MEMORANDUM

DATE: August 11, 2020

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2020-0134-A– Appeal Period Expired

The appeal period for the above-referenced case expired on August 7, 2020. 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.'

/dlm

cc: Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(2805 Northwind Road)		
9th Election District	*	OFFICE OF ADMINISTRATIVE
3rd Council District		
Melvin W. Ansell	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2020-0134-A**

* * * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the subject property, Melvin W. Ansell ("Petitioner"). The Petitioner is requesting Variance relief pursuant to Baltimore County Zoning Regulations ("BZCR") § 400.3 to permit a proposed accessory structure (garage) with a height of 19 ft. in lieu of the maximum height of 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

The Zoning Advisory Committee ("ZAC") comments were received and are made part of the record of this case. A ZAC comment was submitted by the Department of Environmental Protection and Sustainability ("DEPS") dated June 17, 2020, indicating this property must comply with the Forest Conservation Regulations (§§ 33-6-101 through 33-6-122 of the Baltimore County Code ["BCC"]). In addition, Forest Conservation Law can be addressed by filing a Single Lot of Declaration of Intent; this Declaration would be required prior to permit approval.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on June 19, 2020, and there being no request for a public hearing, a

decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the BCC. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts to comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioner.

Although the Department of Planning did not make any recommendations related to the proposed accessory structure (detached garage) height and usage, I will impose conditions that the detached garage shall not be converted into a dwelling unit or apartment, shall not contain any sleeping quarters, living area, kitchen or bathroom facilities, and shall not be used for commercial purposes.

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 **8th** day of **July, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from BZCR § 400.3 to permit a proposed accessory structure (garage) with a height of 19 ft. in lieu of the maximum height of 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for his appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING
Date 7/8/20
By D Mignon

- Petitioner or subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The proposed detached garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

- The proposed detached garage shall not be used for commercial purposes.

- Petitioner must comply with the DEPS ZAC comment, dated June 17, 2020; 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.

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw

ORDER RECEIVED FOR FILING
Date 7/8/20
By D Mignon

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 2805 NORTHWIND Rd. Parkville, **Currently zoned** 5.5

Deed Reference ~~0048~~ / ~~0009~~ 26373/00487 10 Digit Tax Account # 1900003532

Owner(s) Printed Name(s) Melvin Ansell

(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) 400.3 of the BCZR; To permit a proposed accessory structure (Garage) with a height of 19 feet in lieu of the maximum height of 15 feet.

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

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

of the 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):

Melvin Ansell / _____

Name #1 – Type or Print / Name # 2 – Type or Print

Melvin Ansell / _____

Signature #1 / Signature # 2

2805 NORTHWIND Rd. Parkville, Md.

Mailing Address / City / State

21234 / 410-665-3535 / Carol/Ansell@msn.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

ORDER RECEIVED FOR FILING

Date 7/8/20

By DMugnar

Representative to be contacted:

Above

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 2020-0131-A **Filing Date** 6/8/20 **Estimated Posting Date** 6/24/20 **Reviewer** gh

Rev 5/5/2016

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: 2805 NORTH WIND Rd. Parkville Md. 21234-1132

Print or Type Address of property — City — State — Zip Code

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

The building will be for antique cars and extra storage. Requesting a height variance of 19' from the 15' for roof elevation. I need the height to have a car lift. If I lower the roof pitch lower than 3/12 I will lose the warranty on the roof metal. As for the 40' x 60' x 14' size pole building, I need the 14' wall height to have a door large enough to be able to put my enclosed car trailer inside the building. My only close neighbor is the State of Maryland Ranger Station to the rear of my house (SOUTH)

3 acre lot

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

Melvin W. Ansell
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Melvin W. Ansell
Name- Print or Type

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 30th day of April, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Melvin W. Ansell

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

AS WITNESS my hand and Notaries Seal

Carlos

Notary Public

07-01-2023

My Commission Expires

CARLOS RAMIREZ
Notary Public-Maryland
Baltimore County
My Commission Expires
07-01-2023

REV. 5/5/2016

2020-0134-A

May 11, 2020

To: Administrative Zoning Petition

The Office of Administrative Variance for Baltimore County

(Baltimore County Zoning Department) Form: Rev 5/5/2016

From: Melvin W. Ansell

2805 Northwind Road

Parkville, MD 21234

Carolansell@msn.com

Cell: 410-868-4005

Home: 410-665-3535

RE: Zoning Petition Property Description for Variance

Part A:

Zoning Property Description 2805 Northwind Road

Beginning at a point on the Northwest side of Northwind Road which is 25 feet right of right-of-way at a distance of 2430 feet northwest of the centerline of the nearest improved intersection street, Harford Road, which is 50 fee right-of-ways wide.

Part B:

Being Lot #3 Block: NA Section: NA in subdivision of Melvin W Ansell as recorded in Baltimore County Plot Back #48, Folio #69 containing 3.02 acres of lot located in the (9th) Election District and (3rd) Council District

2020-0134-A

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 2805 NORTHWIND Rd. PARKVILLE **Currently zoned** DR 5.5

Deed Reference 26373 / 00487 10 Digit Tax Account # 1900003532

Owner(s) Printed Name(s) Melvin Ansell

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

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1. X **ADMINISTRATIVE VARIANCE** from Section(s) 400.3 of the BCZR; To permit a proposed accessory structure (garage) with a height of 19 feet in lieu of the maximum height of 15 feet.

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

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

of the 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):

Melvin Ansell / _____

Name #1 – Type or Print / Name # 2 – Type or Print

Melvin Ansell / _____

Signature #1 / Signature # 2

2805 NORTHWIND Rd. PARKVILLE, Md.

Mailing Address / City / State

21234 / 410-665-3535 / carolansell@msn.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

ORDER RECEIVED FOR FILING

Date 7/8/20

By DMugnon

Representative to be contacted:

Above

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 2020-0134-A **Filing Date** 6/8/20 **Estimated Posting Date** ~~6-14-20~~ 7-21 **Reviewer** gh

Rev 5/5/2016

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.

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Print or Type Address of property | City | State | Zip Code

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

The building will be for antique cars and extra storage. I'm requesting a height variance of 19' from the 15' roof elevation. I need the height to have a car lift. If I lower the roof lower than 3/12 I will lose the warranty on the roof metal. As for the 40' x 60' x 14' size pole building, I need the wall height to have a door large enough to be able to put my enclosed car trailor inside the building. My only close neighbor is the State of Maryland Ranger Station to the rear of my house (South)

3 acre lot

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

Melvin W. Ansell
Signature of Owner (Affiant)

Signature of Owner (Affiant)

MELVIN W. ANSELL
Name- Print or Type

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 30th day of April, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Melvin W. Ansell

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

AS WITNESS my hand and Notaries Seal

Notary Public

07-01-2023
My Commission Expires

CARLOS RAMIREZ
Notary Public-Maryland
Baltimore County
My Commission Expires
07-01-2023

REV. 5/5/2016

2020-0134-A

May 11, 2020

To: Administrative Zoning Petition

The Office of Administrative Variance for Baltimore County

(Baltimore County Zoning Department) Form: Rev 5/5/2016

From: Melvin W. Ansell

2805 Northwind Road

Parkville, MD 21234

Carolansell@msn.com

Cell: 410-868-4005

Home: 410-665-3535

RE: Zoning Petition Property Description for Variance

Part A:

Zoning Property Description 2805 Northwind Road

Beginning at a point on the Northwest side of Northwind Road which is 25 feet right of right-of-way at a distance of 2430 feet northwest of the centerline of the nearest improved intersection street, Harford Road, which is 50 fee right-of-ways wide.

Part B:

Being Lot #3 Block: NA Section: NA in subdivision of Melvin W Ansell as recorded in Baltimore County Plot Back #48, Folio #69 containing 3.02 acres of lot located in the (9th) Election District and (3rd) Council District

2020-0134-A

CERTIFICATE OF POSTING

June 19, 2020
_____ amended for second inspection

Re:
Zoning Case No. 2020-0134-A
Legal Owner: Melvin W. Ansell
Closing date: July 6, 2020

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **2805 Northwind Road.**

The signs were initially posted on **June 19, 2020.**

The subject property was also inspected on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com


ROAD
END
ZONING NOTICE

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2020-0134-A

2805 Northwind Road

REQUEST: TO PERMIT A PROPOSED ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT OF 19 FEET IN LIEU OF THE REQUIRED 15 FEET.

