

MEMORANDUM

DATE: March 6, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0181-A – Appeal Period Expired

The appeal period for the above-referenced case expired on March 5, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(57 Windmere Parkway)		
11 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Justin W. & Emily M. Hartzell	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2018-0181-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, Justin W. and Emily M. Hartzell (“Petitioners”). The Petitioners are requesting Variance relief pursuant to §§ 103.1 and 1B02.3.B (see 202.4 of the 1963 Baltimore County Zoning Regulations [“BCZR”]), to permit an addition with a minimum rear yard setback of 36 ft. in lieu of the required of the 50 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. A ZAC comment was received from the Department of Environmental Protection and Sustainability (“DEPS”) dated January 12, 2018 indicating that Ground Water Management must review any proposed building permit(s) for an addition, since this site is served by well and septic.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 14, 2018, 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 (“BCC”). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 2-1-18

pw

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 1st day of **February, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 103.1 and 1B02.3.B (see 202.4 of the 1963 Baltimore County Zoning Regulations ["BCZR"]), to permit an addition with a minimum rear yard setback of 36 ft. in lieu of the required of the 50 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.
- Petitioners must comply with the ZAC comment received from DEPS, dated January 12, 2018; a copy of which is attached hereto and made a part hereof.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 2-1-18 2

By 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 57 WINDEMERE PKWY Currently zoned RC-6 (vested R40)
 Deed Reference 034 / 0089 10 Digit Tax Account # 1600007907
 Owner(s) Printed Name(s) JUSTIN HARTZELL EMILY HARTZELL

(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:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 103.1 ; 1802.3.B (Sec. 202.4 of the 1963 BCZR)
To permit an additions with a minimum rear yard setbacks of 36' in lieu of the required 50'.

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

- ☐ **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 Baltimore County Code, to the development 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):

Justin Hartzell / Emily Hartzell
 Name #1 – Type or Print Name #2 – Type or Print
Justin Hartzell / Emily Hartzell
 Signature #1 Signature #2
57 Windemere Pkwy Phoenix MD
 Mailing Address City State
21131 / 443-858-6232 / emcculloh1@gmail.com
 Zip Code Telephone # Email Address

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

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

Representative to be contacted:

Evan Krouss
 Name Type or Print
[Signature]
 Signature
10824 FALLS RD LUTHERVILLE MD
 Mailing Address City State
21093 / 443-643-7200 / evan@xunderhomes.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 15 day of January, 2018 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.

By

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0181-A Filing Date 1/5/18 Estimated Posting Date 1/14/18 Reviewer JF

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: 57 Windemere Pkwy Phoenix MD 21131
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)

We are adding on to our existing dwelling in order to accomodate living space for my elderly parents who have health needs and require help on a daily basis. There is no other option to add on to our home based on the current conditions.

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

Signature of Owner (Affiant)

Emily Hartzell
Name- Print or Type

Signature of Owner (Affiant)

Justin Hartzell
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 18th day of October, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Michael D. Hartzell

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

AS WITNESS my hand and Notaries Seal

Notary Public

8/2/2020
My Commission Expires

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

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Print or Type Address of property City State Zip Code

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accommodate living space for my elderly parents who have health
needs and require help on a daily basis. There is no other option
to add on to our home based on the current conditions

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

Signature of Owner (Affiant)

Emily Hartzell
Name- Print or Type

Signature of Owner (Affiant)

Justin Hartzell
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 18th day of October, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Michael D. Hartzell

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

AS WITNESS my hand and Notaries Seal

Notary Public

8/2/2020
My Commission Expires



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 57 WINDEMERE PKWY Currently zoned RC-6 (Vested R-40)
 Deed Reference 0031 / 0089 10 Digit Tax Account # 1600004907
 Owner(s) Printed Name(s) JUSTIN HARTZELL EMILY HARTZELL

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 103.1; 1B02.3.B (sec. 202.4 of the 1963 BLCR)
To permit an additions with a minimum rear yard setback of 36' in lieu of required of the 50'

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 Baltimore County Code, to the development 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):

Justin Hartzell , Emily Hartzell
 Name #1 – Type or Print Name #2 – Type or Print
Justin Hartzell , Emily Hartzell
 Signature #1 Signature #2

57 Windemere Pkwy Phoenix MD
 Mailing Address City State
21131 , 443-858-6232 , emccullough1@
 Zip Code Telephone # Email Address gmail.com

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

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

Representative to be contacted:

Evan Krouss
 Name – Type or Print
[Signature]
 Signature
10829 FALLS RD LUTHERVILLE MD
 Mailing Address City State
21093 , 443-643-7200 , evan.krouss@homerad.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.

