

MEMORANDUM

DATE: August 25, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0061-SPHA – Appeal Period Expired

The appeal period for the above-referenced cases expired on August 24, 2020. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c:  Case File
Office of Administrative Hearings

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

(13026 Harford Road) *

11th Election District *

3rd Council District *

David Turner & Rebecca Taylor *

Legal Owners *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2020-0061-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 David Turner and Rebecca Taylor, legal owners (“Petitioners”). The Special Hearing was filed pursuant to §§ 500.7 and 101 of the Baltimore County Zoning Regulations (“BCZR”) and § 400.1.e of the Zoning Commissioner’s Policy Manual (“ZCPM”), to approve an accessory structure (garage 60 ft. x 40 ft.) to be larger than the primary structure which is 30 ft. x 32 ft. In addition, a Petition for Variance was filed pursuant to § 400.3, to approve an accessory structure (garage 60 ft. x 40 ft.) at a height of 27 ft. in lieu of the required maximum height of 15 ft. A site plan was marked and accepted into evidence as Petitioners’ Exhibit 1.

David Turner appeared in support of the requests. John M. Altmeyer, assisted with presenting the case. There were no protestants or interested person in attendance. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”), Department of Public Works (“DPW”), State Highway Administration (“SHA”) and the Department of Environmental Protection and Sustainability (“DEPS”).

ORDER RECEIVED FOR FILING

Date

7/23/20

By

D. Mignor

The property is approximately 2.72 acres and is zoned RC 2. As noted by the DOP, the area is rural residential and agricultural. Harford Road is a county scenic byway, but based on their site visit DOP is comfortable with the proposed siting of this garage structure because it will not be very visible from the road. The DOP expressed concern about the proximity of the structure to the property to the south. Mr. Turner testified that he discussed his plans with that neighbor and she is in agreement that this site is preferable given the topography of the site and specifically an existing tree line that will shield the structure from view. Mr. Turner testified that the structure will be used to store equipment, tools, household items, and a large recreational vehicle.

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).

The parcel in question is irregularly shaped with steep and varying topography. The property is therefore unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to construct the proposed garage structure. 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, 2020**, by this Administrative Law Judge, that the Petition for Special Hearing seeking relief pursuant to §§ 500.7 and 101 of the Baltimore County Zoning Regulations ("BCZR") and § 400.1.e of the Zoning Commissioner's

ORDER RECEIVED FOR FILING

Date 7/23/20

2

By D. Draganon

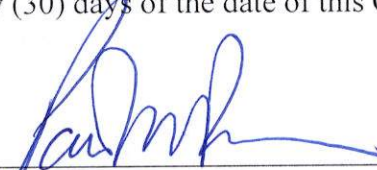
Policy Manual ("ZCPM"), to approve an accessory structure (garage 60 ft. x 40 ft.) larger than the primary structure (30 ft. x 32 ft.), be and hereby is GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief pursuant to § 400.3, to approve an accessory structure (garage 60 ft. x 40 ft.) at a height of 27 ft. in lieu of the required maximum height of 15 ft., be and hereby is GRANTED.

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. The structure shall not be used for commercial or residential purposes; shall not contain kitchen or bathroom facilities; and shall not have separate utility meters.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM/dlw

ORDER RECEIVED FOR FILING

Date

7/23/20

By

D. Mignone



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 13026 HARFORD RD which is presently zoned RC2
 Deed References: 204151/00321 10 Digit Tax Account # 1800014108
 Property Owner(s) Printed Name(s) DAVID TURNER/REBECCA TAYLOR

(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. X **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
 BCZR 101 and ZCPM 400.1.e To approve an accessory structure (garage 60 ft x 40 ft) to be larger than the primary structure which is 30 ft x 32 ft
2. **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X **a Variance** from Section(s)

BCZR 400.3 To approve an accessory structure (garage 60 ft x 40 ft) at a height of 27 ft in lieu of the required maximum height of 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)

SEE ATTACHED

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:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

DAVID TURNER REBECCA TAYLOR TURNER

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

13026 HARFORD RD HYDES, MD.

Mailing Address City State

210821 410-963-0810 Tunalark@

Zip Code Telephone # Email Address qoi.com

Representative to be contacted:

JOHN M. ALTMAYER

Name - Type or Print

Signature

21722 ORWIG RD FREELAND, MD.

Mailing Address City State

210531 410-382-6580 Jaltmeyer@
 Zip Code Telephone # Email Address qol.com

CASE NUMBER 2020-0061-SPH A Filing Date 2/26/2020 Do Not Schedule Dates: Reviewer CP

ZONING PROPERTY DESCRIPTION FOR 13026 HARFORD ROAD

BEGINNING AT A POINT ON THE NORTH SIDE OF HARFORD ROAD WHICH IS 22FEET WIDE AT A DISTANCE OF 1200 FEET EAST TO THE CENTERLINE OF THE LITTLE GUNPOWDER FALLS BRIDGE WHICH IS THE BALTIMORE COUNTY LINE.

