



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 16301 DARK Hollow Rd. Upper MD 21155 Currently zoned RL-2
 Deed Reference 11914 100590 10 Digit Tax Account # 2000010974
 Owner(s) Printed Name(s) Morris F. Harden III Jody E. Harden

(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)

BCZR: 400.3 → To permit an accessory structure (pole barn) to be erected with a height of 18 feet in lieu of the maximum allowed 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):

Morris F. Harden III Jody E. Harden
 Name #1 – Type or Print Name #2 – Type or Print
Morris F. Harden III Jody E. Harden
 Signature #1 Signature #2

16301 DARK Hollow Rd. Upper MD 21155
 Mailing Address City State
21155 410-374-1775 hardenjefred@aol.com
 Zip Code Telephone # Email Address

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

Representative to be contacted:

Name- Type or Print

Name – Type or Print

Signature

Signature

Mailing Address City State

Mailing Address City State

Zip Code Telephone # Email Address

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 2017-0204-A

Filing Date 2/2/17

Estimated Posting Date 2/2/17

Reviewer JS

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: 16301 Dark Hollow Rd. Upperco MD 21155
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)

Need additional Ceiling Height for Storage
12' Ceiling Height will Cause Roof Peak to be 17.5'
Above 15' Code

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

Morris F. Harden III
Signature of Owner (Affiant)

Morris F. Harden III
Name- Print or Type

Jody E. Harden
Signature of Owner (Affiant)

Jody E. Harden
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 1st day of February, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

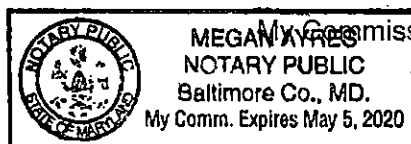
Print name(s) here: Morris F. Harden 3rd and Jody E. Harden

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

AS WITNESS my hand and Notaries Seal

Megan Ym
Notary Public

May 5, 2020



Affidavit in Support of Administrative Variance

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Print or Type Address of property City State Zip Code

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12' Ceiling Height will cause Peak of Roof to
be 17.5' Above 15' Code.

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

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Signature of Owner (Affiant)

Morris F. Harden III
Name- Print or Type

Jody E. Harden
Signature of Owner (Affiant)

Jody E. Harden
Name- Print or Type

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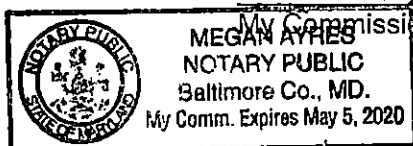
I HEREBY CERTIFY, this 1st day of February, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Morris F. Harden 3rd and Jody E. Harden

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

AS WITNESS my hand and Notaries Seal

Megan Ayres
Notary Public





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FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

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Address 16301 Dark Hollow Rd. Upper MD 21155 Currently zoned RC-2
Deed Reference 11914 10590 10 Digit Tax Account # 2000010974
Owner(s) Printed Name(s) Morris F. Harden II Jody E. Harden

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

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Morris F. Harden II Jody E. Harden
Name #1 – Type or Print Name #2 – Type or Print
Morris F. Harden II Jody E. Harden
Signature #1 Signature #2

16301 Dark Hollow Rd MD
Mailing Address City State

21155 410-374-1775 hardijohel@aol.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:

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

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Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0204-A

Filing Date 2/2/17

Estimated Posting Date 2/12/17

Reviewer US

Rev 5/5/2016

Zoning Description of Property

Zoning Property Description for : 16301 Dark Hollow Rd Upperco, MD 21155

**Beginning at the Northeast side of Dark Hollow Rd, which is 50 feet wide at a distance of 315.47 feet
Northeast of Dark hollow Rd which is 50 feet wide.**

Being Lot #2, Plat of Zell property as recorded in Baltimore County Plat Book no. 55

Folio no. 56 containing 4.084 acres located in the 5th election district and 3rd council district.

Zoning Description of Property

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Folio no. 56 containing 4.084 acres located in the 5th election district and 3rd council district.