By _____

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0181-A Filing Date 1/5/18 Estimated Posting Date 1/14/18 Reviewer SP

Zoning Property Description for 56 Windemere Parkway, Phoenix MD 21131.

Beginning at a point on the South side of Windemere Parkway which is 60' right of way at a distance of 260+/- West of the center line of the nearest improved intersecting street, Manor Road which is 60' right of way feet wide.

CERTIFICATE OF POSTING

Date: 1-14-18

RE: Case Number: 2018-0181-A

Petitioner/Developer: Hartzell

Date of Hearing/Closing: 1-29-18

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 57 Windemere Parkway



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0181 -A Address 57 Windemere Pkwy
Contact Person: Jon Fernandez Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/5/18 Posting Date: 1/14/18 Closing Date: 1/29/18

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.

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2018- 0181 -A Address 57 Windemere Pkwy
Petitioner's Name Emily & Justin Hartzell Telephone 410 858 6232
Posting Date: 1/14/18 Closing Date: 1/29/18
Wording for Sign: To Permit an additions with a minimum rear yard setbacks of 30' in lieu of the required 50'.

Revised 6/30/2018

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2018 - 0181 - A
Property Address: 57 WINDEMERE PKWY
Property Description: _____

Legal Owners (Petitioners): Justin & Emily HARTZELL
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Zander Homes (EVAN KROUSS)
Company/Firm (if applicable): _____
Address: 10829 FALLS RD
LUTHERVILLE, MD 21093

Telephone Number: 443-643-7200

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

NO 161174

Date: 1/5/18

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	200	0000		6150				75.00

Total: 75.00

Rec
From: ZANDER HOMES

For: Administration Verification (2002 2018-0181-A)
57 Windhamer Place

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME
1/05/2018 1/05/2018 14:07:54

REG 0003 WALKIN CAN
RECEIPT # 739293 1/05/2018 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 161174

Receipt Tot \$75.00
\$75.00 CR \$0.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

January 30, 2018

Justin & Emily Hartzell
57 Windemere Parkway
Phoenix MD 21131

RE: Case Number: 2018-0181 A, Address: 57 Windemere Parkway

Dear Mr. & Ms. Elkin:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 5, 2018. 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: jaw

Enclosures

c: People's Counsel
Evan Krouss, 10829 Falls Road, Lutherville MD 21093

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: January 12, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0181-A
Address 57 Windmere Parkway
(Hartzell Property)

Zoning Advisory Committee Meeting of **January 15, 2018.**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management must review any proposed building permit(s) for an addition, since this site is served by well and septic.

Reviewer: Dan Esser



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 1/10/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2018-0181-A

*Administrative Variance
Justin & Emily Hartzell
57 Windmere Parkway*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: January 23, 2018

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

SUBJECT: Zoning Advisory Committee Meeting
For January 15, 2017
Item No. 2018-0167-A, 0175-A, 0176- SPHA, 0177-SPHA, 0178-A, 0179-
A, 0180-SPH and 0181-A

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

*

*

*

*

*

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: January 12, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0181-A
Address 57 Windmere Parkway
(Hartzell Property)

Zoning Advisory Committee Meeting of **January 15, 2018.**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

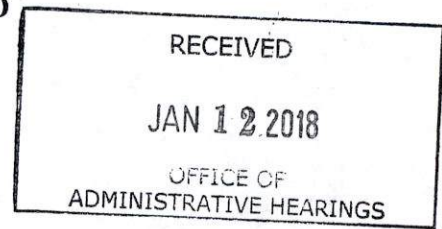
1. Ground Water Management must review any proposed building permit(s) for an addition, since this site is served by well and septic.