Thence the following courses and distances VIZ:

(1st P.O.C.) N 47 degrees, 35 minutes East 58.50 Ft.

(2nd P.O.C.) N 22 degrees, 35 minutes East 304 Ft.

(3rd P.O.C.) S 50 degrees, 28 minutes East 206.8 Ft.

(4th P.O.C.) S 6 degrees, 39 minutes East 355.82 Ft.

(5th P.O.C.) S 30 degrees, 26 minutes West 60 Ft.

(6th P.O.C.) S 30 degrees, 26 minutes West 145.58 Ft.

(7th P.O.C.) N 54 degrees, 48 minutes West 103.17 Ft.

(8th P.O.C.) N 33 degrees, 35 minutes East 141.92 Ft.

(9th P.O.C.) N 56 degrees, 45 minutes West 299.11 Ft. to the place of the beginning

Deed Liber EHKJR No. 5749, Folio 843 containing 2.72 acres, more or less. This property is located in the 11th Election District and 3rd Council District, and is known as 13026 Harford Road.

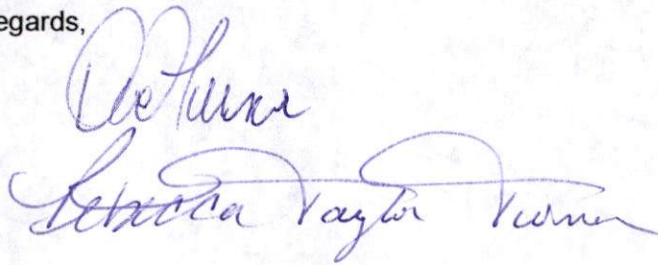
2020-0001-SPHA

Dear Administrative Law Judge

My wife and I purchased our home at 13026 Harford Rd in Hydes in 2004 and have resided here since. We have done many improvements to the home and property since. Our home has limited storage space, no basement and lack of closet space in all rooms. We have a 12 year old son who loves to travel to National Parks and classic car events. We are interested in constructing a pole barn on our property to provide a space to store and protect our investments, namely an Airstream RV, 1 historic vehicle and property maintenance equipment. More importantly, it will be a safe environment to engage our son in learning to maintain such equipment and to teach him some basic life skills.

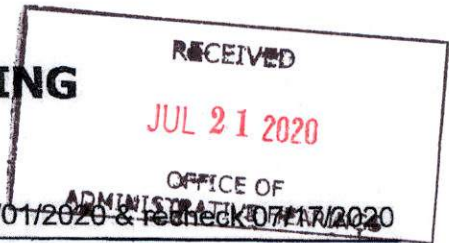
We have chosen an aesthetically pleasing gambrel style barn design, with light attic storage, which is similar to dairy barns in the area. This will provide upstairs light storage for our son's sporting and camping equipment as well.

Regards,

A handwritten signature in blue ink, appearing to read "Rebecca Taylor Turner". The signature is written in a cursive style with a large, stylized initial "R".

2020-0061-A

CERTIFICATE OF POSTING

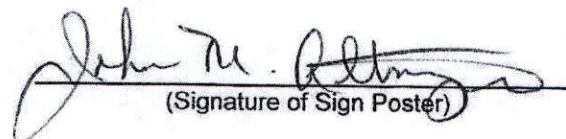


Date: 07/01/2020 & recheck 07/17/2020

RE: Project Name: Public Hearing
Case Number /PAI Number: 2020-0061-SPHA
Petitioner/Developer: David Turner & Rebecca Taylor
Date of Hearing/Closing: 07/23/2020

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 13026 Harford Rd.
Hydes, MD. 21082

The sign(s) were posted on 07/01/2020 & recheck 07/17/2020
(Month, Day, Year)