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

Nº 148651

Date: 2/2/17

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept Obj	BS Acct	Amount
				Source/	Rev/			
001	806	0000		6150				\$ 75.00

Total: 101 75.00

Rec From: HARSCH

For: 2017-0204-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL FINE DRW
2/03/2017 2/02/2017 11:07:51 1
REG NO.01 WALKIN LJR
>>RECEIPT # 705992 2/02/2017 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 148651
Recpt Tot \$75.00
\$75.00 CK \$.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

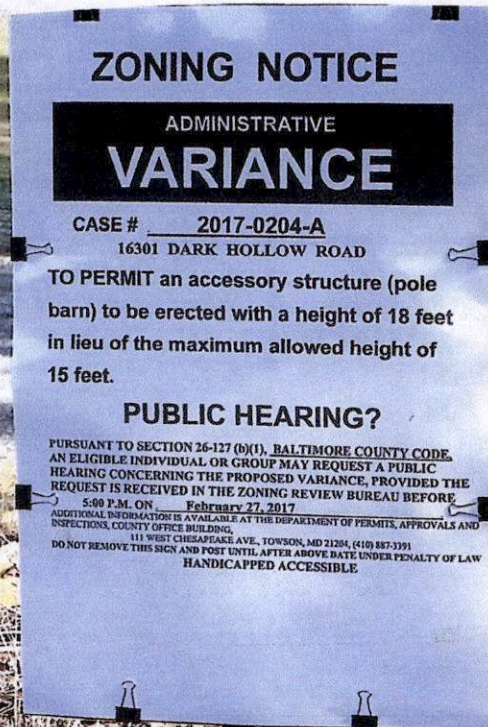
Date: 02/11/2017

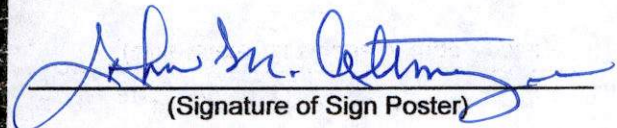
RE: Project Name: Administrative Variance
Case Number /PAI Number: 2017-0204-A
Petitioner/Developer: Morris & Jody Harden
Date of Hearing/Closing: 02/27/2017

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 16301 Dark Hollow Rd.
Upperco, MD 21155

The sign(s) were posted on 02/11/2017

(Month, Day, Year)




(Signature of Sign Poster)

John M. Altmeyer
(Printed Name of Sign Poster)

21722 Orwig Rd.
(Street Address of Sign Poster)

Freeland, MD. 21053
(City, State, Zip Code of Sign Poster)

410-382-6580
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0204 -A Address 16301 DARK HOLLOW ROAD

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/2/17 Posting Date: 2/12/17 Closing Date: 2/27/17

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 2017- 0204 -A Address 16301 DARK HOLLOW ROAD

Petitioner's Name HARDEN Telephone 410-374-1775

Posting Date: 2/12/17 Closing Date: 2/27/17

Wording for Sign: TO PERMIT AN ACCESSORY STRUCTURE (POLE BARN) TO BE ERECTED
WITH A HEIGHT OF 18 FEET IN LIEU OF THE MAXIMUM ALLOWED HEIGHT OF 15 FEET
(Eighteen)

Revised 7/6/16

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

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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 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.

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Revised 7/6/16

**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: 2017-0204-A

Property Address: 11914 DARK HOLLOW ROAD

Property Description: _____

Legal Owners (Petitioners): MORRIS + JODY HARDEN

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: MORRIS HARDEN

Company/Firm (if applicable): _____

Address: 16301 DARK HOLLOW ROAD

UPPERCO, MD 21155

Telephone Number: 410-374-1725

Revised 7/9/2015

03/01/2017

Due to the change in the location and size of the proposed structure, I would like to withdraw case number 2017-0204-A and reapply for a new variance.

Morris F. Harden III

A handwritten signature in black ink, appearing to read "Morris F. Harden III", with a stylized flourish at the end.