Reviewer: Dan Esser

1-29 (Av)

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: January 12, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0181-A
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Reviewer: Dan Esser

ORDER RECEIVED FOR FILING

Date 2-1-18

By kw

R-1957-4295
R-1973-0064
1978-0269-A

1104051472

1600004917

Lot # 7

Lot # 4 1600004914
52

51
Lot # 10
1600004910

PAI # 110091

Pt. Bk./Folio # 039003A 53

PAI # 110091

Pt. Bk. 0000039, Folio 0003

Lot # 9 1600004909

Lot # 3 1600004913

Lot # 2 1600004912

12518

Lot # 1 1600004911 12516

Lot # 4
1600004904

PAI # 110202

3 CD
053B2 RC 6
11 ED NE 16-E

Pt. Bk. 0000034, Folio 0089

Lot # 3 1600004903

44

SITE
Lot # 7 1600004907
GROWTH TIER 4
(No New Subdivisions of 4 or More Additional Lots)

Pt. Bk./Folio # 034089

Lot # 6 1600004906

Lot # 2 1600004902

48

Lot # 1 1600004901

GLEN ALPINE RD

MANOR RD

RC 2

1113040075

Lot # 5
1600004900

45

Lot # 4 1600004899

47

Lot # 3 1600004898

1600004897

Lot # 2

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>1-23</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>1-12</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>1-10</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 1-14-18by Pison

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 1600004907			
Owner Information					
Owner Name:	HARTZELL JUSTIN W HARTZELL EMILY M		Use:	RESIDENTIAL	
Mailing Address:	57 WINDEMERE PKY PHOENIX MD 21131-2423		Principal Residence:	YES	
			Deed Reference:	/38058/ 00198	
Location & Structure Information					
Premises Address:		57 WINDEMERE PKY PHOENIX 21131-2423		Legal Description: WINDEMERE PKWY MANOR HILL	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0053	0009	0014		0000	
					Block:
					B
					Lot:
					7
					Assessment Year:
					2018
					Plat No:
					Plat Ref:
					0034/0089
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1972		2,152 SF		760 SF	
				Property Land Area	
				34,412 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	1/2 BRICK FRAME	2 full/ 1 half	1 Attached
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2018	07/01/2017	07/01/2018
Land:		141,300	141,300		
Improvements		271,100	324,500		
Total:		412,400	465,800	412,400	430,200
Preferential Land:		0			0
Transfer Information					
Seller: MIDKIFF GEORGE NEIL		Date: 09/26/2016		Price: \$489,900	
Type: ARMS LENGTH IMPROVED		Deed1: /38058/ 00198		Deed2:	
Seller: HORAK MARTIN G		Date: 01/22/2013		Price: \$430,000	
Type: ARMS LENGTH IMPROVED		Deed1: /33515/ 00367		Deed2:	
Seller: APICHELLA JOHN L		Date: 05/03/1972		Price: \$9,200	
Type: ARMS LENGTH IMPROVED		Deed1: /05264/ 00928		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017		07/01/2018	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					

Homeowners' Tax Credit Application Status: No Application **Date:**

ZAC AGENDA

Case Number: 2018-0180-SPH
Type: SPECIAL HEARING
Legal Owner: Karen Pritchett
Contract Purchaser

Primary Use: COMMERCIAL

Reviewer: SeidelmanJason

Critical Area : No Flood Plain: Yes Historic No Election Dist Fifteenth Councilmanic Dist Sixth

Property Address: 10251 Bird River ROAD

Location: SW/S of Bird River Road at the intersection with Vincent Road

Existing Zoning: DR 1, BL

Area: 1.5 acres

Proposed Zoning: SPECIAL HEARING:

To determine whether or not the Administrative Law Judge should approve the continued non-conforming use of the existing buildings on two adjoining parcels for residential rentals.

Attorney: Neil Lanzi, 102 W Pennsylvania Avenue, Suite 406, Towson MD 21204

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:

Case Number: 2018-0181-A

Primary Use: RESIDENTIAL

Reviewer: FernandoBonifacio

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Justin & Emily Hartzell

Contract Purchaser

Critical Area : No Flood Plain: No Historic No Election Dist Eleventh Councilmanic Dist Third

Property Address: 57 Windmere PARKWAY

Location: S/S of Windmere Parkway, 260 ft. +/- of the centerline of ManoRoad

Existing Zoning: RC 6

Area: 34,412 sq. ft.