PUBLIC HEARING?

PURSUANT TO SECTION 26-127(b)(1) BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE JULY 06, 2020.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT111 W. CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2020-0134-A

2805 Northwind Road

REQUEST: TO PERMIT A PROPOSED ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT OF 19 FEET IN LIEU OF THE REQUIRED 15 FEET.

PUBLIC HEARING?

PURSUANT TO SECTION 26-127(b)(1) BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE JULY 06, 2020.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT111 W. CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0134 -A Address 2805 Northwind Rd

Contact Person: Gary Hucil Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/8/20 **Posting Date:** 6/21/20 **Closing Date:** 7/6/2020

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 2020- 0134 -A Address 2805 Northwind Road

Petitioner's Name Melvin W. Ansell Telephone 410-665-3535

Posting Date: 5/24/20 **Closing Date:** 6/8/20

Wording for Sign: *To Permit* a proposed accessory structure (Garage) with a height of 19 feet in lieu of the required 15 feet.

Revised 2/20/2020

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: 2020-0134-A

Property Address: 2805 NorthWind Rd.

Property Description: Lot 3 Melvin W. Ansell
Plat #48 Folio # 69

Legal Owners (Petitioners): Melvin W. Ansell

Contract Purchaser/Lessee: —

PLEASE FORWARD ADVERTISING BILL TO:

Name: Melvin W. Ansell

Company/Firm (if applicable):

Address: 2805 North Wind Rd.
Parkville, Md.
21234-1132

Telephone Number: H 410-665-3535

Revised 7/9/2015

JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits, Approvals & Inspections

July 6, 2020

Melvin Ansell,
2805 Northwind Road
Parkville MD 21234

RE: Case Number: 2020-0134-A, 2805 Northwind Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 08, 2020. 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Gregory Slater
Secretary

Tim Smith, P.E.
Acting Administrator

June 15, 2020

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. **2020-0134-A**

Administrative Variance
Melvin Ansell
2805 Northwind Road

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@mdot.maryland.gov).

Sincerely,

For 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

Inter-Office Correspondence

TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: June 17, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0134-A
Address 2805 Northwind Road
(Ansell Property)

Zoning Advisory Committee Meeting of **June 22, 2020**.

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

__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:

Forest Conservation Law can be addressed by filing a Single Lot Declaration of Intent. This Declaration would be required prior to permit approval.

Reviewer: Glenn Shaffer

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: June 17, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0134-A
Address 2805 Northwind Road
(Ansell Property)

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Additional Comments:

Forest Conservation Law can be addressed by filing a Single Lot Declaration of Intent. This Declaration would be required prior to permit approval.

Reviewer: Glenn Shaffer

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District -** 09 **Account Number -** 1900003532

Owner Information

Owner Name:	ANSELL MELVIN W ANSELL CAROL A	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	2805 NORTH WIND RD PARKVILLE MD 21234-1132	**Deed Reference:**	/26373/ 00487

Location & Structure Information

Premises Address:	2805 NORTH WIND RD PARKVILLE 21234-1132	**Legal Description:**	3.006 AC MELVIN W ANSELL

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0071	0004	0480	9130161.04	0000			3	2020	Plat Ref: 0048/ 0069

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1982	2,398 SF		3.0000 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	YES	STANDARD UNIT	BRICK/	4	2 full/ 1 half	1 Attached	

Value Information

	Base Value	Value As of 01/01/2020	Phase-in Assessments As of 07/01/2019	Phase-in Assessments As of 07/01/2020
Land:	106,000	106,000		
Improvements	299,300	290,000		
Total:	405,300	396,000	405,300	396,000
Preferential Land:	0			0

Transfer Information

Seller: ANSELL MELVIN W	**Date:** 11/09/2007	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /26373/ 00487	**Deed2:**
Seller: ANSELL MELVIN W	**Date:** 07/27/2007	**Price:** $0
Type:	**Deed1:** /25963/ 00665	**Deed2:**
Seller: WICHERT ISABELLA M	**Date:** 04/13/1973	**Price:** $0
Type:	**Deed1:** /05350/ 00526	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

2020-0134-A

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District -** 09 **Account Number -** 1900003532

Owner Information

Owner Name:	ANSELL MELVIN W ANSELL CAROL A	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	2805 NORTH WIND RD PARKVILLE MD 21234-1132	**Deed Reference:**	/26373/ 00487

Location & Structure Information

Premises Address:	2805 NORTH WIND RD PARKVILLE 21234-1132	**Legal Description:**	3.006 AC MELVIN W ANSELL

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0071	0004	0480	9130161.04	0000			3	2020	Plat Ref:	0048/ 0069

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1982	2,398 SF		3.0000 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	YES	STANDARD UNIT	BRICK/	4	2 full/ 1 half	1 Attached	

Value Information

	Base Value	Value As of 01/01/2020	Phase-in Assessments As of 07/01/2019	Phase-in Assessments As of 07/01/2020
Land:	106,000	106,000		
Improvements	299,300	290,000		
Total:	405,300	396,000	405,300	396,000
Preferential Land:	0			0

Transfer Information

Seller: ANSELL MELVIN W	**Date:** 11/09/2007	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /26373/ 00487	**Deed2:**
Seller: ANSELL MELVIN W	**Date:** 07/27/2007	**Price:** $0
Type:	**Deed1:** /25963/ 00665	**Deed2:**
Seller: WICHERT ISABELLA M	**Date:** 04/13/1973	**Price:** $0
Type:	**Deed1:** /05350/ 00526	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Special Tax Recapture: None

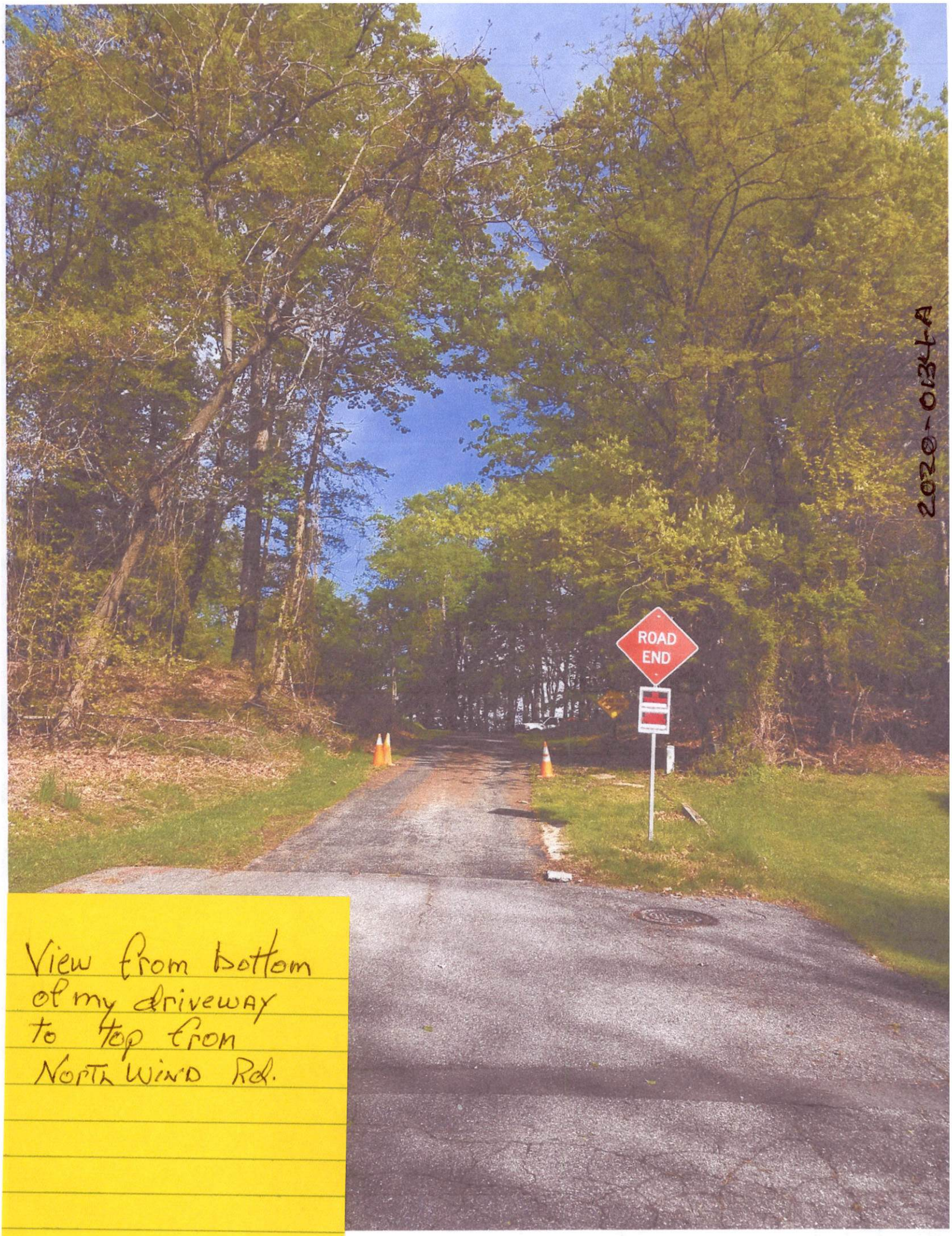
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

