

M E M O R A N D U M

DATE: August 23, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0332-SPHA- Appeal Period Expired

The appeal period for the above-referenced case expired on August 22, 2019. 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



JOHN A. OLSZEWSKI, JR.
County Executive

ADMINISTRATIVE LAW JUDGE
Office of Administrative Hearings

July 23, 2019

Frank A. Hackley
Jayne A. Heck-Hackley
11800 Harford Road
Glen Arm, Maryland 21057

RE: Petitions for Special Hearing and Variance
Case No. 2019-0332-SPHA
Property: 11800 Harford Road

Dear Mr. & Mrs. Hackley:

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,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: J. Scott Dallas, P.O. Box 26, Baldwin, Maryland 21013

IN RE: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(11800 Harford Road) *

11th Election District *

3rd Council District *

Jayne A. Heck-Hackley & Frank A. Hackley, *

Legal Owners *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2019-0332-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Variance filed on behalf of Jayne A. Heck-Hackley and Frank A. Hackley, legal owners (“Petitioners”). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (“BCZR”) to permit a proposed accessory use garage 2,000 sq. ft. in size, which is larger than the existing primary structure that is 1,829 square feet. In addition, a Petition for Variance was filed to permit an accessory use garage 30 ft. in height in lieu of permitted 15 ft. A site plan was marked and accepted into evidence as Petitioners’ Exhibit 1.

Frank and Jayne Hackley and surveyor Scott Dallas appeared in support of the requests. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”). That agency did not oppose the request.

SPECIAL HEARING

The existing single-family dwelling was constructed in 1959 and is relatively modest in size. The proposed garage would have a slightly larger footprint and the owners explained it would be used to store classic vehicles and household items. The garage would be over 300'

ORDER RECEIVED FOR FILING

Date 7/23/19

By Sen

from Harford Road and to the rear of the existing dwelling. In these circumstances I do not believe granting the request would have any impact upon surrounding properties.

VARIANCE

As to the variance, it requires 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).

The property has an irregular shape and the grade changes significantly from the front to the rear of the parcel. As such the property is unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to construct the proposed garage. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County and/or community opposition.

THEREFORE, IT IS ORDERED this 23rd day of **July, 2019**, by this Administrative Law Judge, that the Petition for Special Hearing to permit a proposed accessory use garage 2,000 sq. ft. in size, which is larger than the existing primary structure that is 1,829 square feet, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance to permit an accessory use garage 30 ft. in height in lieu of permitted 15 ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 7/23/19

By Den

The relief granted herein shall be subject to the following:

1. 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.
2. Petitioners or subsequent owners shall not convert the accessory building (detached garage) into a dwelling unit or apartment. The accessory building (detached garage) shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The accessory building (detached 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:sln

ORDER RECEIVED FOR FILING

Date 7/23/19

By sen



PETITION FOR ZONING HEARING(S)

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

To the Office of Administrative Law of Baltimore County for the property located at:

Address 11800 HARFORD ROAD which is presently zoned RC 2
Deed References: 15362-146, 37139-447 10 Digit Tax Account # 1120067420, 1123053500
Property Owner(s) Printed Name(s) JAYNE A HECK-HACKLEY, FRANK A HACKLEY

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve AN ACCESSORY USE GARAGE TO BE 2000 S.F. WHICH IS LARGER THAN THE EXISTING PRIMARY STRUCTURE THAT IS 1,829 S.F.
2. ☐ **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ **a Variance** from Section(s) 400, 3 OF BCZR
TO PERMIT A NEW ACCESSORY USE GARAGE HEIGHT TO BE 30 FT. IN LIEU OF PERMITTED 15 FT.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

N/A
Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

N/A
Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

JAYNE A HECK-HACKLEY, FRANK A HACKLEY
Name #1 - Type or Print Name #2 - Type or Print

Jayne A. Heck-Hackley Frank A. Hackley
Signature #1 Signature #2

11800 HARFORD ROAD GLEN ARM MD
Mailing Address City State

21057, 443-463-3940, kbarnes719@hotmail.com
Zip Code Telephone # Email Address

Representative to be contacted:

J. Scott Dallas J S Dallas, Inc
Name - Type or Print

Signature

P O Box 26 Baldwin MD
Mailing Address City State

21013, 410-817-4600, jsdinc@aol.com
Zip Code Telephone # Email Address

CASE NUMBER 2019-0332-SPHA Filing Date 5/20/19 Do Not Schedule Dates: 6/24/19 Reviewer RJ

J.S. DALLAS, INC.

Surveying & Engineering

P.O. Box 26

Baldwin, MD 21013

(410)817-4600

FAX (410)817-4602

ZONING DESCRIPTION OF #11800 HARFORD ROAD

BEGINNING in the center of Harford Road, distant 1145 feet southwest, more or less from the centerline of Hartley Mill Road (scaled) thence running with and binding in said center of Harford Road **(1)** South 44 degrees 40 minutes 18 seconds West 100.27 feet and **(2)** South 44 degrees 28 minutes 20 seconds West 108.71 feet thence leaving said Harford Road and running the three following courses and distances: **(3)** North 43 degrees 55 minutes 25 seconds West 415.54 feet **(4)** North 44 degrees 28 minutes 20 seconds East 208.99 feet and **(5)** South 43 degrees 55 minutes 26 seconds East 440.85 feet to the place of beginning.

CONTAINING 92045 square feet (or 2.113 acres) of land, more or less.

ALSO known as **#11800 HARFORD ROAD** and located in the 11th Election District, 3rd Councilmanic District.

Note: above description is based on existing deeds and is for zoning purposes only.



CASE No. 2019-0332-SPH-V

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
11800 Harford Road; E/S of Harford Road,	*	OF ADMINISTRATIVE
SE of Hartley Road		
11 th Election & 3 rd Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Jayne Heck-Hackley		
& Frank Hackley	*	BALTIMORE COUNTY
Petitioner(s)	*	2019-332-SPH

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of May, 2019, a copy of the foregoing Entry of Appearance was mailed to J, Scott Dallas, P.O. Box 26, Baldwin, Maryland 21013, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

