

IN RE: PETITION FOR VARIANCE

(16301 Dark Hollow Road)

5th Election District

3rd Council District

Morris & Jody Harden

Legal Owners

Petitioners

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2017-0230-A

* * * * *

OPINION AND ORDER ON MOTION FOR RECONSIDERATION

Now pending is a motion for reconsideration, which will be granted as discussed below.

Petitioners originally requested variances to construct an accessory building in their front yard, with a height of 18' in lieu of the maximum of 15'. That petition was opposed by a neighbor, and following a public hearing the requests were denied in an Order dated May 3, 2017.

On or about May 30, 2017, Petitioners filed a motion for reconsideration of the May 3, 2017 Order. Therein, Petitioners indicated they would construct the accessory building in their rear yard, and sought only one variance for the height of 18' in lieu of the maximum 15'. Petitioners' neighbor, who opposed the original requests, indicated she had no objection to the height variance provided the accessory building was located in the rear yard as shown on the site plan dated January 25, 2017.

THEREFORE, IT IS ORDERED, this 6th day of **June, 2017**, by the Administrative Law Judge for Baltimore County, that the Motion for Reconsideration be and is hereby GRANTED, and Petitioners are granted variance relief to construct in their rear yard as shown on the site plan which is attached hereto and incorporated herein, an accessory building (pole barn) with a height of 18 ft. in lieu of the maximum 15 ft.

ORDER RECEIVED FOR FILING

Date 6/6/17

By Sen

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
- Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, or kitchen facilities.
- The garage shall not be used for commercial purposes.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 6/6/17
By slh

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# -

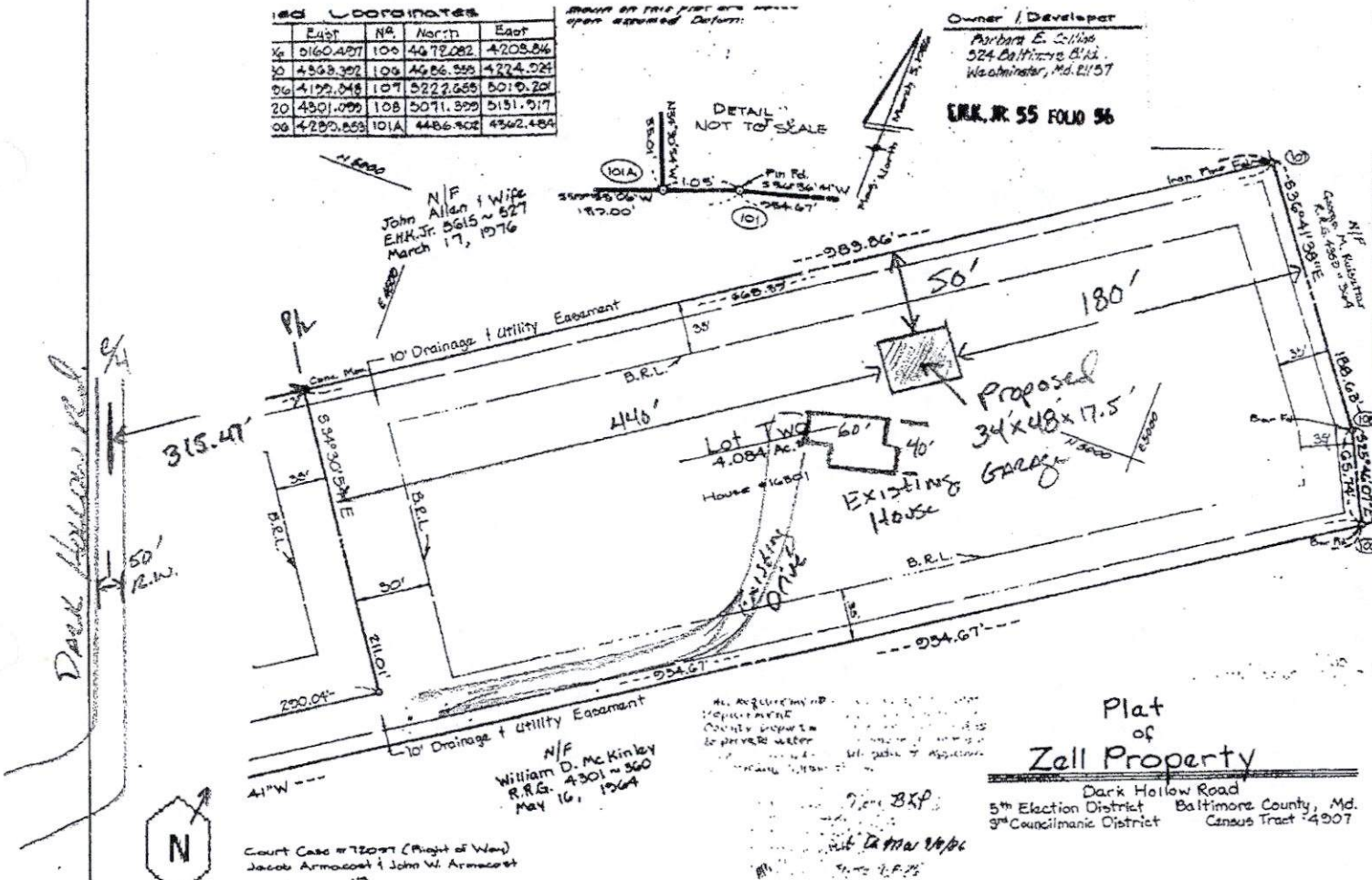
PLAT BOOK # 0055 FOLIO # 0056 10 DIGIT TAX # 20 600 10974 DEED REF. # 11914100590

East	N	North	East
5160.427	100	4678.082	4208.846
4568.392	109	4666.999	4224.024
4122.048	107	5222.658	5010.201
4301.099	108	5071.999	5151.917
4289.659	101A	4486.902	4562.484

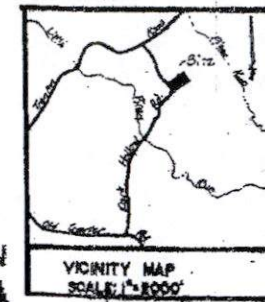
Mount on this plot and return open approved Return

Owner / Developer
Barbara E. Schlos
524 Baltimore Blvd.
Washington, Md. 21157

ERR. JR. 55 FOLIO 96



SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP# 025C1

SITE ZONED RL2 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 X

WATER IS: PUBLIC _____ PRIVATE X

SEWER IS: PUBLIC _____ PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

PLAN DRAWN BY Morris Harden

DATE 6-25-17 SCALE: 1 INCH = 100 FEET

ORDER RECEIVED FOR FILING

Date 6/6/16

By sen

VIOLATION CASE INFO:



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

June 6, 2017

Morris & Jody Harden
16301 Dark Hollow Road
Upperco, MD. 21155

RE: Petition for Variance (**Motion for Reconsideration**)
Case No. 2017-0230-A
Property: 16301 Dark Hollow Road

Dear Mr. & Mrs. Harden:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

c: Deborah Dopkin, Esq., P.O. Box 323, Brooklandville, MD 21022

IN RE: PETITION FOR VARIANCE

(16301 Dark Hollow Road)

5th Election District

3rd Council District

Morris & Jody Harden

Legal Owners

Petitioners

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2017-0230-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Morris and Jody Harden, owners of the subject property ("Petitioners"). Petitioners are requesting variance relief pursuant to the Baltimore County Zoning Regulations ("B.C.Z.R") as follows: (1) to permit an accessory structure (pole barn) to be erected with a height of 18 ft. in lieu of the maximum allowed height of 15 ft.; and (2) to permit an accessory structure to be located in the side yard in lieu of the required rear yard. A site plan was marked as Petitioners' Exhibit 4.