Proposed Zoning: ADMINISTRATIVE VARIANCE:

To permit an addition with a minimum rear yard setback of 36 ft. in lieu of the required of the 50 ft.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 1/29/2018 12:00:00AM

Miscellaneous:

REAR YARD
Proposed location of the addition



SIDE YARD





Zoning Hearing Plan for Variance (Administrative)

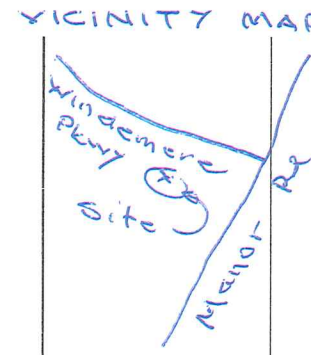
PROJECT ADDRESS:
57 WINDEMERE PARKWAY
PHOENIX, MD 21131

BALTIMORE COUNTY, MD

LOT 7

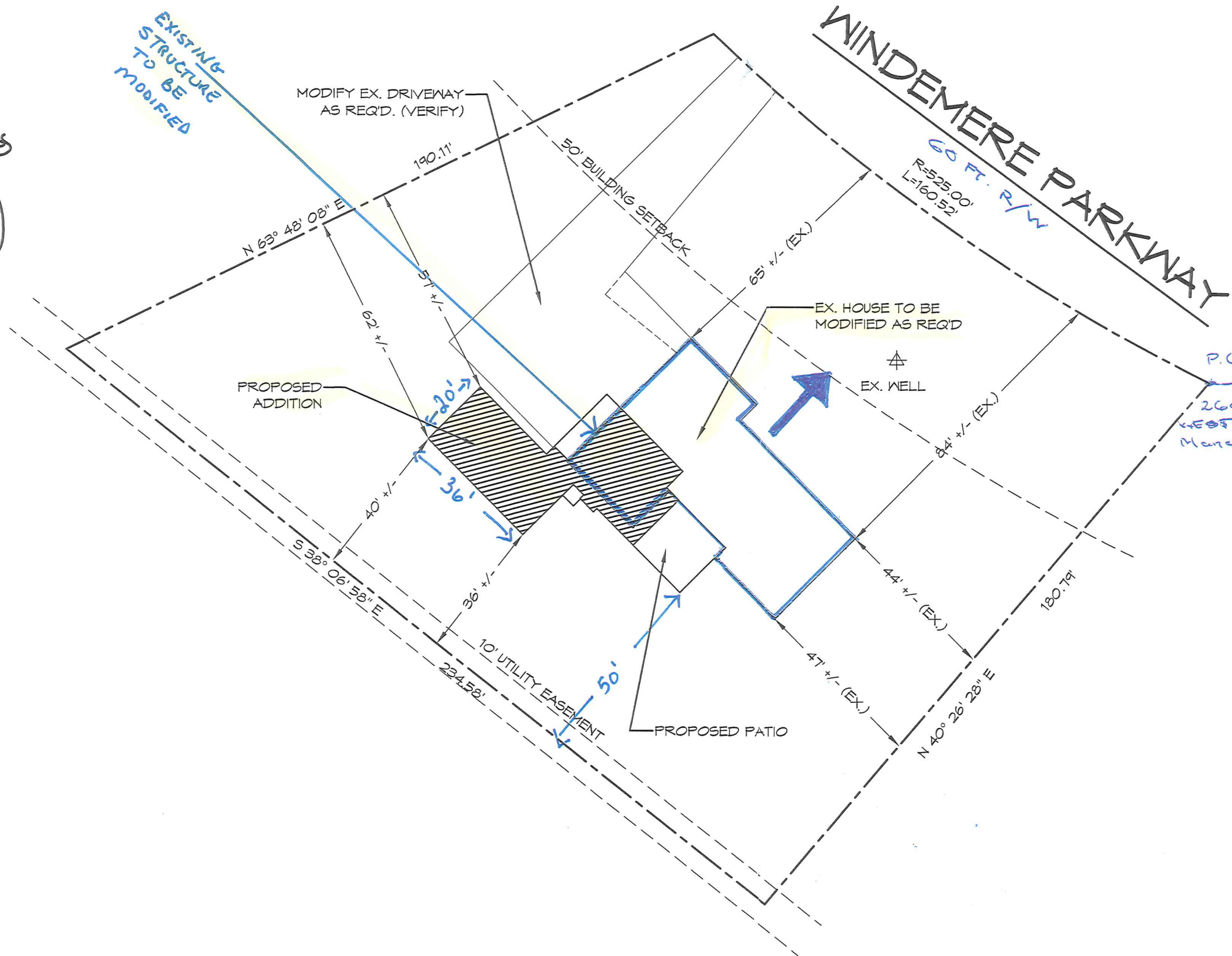
EXISTING SITE CONDITIONS
PROVIDED BY:

MALCOLM E. HUDKINS &
ASSOCIATES
305 W. CHESAPEAKE AVENUE
TOWSON, MD 21204



ADDITION TO
THE HARTZELL RESIDENCE

Windemere Pkwy
MANOR HILL
ELECTION
District 11
COUNCIL DISTRICT 3
Lot 7
BLOCK B
PLAT 34/0089
ZONING MAP 053B2
RE
SITE ZONED: RLG (vested R/L)
LOT AREA AVERAGE 34,412 SF
HISTORIC - NO
IN CBCA - NO
IN FLOOD PLAIN - NO
WATER IS - well
SEWER IS - SEPTIC
PRIOR HEARING - NO



SITE PLAN

SCALE: 1"=30'-0"

Pet. Exp. 1

FILE: ZANDER - HARTZELL ADDITION

DATE NOTED	DATE	SHEET NO.
	6/2017	
GEL, CUSTOM HOME DESIGN INC. PO BOX 237 PHENIXBURG, MD 21131 PHONE 410-833-8320		

Zoning Hearing Plan for Variance (Administrative)

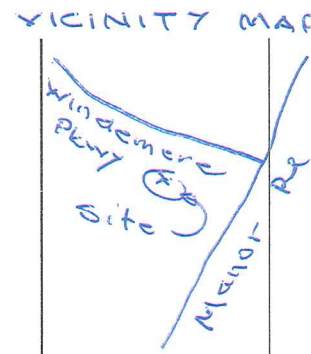
PROJECT ADDRESS:
57 WINDEMERE PARKWAY
PHOENIX, MD 21131

BALTIMORE COUNTY, MD

LOT 7

EXISTING SITE CONDITIONS
PROVIDED BY:

MALCOLM E. HUDKINS &
ASSOCIATES
305 W. CHESAPEAKE AVENUE
TOWSON, MD 21204



ADDITION TO THE HARTZELL RESIDENCE

Windemere Pkwy
MANOR HILL

ELECTION
District 11
COUNCIL DISTRICT 3
Lot 7

Block B
PLAT 34/0089

ZONING MAP 053BA

~~RE~~
SITE ZONED: RLG (Vested R/L)