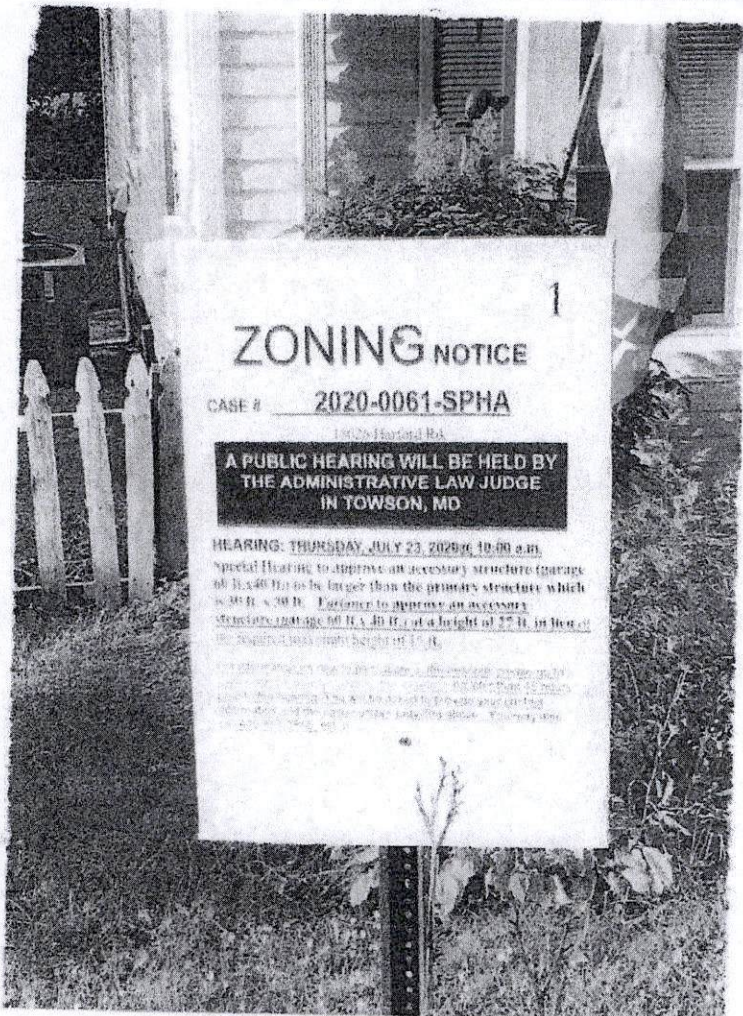

(Signature of Sign Poster)

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)



CERTIFICATE OF POSTING

Date: 07/01/2020 & recheck 07/17/2020

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Case Number /PAI Number: 2020-0061-SPHA
Petitioner/Developer: David Turner & Rebecca Taylor
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(Month, Day, Year)

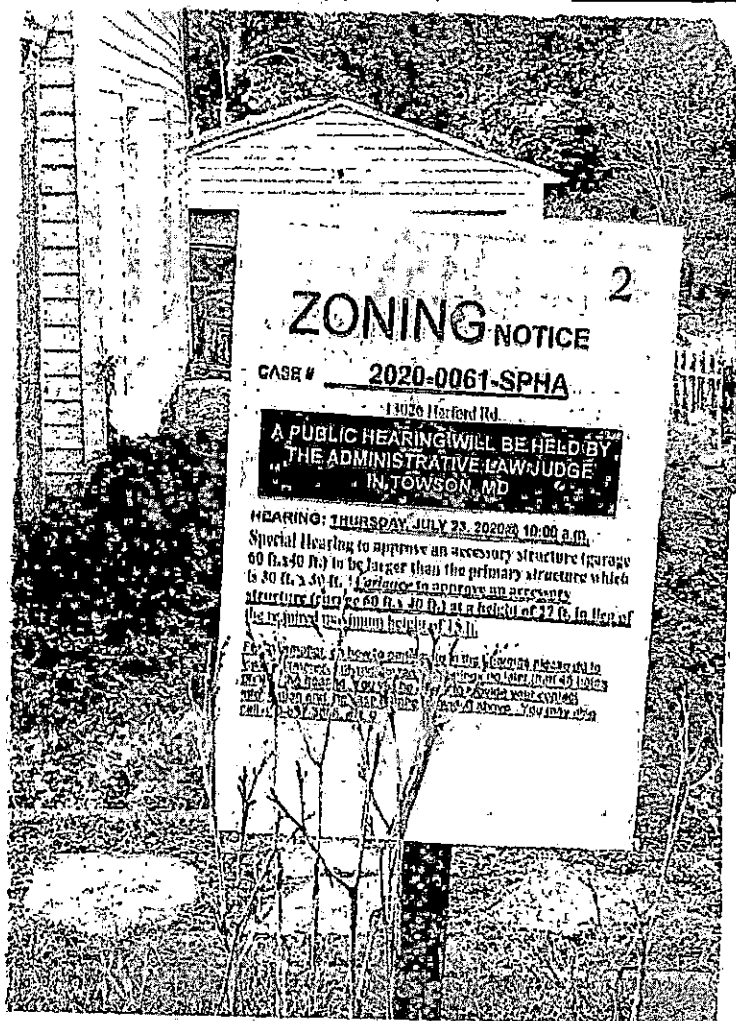

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John M. Altmeyer
(Printed Name of Sign Poster)

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(Street Address of Sign Poster)

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

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





JOHN A. OLSZEWSKI, JR.
County Executive

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

June 30, 2020

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: 2020-0061-SPHA

13026 Harford Road

N/side of Harford Road, 1200 ft. east of Little Gunpowder Falls Bridge

11th Election District – 3rd Councilmanic District

Legal Owners: David Turner & Rebecca Taylor

Special Hearing to approve an accessory structure (garage 60 ft. x 40 ft.) to be larger than the primary structure which is 30 ft. x 30 ft. Variance to approve an accessory structure (garage 60 ft. x 40 ft.) at a height of 27 ft. in lieu of the required maximum height of 15 ft.

Hearing: Thursday, July 23, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

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

Michael Mallinoff
Director

MM:kl

C: Mr. Turner, Ms. Taylor, 13026 Harford Road, Hydes 21082
John Altmeyer, 21722 Orwig Road, Freeland 21053

NOTE: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JULY 3, 2020.