JUN 03 2019

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 7/2/2019

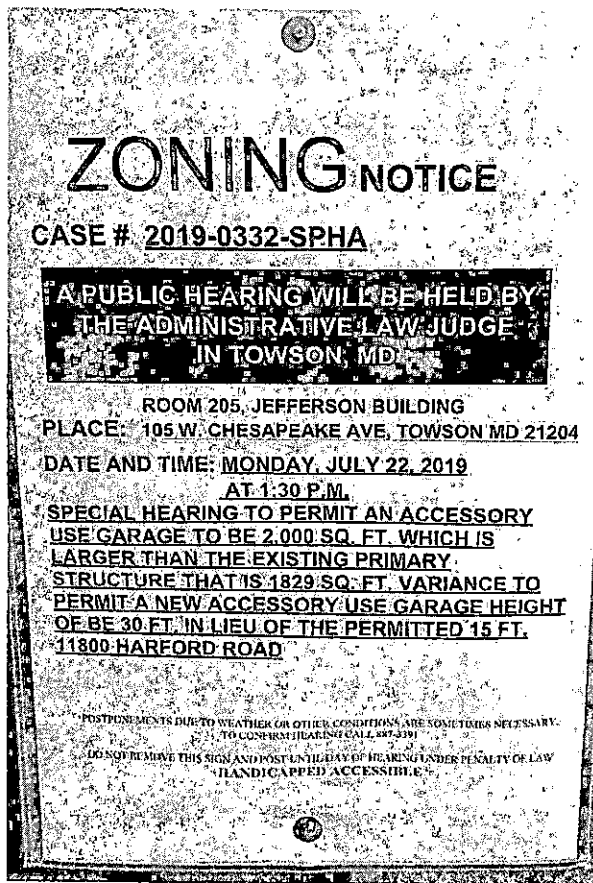
Case Number: 2019-0332-A

Petitioner / Developer: MR. & MRS. HACKLEY ~ J. SCOTT DALLAS

Date of Hearing: JULY 22, 2019

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:
11800 HARFORD ROAD

The sign(s) were posted on: JULY 2, 2019



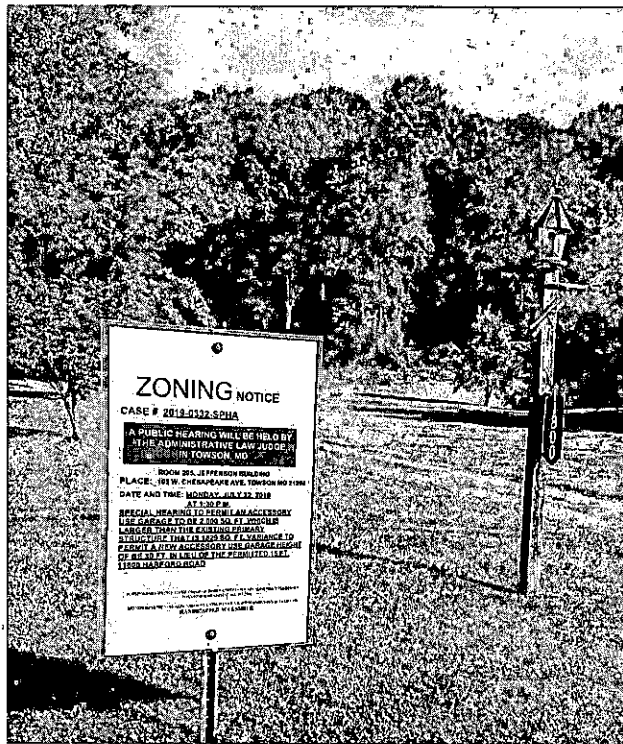
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



Background Photo 1st Sign @ 11800 Harford Rd. ~ 7/2/2019



Background Photo 2nd Sign @ 11800 Harford Road ~ 7/2/2019

CASE # 2019-0332-SPHA

SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 7/20/2019

Case Number: 2019-0332-A

Petitioner / Developer: MR. & MRS. HACKLEY ~ J. SCOTT DALLAS

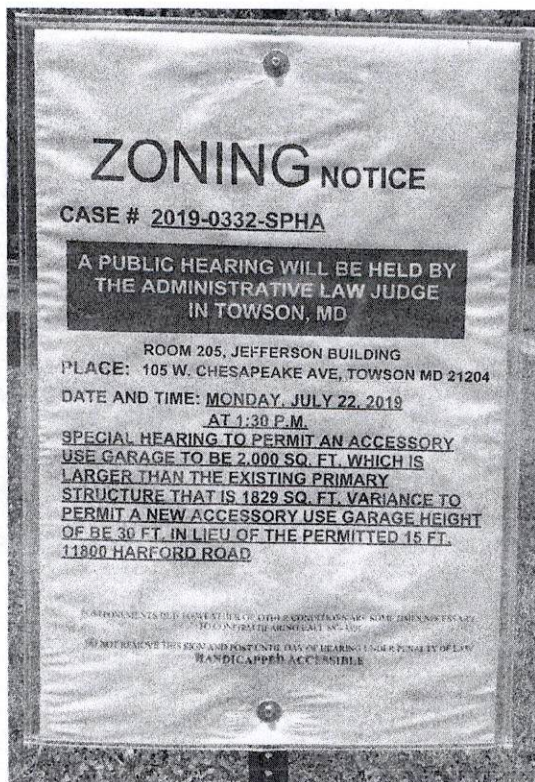
Date of Hearing: JULY 22, 2019



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:
11800 HARFORD ROAD

The sign(s) were posted on: **JULY 2, 2019**

The sign(s) were re-photographed on: **JULY 20, 2019**



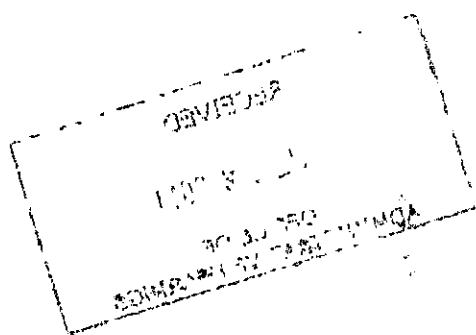
Linda O'Keefe
(Signature of Sign Poster)

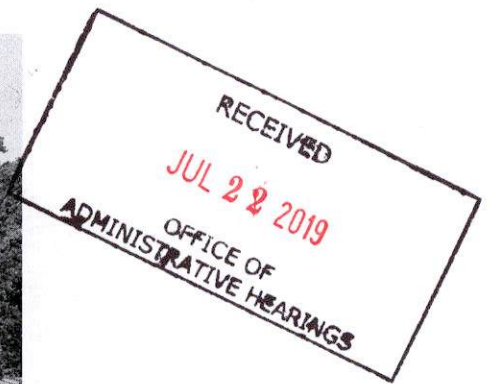
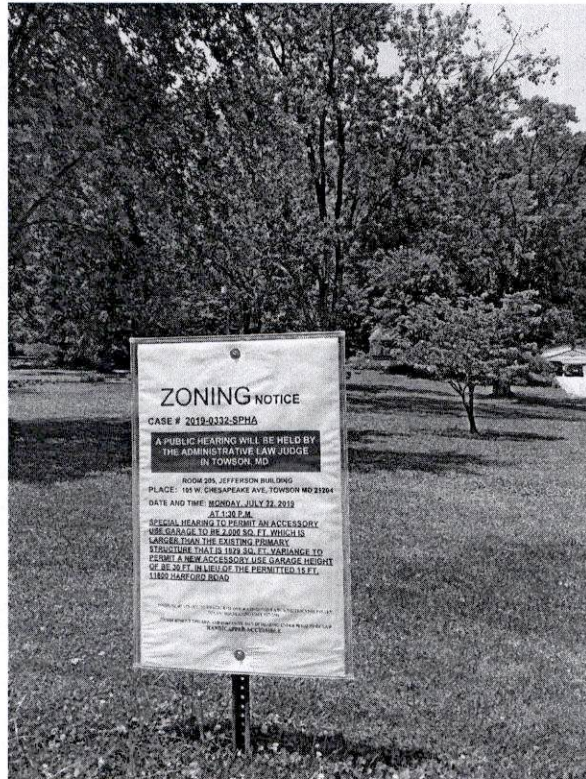
Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