2020-0134-A

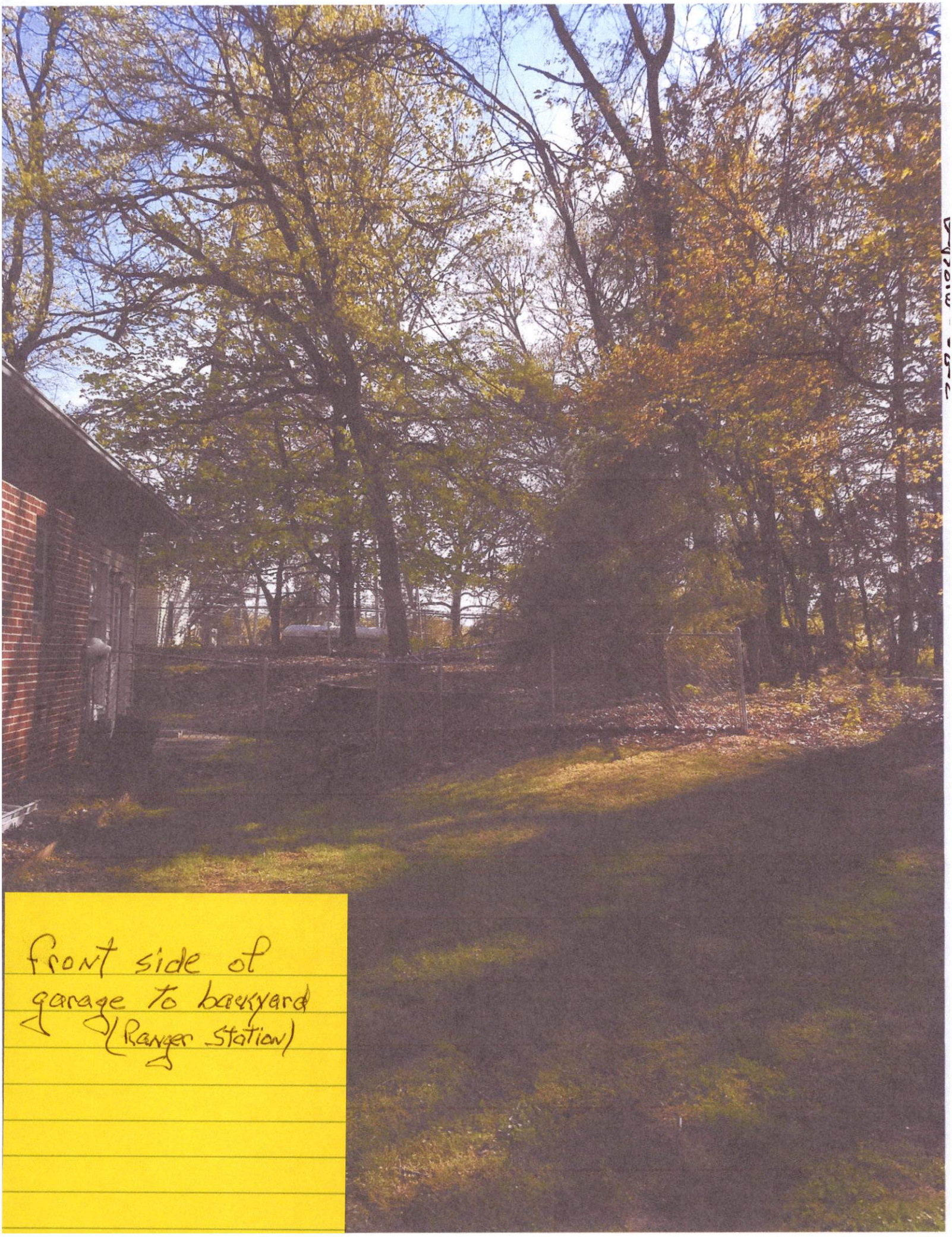


View from bottom of my driveway to top from North Wind Rd.

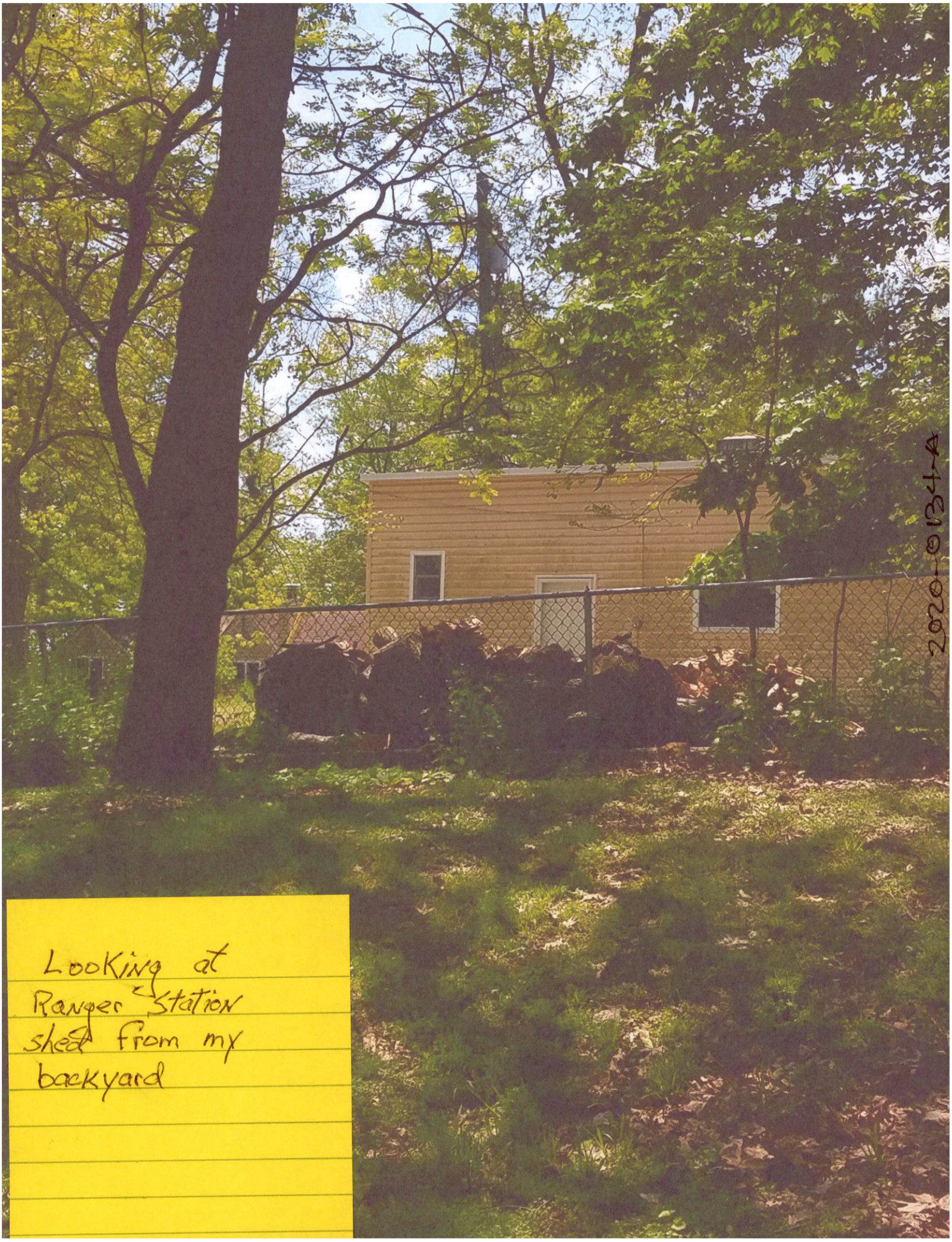
top of my
driveway looking
down to NorthWind Rd.