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 9, 2020

NOTICE OF ZONING HEARING

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Hearing: Monday, April 13, 2020 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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Michael Mallinoff
Director

MM:kl

C: Mr. Turner, Ms. Taylor, 13026 Harford Road, Hydes 21082
John Altmeyer, 21722 Orwig Road, Freeland 21053

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 24, 2020.**
- (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.

Donna Mignon

From: Donna Mignon
Sent: Friday, July 17, 2020 3:21 PM
To: 'jaltmeyer@aol.com'
Subject: 13026 Harford Road

Good Afternoon,

I left you an voicemail. A hearing is scheduled in regard to the above-referenced property on Thursday, July 23, 2020 at 10:00 a.m.

Please email any exhibits you wish to present to our office at administrativehearings@baltimorecountymd.gov within 48 hours of the hearing date.

We also need a copy of the second posting certification.

Thank you so much. Have a great weekend.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868



JOHN A. OLSZEWSKI, JR.
County Executive

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

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Zoning Address Change

Agenda dates March 9-16, zoning case number 2020-0061-SPHA address should be 13026 Harford Road.



JOHN A. OLSZEWSKI, JR.
County Executive

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

June 30, 2020

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Director

MM:kl

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7-23 @ 10 Am



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 13026 HARFORD RD which is presently zoned RC2
Deed References: 204151/00321 10 Digit Tax Account # 1800014108
Property Owner(s) Printed Name(s) DAVID TURNER/REBECCA TAYLOR

(SELECT THE HEARING(S) BY MARKING ☒ 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
BCZR 101 and ZCPM 400.1.e To approve an accessory structure (garage 60 ft x 40 ft) to be larger than the primary structure which is 30 ft x 32 ft
2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a **Variance** from Section(s)

BCZR 400.3 To approve an accessory structure (garage 60 ft x 40 ft) at a height of 27 ft in lieu of the required maximum height of 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)

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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 bound 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:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

DAVID TURNER, REBECCA TAYLOR Turner

Name #1 - Type or Print

Name #2 - Type or Print

David Turner

Rebecca Taylor Turner

Signature #1

Signature #2

13026 HARFORD RD HYDES MD.

Mailing Address

City

State

210821 410-963-0810/Tunalar@

Zip Code

Telephone #

Email Address qol.com

Representative to be contacted:

JOHN M. ALTMAYER

Name - Type or Print

John M. Altmayer

Signature

21722 ORWIG RD FREELAND, MD.

Mailing Address

City

State

21053 410-382-6580 Jaltmeyer@

Zip Code

Telephone #

Email Address qol.com

CASE NUMBER 2020-0061-SPHA

Filing Date 2/20/2020

Do Not Schedule Dates:

Reviewer CP



JOHN A. OLSZEWSKI, JR.
County Executive

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

June 30, 2020

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Michael Mallinoff
Director

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JOHN A. OLSZEWSKI, JR.
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Michael Mallinoff
Director

MM:kl

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JOHN A. OLSZEWSKI, JR.
County Executive

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

March 9, 2020

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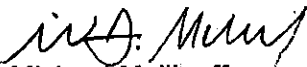
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Michael Mallinoff
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The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

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:

3/24/2020

Order #: 11871045
 Case #: 2020-0061-SPHA
 Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
 2020-0061-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: 2020-0061-SPHA

13026 Harford Road

N/side of Harford Road, 1200 ft. east of Little Gunpowder Falls Bridge

11th Election District - 3rd Councilmanic District

Legal Owners: David Turner & Rebecca Taylor

Special Hearing to approve an accessory structure (garage 60 ft. x 40 ft.) to be larger than the primary structure which is 30 ft. x 30 ft. Variance to approve an accessory structure (garage 60 ft. x 40 ft.) at a height of 27 ft. in lieu of the required maximum height of 18 ft.

Hearing: Monday, April 13, 2020 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 410-887-3868.

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

mh24

REF ID: A66543

100-334119-1000

[illegible][illegible]

TO: THE DAILY RECORD
Tuesday, March 24, 2020 – Issue

Please forward billing to:
David Turner
13026 Harford Road
Hydes, MD 21082

410-963-0810

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: 2020-0061-SPHA

13026 Harford Road

N/side of Harford Road, 1200 ft. east of Little Gunpowder Falls Bridge

11th Election District – 3rd Councilmanic District

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Special Hearing to approve an accessory structure (garage 60 ft. x 40 ft.) to be larger than the primary structure which is 30 ft. x 30 ft. Variance to approve an accessory structure (garage 60 ft. x 40 ft.) at a height of 27 ft. in lieu of the required maximum height of 15 ft.

Hearing: Monday, April 13, 2020 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 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.

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
13026 Harford Road; N/S of Harford Road,	*	OF ADMINISTRATIVE
1,200' E of Little Gunpowder Falls Bridge		
11 th Election & 3 rd Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): David Turner & Rebecca Taylor		
	*	BALTIMORE COUNTY
Petitioners		
	*	2020-061-SPHA

* * * * *

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.

