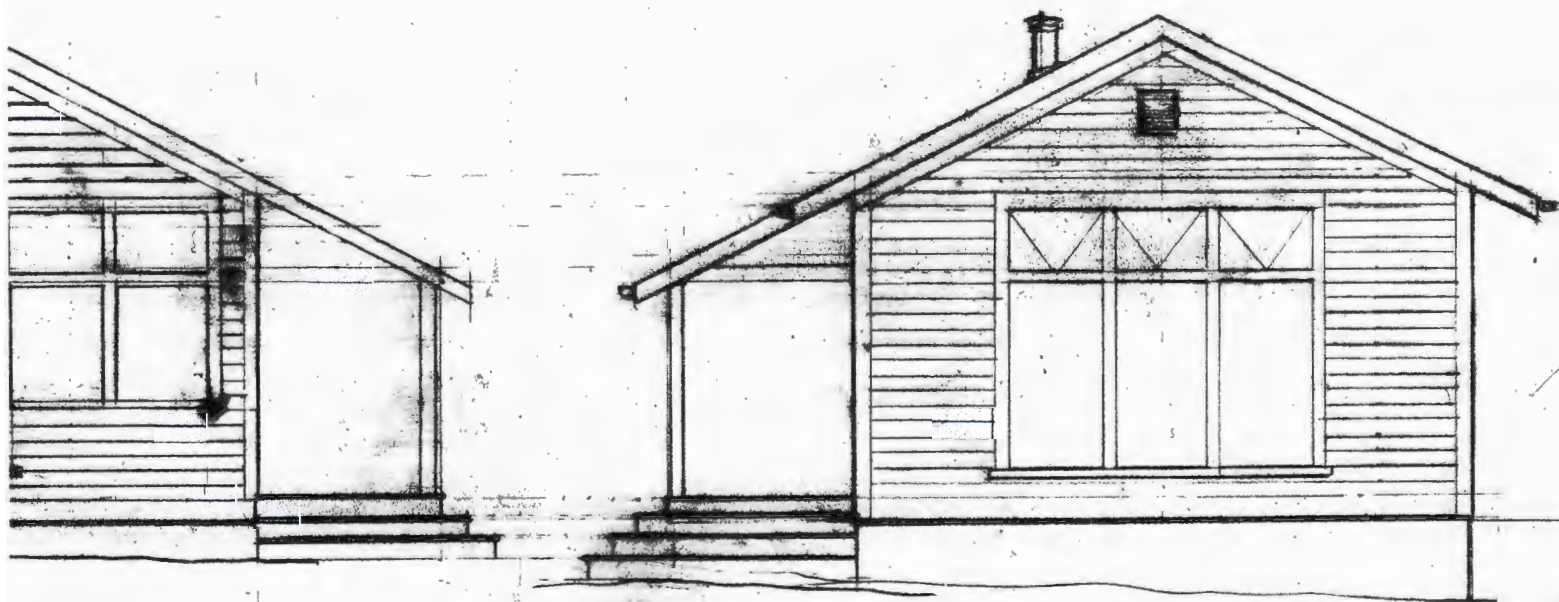
NORTH FACADE

6219 WINDY RIDGE ROAD
BALDWIN, MD 21013



SOUTH FACADE

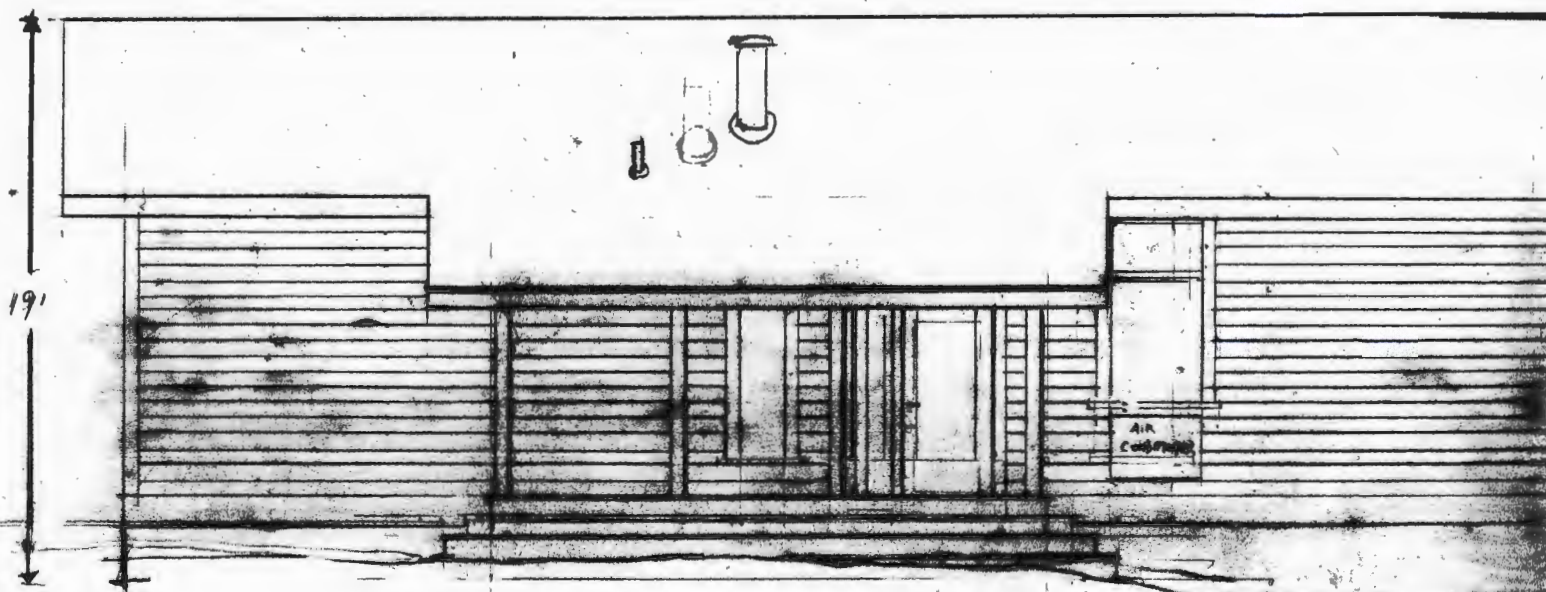
Item #0241



SOUTH FACADE

E. ROAD
013

Item #0241



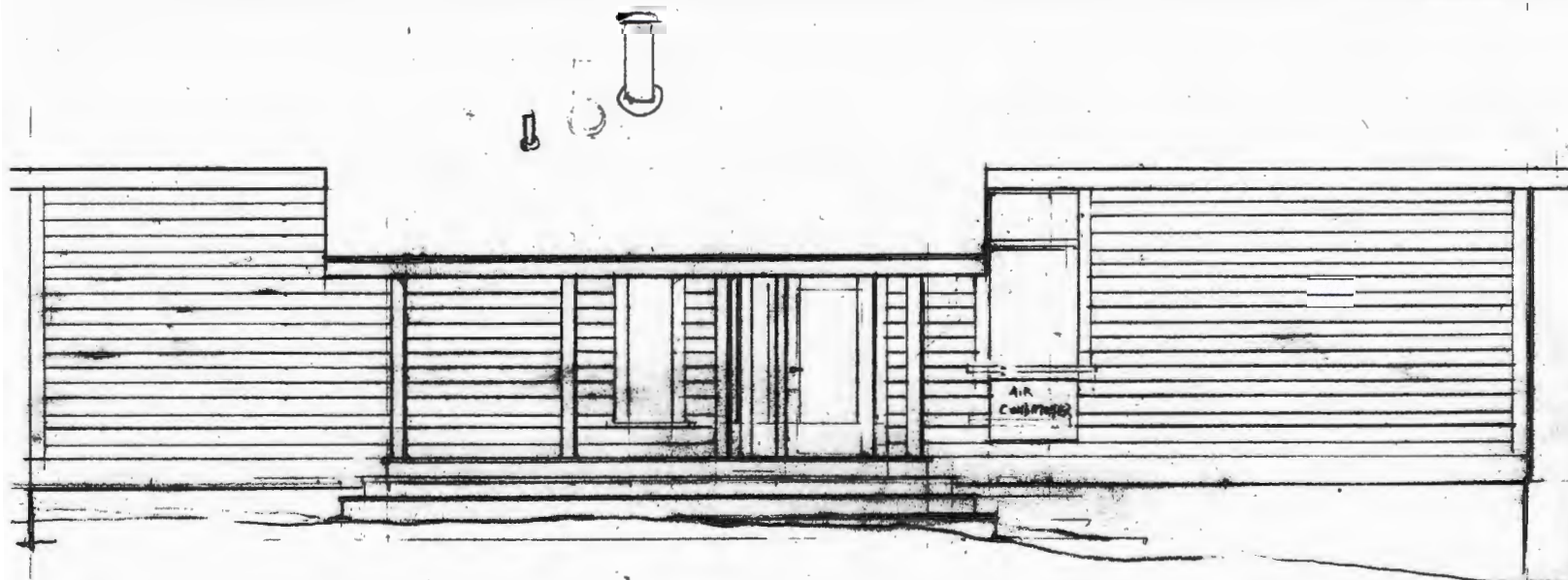
WEST FACADE

6219 WINDY RIDGE ROAD
BALDWIN, MD 21013

20'

1/4" = 1 foot

Item #0241



ST FACADE
WINDY RIDGE ROAD
OWIN, MD 21013

20' 10'

1/4" = 1 foot

Item # 0241

This Deed, made this 27th day of July, 2009, by and between DONALD L. COSNER and SHIRLEY M. COSNER, parties of the first part, Grantors; and MATTHEW J. MCCONVILLE and RENEE S. VANDERSTELT, husband and wife, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of THREE HUNDRED FIFTEEN THOUSAND DOLLARS 00/100 (\$315,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said MATTHEW J. MCCONVILLE and RENEE S. VANDERSTELT, husband and wife, as Tenants by the Entirety, their assigns, the survivor of them, and the survivors heirs, personal representatives and assigns, in fee simple, all that lot of ground situate in Baltimore County, Maryland and described as follows, that is to say:

BEGINNING FOR THE SAME AT A CONCRETE MARKER NUMBERED 3 HERETOFORE PLANTED AT THE END OF THE FIRSTLY DESCRIBED LINE OF THE LAND CONVEYED BY ELMER L. REESE, SR. AND WIFE TO EMERSON D. GERHARDT AND WIFE BY A DEED DATED NOVEMBER 7, 1946, AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER J.W.B. NO. 1525, FOLIO 215, RUNNING THENCE AS NOW SURVEYED AND FOR LINES OF DIVISION NOW MADE NORTH 58 DEGREES 31 MINUTES 06 SECONDS EAST 401.00 FEET TO A PIPE THENCE NORTH 43 DEGREES 51 MINUTES 54 SECONDS WEST 640.03 FEET TO A PIPE PLANTED AT THE END OF THE CENTERLINE OF A RIGHT OF WAY 40 FEET WIDE NOW LAID OUT FOR THE USE IN COMMON WITH OTHERS ENTITLED THERETO LEADING TO THE FORK ROAD AS SHOWN ON A PLAT BY WILLIAM M. MAYNADIER, SURVEYOR, RUNNING THENCE AND BINDING IN THE CENTER OF SAID RIGHT OF WAY SOUTH 72 DEGREES 49 MINUTES 06 SECONDS WEST 360.69 FEET TO A PIPE (TOGETHER WITH THE USE OF SAID 40 FOOT ROAD OUT TO THE 40 FOOT ROAD HEREINAFTER FIRSTLY MENTIONED) THENCE LEAVING THE RIGHT OF WAY SOUTH 38 DEGREES 19 MINUTES 50 SECONDS EAST 719.37 FEET TO THE PLACE OF BEGINNING. CONTAINING 5.655 ACRES OF LAND MORE OR LESS.