2020-0134A

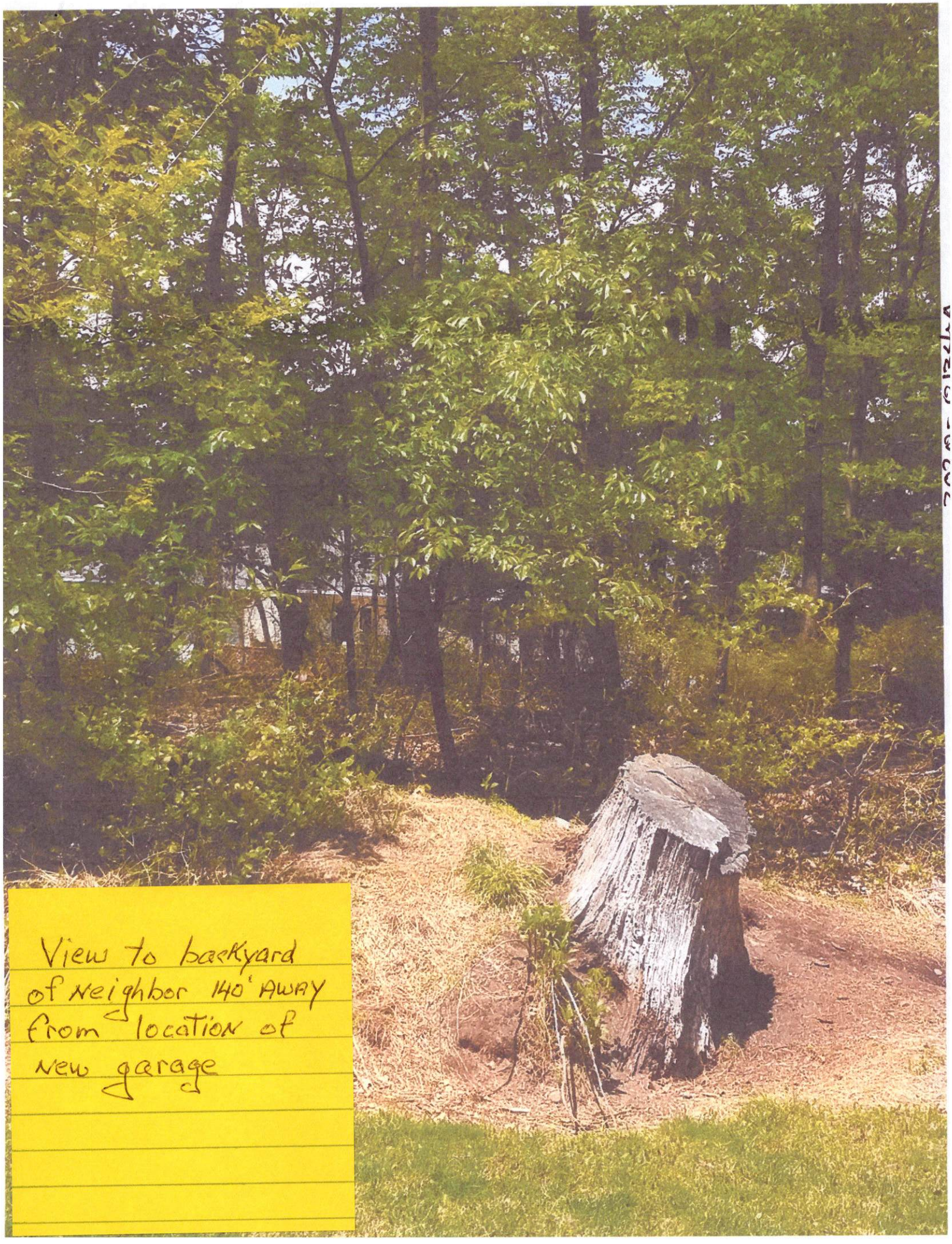
top of driveway
at front of
my house with
Fire tower in back



front side of
garage to backyard
(Ranger Station)



Looking at Ranger Station shed from my backyard



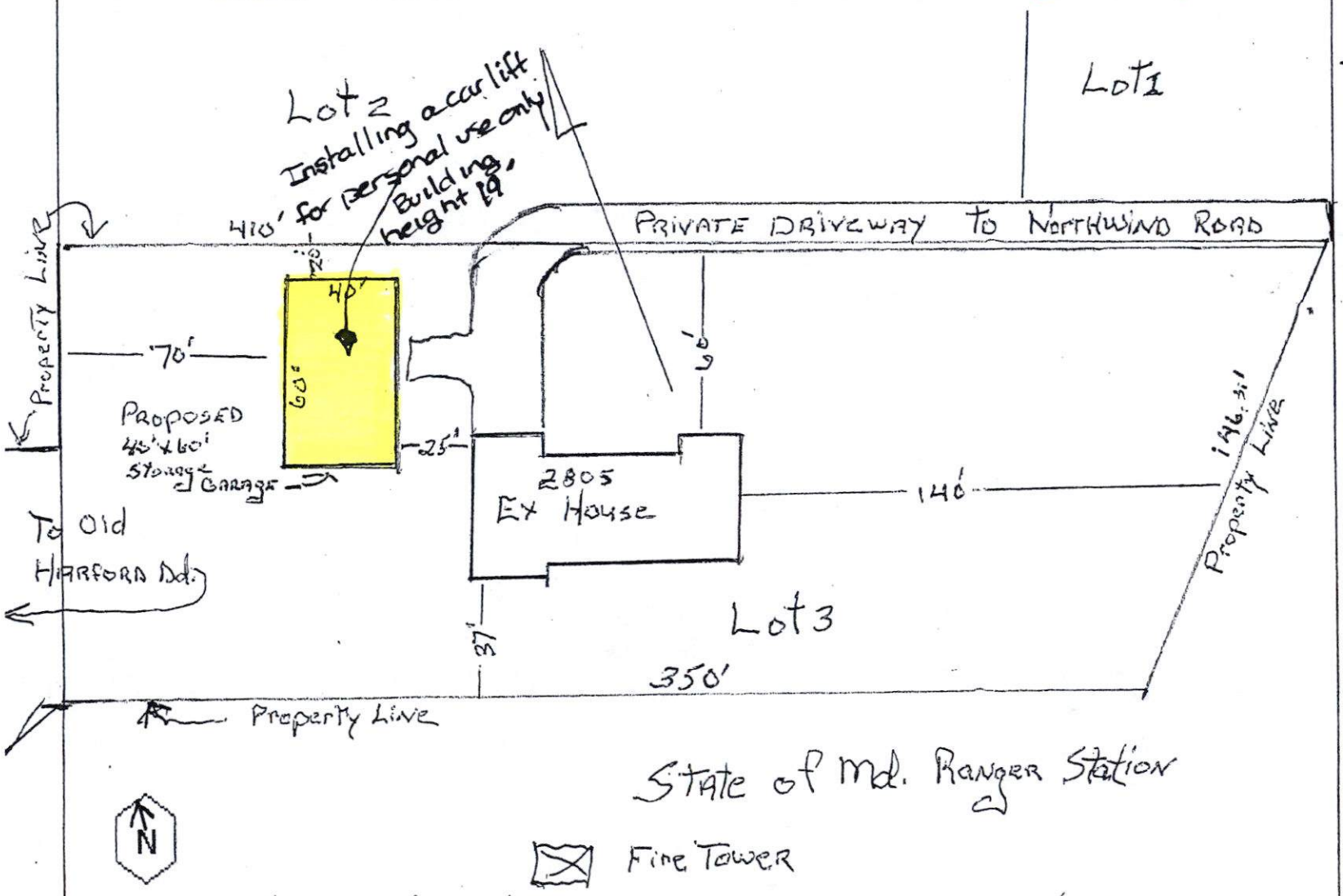
View to backyard of neighbor 140' AWAY from location of new garage