LOT AREA AVERAGE 34,412 SF

HISTORIC - NO

IN CBCA - NO

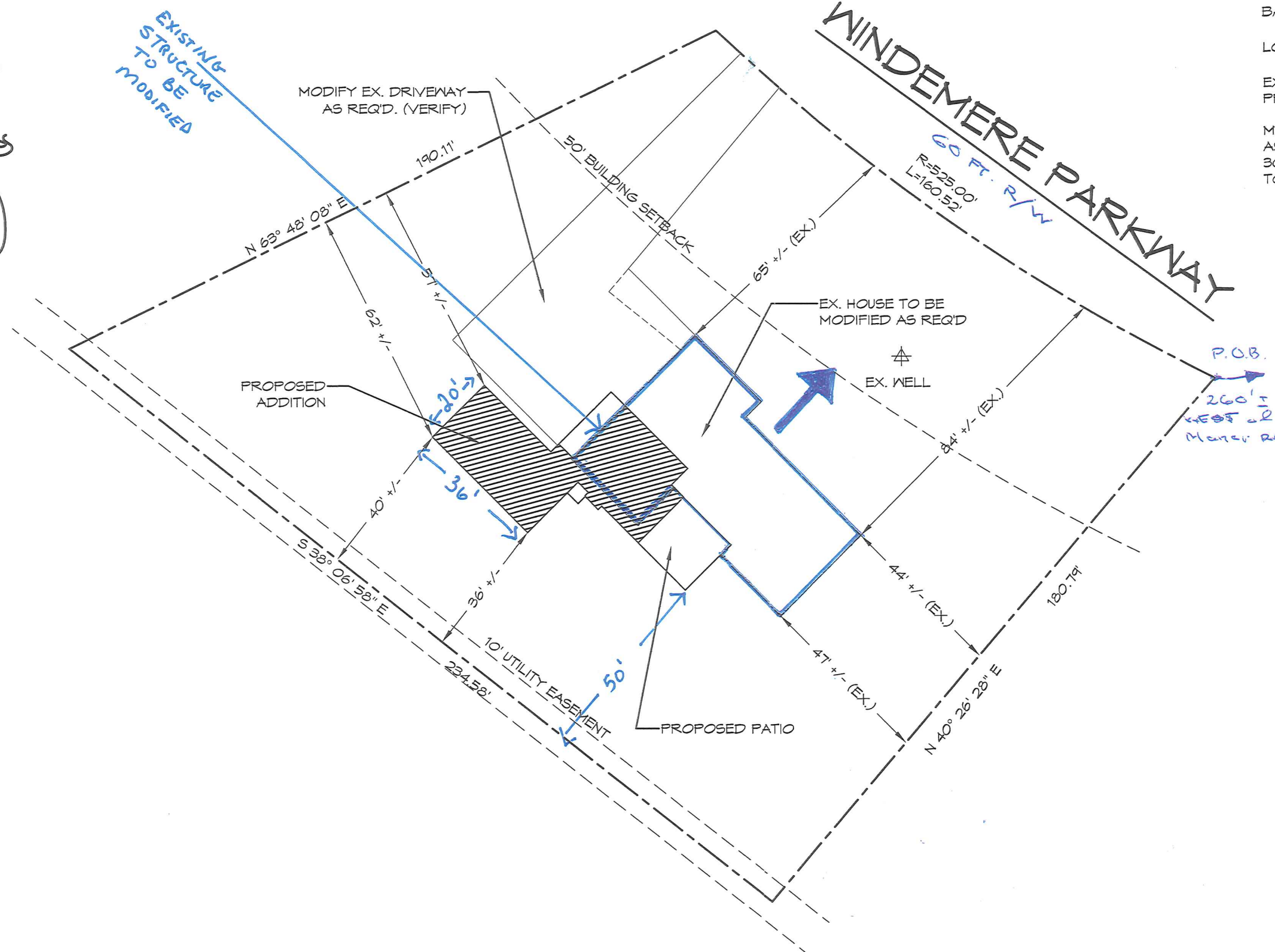
IN FLOOD PLAIN - NO

WATER IS - well

Sewer IS - SEPTIC

PRIOR HEARING - NO

§



SITE PLAN

SCALE: 1"=30'-0"

FILE: ZANDER - HARTZELL ADDITION

SCALE NOTED
DATE: 6/2017
SHEET NO.:
GEL CUSTOM HOME
DESIGN INC.
PO BOX 237 PINEBURG, MO 21048
PHONE 410-633-8320

Zoning Hearing Plan for Variance (Administrative)

PROJECT ADDRESS:
57 WINDEMERE PARKWAY
PHOENIX, MD 21131

BALTIMORE COUNTY, MD

LOT 7

EXISTING SITE CONDITIONS
PROVIDED BY:

MALCOLM E. HUDKINS &
ASSOCIATES
305 W. CHESAPEAKE AVENUE
TOWSON, MD 21204

VICINITY MAP

WINDEMERE PKWY
MANOR HILL
SITE

WINDEMERE PKWY
MANOR HILL

ELECTION
DISTRICT 11
COUNCIL DISTRICT 3
Lot 7

Block B
PLAT 34/0089

ZONING MAP 053B2

RE
SITE ZONED: RLG (vested R4D)