Morris & Jody Harden appeared in support of the petition. Robin Zimmerman, who resides at 16303 Dark Hollow Road and was represented by Debra Dopkin, Esq., opposed the request. The Petition was advertised and posted as required by the B.C.Z.R. No substantive Zoning Advisory Committee (ZAC) comments were received from any of the County reviewing agencies.

The site is approximately 4.03 acres in size and zoned RC-2. The property is improved with a single-family dwelling (2,744 sq. ft.) constructed in 1987. Petitioners propose to construct an accessory building (44'x36'x18') for storage of a trailer, lawn equipment and household items. Petitioners explained the proposed side yard location would be more convenient and less

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Date

5/3/17

By

slu

expensive than if the structure was in the rear of their home, which would require grading and extension of the existing driveway.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Though Petitioners own an attractive home on a large, open lot, there are no inherent attributes which render the property "unique" as that term is defined under Maryland law. In the zoning context "unique" has a "customized meaning" to include shape, topography, subsurface conditions, environmental factors, historical significance, etc. *North v. St. Mary's County*, 99 Md. App. 502, 512 (1994). None of the evidence presented by Petitioners tended to show the property was unlike others in the vicinity based on one or more of these attributes. Indeed, surveyor Bruce Doak testified (on behalf of the Protestant) the shape and size of the subject property is similar to many surrounding properties. Petitioners also conceded they could locate the garage in the rear of their home, although it is undisputed this would greatly increase the cost of the project.

In a contested variance case the petitioner faces an uphill battle. In fact, I was unable to locate a Maryland appellate court opinion from the last twenty years which upheld the grant of a variance. Under Maryland law, a variance should be granted "sparingly" since it is "an authorization for [that] ... which is prohibited by a zoning ordinance." *Cromwell*, 102 Md. App. at 699. As such, I believe the petition must be denied.

THEREFORE, IT IS ORDERED, this 3rd day of **May, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief of the Baltimore County

ORDER RECEIVED FOR FILING

Date

5/3/17

By

Sen

Zoning Regulations ("B.C.Z.R") as follows: (1) to permit an accessory structure (pole barn) to be erected with a height of 18 ft. in lieu of the maximum allowed height of 15 ft., and (2) to permit an accessory structure to be located in the side yard in lieu of the required rear yard, be and is hereby DENIED.

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:slh

ORDER RECEIVED FOR FILING

Date 5/3/17
By slh



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

May 3, 2017

Morris & Jody Harden
16301 Dark Hollow Road
Upperco, MD. 21155

RE: Petition for Variance
Case No. 2017-0230-A
Property: 16301 Dark Hollow Road

Dear Mr. & Mrs. Harden:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", followed by a large, stylized flourish.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

c: Deborah Dopkin, Esq., P.O. Box 323, Brooklandville, MD 21022



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. UPPERCO MD 21155 Currently zoned RC-2
 Deed Reference 11914 / 00590 10 Digit Tax Account # 2000010974
 Owner(s) Printed Name(s) Morris F. Harden III Joey 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) 400.1 AND 400.3 BCZR

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. And to permit an accessory structure to be located in the side yard in lieu of the required rear yard.
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 Joey E. Harden
 Name #1 – Type or Print Name #2 – Type or Print

Morris F. Harden III Joey E. Harden
 Signature #1 Signature #2

16301 DARK HOLLOW RD. MD UPPERCO
 Mailing Address City State

21155 410-374-1775 hardenjofed@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

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 2017-0230-A Filing Date 3/1/17 Estimated Posting Date 3/12/17 Reviewer JF

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 will Cause Roof Peak to be above 15' Code
18' 17.5' Peak. Locate Structure to the West Side of
House on Driveway Side for access. Rear of house will take
an extreme amount of excavation and fill material at a high
cost and construction of access road to be constructed that
would have to cross the septic system.

(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:

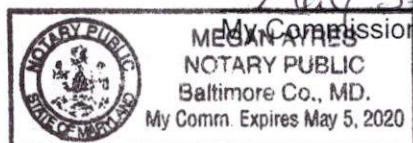
I HEREBY CERTIFY, this 1st day of February, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Morris F. Harden 3rd, 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



Expires

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. Upper Meriden 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 will Cause Roof Peak to be above 15' Code
18' 17.5' Peak, Locate Structure to the West Side of
House on Driveway Side for access, Rear of house will take
an extreme amount of excavation and fill material at a high
cost and construction of access road to be constructed that
would have to cross the septic system.

(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:

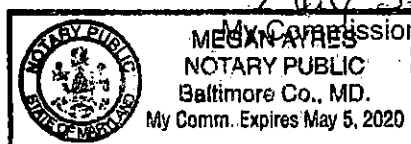
I HEREBY CERTIFY, this 1st day of February, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Morris F. Harden 3rd, 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 Chan
Notary Public



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 16301 DARK HOLLOW RD. UPPERCO MD 21155 Currently zoned RC-2
 Deed Reference 11914 100590 10 Digit Tax Account # 2000010974
 Owner(s) Printed Name(s) MORRIS E. HARDEN JR JOSE E. HARDEN

(SELECT THE HEARING(S) BY MARKING ☒ 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) 400.1 AND 400.3 BCZR

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. And to permit an accessory structure to be located in the side yard in lieu of the required rear 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.

OFFICE RECEIVED FOR FILING
 5/3/17
 BY NEJ

Owner(s)/Petitioner(s):

MORRIS E. HARDEN JR JOSE E. HARDEN
 Name #1 – Type or Print Name #2 – Type or Print

MORRIS E. HARDEN JR JOSE E. HARDEN
 Signature #1 Signature #2

16301 DARK HOLLOW RD MD UPPERCO
 Mailing Address City State

21155 410-374-1775 hardenej@ed.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

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 3 day of June, 2017 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 2017-0230-A Filing Date 3/1/17 Estimated Posting Date 3/12/17 Reviewer JE

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.

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

Nº 150315

Date: 3/1/17

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept Obj	BS Acct	Amount
				Source/	Rev/			
001	800	0000		2150				75.00

Total: 75.00

Rec From: MARIO HARTEN

For: 16301 Dark Hollow Rd.
Case # 2017-0230-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME BRW
3/01/2017 3/01/2017 10:15:30 2
REG HS02 WALKIN JEE
>>RECEIPT H 002123 3/01/2017 DFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 150315
Receipt Tot \$75.00
\$75.00 CK \$0.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**



FORMAL DEMAND FOR HEARING

CASE NUMBER: 2017-0230-A

Address: 116301 Dark Hollow Road ^{Upperco, MD} 21155

Petitioner(s): Morris & Jody Harden

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We Robin Zimmerman
Name - Type or Print

(☒) Legal Owner OR () Resident of

116303 Dark Hollow Road
Address

Upperco Maryland 21155
City State Zip Code

410-330-4052
Telephone Number

which is located approximately 0 (adjoining) feet from the
property, which is the subject of the above petition, **do hereby**
formally demand that a public hearing be set in this matter.
ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.

[Signature]
Signature

3.27.17
Date

Signature
Revised 9/18/98 - wcr/scj

Date

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.

CERTIFICATE OF POSTING

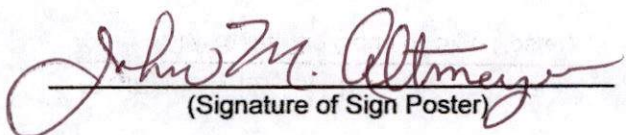
Date: 03/10/2017

RE: Project Name: Admisistrative Variance
Case Number /PAI Number: 2017-0230-A
Petitioner/Developer: Morris F. Harden III
Date of Hearing/Closing: 03/27/2017

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 Road

The sign(s) were posted on 03/10/2017

(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)



03/10/2017

4. The fourth part of the document discusses the challenges faced in implementing these systems and the strategies used to overcome them. It highlights the importance of ongoing training and support for staff.

5. The fifth part of the document concludes with a summary of the key findings and recommendations. It stresses the need for continuous improvement and the importance of staying up-to-date with the latest technology and best practices.