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING ____ (MARK TYPE REQUESTED WITH X)

ADDRESS 2805 NORTHWIND Rd. OWNER(S) NAME(S) Melvin & CAROL ANSELL

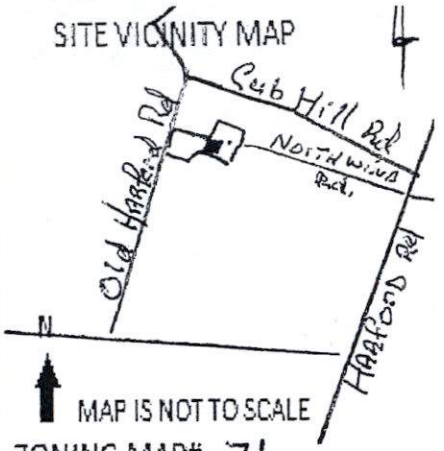
SUBDIVISION NAME MELVIN W. ANSELL LOT # 3 BLOCK # NA SECTION # NA

PLAT BOOK # 48 FOLIO # 69 10 DIGIT TAX # 1900035532 DEED REF. # 26373/00487



PLAN DRAWN BY Melvin Ansell DATE 05-11-20 SCALE: 1 INCH = 50' FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 71

SITE ZONED DR. 5.5

ELECTION DISTRICT 09

COUNCIL DISTRICT 03

LOT AREA ACREAGE 3.02

OR SQUARE FEET ____

HISTORIC ? No

IN CBCA ? No

IN FLOOD PLAIN ? No

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC X PRIVATE ____

SEWER IS:

PUBLIC X PRIVATE ____

PRIOR HEARING ? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Pet. Exhibit 1

2020-0134-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING ____ (MARK TYPE REQUESTED WITH X)

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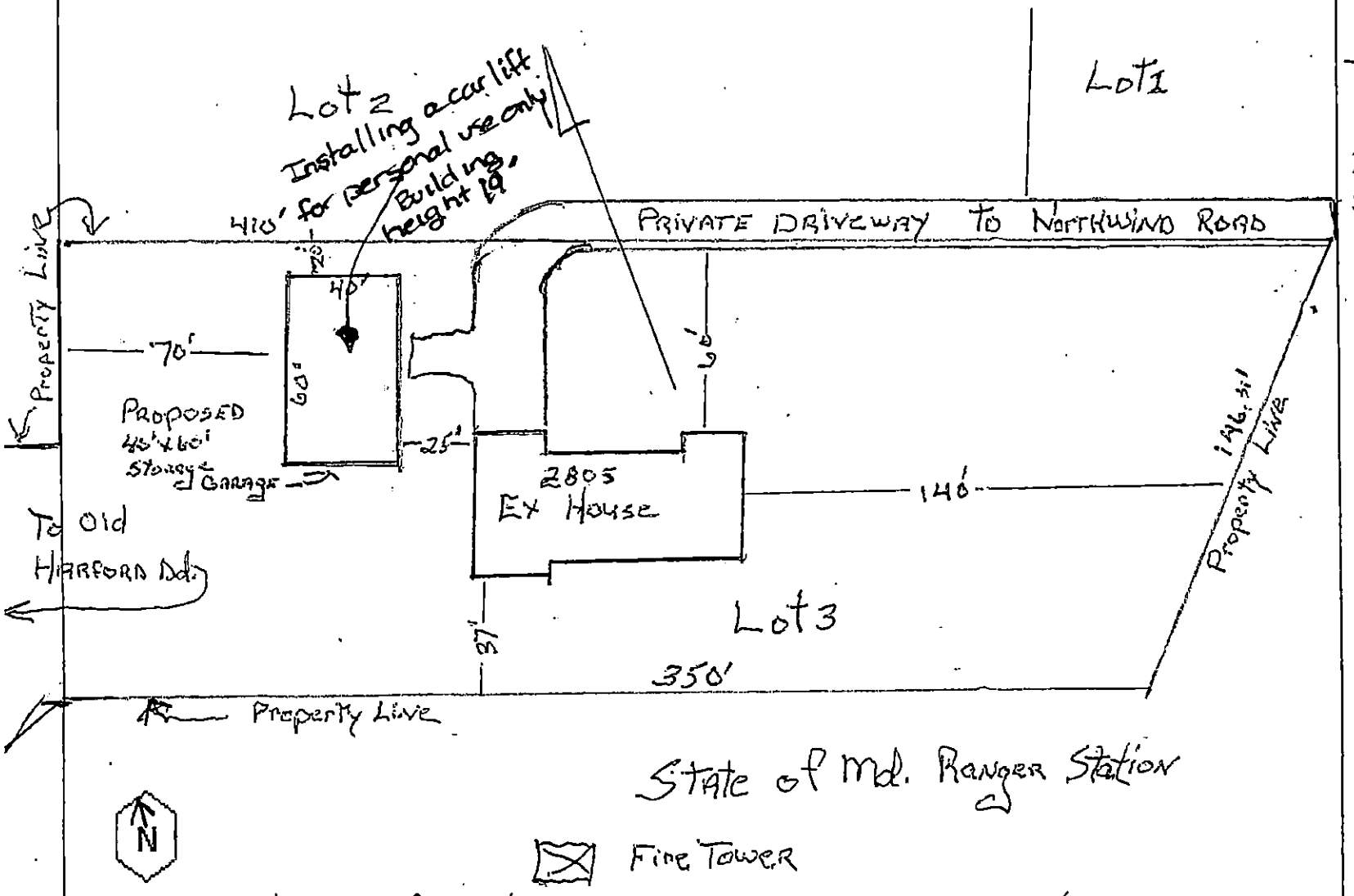

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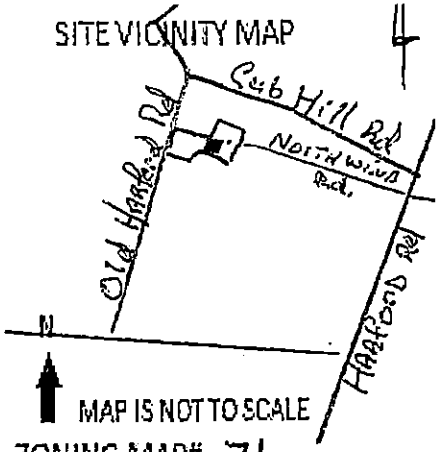

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PRIOR HEARING ? NO

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VIOLATION CASE INFO:

2020-0134-A

COUNTY DEPARTMENTS OF PERMITS APPROVALS & INSPECTIONS

APPROVED SIGN POSTERS

John Altmeyer
Cell: 410-382-6580
jaltmeyer@aol.com

J. Lawrence Pilson, R.S.
Cell: 443-834-8162
lpilson@hotmail.com

Richard Hoffman
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dick_e@comcast.net

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mkellman@dmw.com

David Billingsley
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dwb0209@yahoo.com

Martin Ogle
Cell: 443-629-3411
mert1114@aol.com

Sgt. Robert A. Black
Cell: 410-499-7940
1opie@comcast.net

The petitioner must use one of the sign posters on this approval list. Any reposting must also be done by one of these approved posters. If you wish to select a poster not listed on the list above, prior approval by the Department of Permits, Approvals and Inspections/Zoning is required.

This department is not associated with any of the above posters, nor do we recommend any specific one. We do suggest that you contact a number of them to compare prices, since their charges may vary.