THE IMPROVEMENTS THEREON BEING KNOWN AS 6219 WINDY RIDGE ROAD.

BEING the same lot of ground as that described in a Deed dated February 1, 2007, and recorded among the Land Records of Baltimore County, State of Maryland, in Liber SM No. 25244, folio 631, was granted and conveyed by Donald L. Cosner and Shirley M. Cosner, Trustees unto Donald L. Cosner and Shirley M. Cosner, the Grantors herein.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said MATTHEW J. MCCONVILLE and RENEE S. VANDERSTELT, husband and wife, as Tenants by the Entirety, their assigns, the survivor of them, and the survivor's heirs, personal representatives and assigns, in fee simple.

Item #0241



Looking South, standing at N. Edge of proposed Structure / Building.



View from Front of House, closer, looking Eastward.

Building here



Note:
Garage
Location
as well.

See Back of Photo for Comments.

See Back
 Neighbor John Burlage's / Elaine Burlage's House from Edge
 of our Property.



See Back of Photo. Neighbor's Shed (East
 word)



Standing Downhill,
 Looking Northward
 See Back of Photo.

Location of
 New Dig



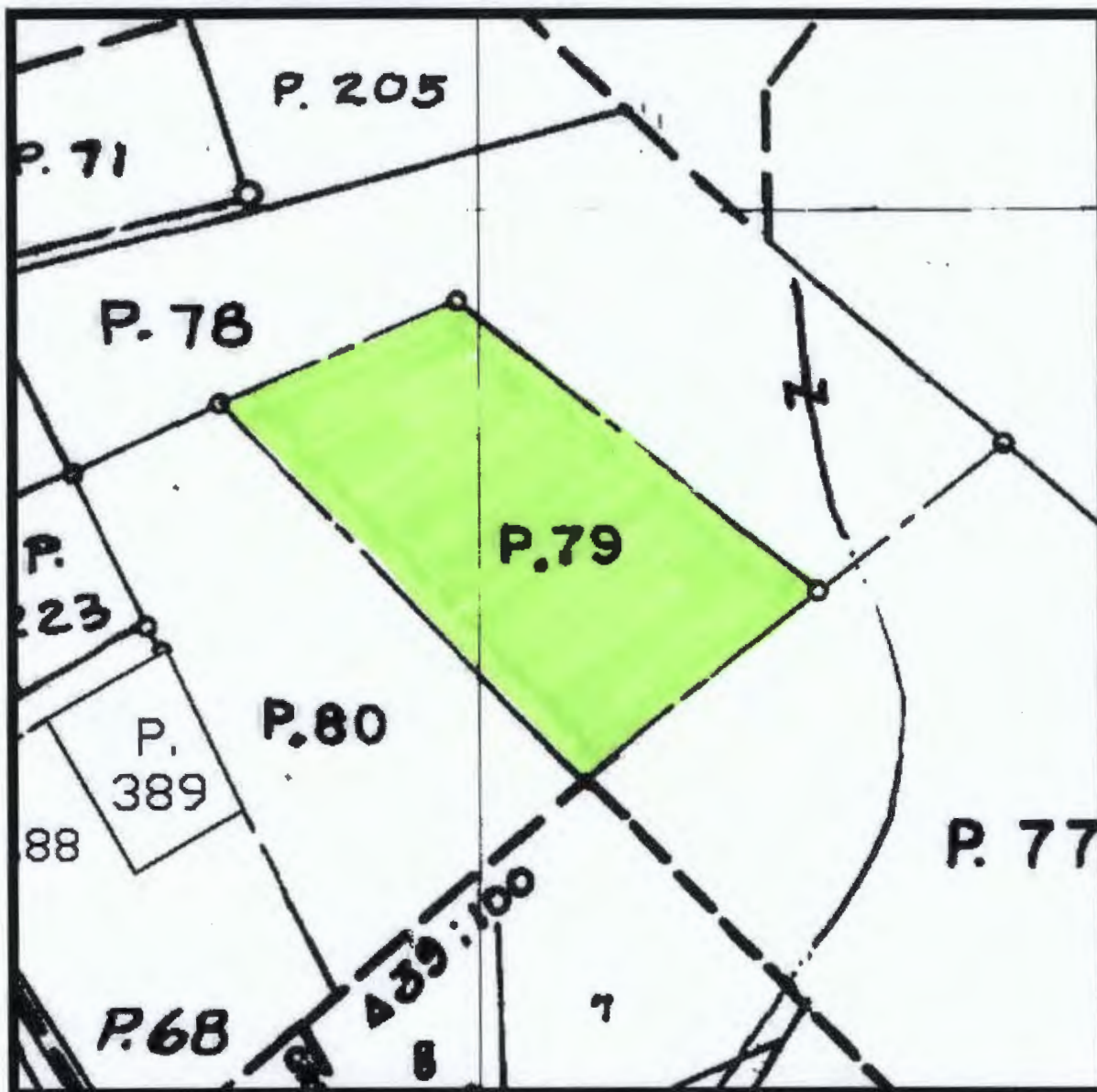




Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

District - 11 Account Number - 1103047050



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2009.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

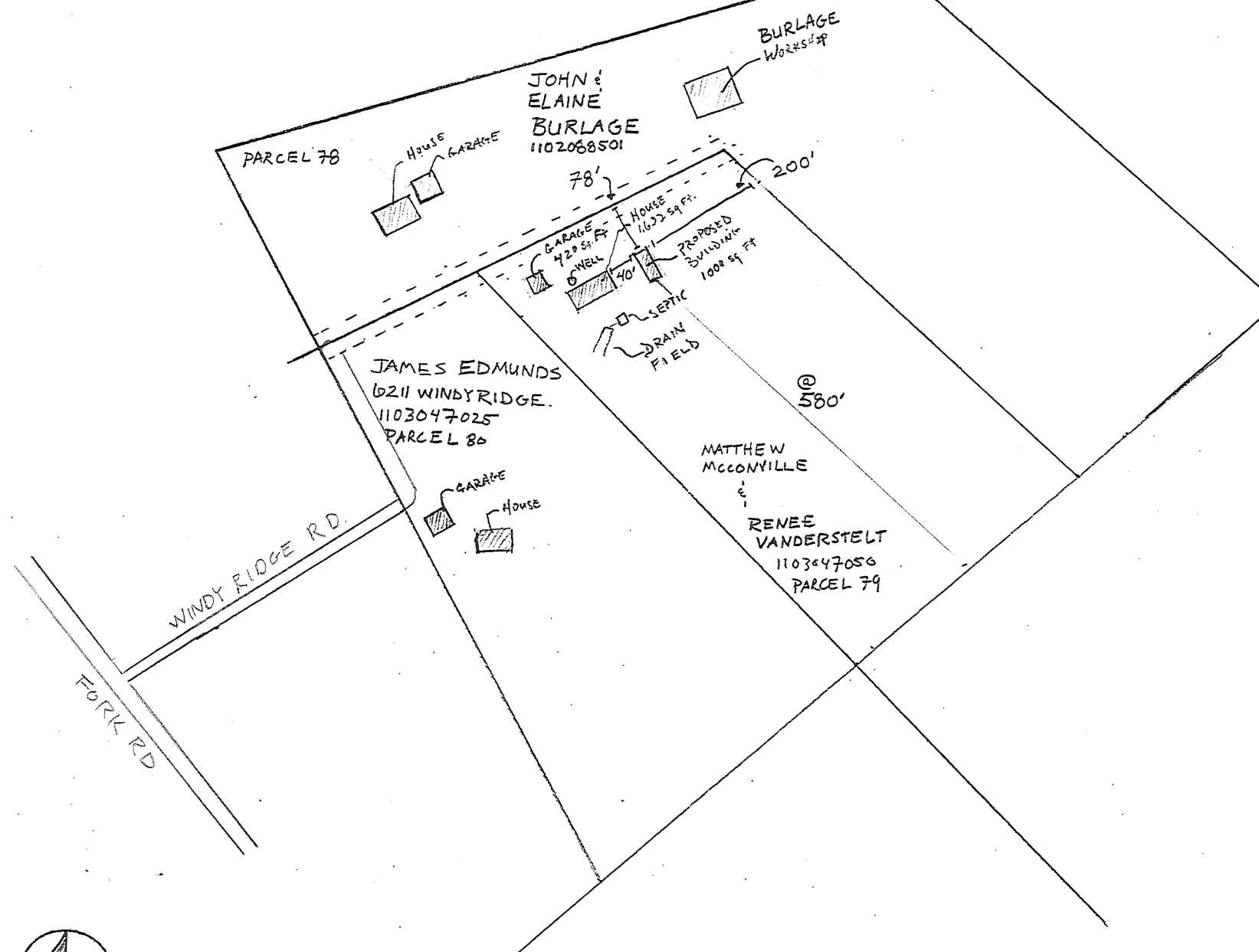
PROPERTY ADDRESS 6219 WINDY RIDGE RD.