RECEIVED
MAR 05 2020

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 5th day of March, 2020, a copy of the foregoing Entry of Appearance was mailed to John Altmeyer, 21722 Orwig Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CERTIFICATE OF POSTING

Date: 07/01/2020

RE: Project Name: Public Hearing
Case Number /PAI Number: 2020-0061-SPHA
Petitioner/Developer: David Turner & Rebecca Taylor
Date of Hearing/Closing: 07/23/2020

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 13026 Harford Rd.
Hydes, MD. 21082

The sign(s) were posted on 07/01/2020

(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)

CERTIFICATE OF POSTING

Date: 3/23/2020

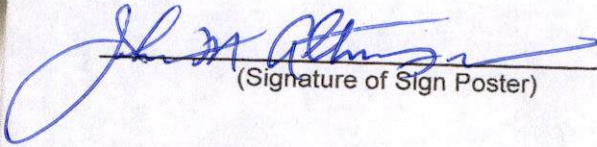
RE: Project Name: Public Hearing
Case Number /PAI Number: 2020-0061-SPHA
Petitioner/Developer: David Turner
Date of Hearing/Closing: April 13, 2020

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 13026 Harford Rd

The sign(s) were posted on 03/23/2020

(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)

CERTIFICATE OF POSTING

Date: 3/23/2020

RE: Project Name: Public Hearing
Case Number /PAI Number: 2020-0061-SPHA
Petitioner/Developer: David Turner
Date of Hearing/Closing: April 13, 2020

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 13026 Harford Rd

The sign(s) were posted on 03/23/2020

(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)



JOHN A. OLSZEWSKI, JR.
County Executive

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

July 13, 2020

David Tuner,
13026 Harford Road
Hydes MD 221082

RE: Case Number: 2020-0061-SPHA, 13026 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 February 26, 2020. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
John M. Altmeyer 21722 Orwing Road Freeland MD 21053

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Acting Secretary
Tim Smith, P.E.
Acting Administrator

Date: 3/4/20

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

We have reviewed the site plan to accompany the petition for variance on the subject of the Case number referenced below, which was received on 3/4/26. A field inspection and internal review reveals that an entrance onto MD147 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Special Hearing, Variance Case Number 2020-0061-SPHA

David Turner / Rebecca Taylor
13026 Harford Road
MD147

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 2332 or by email at (rzeller@mdot.maryland.gov).

Sincerely,

Richard A. Zeller

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTER OFFICE CORRESPONDENCE

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

ATTN: Kristen Lewis
MS 1105

FROM: Steven A. Walsh, Director *SAW*
Department of Public Works

DATE: March 13, 2020

SUBJECT: Case No: 2020-0061-SPHA
13026 Harford Road, Hydes, Maryland 21082

The subject case is to determine whether or not the Administrative Law Judge should approve a Special Hearing, Variance to permit an accessory structure, garage (60 ft. x 40ft.), to be larger than the primary structure.

During the review of this property, the Department of Public Works has found that there is a riverine flood plain on the property that may impact the proposed development. The "Zoning Hearing Plan for Special Hearing" dated February 18, 2020 provided does not show the proposed accessory in the riverine flood plain. The Emergency Management Agency's Flood Insurance Rate Map, FIRM, panel number 2400100285F dated September 26, 2008 does not show this area in a riverine flood plain mainly because the surrounding area is park land. The FIRM's typically do not map governmentally owned park land properties.

Baltimore County Code Sections 32-4-414, 32-8 and the 2015 Baltimore County Building Code Part 125 all state "no building in a riverine flood plain".

Baltimore County Department of Public Works has a preliminary FIRM upgrade flood plain delineation that shows the proposed accessory structure is to be built within the flood plain. This preliminary delineation is based on existing conditions.

The Baltimore County Design Manual dated August 2, 2010 page 7-48 states that flood studies must be based on ultimate conditions. An ultimate conditions flood plain study of the property must be submitted for verification of the flood plain boundary. Once the flood plain boundary has been established, the Building Code requirements for riverine flood plain must be observed.

SAW/TWC/s

CC: Vishnubhai K. Desai, Chief, Development Plans Review and Building Plan Review
Kevin G. Wagner, Maryland Department of the Environment
Peter M. Zimmerman, People's Council

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: March 31, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0061-SPHA
Address 13026 Harford Road
(Turner & Taylor Property)

Zoning Advisory Committee Meeting of **March 9, 2020.**

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item, **as long as the structure is
approved and constructed in the location shown on the plan with this petition.**

Reviewer: Thomas Panzarella
Environmental Impact Review

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 4/1/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-061

INFORMATION:

Property Address: 13026 Harford Road
Petitioner: David Turner, Rebecca Taylor
Zoning: RC 2
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for:

1. A special hearing under Section 500.7 of the Baltimore County Zoning Regulations (BCZR), to determine whether or not the zoning commissioner should permit an accessory structure (garage 60' x 40') to be larger than the primary structure which is 30' x 32'.
2. A variance from Section 400.3 of the BCZR to approve an accessory building (garage 60' x 40') at a height of 27' in lieu of the required maximum height of 15'.