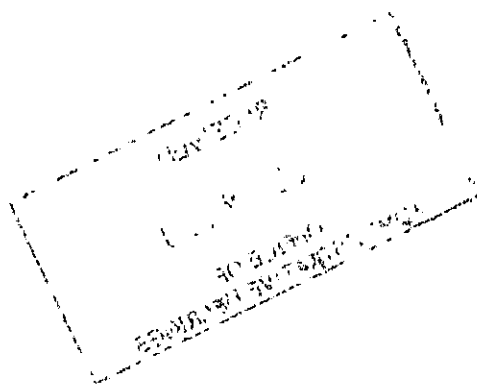


Re-Photographed 1st Sign @ 11800 Harford Rd. ~ 7/20/2019



Re-Photographed 2nd Sign @ 11800 Harford Road ~ 7/20/2019

CASE # 2019-0332-A



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

No. **183790**

PAID RECEIPT

Date:

MAY 20 2019

BUSINESS 5/22/2019 ACTUAL 5/20/2019 11:38:59 DRW 1

REC 183790 WALKIN LJR
 >>RECEIPT # 008898 5/20/2019 OFLN

Dept 5 528 ZONING VERIFICATION
 BAL 183790

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	906	0000		6150					75.00
↓	↓	↓		↓					75.00

Recpt Tot \$ 150.00
 150.00 CK .00 CA
 Baltimore County, Maryland

Total:

\$ 150.00

Rec

From:

J.S. DALLAS, INC.

For:

SPECIAL HEARING

CASE NO.

2019-0332-SPH-V

VARIANCE

11800 HARTFORD ROAD - RC-2

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

**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: 2019-0332-SPH

Property Address: 11800 HARFORD ROAD

Property Description: East side of Harford Rd., south east of
Hartley Mill Rd.

Legal Owners (Petitioners): JAYNE A. HECK-HACKLEY / FRANK HACKLEY

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: FRANK HACKLEY

Company/Firm (if applicable): _____

Address: # 11800 HARFORD RD.

GLEN ARM MD. 21057

Telephone Number: (BUILDER) 443-463-3940
- AGENT

Mike Barnes

Revised 7/9/2015

17.000.000 2015

SS CSO - 1.51 =
TC. S CIV 100 100 100

OPCC - C 1.51 = 1.51
1.51

Sherry Nuffer

From: Sherry Nuffer
Sent: Friday, July 19, 2019 2:14 PM
To: 'jsdinc@aol.com'
Subject: 2019-0332-SPH

I am inquiring about sing postings for the above mentioned case.

Can you please advise if you have them and if so can you please e-mail them to me.

Thank you

Sherry Nuffer
Legal Assistant
Baltimore County Office of Administrative Hearings
410-887-3868

The Daily Record

11 East Saratoga Street

Baltimore, MD 21202-2199

(443) 524-8100

<http://www.thedailyrecord.com>

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

7/2/2019

Order #: 11762469
Case #: 2019-0332-SPHA
Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2019-0332-SPHA



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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: 2019-0332-SPHA

11800 Harford Road

East side of Harford Road, Southeast of Hartley Mill Road

11th Election District - 3rd Councilmanic District

Legal Owners: Frank Hackley & Jayne Heck-Hackley

Special Hearing to permit an accessory use garage to be 2,000 sq. ft. which is larger than the existing primary structure that is 1829 sq. ft. Variance to permit a new accessory use garage height to be 30 ft. in lieu of the permitted 15 ft.

Hearing: Monday, July 22, 2019 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff

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 410-887-3368.

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

jj2

THE
FEDERAL BUREAU OF INVESTIGATION

MEMORANDUM
TO THE DIRECTOR

FROM :
SAC, NEW YORK
SUBJECT :

RE: [REDACTED]

Reference is made to New York letter to Bureau dated 1/15/54.

Enclosed for the Bureau are two copies of a letterhead memorandum dated 1/15/54.

Very truly yours,

[REDACTED]

Debra Wiley

JB 7-22-19
1:30 PM

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Saturday, July 20, 2019 11:41 PM
To: Administrative Hearings
Subject: Case # 2019-0332-A Cert. @ 11800 Harford Road
Attachments: Harford Rd. Cert. #2.jpeg; Harford Rd. Photos.docx

CAUTION: This message from luckylinda1954@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

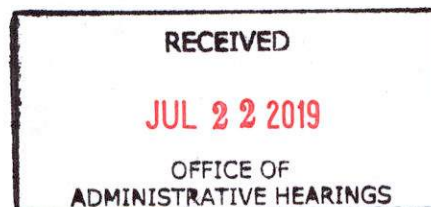
Hi Debbie,

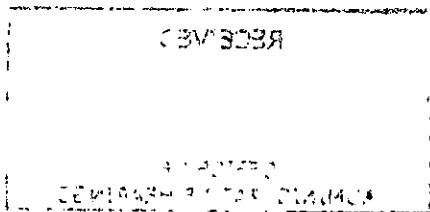
I am attaching the Second Certification for Case # 2019-0332-A for 11800 Harford Road for your records.