LOT AREA ACERAGE 34,412 SF

HISTORIC - NO

IN CBCA - NO

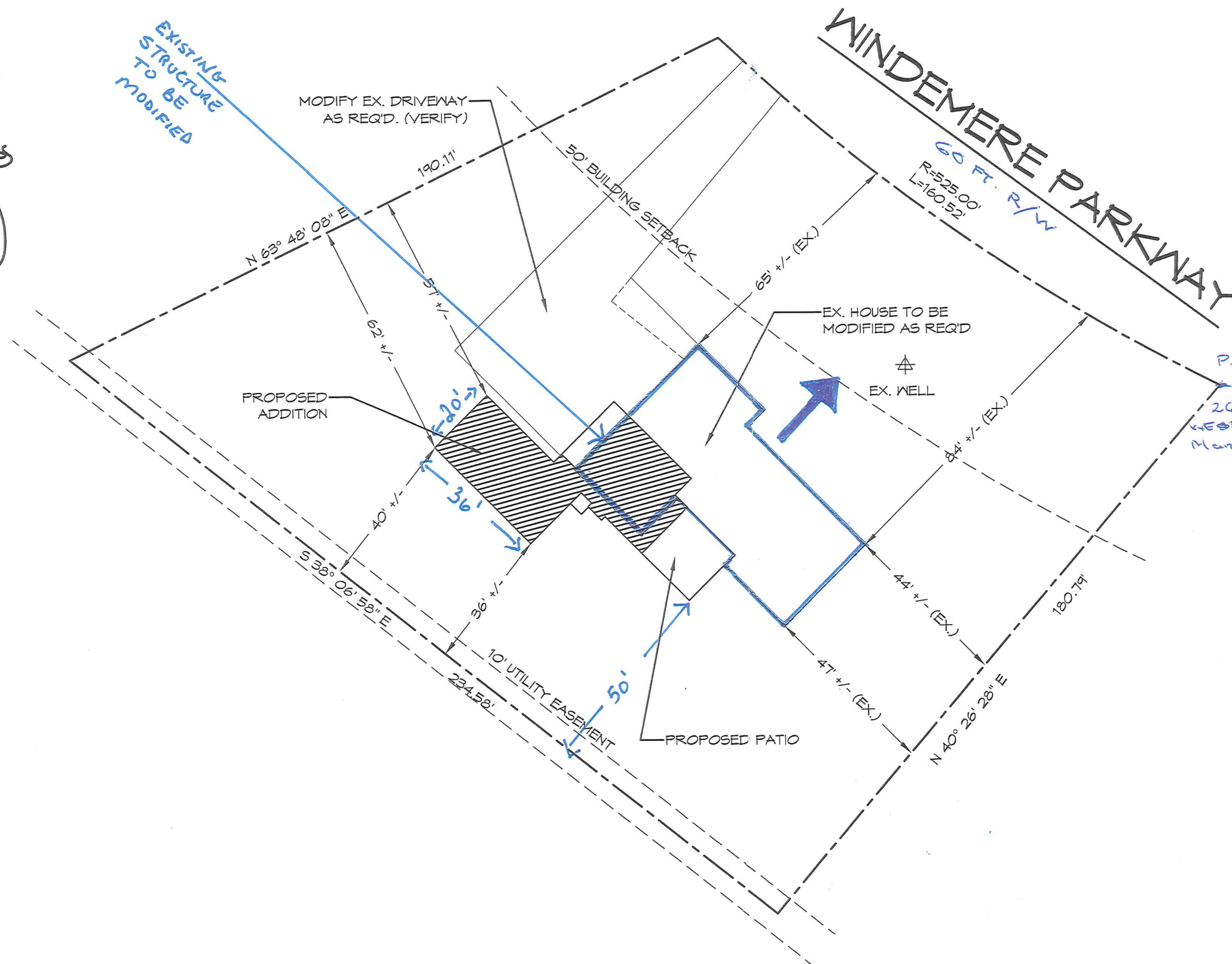
IN FLOOD PLAIN - NO

WATER IS - well

SEWER IS - SEPTIC

PRIOR HEARING - NO

§



SITE PLAN

SCALE: 1"=30'-0"

FILE: ZANDER - HARTZELL ADDITION

SCALE NOTED
DATE: 6/2017
SHEET NO.:
GEL CUSTOM HOME
DESIGN INC.
PO BOX 237 FINKSBURG, MD 21046
PHONE 410-433-8320