CERTIFICATE OF POSTING

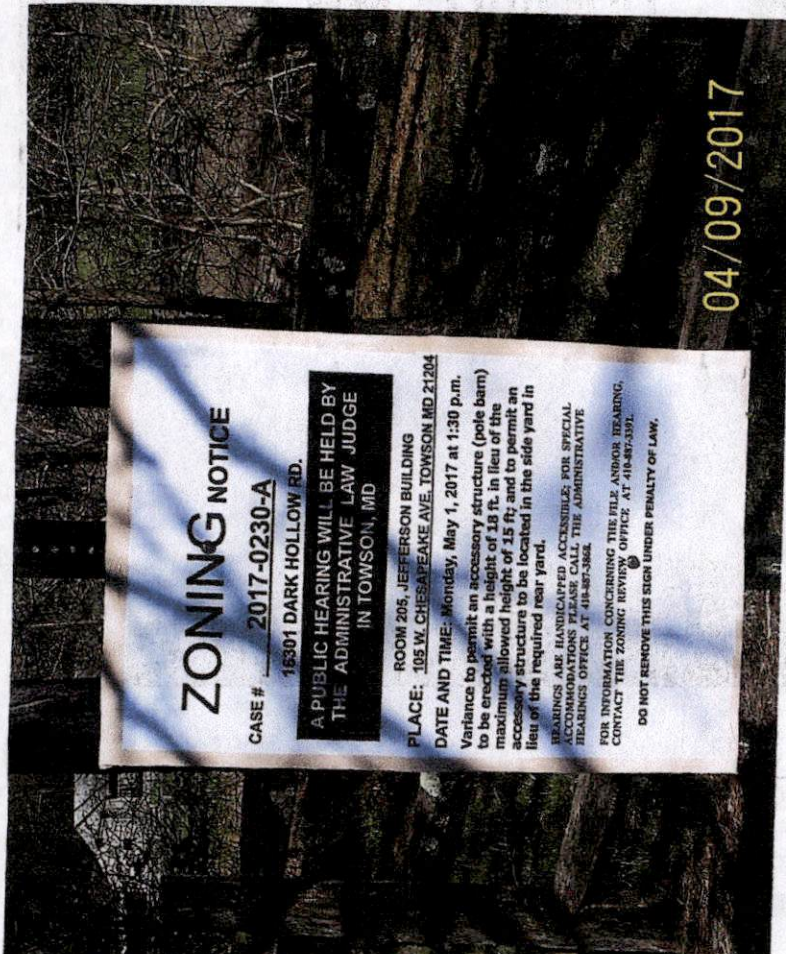
Date: 04/09/2017

RE: Project Name: Public Hearing
Case Number /PAI Number: 2017-0230-A
Petitioner/Developer: Morris & Jody Harden
Date of Hearing/Closing: 05/01/2017

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 04/09/2017

(Month, Day, Year)



John M. Altmeyer
(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)

ZONING NOTICE

CASE # 2017-0230-A

16301 DARK HOLLOW RD.

**A PUBLIC HEARING WILL BE HELD BY
THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD**

ROOM 205, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: Monday, May 1, 2017 at 1:30 p.m.

Variance to permit an accessory structure (pole barn) to be erected with a height of 18 ft. in lieu of the maximum allowed height of 15 ft; and to permit an accessory structure to be located in the side yard in lieu of the required rear yard.

HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DO NOT REMOVE THIS SIGN UNDER PENALTY OF LAW.

04/09/2017

1. $\frac{1}{2} \log \frac{1}{2}$
 2. $\frac{1}{2} \log \frac{1}{2}$
 3. $\frac{1}{2} \log \frac{1}{2}$

4. $\frac{1}{2} \log \frac{1}{2}$

5. $\frac{1}{2} \log \frac{1}{2}$

6. $\frac{1}{2} \log \frac{1}{2}$

7. $\frac{1}{2} \log \frac{1}{2}$

8. $\frac{1}{2} \log \frac{1}{2}$

9. $\frac{1}{2} \log \frac{1}{2}$

10. $\frac{1}{2} \log \frac{1}{2}$

11. $\frac{1}{2} \log \frac{1}{2}$



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4886453

Sold To:

Morris Harden, III - CU00593443
16301 Dark Hollow Rd
Upperco, MD 21155-9358

Bill To:

Morris Harden, III - CU00593443
16301 Dark Hollow Rd
Upperco, MD 21155-9358

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Apr 11, 2017

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

NOTICE OF ZONING HEARING	
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:	
Case: # 2017-0230-A	
16301 Dark Hollow Road	
NE/s Dark Hollow Road, 315.47 ft. NE of Dark Hollow Road	
5th Election District - 3rd Councilmanic District	
Legal Owner(s) Morris & Jody Harden	
Variance: to permit an accessory structure (pole barn) to be erected with a height of 18 ft. in lieu of the maximum allowed height of 15 ft.; and to permit an accessory structure to be located in the side yard in lieu of the required rear yard.	
Hearing: Monday, May 1, 2017 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.	
ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY	
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.	
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.	
JT 4/663 April 11	4886453

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 11, 2017 Issue - Jeffersonian

Please forward billing to:
Morris Harden III
16301 Dark Hollow Road
Upperco, MD 21155

410-374-1775

NOTICE OF ZONING HEARING

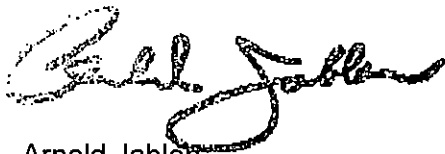
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0230-A

16301 Dark Hollow Road
NE/s Dark Hollow Road, 315.47 ft. NE of Dark Hollow Road
5th Election District – 3rd Councilmanic District
Legal Owners: Morris & Jody Harden

Variance to permit an accessory structure (pole barn) to be erected with a height of 18 ft. in lieu of the maximum allowed height of 15 ft.; and to permit an accessory structure to be located in the side yard in lieu of the required rear yard.

Hearing: Monday, May 1, 2017 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

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

March 28, 2017

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0230-A

16301 Dark Hollow Road

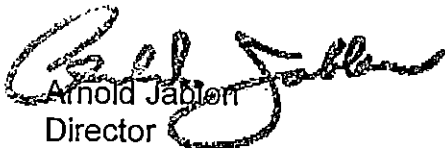
NE/s Dark Hollow Road, 315.47 ft. NE of Dark Hollow Road

5th Election District – 3rd Councilmanic District

Legal Owners: Morris & Jody Harden

Variance to permit an accessory structure (pole barn) to be erected with a height of 18 ft. in lieu of the maximum allowed height of 15 ft.; and to permit an accessory structure to be located in the side yard in lieu of the required rear yard.

Hearing: Monday, May 1, 2017 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Harden, 16301 Dark Hollow Road, Upperco 21155
Robin Zimmerman, 16303 Dark Hollow Road, Upperco 21155

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 11, 2017.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0230 -A , Address 16301 DARK HOLLOW RD

Contact Person: JUN FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3-1-17 Posting Date: 3-12-17 Closing Date: 3-27-17

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

1. **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.
2. **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.
3. **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.
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.

(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- 0230 -A Address 16301 DARK HOLLOW RD

Petitioner's Name Morris F. HARDEN III Telephone 410-374-1775

Posting Date: 3-12-17 Closing Date: 3-27-17

Wording for Sign: To Permit an accessory structure (pole barn) to be erected with a height of 18' in lieu of maximum allowed height of 15' and to be located in the side yard in lieu of the required rear yard.

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/neighbor 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: 2017-0230-A
Property Address: 16301 DARK HOLLOW RD.
Property Description: _____

Legal Owners (Petitioners): _____
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Morris Harden III
Company/Firm (if applicable): _____
Address: 16301 DARK HOLLOW RD.