Have a nice day,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com





SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 7/20/2019

Case Number: 2019-0332-A

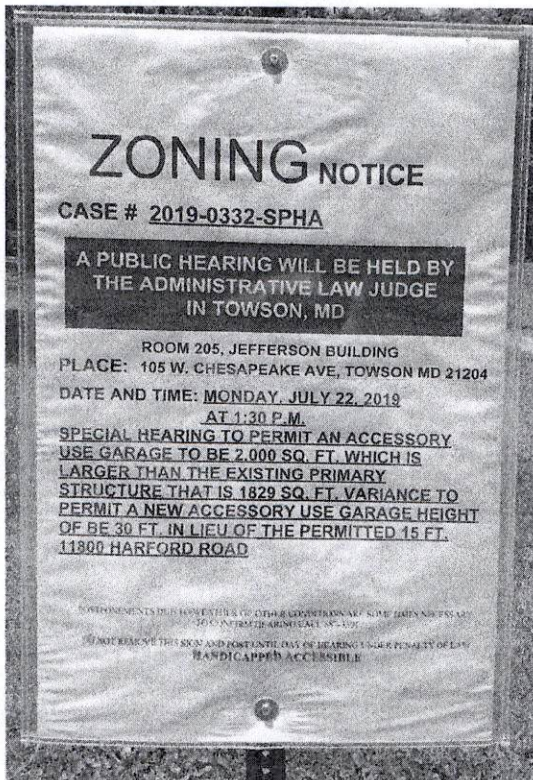
Petitioner / Developer: MR. & MRS. HACKLEY ~ J. SCOTT DALLAS

Date of Hearing: JULY 22, 2019

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:
11800 HARFORD ROAD

The sign(s) were posted on: JULY 2, 2019

The sign(s) were re-photographed on: JULY 20, 2019



Linda O'Keefe
(Signature of Sign Poster)

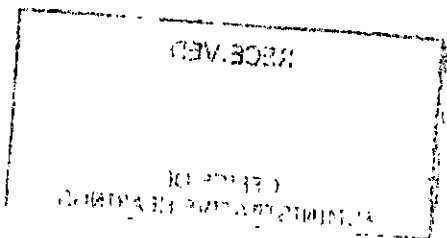
Linda O'Keefe
(Printed Name of Sign Poster)

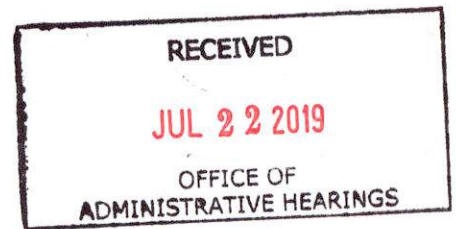
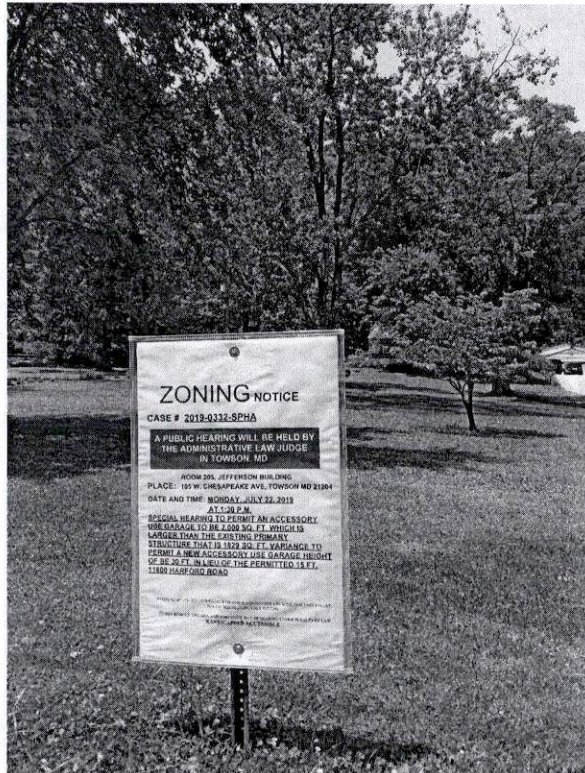
523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

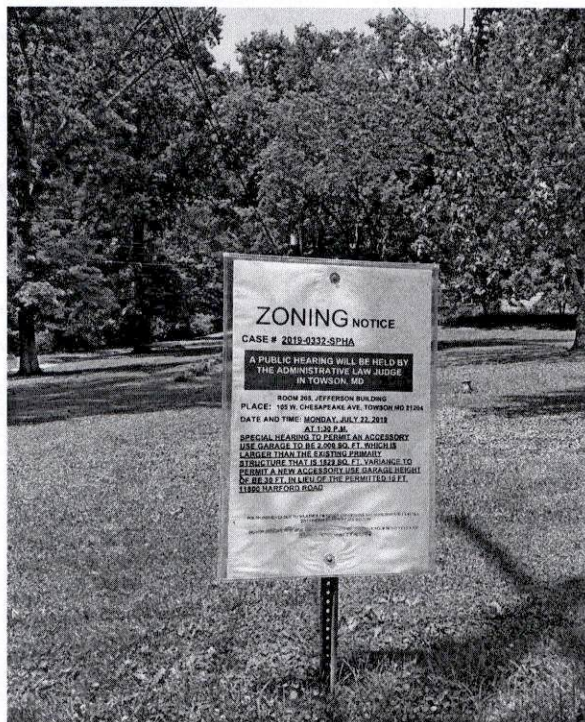
410 - 666 - 5366
(Telephone Number of Sign Poster)





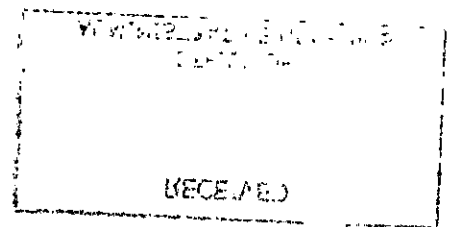


Re-Photographed 1st Sign @ 11800 Harford Rd. ~ 7/20/2019



Re-Photographed 2nd Sign @ 11800 Harford Road ~ 7/20/2019

CASE # 2019-0332-A





JOHN A. OLSZEWSKI, JR.
County Executive

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

July 16, 2019

J. Scott Dallas
PO Box 26
Baldwin MD 21013

RE: Case Number: 2019-0332-SPHA, 11800 Harford 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 May 20, 2019. 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, appearing to read "W. Carl Richards, Jr.", written over the "Very truly yours," text.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Jayne A Heck- Hackley 11800 Harford Road Glen Arm MD 21057

BALTIMORE COUNTY, MARYLAND

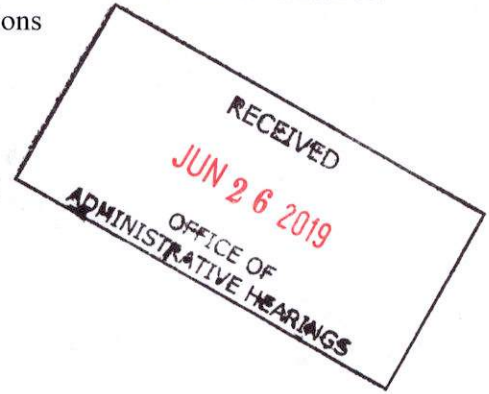
INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 6/25/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-332



INFORMATION:

Property Address: 11800 Harford Road
Petitioner: Jayne A. Heck-Hackley, Frank A. Hackley
Zoning: RC 2
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the administrative law judge should approve an accessory use, garage to be 2,000 square feet which is larger than the existing structure and a variance to permit a new accessory use, garage with a height of 30 feet in lieu of the permitted 15 feet.