PDM GA11w

Rev 7/29/19

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Cell: 410-382-6580
jaltmeyer@aol.com

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bdoak@bruceedoakconsulting.com

Mitch Kellman
Work: 410-296-3333
mkellman@dmw.com

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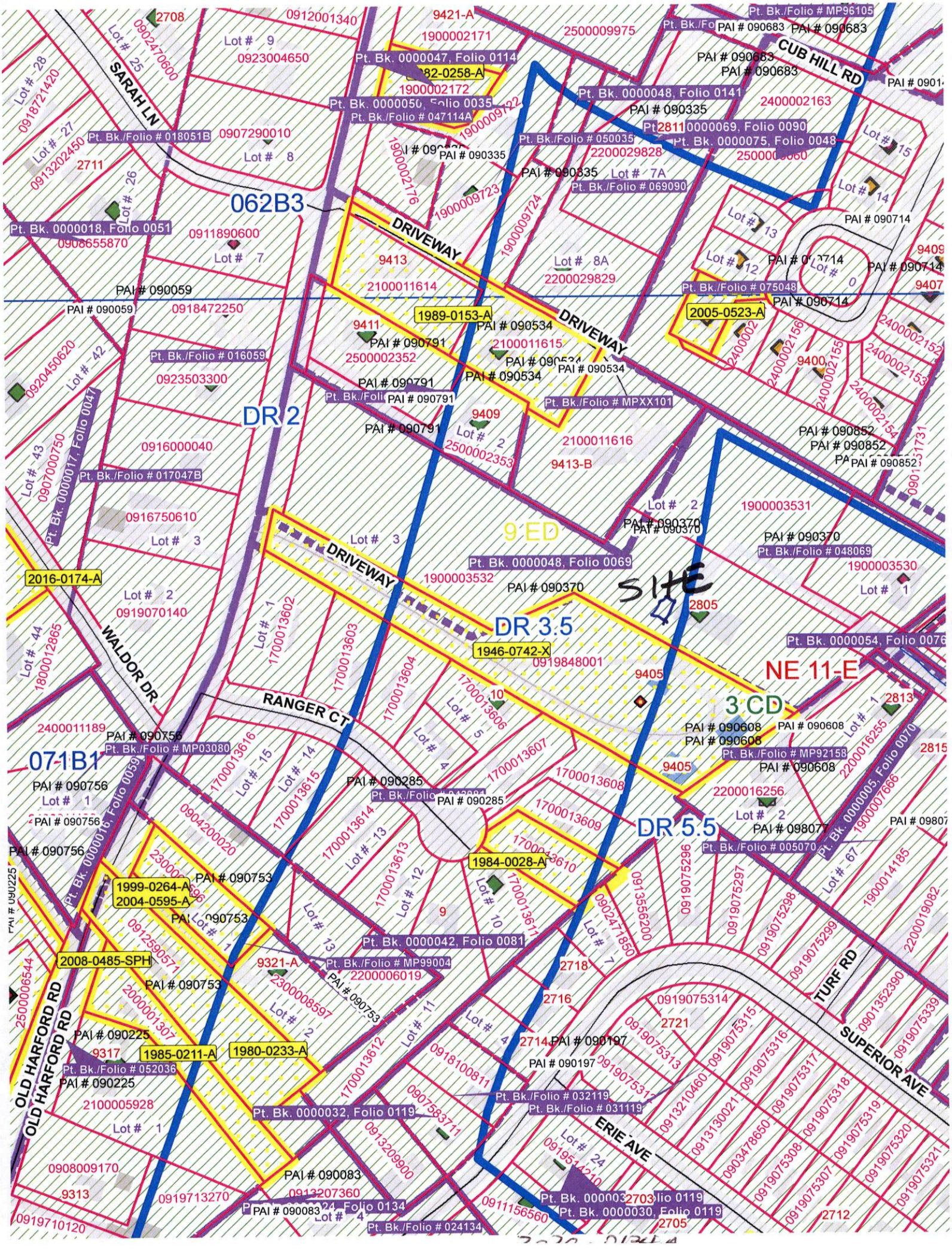
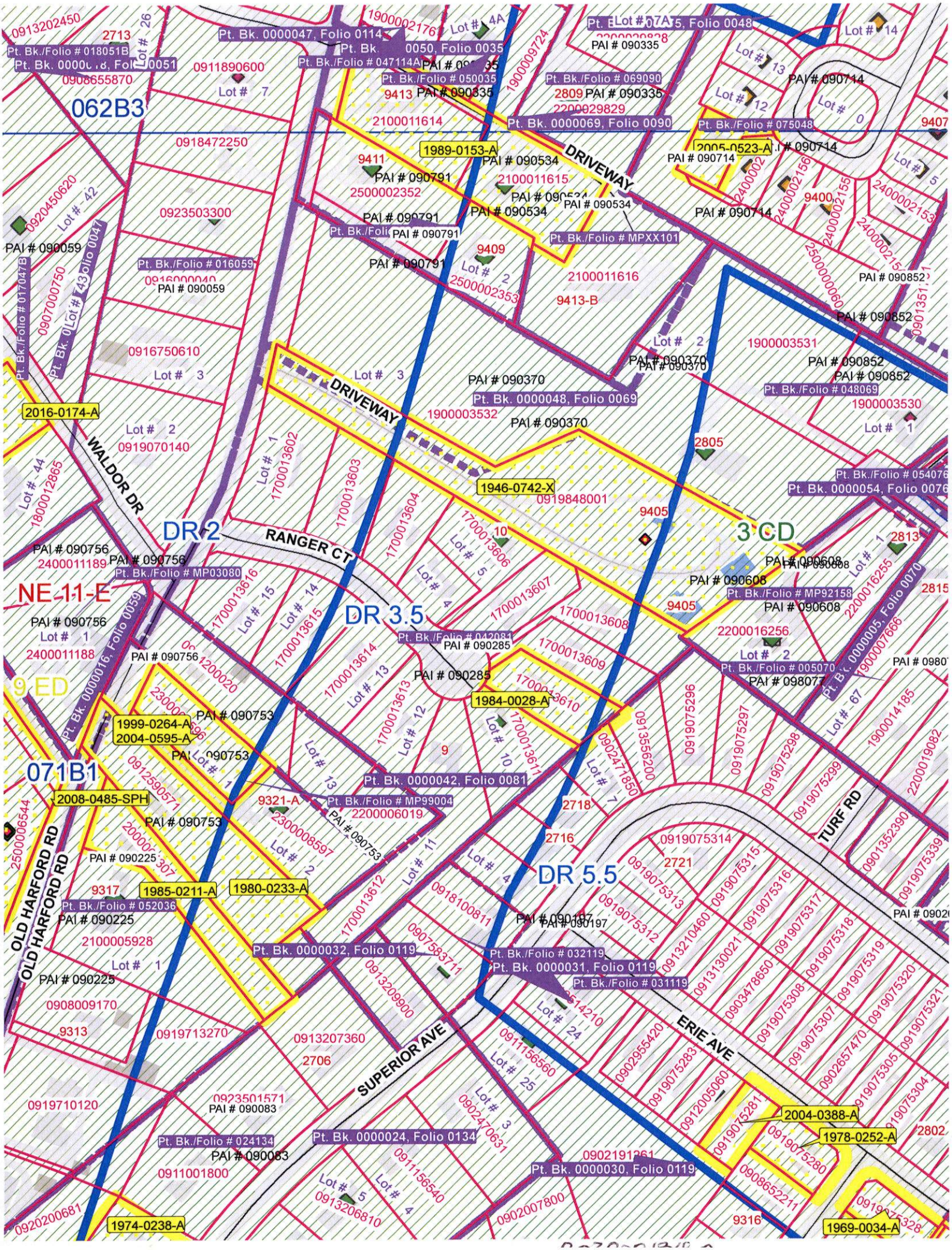
PDM GA11w

E-Mailed Copies

Rev 7/29/19

List of sign companies Mr. Ansell contact anyone you like.