Telephone Number: 410-374-1775

Revised 7/9/2015



KEVIN KAMENETZ
County Executive

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

April 25, 2017

Morris F & Jody Harden
16301 Dark Hollow Road
Upperco MD 21155

RE: Case Number: 2017-0230 A, Address: 16301 Dark Hollow Road

Dear Mr. & Ms. Harden:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 1, 2017. 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.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel



Larry Hogan, **Governor**
Boyd K. Rutherford, **Lt. Governor**
Pete K. Rahn, **Secretary**
Gregory C. Johnson, P.E., **Administrator**

Date: 3/4/17

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. 2017-0230-A

*Administrative Variance
Morris F. & Judy E. Handen
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,

Wendy Wolcott

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

WW/RAZ

Maryland Department of Transportation
State Highway Administration

320 West Warren Road, Hunt Valley, MD 21030
410.229.2300 | TTY 800.735.2258 | roads.maryland.gov

My telephone number/toll-free number is 866.998.0367

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

RECEIVED

MAR 22 2017

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

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

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

SUBJECT: Zoning Advisory Committee Meeting
For March 13, 2017
Item No. 2017- 0228, 0229 and 0230

DATE: March 17, 2017

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\ZAC03132017.doc

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: March 13, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0230-A
Address 16301 Dark Hollow Road
(Harden Property)

Zoning Advisory Committee Meeting of **March 13, 2017**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford Date: 3-13-2017

MEMORANDUM

DATE: July 7, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0230-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 6, 2017. 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

Debra Wiley

From: Debra Wiley
Sent: Tuesday, June 06, 2017 12:50 PM
To: 'Harden'
Subject: Case No. 2017-0230-A - 16301 Dark Hollow Rd. (Harden)
Attachments: 20170606125704829.pdf

Mr. Harden,

As promised, please find attached a copy of ALJ Beverungen's Order on the Motion for Reconsideration, dated today.

A copy has also been forwarded to you via USPS.

Thanks.

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov [mailto:adminhearingscpr@baltimorecountymd.gov]
Sent: Tuesday, June 06, 2017 12:57 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Admin Hearings Copier

This E-mail was sent from "RNP002673903BB1" (MP 3054).

Scan Date: 06.06.2017 12:57:04 (-0400)
Queries to: adminhearingscpr@baltimorecountymd.gov

Debra Wiley

From: Administrative Hearings
Sent: Tuesday, May 30, 2017 11:41 AM
To: Hardens
Subject: RE: Motion for Reconsideration on Building Height Variance Case No. 2017-230-A

Mr. Harden,

The Office of Administrative Hearings is in receipt of your above request. This request will be given to ALJ Beverungen for his review and issuance of a Motion for Reconsideration Order and Opinion.

Thank you.

From: Hardens [mailto:hardenjofred@aol.com]
Sent: Tuesday, May 30, 2017 11:08 AM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: Motion for Reconsideration on Building Height Variance Case No. 2017-230-A

Motion for Reconsideration

Case No. 2017-0230-A

Morris F. Harden
16301 Dark Hollow Rd.
Upperco MD 21155
410-374-1775
hardenjofred@aol.com

Judge John Beverungen

I am asking for your reconsideration of your ruling, dated May 3, 2017 on the denial of just the variance on the pole barn height of fifteen feet to the requested eighteen feet. I will locate the building in the rear yard as required by law, but am asking for the extra height to eighteen feet be approved. My request for the taller building is for higher ceiling height for storage and extra room needed for an overhead door for access. Originally I applied for just the height variance, which was actually granted until I withdrew that application, and reapplied, when I decided I wanted to change the location. I believe the side yard location is what Robin Zimmerman, my neighbor at 16303 Dark Hollow Rd objected to and opposed the request. I have included a copy of the of the original application dated 02/02/2017. I would appreciate you taking the time to reconsider my request for a variance of 18 feet in lieu of the 15 foot maximum, with the pole barn being located in the rear yard.

Sincerely, Morris F Harden



John E. Beverungen

From: Deborah Dopkin <ddopkin@dopkinlaw.com>
Sent: Sunday, June 04, 2017 7:36 PM
To: John E. Beverungen
Cc: 'CPA Robin E. Zimmerman'
Subject: 16301 Dark Hollow Road - Emailing - 20170602104603118.pdf
Attachments: 20170602104603118.pdf

Judge Beverungen –

Ms. Zimmerman has no objection to Mr. Harden locating the proposed building in the location shown on the attached site plan, where the building is no closer than 440' from the common property line. This plan accompanied Mr. Harden's earlier application which was referenced in his email to you requesting reconsideration.

Thank you for being inclusive and patient with me and my client.

Deborah Dopkin

Deborah C. Dopkin, Esquire
Deborah C. Dopkin, P.A.
P.O. Box 323
Brooklandville, Maryland 21022
Telephone: 410.821.0200
Fax: 410.779-9352
Email: DDopkin@DopkinLaw.com

The information contained in this e-mail message is protected by attorney-client and/or attorney/work product privileges. It is intended only for the use of the individual(s) named above, and the privileges are not waived by virtue of any purported disclosure having been deemed to have occurred as a result of sending this e-mail to one or more targeted recipients. If the person actually receiving this e-mail or any other reader of this e-mail is not the named recipient or the employee or agent responsible for delivering it to the named recipient(s), any use, dissemination, distribution or copying of the communication is strictly prohibited. If you have received this communication in error, please immediately notify Deborah C. Dopkin, PA by telephone and return the original message to the address noted above via U.S. Mail.

John E. Beverungen

From: John E. Beverungen
Sent: Wednesday, May 31, 2017 11:18 AM
To: 'ddopkin@dopkinlaw.com'
Cc: 'hardenjofred@aol.com'
Subject: Case No. 2017-0230-A
Attachments: 20170531111254313.pdf

Ms. Dopkin,

I am forwarding to your attention a copy of a motion for reconsideration filed by Petitioners. Can you please let me know at your earliest convenience if your client opposes the motion.

John Beverungen
ALJ

[Real Property Data Search](#) [Guide to searching the database](#)
[Search Result for BALTIMORE COUNTY](#)

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 05 Account Number - 2000010974			
Owner Information					
Owner Name:	HARDEN MORRIS FREDERICK HARDEN JODY ECKHARDT		Use:	RESIDENTIAL	
			Principal Residence:	YES	
Mailing Address:	16301 DARK HOLLOW RD UPPERCO MD 21155-9358		Deed Reference:	/11914/ 00590	
Location & Structure Information					
Premises Address:		16301 DARK HOLLOW RD 0-0000		Legal Description:	4.084 AC
ZELL PROPERTY					
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0025	0012	0011		0000	
					Block:
					2
					Lot:
					2017
					Assessment Year:
					Plat No:
					Plat Ref:
					0055/ 0056
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1987		2,744 SF		4.0800 AC	
				Property Land Area	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	FRAME	2 full/ 1 half	1 Attached
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2017	07/01/2016	07/01/2017
Land:		123,600	123,600		
Improvements		216,400	235,700		
Total:		340,000	359,300	340,000	346,433
Preferential Land:		0			0
Transfer Information					
Seller: LUCAS EDWARD F		Date: 11/26/1996		Price: \$193,000	
Type: ARMS LENGTH IMPROVED		Deed1: /11914/ 00590		Deed2:	
Seller: COLLINS BARBARA R		Date: 10/20/1986		Price: \$28,500	
Type: ARMS LENGTH IMPROVED		Deed1: /07350/ 00368		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2016		07/01/2017
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: Approved 07/13/2010					

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.
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- 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.
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(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

CASE NAME HARDEN
CASE NUMBER 2017-0230-A
DATE 5/01/17

[illegible]

PLEASE PRINT CLEARLY

CASE NAME HAROLD
CASE NUMBER 2017-0230-A
DATE 5/01/17

PETITIONER'S SIGN-IN SHEET

[illegible]