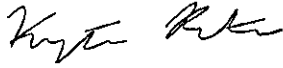
A site visit was conducted on March 6, 2020. The surrounding area is rural residential and agricultural. Harford Road is a county scenic byway; however, given the configuration of the lot and the existing vegetation and structures, the proposed structure will not be highly visible from the roadway. The proposed location is only 10 feet from the neighboring property line to the south. The Department of Planning suggests moving the structure further back from the property line, if practical. Alternatively, keeping and enhancing the vegetative screening would help to mitigate the visual impact of the large structure to the neighboring property.

The Department of Planning has reviewed the petition for a special hearing and variances and recommends that the Department not object to the special hearing or variances, with the following conditions:

1. The accessory structure shall not be used for principal residential or commercial purposes.
2. There shall be no second utility meter for the accessory structure.
3. Consideration of practicality of moving the structure further back from the neighboring property line and/or enhancing the vegetative screening along the property line.

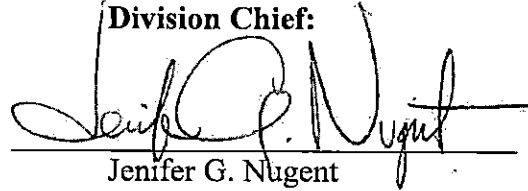
For further information concerning the matters stated herein, please contact Megan Benjamin at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Megan Benjamin

James Hermann, R.L.A., Department of Permits, Approvals and Inspections

John Altmeyer

Office of the Administrative Hearings

People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 4/2/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-050

INFORMATION:

Property Address: 3112 Mt Zion Road
Petitioner: Vernon Chilcoat, Jane Goldstrom
Zoning: RC 2
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to allow an accessory structure (solar array) to be located in the front yard of a 8.195 acre corner property in lieu of the 1/3 area of the rear yard not furthest removed from any street per section 400.1 of the Baltimore County Zoning Regulations (BCZR).

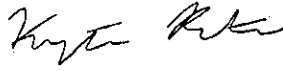
There is currently an existing dwelling on the site with frontage on Mount Zion Road. The area is a mix of rural residential and agriculture. The side of the property (corner lot) runs along Falls Road which is a state designated scenic highway and Baltimore County Master Plan 2020 designated Scenic Route.

The Comprehensive Manual of Development Policies (CMDP), Division VI, Section A, focuses on development adjacent to scenic routes. The view from Falls Road is an enclosed view from the southbound lane. Falls Road is at a lower elevation than the property. The view focuses on the side and rear of the house. The proposed solar panels are to be located on the Falls Road side of the house in the view shed. Page 178 of the CMDP, Development Guidelines #5 states: "Design and locate utilities, drainage structures, bridges, lighting, signage, fences, walls, and street furniture to harmonize with the surroundings and to create the least visual impact."

The Department of Planning does not support the request. According to the submitted plan, the elevation and slope of the property is approximately the same in the third of the lot furthest from the road, as it is at the plan location. The approval of the proposed location goes against the CMDP, as the utility is located in an area that creates a visual impact. The third of the lot furthest from the road is the area that will create the least visual impact from Falls Road. For this reason, the department opposes the request.

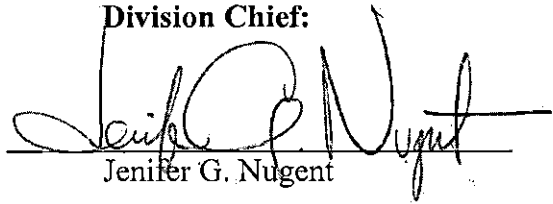
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Joseph Wiley
Bruce Doak
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 4/1/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-061

INFORMATION:

Property Address: 13026 Harford Road
Petitioner: David Turner, Rebecca Taylor
Zoning: RC 2
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for:

1. A special hearing under Section 500.7 of the Baltimore County Zoning Regulations (BCZR), to determine whether or not the zoning commissioner should permit an accessory structure (garage 60' x 40') to be larger than the primary structure which is 30' x 32'.
2. A variance from Section 400.3 of the BCZR to approve an accessory building (garage 60' x 40') at a height of 27' in lieu of the required maximum height of 15'.

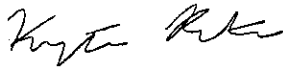
A site visit was conducted on March 6, 2020. The surrounding area is rural residential and agricultural. Harford Road is a county scenic byway; however, given the configuration of the lot and the existing vegetation and structures, the proposed structure will not be highly visible from the roadway. The proposed location is only 10 feet from the neighboring property line to the south. The Department of Planning suggests moving the structure further back from the property line, if practical. Alternatively, keeping and enhancing the vegetative screening would help to mitigate the visual impact of the large structure to the neighboring property.

The Department of Planning has reviewed the petition for a special hearing and variances and recommends that the Department not object to the special hearing or variances, with the following conditions:

1. The accessory structure shall not be used for principal residential or commercial purposes.
2. There shall be no second utility meter for the accessory structure.
3. Consideration of practicality of moving the structure further back from the neighboring property line and/or enhancing the vegetative screening along the property line.