A site visit was conducted on 6/3/2019.

The Department of Planning has no objection to granting the petitioned zoning relief. The Department recommends the structure not be used for principal residential or commercial purposes.

For further information concerning the matters stated herein, please contact Kaylee Justice at 410-887-3480.

Prepared by:

Jessie Bialek

Division Chief:

Jenifer G. Nugent

CPG/JGN/JAB/

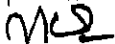
c: Kaylee Justice
J. Scott Dallas, J S Dallas, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals.

DATE: June 19, 2019

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 03, 2019
Item No. 2019-0331-A, 0332-SPH, 0334-A, 0336-A, 0337-A & 0338-A

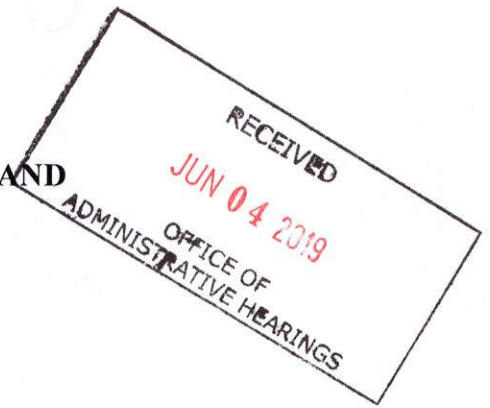
The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: June 4, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0332-SPH
Address 11800 Harford Road
(Hackley Property)

Zoning Advisory Committee Meeting of **June 3, 2019**.

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

Reviewer: Steve Ford



JOHN A. OLSZEWSKI, JR.
County Executive

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

June 25, 2019

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: 2019-0332-SPHA

11800 Harford Road

East side of Harford Road, Southeast of Hartley Mill Road

11th Election District – 3rd Councilmanic District

Legal Owners: Frank Hackley & Jayne Heck-Hackley

Special Hearing to permit an accessory use garage to be 2,000 sq. ft. which is larger than the existing primary structure that is 1829 sq. ft. Variance to permit a new accessory use garage height to be 30 ft. in lieu of the permitted 15 ft.

Hearing: Monday, July 22, 2019 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Mr. & Mrs. Hackley, 11800 Harford Road, Glen Arm 21057
J. Scott Dallas, P.O. Box 26, Baldwin 21013

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 2, 2019.**
- (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.

TO: THE DAILY RECORD
Tuesday, July 2, 2019 - Issue

Please forward billing to:
Mike Barnes
Builder

443-463-3940

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105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

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

CASE NAME 2019-0332-SPTA
CASE NUMBER _____
DATE July 22, 2019

NAME

CITY, STATE, ZIP

E - MAIL

[illegible]

C H E C K L I S T

**Comment
Received**

Department

**Support/Oppose/
Conditions/
Comments/
No Comment**

6/19 DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____) N/c

6/14 DEPS
(if not received, date e-mail sent _____) N/c

_____ FIRE DEPARTMENT _____

6/25 PLANNING
(if not received, date e-mail sent _____) Comment

_____ STATE HIGHWAY ADMINISTRATION _____

_____ TRAFFIC ENGINEERING _____

_____ COMMUNITY ASSOCIATION _____

_____ ADJACENT PROPERTY OWNERS _____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 7/2/19

SIGN POSTING (1st) Date: 7/2/19 by O'Keefe

SIGN POSTING (2nd) Date: 7-20-19 by "

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 11 Account Number - 1120067420			
Owner Information					
Owner Name:	HECK-HACKLEY JAYNE A HACKLEY FRANK A		Use:	RESIDENTIAL	
Mailing Address:	11800 HARFORD RD GLEN ARM MD 21057-9353		Principal Residence:	YES	
			Deed Reference:	/15362/ 00146	
Location & Structure Information					
Premises Address:	11800 HARFORD RD GLEN ARM 21057-0151		Legal Description:	1.14 AC 11800 HARFORD RD 1000FT SW HARTLEYS ML RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0063	0002	0468		0000	
					Assessment Year: 2018
					Plat No: Plat Ref:
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1959	1,620 SF	1100 SF	1.1400 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	BRICK	1 full/ 1 half	1 Detached
Last Major Renovation					
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of 01/01/2018	As of 07/01/2018	As of 07/01/2019	
Land:	121,600	121,600			
Improvements	206,200	215,700			
Total:	327,800	337,300	330,967	334,133	
Preferential Land:	0			0	
Transfer Information					
Seller: GARRETT BENJAMIN T		Date: 06/29/2001		Price: \$215,000	
Type: ARMS LENGTH IMPROVED		Deed1: /15362/ 00146		Deed2:	
Seller: TRIMBLE EDGAR L		Date: 11/17/1986		Price: \$65,000	
Type: ARMS LENGTH IMPROVED		Deed1: /07327/ 00482		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
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: App 01/06/2009

Homeowners' Tax Credit Application Information

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

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 11 Account Number - 1123053500			
Owner Information					
Owner Name:		HACKLEY FRANK HACKLEY JAYNE		Use:	RESIDENTIAL
Mailing Address:		426 MOORE PL DOVER DE 19901-1359		Principal Residence:	NO
				Deed Reference:	/37139/ 00447
Location & Structure Information					
Premises Address:		HARFORD RD 0-0000		Legal Description:	.979 AC WS HARFORD R
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0063	0002	0074		0000	2018
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
			0.9700 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2018	07/01/2018	07/01/2019
Land:		900	11,600		
Improvements		0	0		
Total:		900	11,600	4,467	8,033
Preferential Land:		0			0
Transfer Information					
Seller: HOFFMAN AUDREY J WITCHER		Date: 02/04/2016		Price: \$20,000	
Type: ARMS LENGTH VACANT		Deed1: /37139/ 00447		Deed2:	
Seller: HOFFMAN AUDREY J WITCHER		Date: 02/04/2016		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /37139/ 00443		Deed2:	
Seller: WITCHER AUBREY T		Date: 11/01/1989		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /08313/ 00236		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2018	07/01/2019	
County:		000	0.00		
State:		000	0.00		
Municipal:		000	0.00 0.00	0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					