16321

2002-0221-XA

1700000259

0518010100

NW 26-J

0519000085

1700005568

2

PAI # 050200 Pt. Bk./Folio # MP90163
PAI # 050200

PAI # 050200

PAI # 050200

16313

5 ED

025C1

RC 2

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

Lot # 2
2017-0204-A

2000010974

Pt. Bk. 0000055, Folio 0056

16301

2

PAI # 050147 PAI # 050147

PAI # 050147

PAI # 050147

Pt. Bk./Folio # 055056A

3 CD

Lot # 1 2200011053

2000010973

Lot # 1

1

NW 25-J

0513013000

2200025894

DARK HOLLOW RD

1600014144

16225

0513040300

0513040420

2000014314

1600007751



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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0230 -A Address 16301 DARK HOLLOW RD

Contact Person: JUN FERNANDES Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3-1-17 Posting Date: 3-12-17 Closing Date: 3-27-17

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

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(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- 0230 -A Address 16301 DARK HOLLOW RD

Petitioner's Name MORRIS F. HARDEN III Telephone 410-374-1775

Posting Date: 3-12-17 Closing Date: 3-27-17

Wording for Sign: To Permit an accessory structure (pole barn) to be erected with a height of 18' in lieu of maximum allowed height of 15' and to be located in the side yard in lieu of the required rear yard.

Revised 7/6/16

Case No.: 2017-0230-A

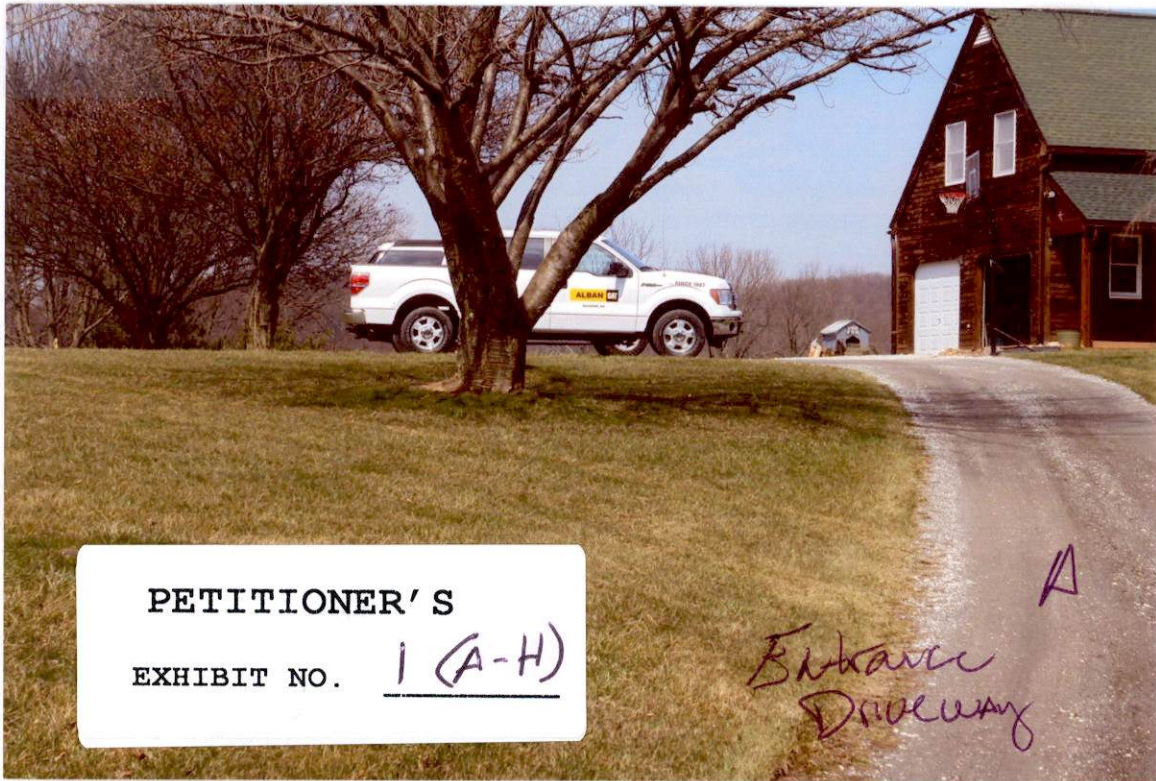
Exhibit Sheet

Petitioner/Developer

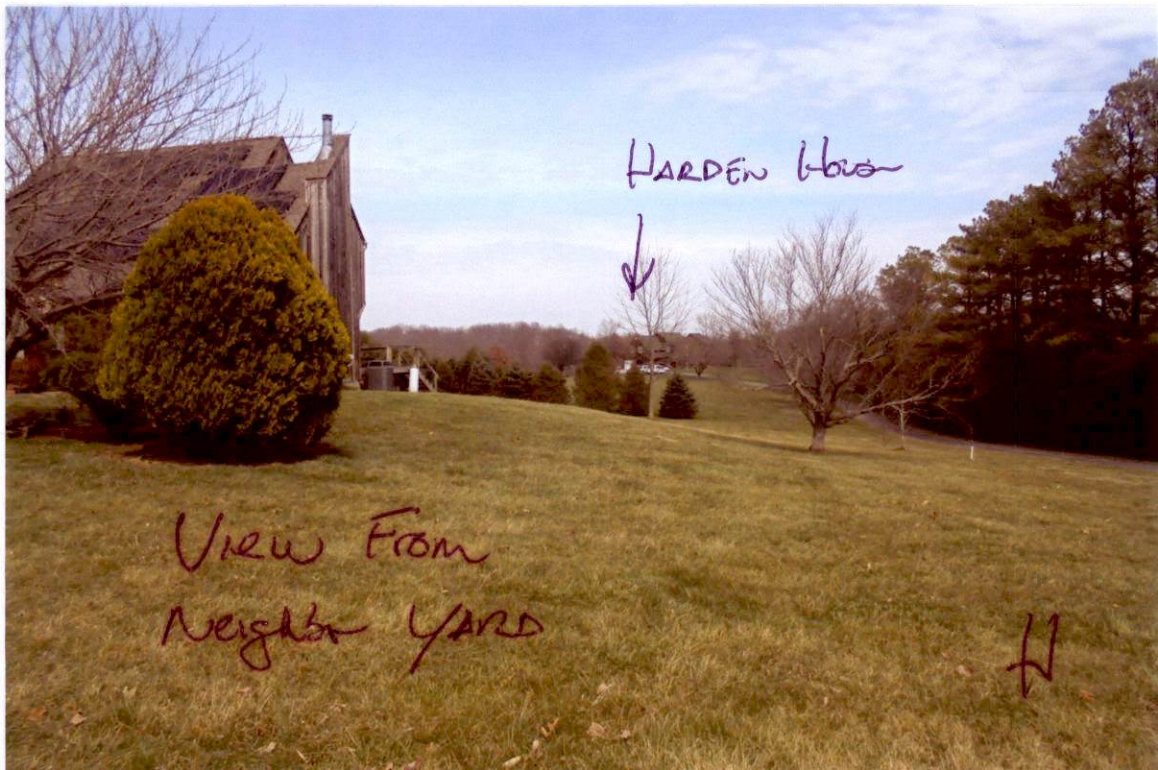
Protestant

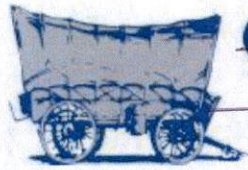
5/3/17
Sen

No. 1	1A-1H Photos	My Neighborhood Map
No. 2	Examples of Buildings	Aerial photo-zoning map
No. 3	" same "	Topo. exhibit
No. 4	site plan	Photos w/aerial key sheet
No. 5		Exhibit showing lot sizes of nearby properties
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		









**CONESTOGA
BUILDINGS**
CB Structures, Inc.

202 Orlan Road, New Holland, PA 17557 1-800-544-9464

*Example of
Type of
Building
Not actual size
& color*

PROPOSAL #1 Date: 1/27/17 (Valid for 15 Days)

Fred Harden
16301 Dark Hollow Rd
Upperco, Md 21155
410-852-2307
hardenjofred@aol.com
Baltimore County

Sales Representative: Devin McCamant
Cell #: 717-286-5950
Email: dmccamant@cbstructuresinc.com
Lead Source: Referral
Building Code: R1



Picture Shows 30' x 48' x 14' building with additional extras. This picture does not reflect building price or exact specifications as shown on proposal. It is intended for a rough visual of a building similar to the proposed.