SARAH LN
CUB HILL RD
062B3
DRIVEWAY
DRIVEWAY
DR 2
9 ED
DRIVEWAY
DR 3.5
SITE
NE 11-E
3 CD
WALDOR DR
RANGER CT
071B1
DR 5.5
TURF RD
SUPERIOR AVE
ERIE AVE
OLD HARFORD RD
OLD HARFORD RD
Pt. Bk./Folio # MP96105
PAI # 090683
PAI # 090683
PAI # 090683
PAI # 090683
Pt. Bk. 0000047, Folio 0114
Pt. Bk. 0000050, Folio 0035
Pt. Bk./Folio # 047114A
Pt. Bk. 0000048, Folio 0141
PAI # 090335
Pt. Bk. 0000069, Folio 0090
Pt. Bk. 0000075, Folio 0048
Pt. Bk./Folio # 018051B
Pt. Bk./Folio # 050035
Pt. Bk./Folio # 069090
Pt. Bk. 0000018, Folio 0051
PAI # 090714
Pt. Bk./Folio # 075048
PAI # 090714
PAI # 090059
PAI # 090059
1989-0153-A
PAI # 090534
2005-0523-A
PAI # 090791
Pt. Bk./Folio # 016059
Pt. Bk./Folio # MPXX101
PAI # 090791
PAI # 090791
Pt. Bk. 0000017, Folio 0047
Pt. Bk./Folio # 017047B
PAI # 090852
PAI # 090852
PAI # 090852
PAI # 090370
PAI # 090370
Pt. Bk./Folio # 048069
Pt. Bk. 0000048, Folio 0069
2016-0174-A
PAI # 090370
1946-0742-X
Pt. Bk. 0000054, Folio 0076
PAI # 090608
PAI # 090608
PAI # 090608
Pt. Bk./Folio # MP92158
PAI # 090756
Pt. Bk./Folio # MP03080
PAI # 090756
PAI # 090756
PAI # 090285
PAI # 090285
PAI # 098077
Pt. Bk./Folio # 005070
Pt. Bk. 0000005, Folio 0070
1984-0028-A
1999-0264-A
2004-0595-A
PAI # 090753
PAI # 090753
Pt. Bk. 0000042, Folio 0081
2008-0485-SPH
Pt. Bk./Folio # MP99004
PAI # 090753
PAI # 090225
1985-0211-A
1980-0233-A
Pt. Bk./Folio # 052036
PAI # 090225
PAI # 090197
PAI # 090197
Pt. Bk./Folio # 032119
Pt. Bk./Folio # 031119
Pt. Bk. 0000032, Folio 0119
PAI # 090083
PAI # 090083
Pt. Bk. 0000030, Folio 0119
Pt. Bk./Folio # 024134


062B3
DRIVEWAY
DRIVEWAY
WALDOR DR
DR 2
RANGER CT
NE 11-E
DR 3.5
3 CD
9 ED
071B1
OLD HARFORD RD
OLD HARFORD RD
DR 5.5
TURF RD
SUPERIOR AVE
ERIE AVE
2016-0174-A
1989-0153-A
2005-0523-A
1946-0742-X
1984-0028-A
1999-0264-A
2004-0595-A
2008-0485-SPH
1985-0211-A
1980-0233-A
2004-0388-A
1978-0252-A
1974-0238-A
1969-0034-A
Pt. Bk. 0000047, Folio 0114
Pt. Bk./Folio # 018051B
Pt. Bk./Folio # 047114A
Pt. Bk./Folio # 050035
Pt. Bk./Folio # 069090
Pt. Bk. 0000069, Folio 0090
Pt. Bk./Folio # 075048
Pt. Bk./Folio # MPXX101
Pt. Bk./Folio # 016059
Pt. Bk./Folio # 017047B
Pt. Bk./Folio # 048069
Pt. Bk. 0000048, Folio 0069
Pt. Bk./Folio # 054076
Pt. Bk. 0000054, Folio 0076
Pt. Bk./Folio # MP03080
Pt. Bk./Folio # MP92158
Pt. Bk./Folio # 042081
Pt. Bk./Folio # 005070
Pt. Bk. 0000042, Folio 0081
Pt. Bk./Folio # MP99004
Pt. Bk./Folio # 052036
Pt. Bk. 0000032, Folio 0119
Pt. Bk./Folio # 032119
Pt. Bk. 0000031, Folio 0119
Pt. Bk./Folio # 031119
Pt. Bk./Folio # 024134
Pt. Bk. 0000024, Folio 0134
Pt. Bk. 0000030, Folio 0119
PAI # 090335
PAI # 090714
PAI # 090534
PAI # 090791
PAI # 090059
PAI # 090852
PAI # 090370
PAI # 090756
PAI # 090608
PAI # 090285
PAI # 090753
PAI # 098077
PAI # 090225
PAI # 090197
PAI # 090083

Baltimore County - My Neighborhood

My Neighborhood

Select a Property from the Map

enter ADDRESS or 10-DIGIT TAX ACCOUNT

2805 NORTH WIND RD

Search

:

Get Started

Property Report - 2805 NORTH WIND RD

2805 NORTH WIND RD

Tax Account Number	1900003532
Owner Name	ANSELL MELVIN W
Premise Address	2805 NORTH WIND RD
Tax Map	0071
Parcel	0480
Real Property Report	More info
StreetView	Click for StreetView
PermitReview	Permit Review Tool URL

ZONING INFORMATION

Zoning	DR 5.5
Zoning	DR 2
Zoning	DR 3.5

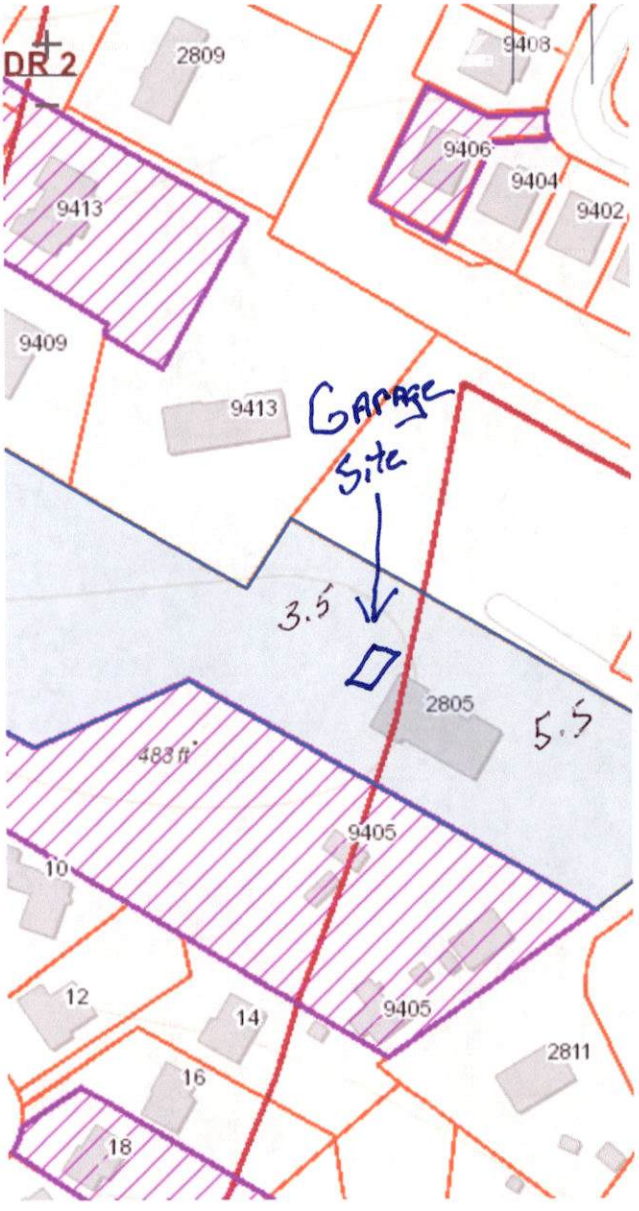
SCHOOL DISTRICTS

Elementary School District	Pine Grove ES
Middle School District	Pine Grove MS
High School District	Loch Raven HS

CIVIC - GOVERNMENT

Police Precinct	Parkville
Councilmanic District	3
Congressional District	2
Legislative District	42B
Election District	9
Voting Precinct	09-024