16301 Dark Hollow Rd

Upperco MD 21155

Please place in 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: February 8, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0204-A
Address 16301 Dark Hollow Road
(Harden Property)

Zoning Advisory Committee Meeting of February 13, 2017

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 future permit for a detached garage or pole barn, since this property is served by well and septic.

Reviewer: Dan Esser

Date: 2/6/17

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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Reviewer: Dan Esser

Date: 2/6/17

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 2/6/17

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
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. 2017-0204-A

*Administrative Variance
Morris F. & Jody E. Hardman
16301 Dark Hollow 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@sha.state.md.us).

Sincerely,

A handwritten signature in black ink, appearing to read "Wendy Wolcott".

Wendy Wolcott, PLA
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: February 13, 2017

FROM:  Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 13, 2017
Item No. 2017-0113,0195,0196,0197,0198,0199,0200,0202 and 0204

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

DAK:CEN
cc:file
G:\DevPlanRev\ZAC -No Comments\ZAC02132017.doc

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

ADDRESS 16301 Dark Hollow Rd. OWNER(S) NAME(S) Morris F. Harden III

SUBDIVISION NAME Zell Property LOT # 2 BLOCK # - SECTION # -

PLAT BOOK # 0055 FOLIO # 0056 10 DIGIT TAX # 20 000 10974 DEED REF. # 11914100590

ed Coordinates			
East	N	North	East
10 0160.427	105	4372.082	4208.846
20 4365.392	106	4486.993	4324.924
30 4195.548	107	5222.658	6010.201
20 4391.099	108	5071.999	5151.517
06 4289.853	101A	4486.402	4362.484

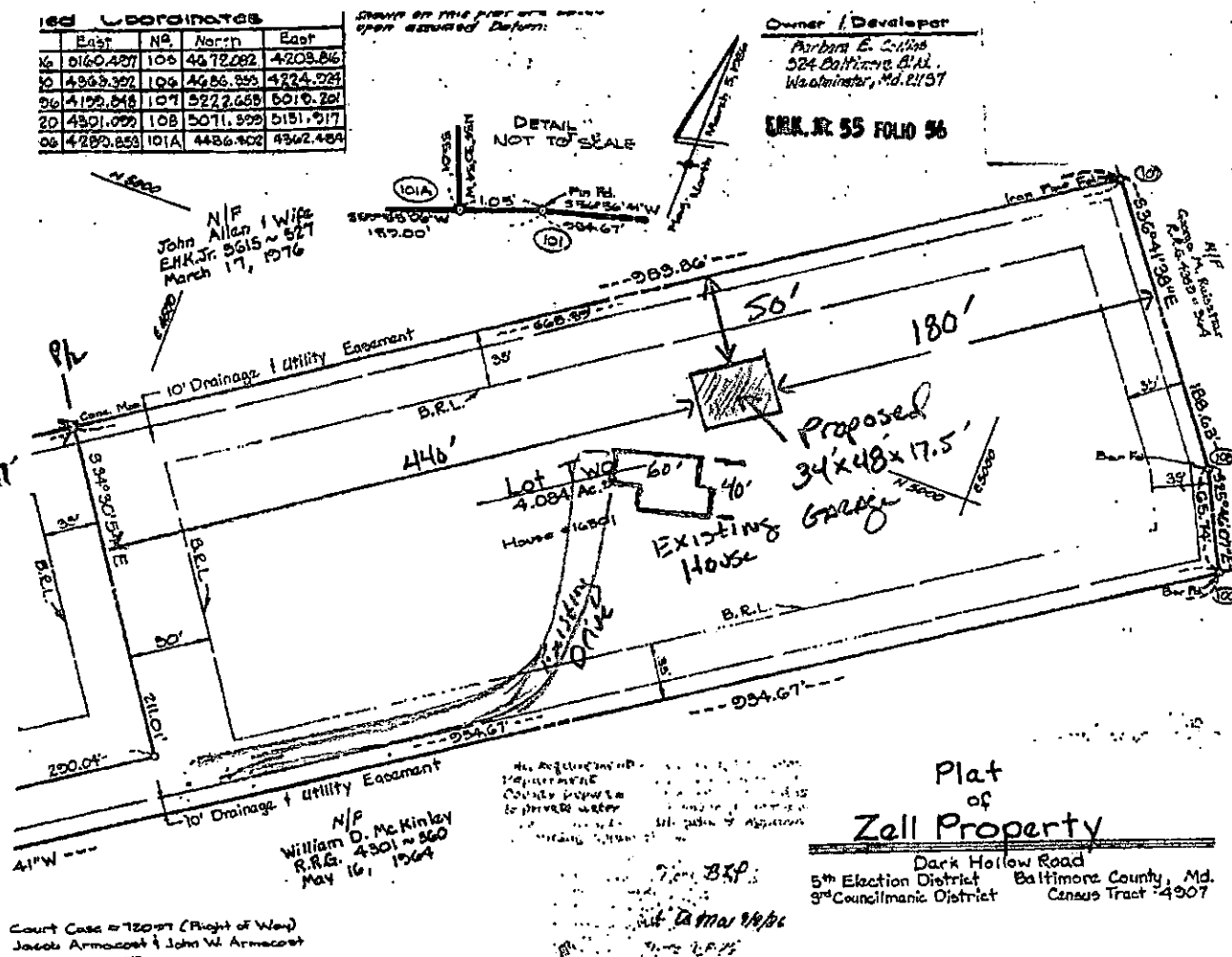
State of this part of the same upon assumed Defect:

Owner / Developer

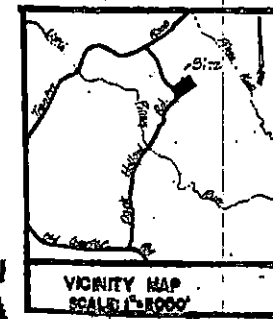
Barbara E. Collins
524 Baltimore Blvd.
Washington, Md. 21157

CHK. R. 55 FOLIO 56

DETAIL NOT TO SCALE



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP # 025C1

SITE ZONED RC2 S

ELECTION DISTRICT 5

COUNCIL DISTRICT 3 rd

LOT AREA ACREAGE 4.034

OR SQUARE FEET

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY Morris Harden

DATE 1-25-17 SCALE: 1 INCH = 100 FEET

0519051201

TRENTON RD

2002-0221-XA

1700000259

0518010100

16321

NW 26-J

0519000085

3 CD

1700005568

2

PAI # 050200

025C1

Pt. Bk./Folio # MP90163

PAI # 050200
PAI # 050200
PAI # 050200

16313



16301

Lot # 2

2000010974
Pt. Bk. 0000055, Folio 0056

PAI # 050147 Bk./Folio # 055056A

PAI # 050147

PAI # 050147 PAI # 050147

RC-2
5 ED

0506020175

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

1

Lot # 1 2200011053

Lot # 1

2000010973 1

16303

NW 25-J

16210

2200025894

DARK HOLLOW RD

0513013000

2200025895

PAI # 058014

0513040430

2000014314

0513040420

1600014144

16225

0513040300

16215

1600007751

PAI # 058014

Pt. Bk./Folio # MPXX145



Looking East



Looking North



Looking West

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH ☒)