Thank you for choosing CB Structures to design your building. We are the Building Solutions Company from excavation through turning the lights on. Having built over 15,000 buildings, being fully bonded and insured with over two decades of building code experience, and in-house engineering, you have the confidence your building project will be a stress free experience. We offer a room planner, upload a photo of your property, and color selector to help you design your building. We also have a Blue Ribbon Construction process to keep you informed.

BUDGETARY PRICE

Building: 34'x48'x12' Garage – See items included in Building Specification section \$26,250.00

Additional Needs: (Refer to Selector Booklet for additional options available)

Concrete Floor Option – see page 2 for details Add: \$9,750.00

Site Preparation Allowance Option – see page 2 for details Add: \$5,500.00

Total with additional options \$ _____

PETITIONER' S

EXHIBIT NO.

#2

GARAGES - SUBURBAN BUILDINGS



- Low Cost Flexible Design
- In-House Design Team
- Turn Key Construction
- Built By Our Own Crews



- 29 Gauge High Tensile Steel
- 35 Year Fade Warranty/20 Colors
- Glu Laminated Columns
- Many Options Available



WWW.HANOVERBUILDINGS.COM

**FREE
ESTIMATES**

Talk to us before you buy!

PETITIONER'S

EXHIBIT NO.

3

HANOVER
BUILDING SYSTEMS, INC.

800-366-4801 • 717-624-4800

**6935 YORK RD • P.O. BOX 330
ABBOTTSTOWN, PA 17301**

*Type of
Building to
be Build*

*Not Size
+ Color*



HIC #PA021981

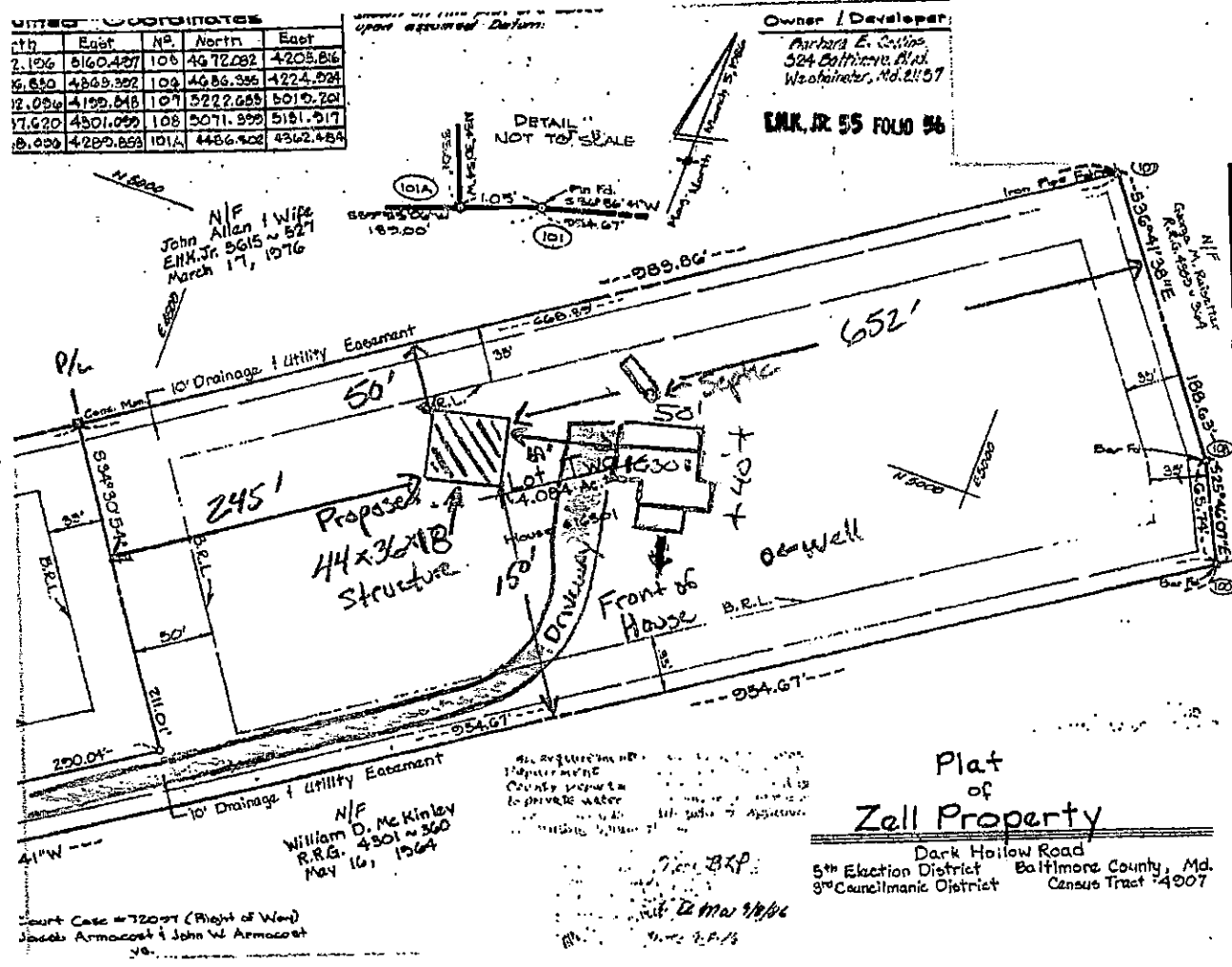
MHIC #11829



PLAT BOOK # 0055 FOLIO # 0056 10 DIGIT TAX # 2060010974 DEED REF. # 11914100590

UNITED COORDINATES				
Yr	East	N	North	East
1936	5160.487	106	4672.082	4205.86
5.650	4865.302	102	4686.336	4224.524
12.036	4152.618	107	5222.659	5010.20
17.620	4301.093	108	5071.355	5181.317
8.050	4282.863	101A	4486.402	4362.48A

Owner / Developer
Barbara E. Collins
324 Coltrane Rd.
Wheaton, Md. 21157



PLAN DRAWN BY Morris Harden DATE 2-28-47 SCALE: 1 INCH = 100 FEET

Pet. # 4

[illegible]

MAP IS NOT TO SCALE

ZONING MAP# 02501
SITE ZONED RCZ
ELECTION DISTRICT 5
COUNCIL DISTRICT 3 rd
LOT AREA ACREAGE 4.036
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
2017-0204-A
(WITHDRAWN)

VIOLATION CASE INFO:

Case No.: 2017-0230-A

Exhibit Sheet

7-7-17

Petitioner/Developer

SW

Protestant

5/3/17

Sen

No. 1	1A-1H Photos	My Neighborhood Map
No. 2	Examples of Buildings	Aerial photo-zoning map
No. 3	same "	Topo. exhibit
No. 4	site plan	Photos w/ aerial key sheet
No. 5		Exhibit showing lot sizes of nearby properties
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PLAN TO ACCOMPANY PHOTOS
 Created By
 Baltimore County
 My Neighborhood