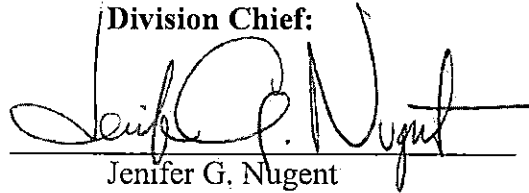
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Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Megan Benjamin
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
John Altmeyer
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: March 31, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0061-SPHA
Address 13026 Harford Road
(Turner & Taylor Property)

Zoning Advisory Committee Meeting of **March 9, 2020**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item, **as long as the structure is
approved and constructed in the location shown on the plan with this petition.**

Reviewer: Thomas Panzarella
Environmental Impact Review

Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:		District - 11 Account Number - 1800014108
Owner Information		
Owner Name:	TURNER DAVID TAYLOR REBECCA	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	13026 HARFORD RD HYDES MD 21082-9502	Deed Reference: /20415/ 00321
Location & Structure Information		
Premises Address:	13026 HARFORD RD 0-0000	Legal Description: 2.72 AC 13026 HARFORD RD NE 6000FT NE SUNSHINE AVE
Map:	Grid:	Parcel:
0055	0001	0174
Neighborhood:	Subdivision:	Section:
11080068.04	0000	
Block:	Lot:	Assessment Year:
		2018
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1877	1,708 SF	
Property Land Area	County Use	
2.7200 AC	04	
Stories	Basement	Type
2	NO	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	4	1 full/ 1 half
Garage	Last Notice of Major Improvements	
1 Detached		
Value Information		
	Base Value	Value
		As of 01/01/2018
Land:	117,200	117,200
Improvements	171,600	168,600
Total:	288,800	285,800
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
		285,800
		285,800
Transfer Information		
Seller: SEYFERT DONALD J	Date: 07/20/2004	Price: \$299,900
Type: ARMS LENGTH IMPROVED	Deed1: /20415/ 00321	Deed2:
Seller: WAGNER J FREDERIC	Date: 01/24/1994	Price: \$130,000
Type: ARMS LENGTH IMPROVED	Deed1: /10293/ 00077	Deed2:
Seller: KUKLA STEVEN G	Date: 09/13/1985	Price: \$75,500
Type: ARMS LENGTH IMPROVED	Deed1: /06991/ 00740	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 09/15/2009		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application Date:		

2020-DD61-SPHA

ZAC AGENDA

Case Number: 2020-0061-SPHA **Reviewer:** Christina Frink

Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: SPECIAL HEARING, VARIANCE

Legal Owner: David Turner/ Rebecca Taylor

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 3

Property Address: 1302 HARFORD RD

Location: North side of of Harford Road 1,200 feet E. of Little Gunpowder Falls Bridge.

Existing Zoning: RC 2

Area: 2.72 AC

Proposed Zoning:

SPECIAL HEARING:

BCZR 101 AND ZCPM 400.1.e To approve an accessory structure (garage 60 ft x 40 ft) to be larger than the primary structure which is 30 ft x 32 ft.

VARIANCE:

BCZR 400.3 To approve an accessory structure (garage 60 ft x 40 ft) at a height of 27 ft in lieu of the required maximum height of 15 ft.

Attorney: Not Available

Prior Zoning Cases: 00-189-A

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 11 Account Number - 1800014108			
Owner Information					
Owner Name:	TURNER DAVID TAYLOR REBECCA		Use:	RESIDENTIAL	
Mailing Address:	13026 HARFORD RD HYDES MD 21082-9502		Principal Residence:	YES	
			Deed Reference:	/20415/ 00321	
Location & Structure Information					
Premises Address:	13026 HARFORD RD 0-0000		Legal Description:	2.72 AC 13026 HARFORD RD NE 6000FT NE SUNSHINE AVE	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0055	0001	0174	11080068.04	0000	
					Block:
					Lot:
					Assessment Year:
					2018
					Plat No:
					Plat Ref:
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1877		1,708 SF		2.7200 AC	
				County Use	
				04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
2	NO	STANDARD UNIT	SIDING/	4	1 full/ 1 half
					Garage
					1 Detached
Last Notice of Major Improvements					
Value Information					
	Base Value		Value		Phase-in Assessments
			As of		As of
			01/01/2018		07/01/2019
					As of
					07/01/2020
Land:	117,200		117,200		
Improvements	171,600		168,600		
Total:	288,800		285,800		
Preferential Land:	0				285,800
					285,800
					0
Transfer Information					
Seller: SEYFERT DONALD J		Date: 07/20/2004		Price: \$299,900	
Type: ARMS LENGTH IMPROVED		Deed1: /20415/ 00321		Deed2:	
Seller: WAGNER J FREDERIC		Date: 01/24/1994		Price: \$130,000	
Type: ARMS LENGTH IMPROVED		Deed1: /10293/ 00077		Deed2:	
Seller: KUKLA STEVEN G		Date: 09/13/1985		Price: \$75,500	
Type: ARMS LENGTH IMPROVED		Deed1: /06991/ 00740		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2019		07/01/2020	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: Approved 09/15/2009					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	