ADDRESS 16301 Dark Hollow Rd. OWNER(S) NAME(S) Morris F. Harden III

SUBDIVISION NAME Zell Property LOT # 2 BLOCK # - SECTION # -

PLAT BOOK # 0055 FOLIO # 0056 10 DIGIT TAX # 20 600 10974 DEED REF. # 11914100590

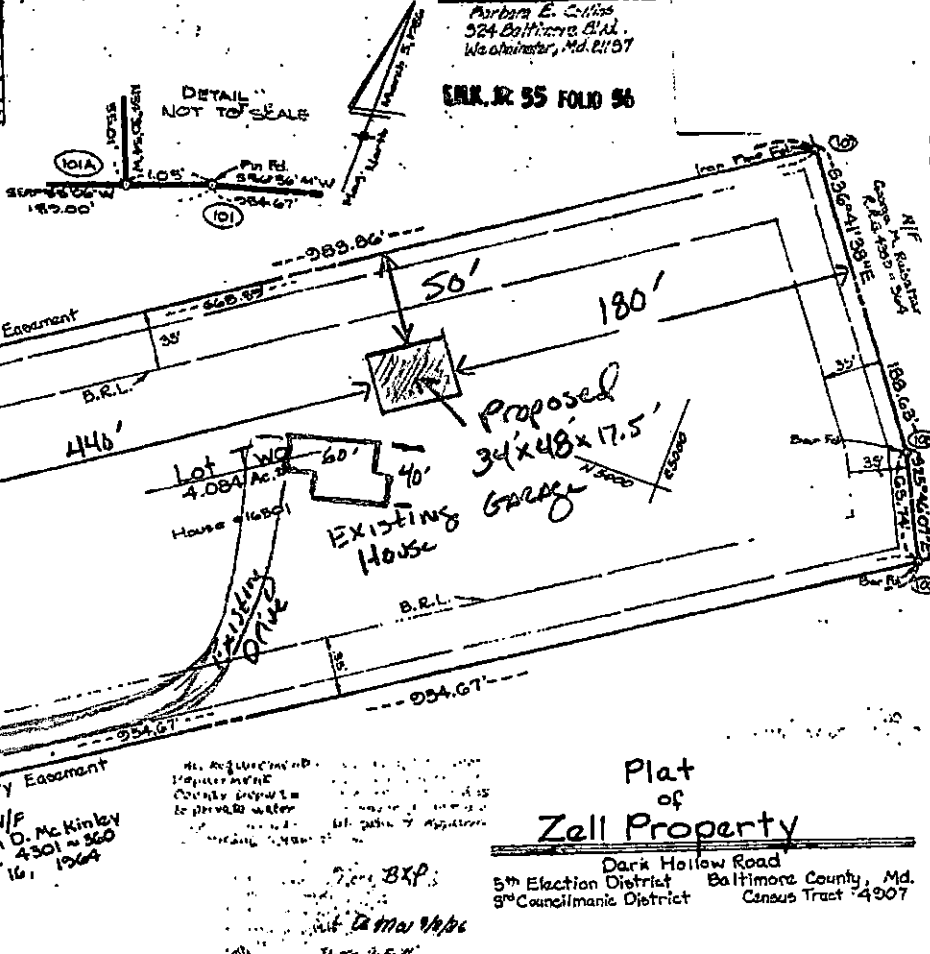
100 Coordinates			
East	N	North	East
16 0160.427	100	4378.082	4203.816
10 4863.322	100	4686.888	4224.024
20 4199.848	107	5222.688	5010.201
20 4801.099	108	5071.999	5191.917
20 4280.653	101A	4486.402	4362.484

Drawn on this part of the map
Open assumed Datum:

Owner / Developer

Barbara E. Gillis
524 Baltimore Blvd.
Washington, Md. 21157

ENR. JR. 55 FOLIO 96



As required by
Baltimore County
to provide water
to private water
supply system

Plat

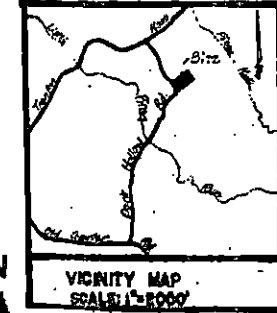
of
Zell Property

Dark Hollow Road
5th Election District Baltimore County, Md.
3rd Councilmanic District Census Tract 74907

N/P
William D. McKinley
R.R.G. 4301 ~ 360
May 16, 1964

Court Case # 72077 (Right of Way)
Jacobs Armco and John W. Armco

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 025C1

SITE ZONED RC2 SED

ELECTION DISTRICT 5

COUNCIL DISTRICT 3rd

LOT AREA ACREAGE 4.034

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH ☒

WATER IS:

PUBLIC _____ PRIVATE ☒

SEWER IS:

PUBLIC _____ PRIVATE ☒

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