Homeowners' Tax Credit Applicatio

atus: No Application

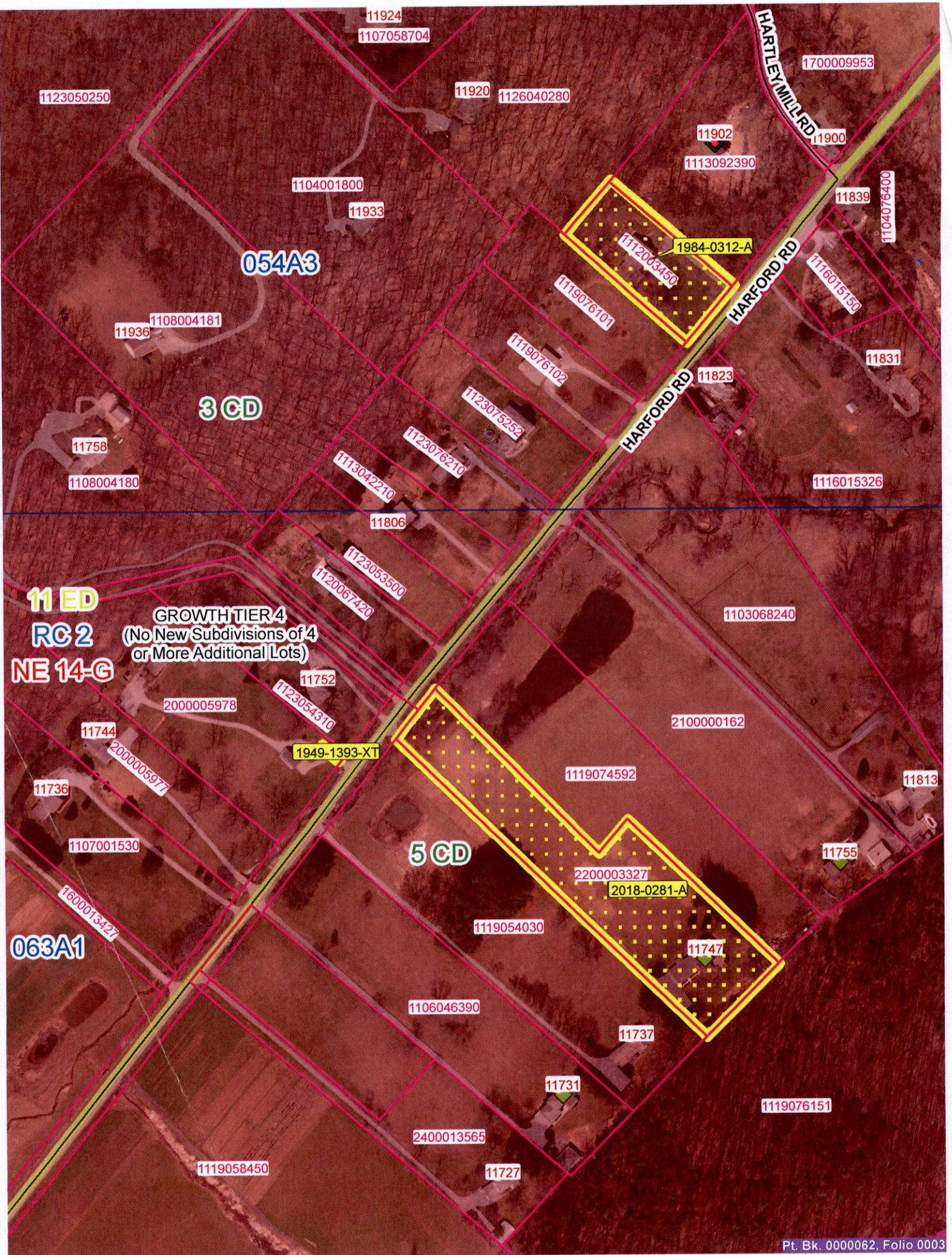
Date:

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 11 Account Number - 1120067420			
Owner Information					
Owner Name:		HECK-HACKLEY JAYNE A HACKLEY FRANK A		Use: Principal Residence:	
Mailing Address:		11800 HARFORD RD GLEN ARM MD 21057-9353		Deed Reference: /15362/ 00146	
Location & Structure Information					
Premises Address:		11800 HARFORD RD GLEN ARM 21057-0151		Legal Description: 1.14 AC 11800 HARFORD RD 1000FT SW HARTLEYS ML RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0063	0002	0468		0000	
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1959		1,620 SF		1100 SF	
				Property Land Area	
				1.1400 AC	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	BRICK	1 full/ 1 half	1 Detached
Last Major Renovation					
Value Information					
Base Value		Value		Phase-In Assessments	
		As of		As of	
		01/01/2018		07/01/2018	
				As of	
				07/01/2019	
Land:	121,600	121,600			
Improvements	206,200	215,700			
Total:	327,800	337,300		330,967	
Preferential Land:	0			334,133	
Transfer Information					
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Type: ARMS LENGTH IMPROVED		Deed1: /07327/ 00482		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
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 01/08/2009					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.



PC 2 Weight = 35' Sec. 1A01.3

GENERAL NOTES:

1. OWNER: JAYNE A HECK-HACKLEY
FRANK A HACKLEY
11800 HARFORD RD
GLEN ARM, MD 21057
CONTRACTING AGENT: MIKE BARNES
PHONE: 443-463-3940
2. SITE AREA: 92,045 Sq. Ft. OR 2.113 Ac+-
3. EX GARAGE AREA: 825 Sq. Ft.
PROP GARAGE AREA= 2000 Sq. Ft.
4. UTILITIES:
PRIVATE SEPTIC
PRIVATE WATER
5. THE SITE LIES WITHIN ZONE "X" AS SHOWN
ON F.I.R.M. 2400100280F DATED SEPTEMBER 26, 2008.
6. REMAINDER OF P. 74 IS CURRENTLY UNIMPROVED
7. EXISTING DWELLING FOOTPRINT NOT INCLUDING ENCLOSED PORCH = 1626 Sq. Ft.
EXISTING DWELLING FOOTPRINT INCLUDING ENCLOSED PORCH = 1829 Sq. Ft.

8. PROPOSED GARAGE WILL BE OVER 15' HIGH

9. DEED REF.: SM 15362-146 (P.468)
JLE: 37139-447 (P.74)

10. TAX ACCOUNT: # 1120067420 (P.468)
1123053500 (P.74)

11. COUNCILMANIC DISTRICT: 3RD, ELECTION DISTRICT: 11TH

12. CENSUS TRACT: 4112.02

13. WATERSHED: LOWER GUNPOWDER FALLS

14. ZONING: RC2
(PER BALT. COUNTY "MY NEIGHBORHOOD" WEBSITE)

15. TAX MAP: #0063, PARCEL 0488 & 0074

16. NO KNOWN PREVIOUS ZONING CASES ON FILE.

17. NO KNOWN PERMITS ON FILE.

18. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY
CRITICAL AREA.