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME NONE

PLAT BOOK # NA FOLIO # NA LOT # NA SECTION # NA

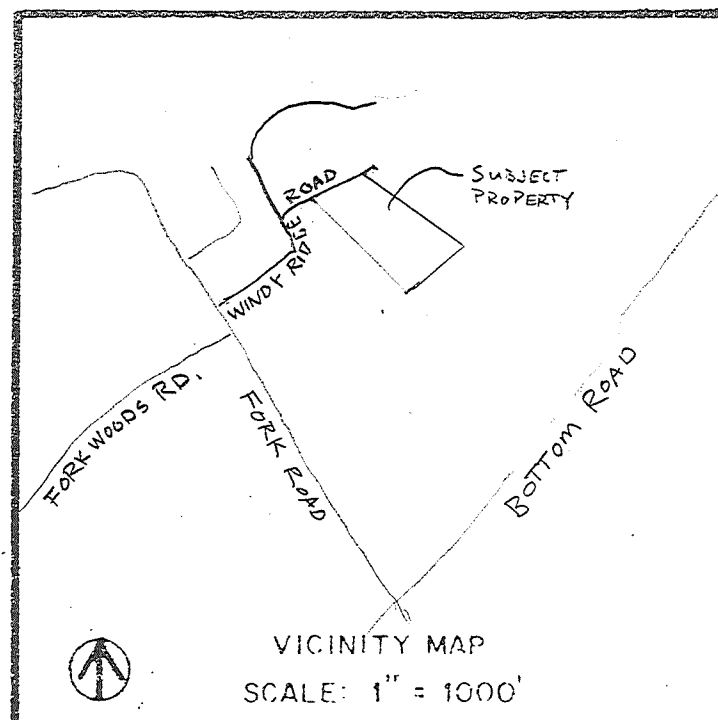
OWNER MATTHEW J. MCCONVILLE, RENEE VANDERSTELT



NORTH

PREPARED BY MATTHEW MCCONVILLE

SCALE OF DRAWING: 1" = 200'



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 045BZ

ZONING RC2

LOT SIZE 5.65 ACRES — SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒

	YES	NO
100 YEAR FLOOD PLAIN	☐	☒

	YES	NO
HISTORIC PROPERTY/BUILDING	☐	☒

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY

REVIEWED BY [Signature] ITEM # 2010-0241-A CASE # 2010-0241-A