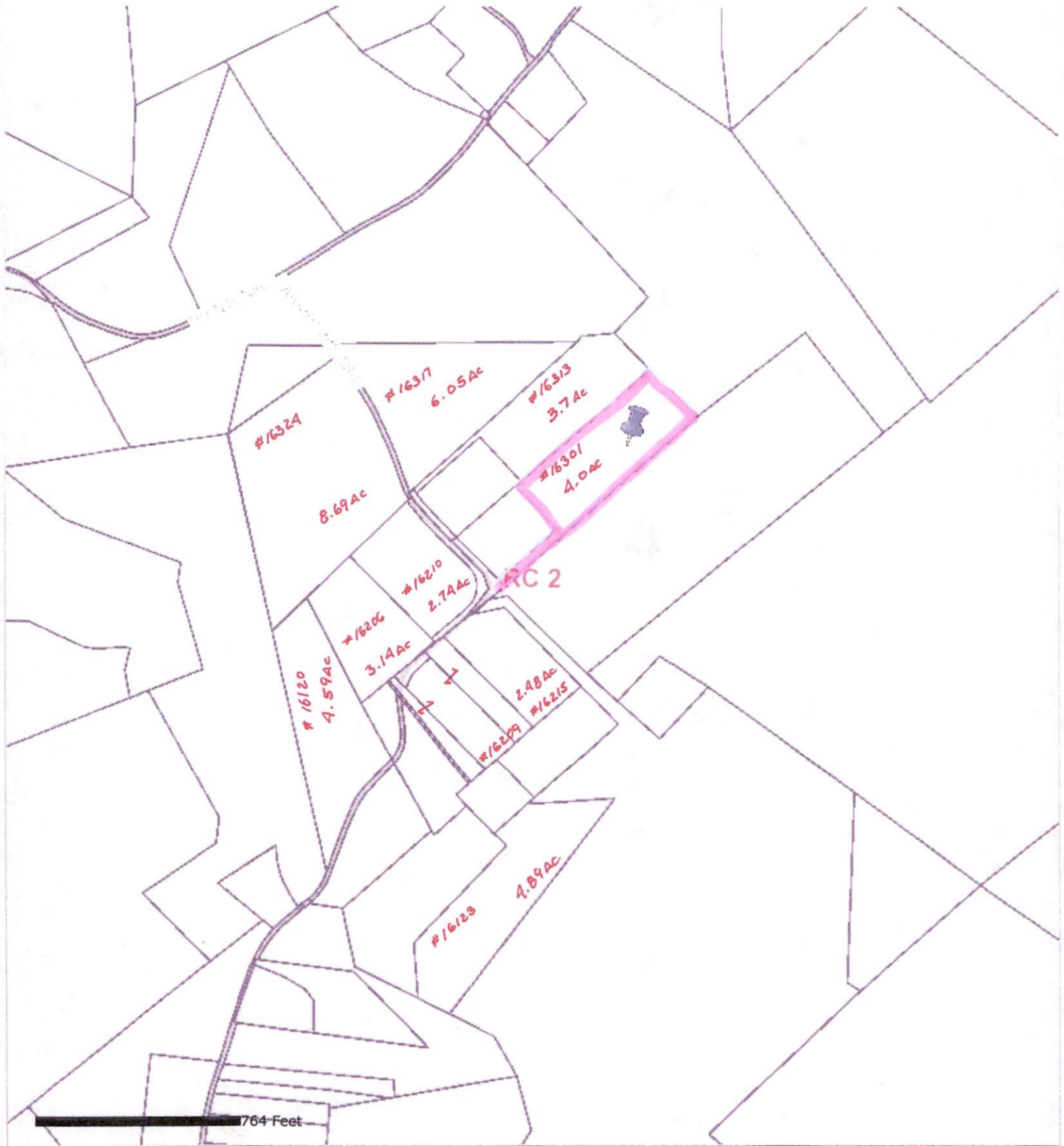


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PROTESTANT' S

EXHIBIT NO. 9(1-18)
 EXCLUDING #6

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), actual,
 and court
 reliance



My Neighborhood Map

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My Neighborhood



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Printed 5/1/17

Prot Ex 5

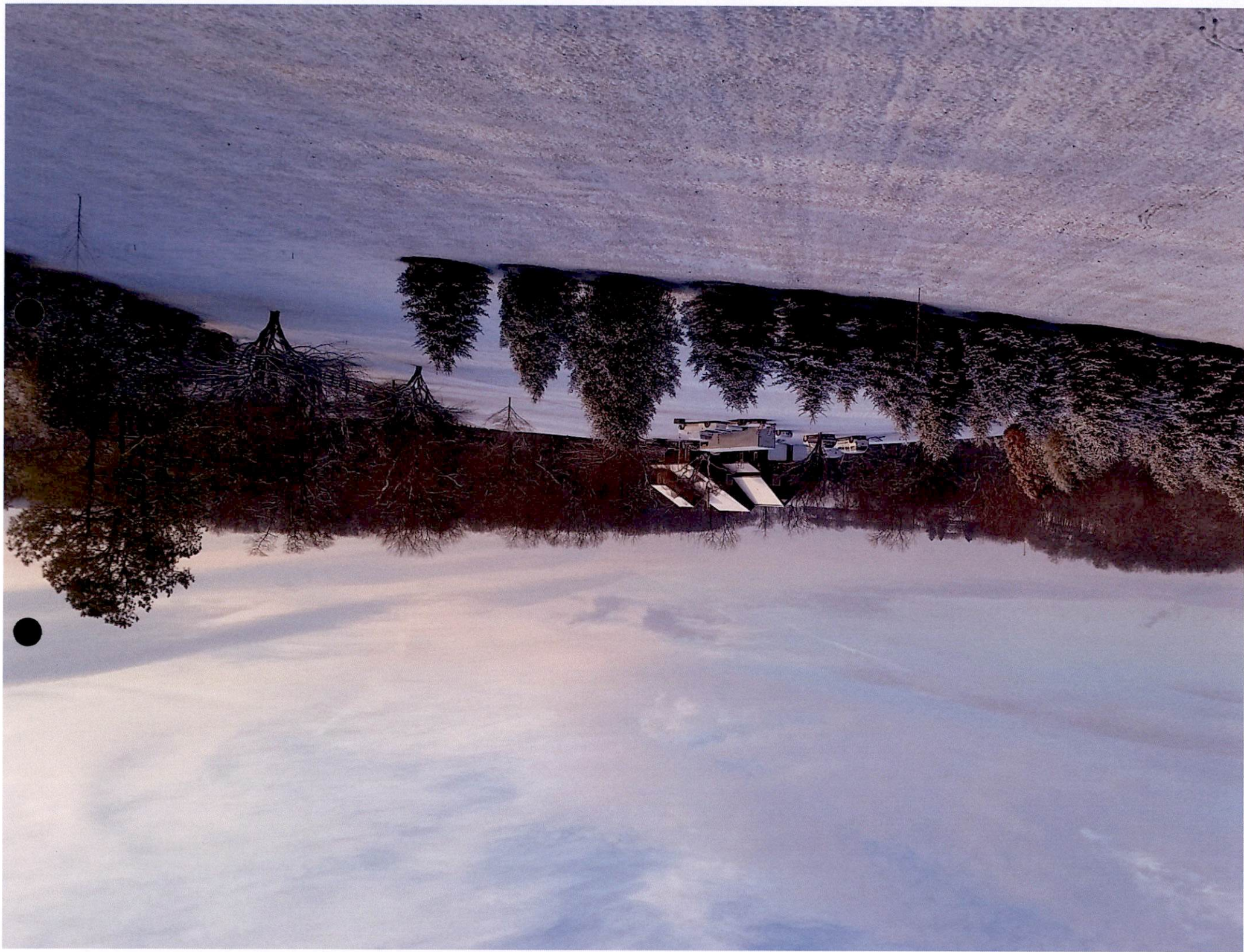


















ZONING
CASE # 2017-
16301 DARK
A PUBLIC HEAR
THE ADMINIST
IN T
ROOM 20
PLACE: 105 W. C
DATE AND TIME
Variance to per
to be erected
maximum alt
accessory str