19. THERE ARE NO HISTORIC FEATURES ON THE SITE NOR
IS THE SITE ITSELF HISTORIC.

20. NO KNOWN PREVIOUS DRC MEETINGS

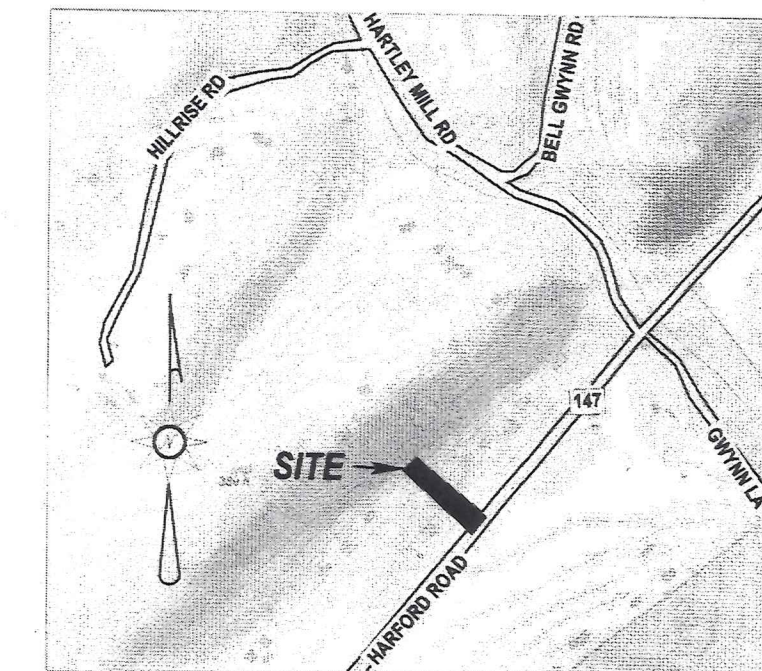
21. TOPOGRAPHY AND NEIGHBORING STRUCTURES
PER BALT. COUNTY "MY NEIGHBORHOOD" WEBSITE

22. NOT IN FLOOD PLAIN

Z MAP N°
063A1
054A3

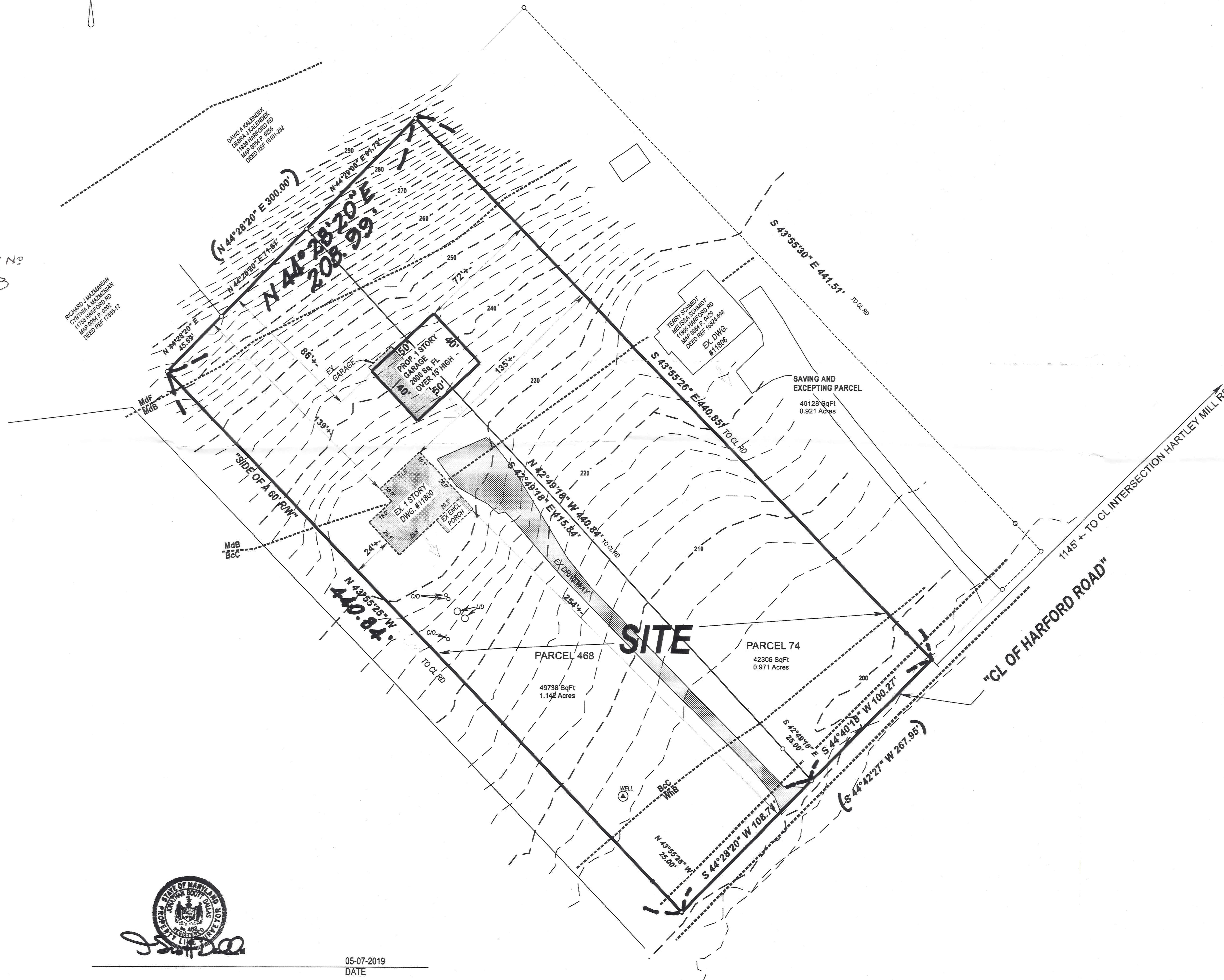
RICHARD J. KACIMANN
CIVIL ENGINEER
11151 HARFORD RD
MAP 063A1, 054A3
DEED REF 15362-146

DAVID KALBROCK
CIVIL ENGINEER
11151 HARFORD RD
MAP 063A1, 054A3
DEED REF 15362-146



VICINITY MAP

1"=1000'