ECONOMIC



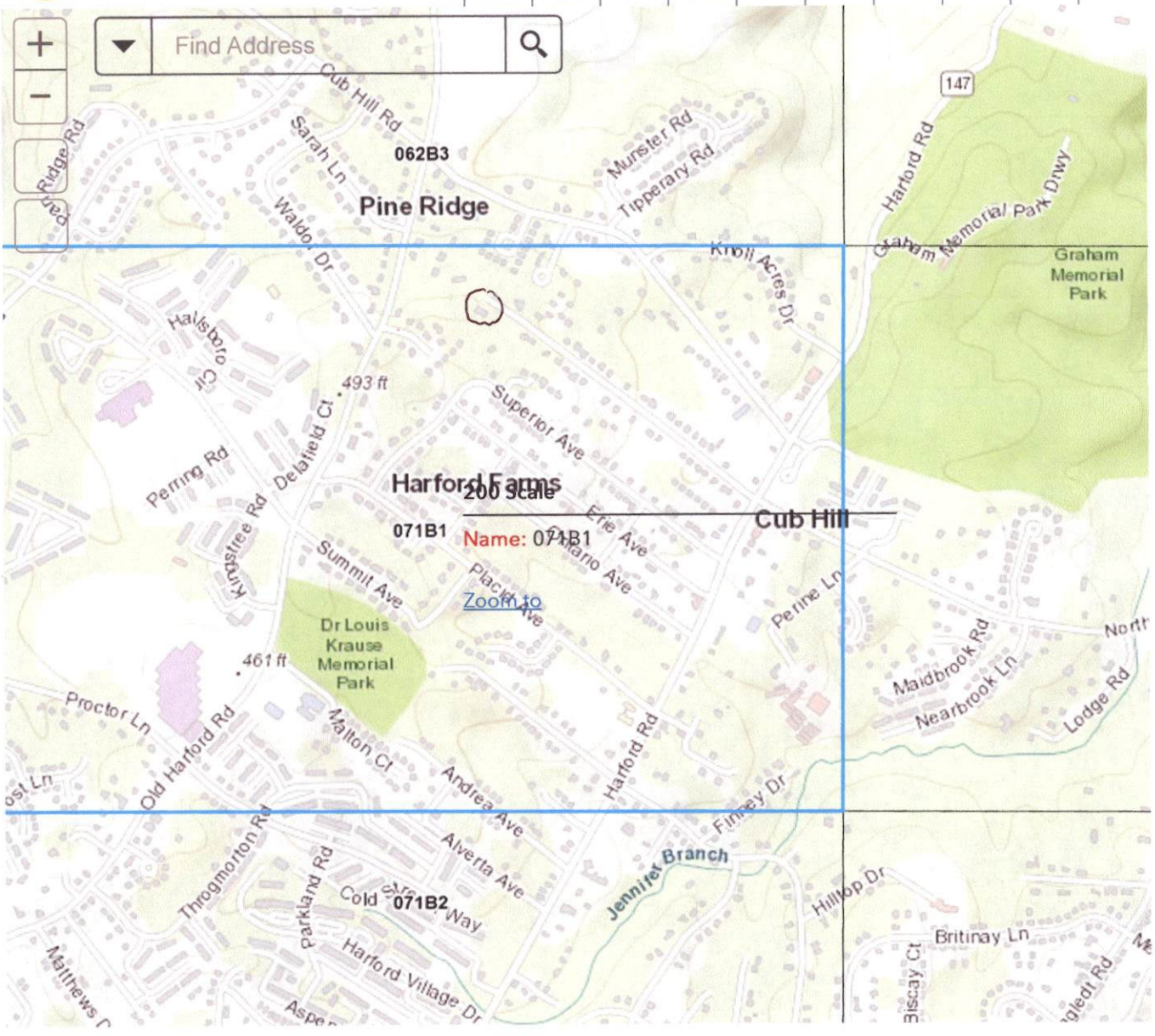
GIS - 071B1

200ft

-76.520 39.413 Degrees

2020-0134-A

Data Download



GIS- 071B1

0.2mi

-76.473 39.418 Degrees

2020-0134-A

POSSIBLE FUTURE ALIGHMENT AND RIGHT OF WAY FOR NORTH WIND ROAD REQUESTED TO BE SHOWN BY BALTIMORE COUNTY, MD. FOR TENTATIVE APPROVAL AND FINAL PLAT RECORDING AUG. 13, 1981.

STATE OF MARYLAND
W.J.R. 4004/403

WALTER J. [illegible]
[illegible]

HERMAN F. WILLIS & WF.
H.S.M. 242/590

FRANCIS F. HEPNER & WF.
O.T.G. 4717/14

FARRELL M. MCDONNE
W.J.R. 4004/87

S 59°30'20"E 473.73'

LOT 1
0.632 ACRES±
(improved)
EX. DWELLING Nº 2812

LOT 2
1.065 ACRES±
#2814

LOT 3
3.006 ACRES±
#2813

NORTH WIND ROAD

OLD HARFORD ROAD

PLAT PINE RIDGE (49)

S 59°25'20"E - 505.04'

N 60°06'40"W - 352.14'

N 60°06'40"W - 367.81'

S 64°42'50"W - 127.33'

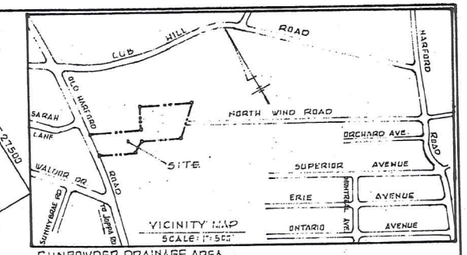
STATE OF MARYLAND
C.H.K. 1243/232

40' RIGHT OF WAY FOR USE IN COMMON LOTS 1, 2 & 3

2:1 SLOPE BUILDING RESTRICTION LINE

10' drainage & utility Easement

T. TURNAROUND AREA



GUNPOWDER DRAINAGE AREA
GUNPOWDER PUMPING STATION

DENSITY TABLE
GROSS AREA: 4.925 ACRES±
EXISTING ZONING:
D.R. 2.0 — 0.9 AC.±
D.R. 3.5 — 1.6 AC.±
D.R. 5.5 — 2.4 AC.±

DENSITY ALLOWED
D.R. 2.0 × 0.9 = 1.8
D.R. 3.5 × 1.6 = 5.6
D.R. 5.5 × 2.4 = 13.2
TOTAL = 20.6 UNITS

PROPOSED: 3 LOTS

NOTE: HIGHWAY AND HIGHWAY WIDENING, SLOPE DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY [illegible] BALTIMORE COUNTY, MARYLAND. THE DEVELOPER [illegible] SHALL CONVEY SAID EASEMENTS BY DEED TO BALTIMORE COUNTY, MARYLAND, [illegible].

E.H.K. JR. 48 FOLIO 69
Filed for record
Date NOV 6 1981
Test
Clerk

FINAL PLAT
PROPERTY OF
MELVIN W. ANSELL
(E.H.K. JR. 5350/526)
9TH ELECTION DIST. - BALTIMORE COUNTY, MD.

OWNER AND DEVELOPER
ANSELL COMPANY
2312 NORTHWIND ROAD, BALTIMORE, MD 21234

NOVE OHL

THIS RECORD PLAT MAY NOT BE HONORED BY BALTIMORE COUNTY AFTER FIVE YEARS FROM THE RECORDING DATE. SEE BALTIMORE COUNTY BILL # 61-79 (SECTION 22-37.1).

APPROVED FOR BALTIMORE COUNTY PLANNING BOARD	APPROVED FOR BALTIMORE COUNTY HEALTH DEPARTMENT	APPROVED FOR STREET ALIGHMENT AND LOCATION	THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE: THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.	COORDINATES AND BEARINGS AS SHOWN HEREON REFER TO THE SYSTEM ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATION VALUES: X-4605 N 40417.13 E 28679.11 X-4606 N 40677.62 E 28890.16				JAMES S. SPAMER & ASSOCIATES ENGINEERS AND SURVEYORS 8017 YORK ROAD TOWSON, MARYLAND 21204
Norman E. Gerber DIRECTOR 10/1/80 DATE	DEPUTY STATE & COUNTY HEALTH OFFICER DATE	ROADS ENGINEER BALTIMORE CO. 9/30/81 DATE		BY: FOR ANSELL COMPANY				DATE: SEPTEMBER 15, 1981 SCALE: 1" = 50'

MSA S50-1336-96

2020-0134-A