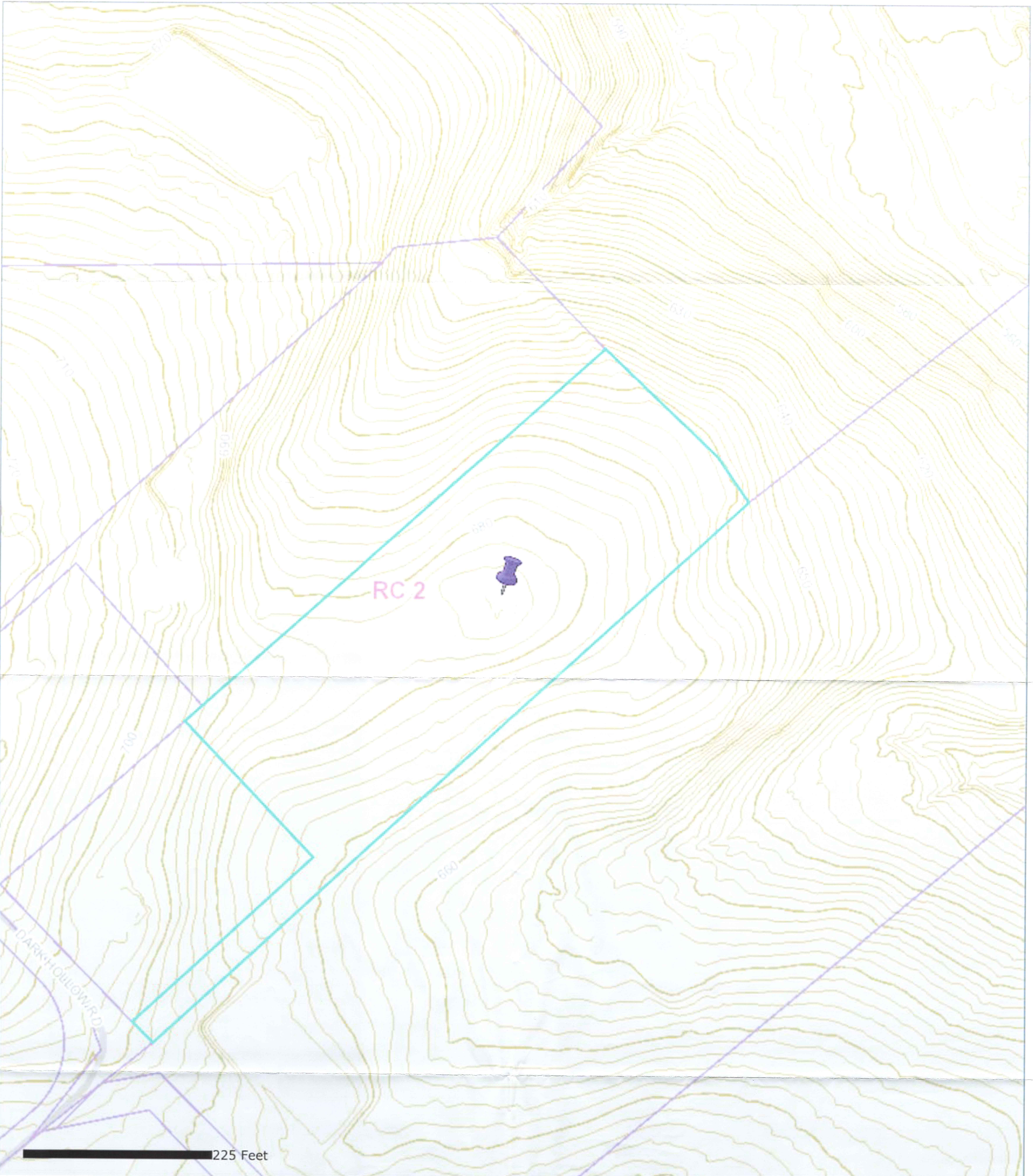












My Neighborhood Map

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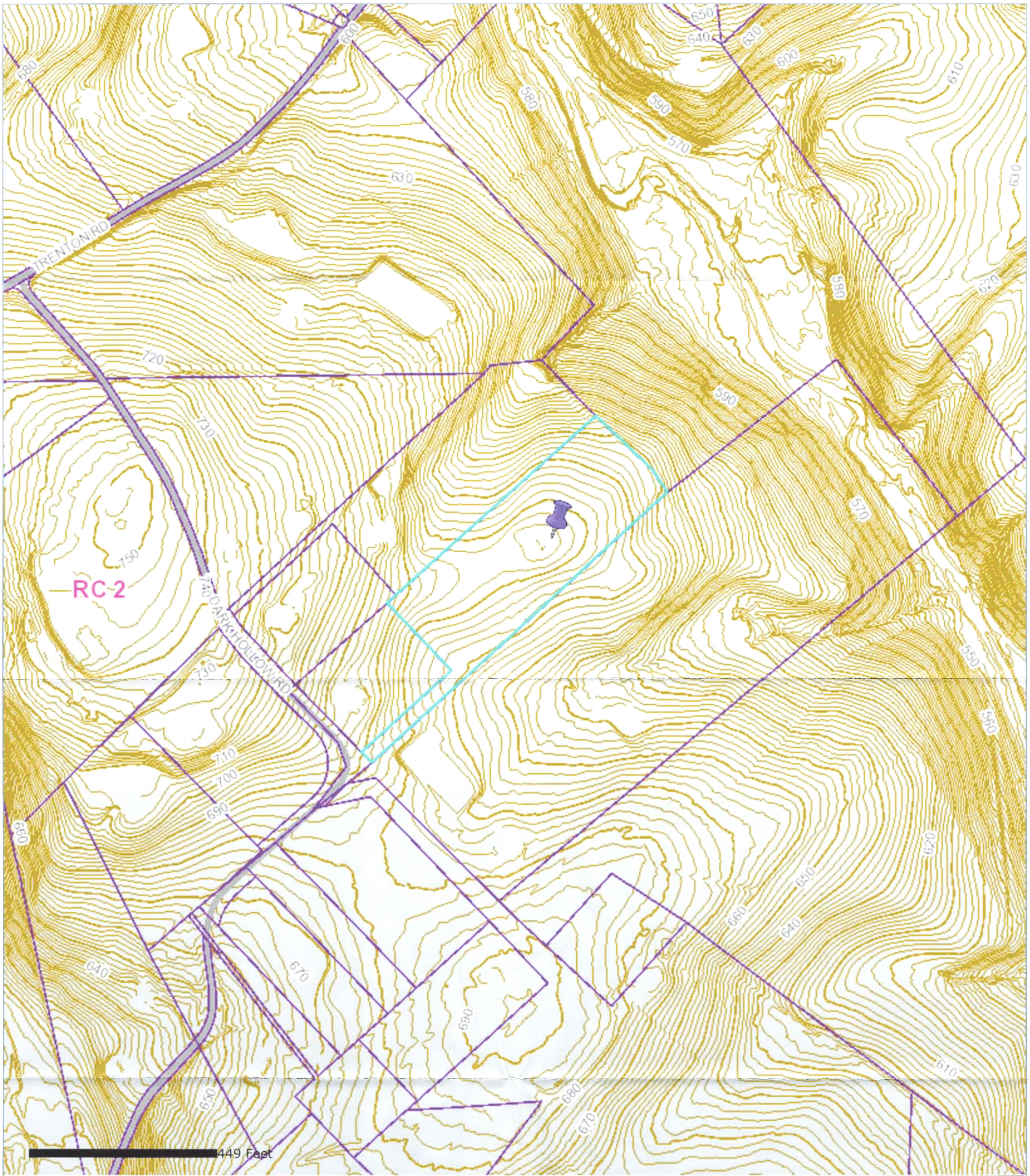
My Neighborhood Map

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My Neighborhood



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