J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MD. 21013
(410) 817-4600



05-07-2019
DATE

**SITE PLAN TO ACCOMPANY
PETITION FOR ZONING VARIANCE
AND SPECIAL HEARING
#11800 HARFORD ROAD
1"=30' 05-07-2019**

FILE NAME		
18-1681 TRV		
SCALE	DATE	DRAWN BY
30 F/In	5-7-2019	R.N.G.
JOB	REVISION	SHEET
HARFORD	1/1	1/1

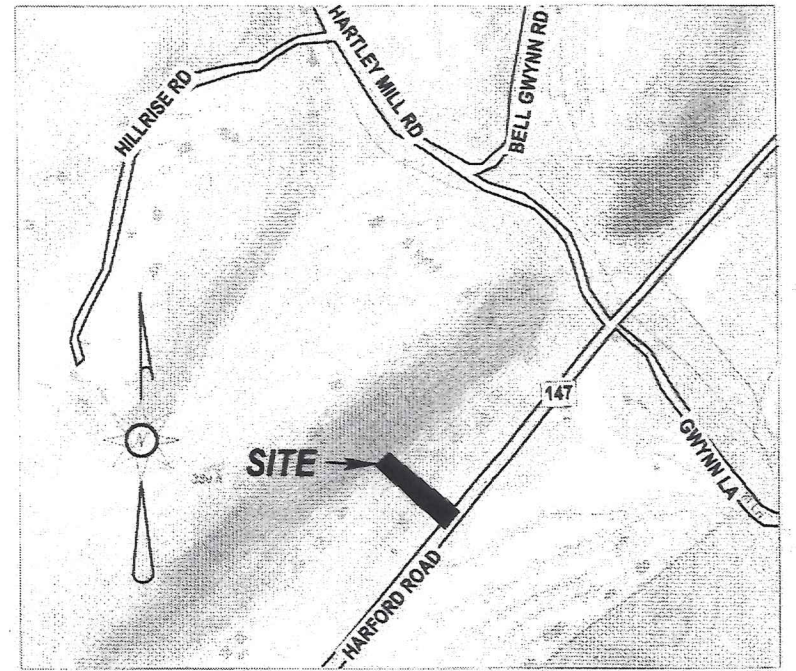
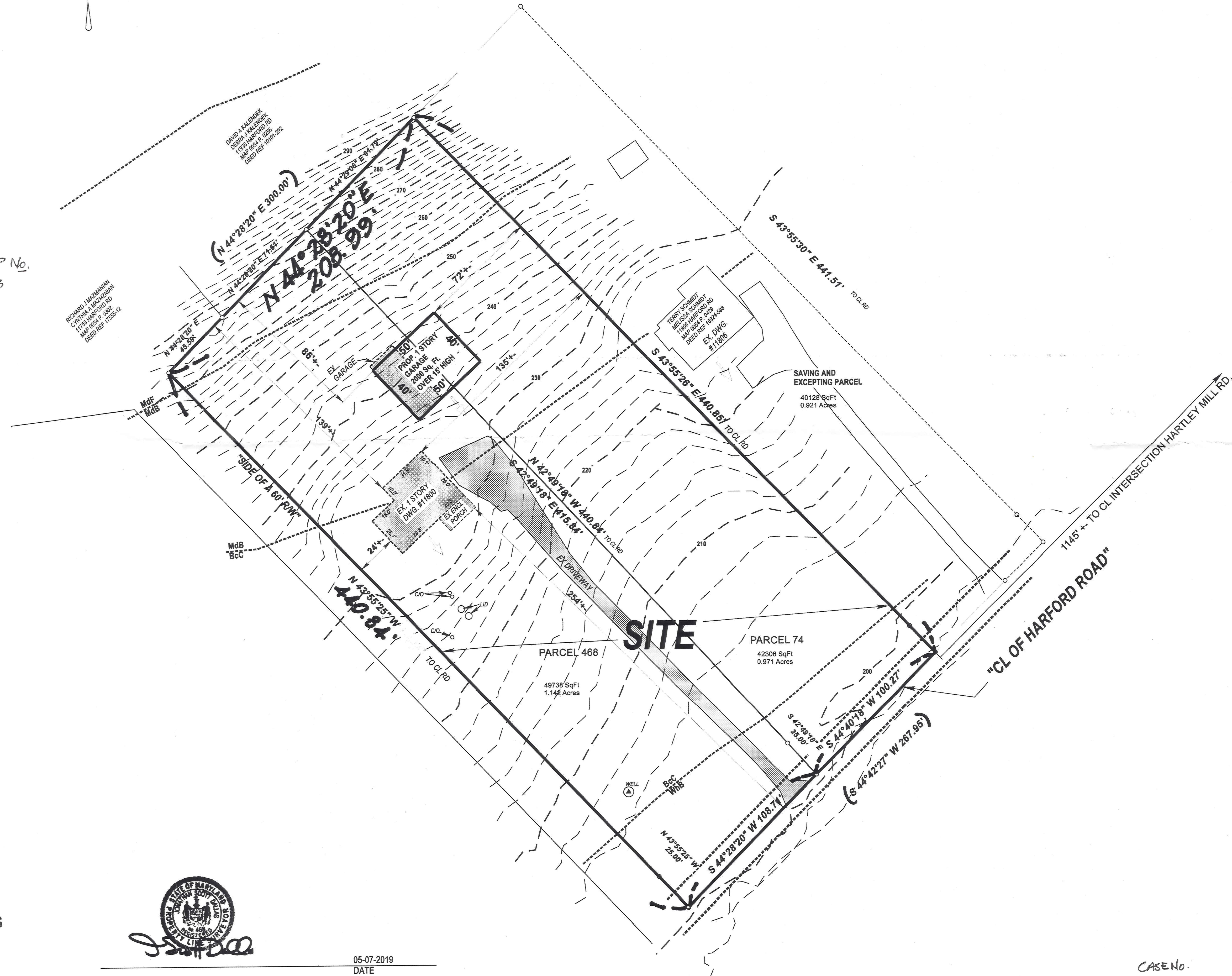
CASE No.
2019-0332-SAH-V

GENERAL NOTES:

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21. TOPOGRAPHY AND NEIGHBORING STRUCTURES
PER BALT. COUNTY "MY NEIGHBORHOOD" WEBSITE
22. NOT IN FLOOD PLAIN

Z MAP No.
063A1
054A3

ROBERT J. HANNAHAN
CIVIL ENGINEER
1735 HARFORD RD
MD 20636 P. 402
DEED REF 15362-146



VICINITY MAP

1"=1000'

J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MD. 21013
(410) 817-4600



05-07-2019
DATE

SITE PLAN TO ACCOMPANY
PETITION FOR ZONING VARIANCE
AND SPECIAL HEARING
#11800 HARFORD ROAD
1"=30' 05-07-2019

CASE No.
2019-0332-SPH-Y

FILE NAME		
18-1681.TRV	DATE	DRAWN BY
30 FVIn	5-7-2019	R.N.G.
JOB	REVISION	SHEET
HARFORD	1/1	1/1

PETS. Ex.1