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 13026 HARFORD RD which is presently zoned RC2
 Deed References: 204151/00321 10 Digit Tax Account # 1800014108
 Property Owner(s) Printed Name(s) DAVID TURNER/REBECCA TAYLOR

(SELECT THE HEARING(S) BY MARKING ☒ 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

BCZR 101 and ZCPM 400.1.e To approve an accessory structure (garage 60 ft x 40 ft) to be larger than the primary structure which is 30 ft x 32 ft

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a **Variance** from Section(s)

BCZR 400.3 To approve an accessory structure (garage 60 ft x 40 ft) at a height of 27 ft in lieu of the required maximum height of 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)

SEE ATTACHED

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:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

DAVID TURNER, REBECCA TAYLOR

Name #1- Type or Print

Name #2- Type or Print

Signature #1

Signature #2

13026 HARFORD RD HYDES, MD.

Mailing Address City State

210821 410-963-0810 Tunalark@

Zip Code Telephone # Email Address aol.com

Representative to be contacted:

JOHN M. ALTMAYER

Name- Type or Print

Signature

21722 ORWIG RD FREELAND, MD.

Mailing Address City State

21053 410-382-6580 jaltmeyer@

Zip Code Telephone # Email Address aol.com

CASE NUMBER 2020-0061-SP4A Filing Date 2/20/2020 Do Not Schedule Dates: Reviewer CP

REV. 10/1/11

Deb
4/13 11:30

3/30 2:29 pm
Rebecca Taylor

Followup email sent 3-30

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: March 31, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0061-SPHA
Address 13026 Harford Road
(Turner & Taylor Property)

Zoning Advisory Committee Meeting of **March 9, 2020.**

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item, **as long as the structure is
approved and constructed in the location shown on the plan with this petition.**

Reviewer: Thomas Panzarella
Environmental Impact Review

Order ✓

letter ✓

4-13-20
1:30 pm

7/23 @ 10-

CASE NO. 2020-

004-SHA

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

3-31

DEPS

(if not received, date e-mail sent _____)

C

FIRE DEPARTMENT

4-1

PLANNING

(if not received, date e-mail sent _____)

No obj. w/c

3/4

STATE HIGHWAY ADMINISTRATION

No obj.

TRAFFIC ENGINEERING

3/13

Dept of Public Works

Floodplain
see comments

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING (1st)

Date: _____

7/1/20

by Mr. Altmeyer

SIGN POSTING (2nd)

Date: _____

7/17/20

by "

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Case No.:

2020-0061-SPHA

DM

Exhibit Sheet

Petitioner/Developer

Protestants

Paul
Mayhew
7/23/20DW
8-25-20

No. 1	GIS Plot	
No. 2	Correspondence w/Jean White	
No. 3	Site Plan	
No. 4	Location Survey	
No. 5	Letter to Support Mailei Reanrunqoch	
No. 6	Elevation Plan & Bldg Layout	
No. 7	Daily Record Zoning Hearing Pub.	
No. 8	Deed & Description	
No. 9		
No. 10		
No. 11		
No. 12		

CASE # 2020-0061-SPHA

13026 HARFORD ROAD

DAVID TURNER & REBECCA TAYLOR

RECEIVED

JUL 21 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

— EXHIBITS —

- 1) GIS PLOT FOR ADMINISTRATIVE LAW JUDGE
SHOWING INCORRECT PROPERTY LINES.
- 2) CORRESPONDENCE W/ JEAN WHITE (GIS BALTO Co.)
ADDRESSING DISCREPANCY. (6 SHEETS)
- 3) ZONING HEARING PLAN
- 4) LOCATION SURVEY - Wm. T. MATTHEWS
- 5) LETTER FOR SUPPORT - MAI-LEI REANRUNGROCH
13024 HARFORD RD
- 6) ELEVATION PLAN & BUILDING LAYOUT PLAN
- 7) THE DAILY RECORD - ZONING HEARING PUBLICATION
- 8) DEED & DESCRIPTION (4 SHEETS)

EXHIBIT

1

tabbles

046A3

1103037500

3 CD

13016
13018

1123015300

RC 2

NE 17-J

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

11 ED

13007

1119065200
1600007694

055A1

1108031375

5 CD

13024

1115064025

13026

13032

13034

1116015175

13035

HARFORD RD

2000-0189-A
1800014108

1116015200

1119074964

R-1955-3609-X

1953-2688-X

1119076159

PETITIONER'S

EXHIBIT NO.

1

SPH-A
2020-0061-A

From: jaltmeyer@aol.com,
To: gis@Baltimorecountymd.gov, jwhite@Baltimorecountymd.gov,
Subject: 13026 Harford Rd. Dist. 11 acct. no. 1800014108
Date: Thu, Feb 6, 2020 5:40 pm
Attachments: Scan0061.pdf (1416K)



Jean White:

Upon receiving a GIS from the Zoning Dept. I find that the GIS depiction of the property lines do not correspond with a land surveyor location drawing. I spoke with Jeff Perlow and Robin Hurley from PAI and Brian Stone of your office. I am in the process of filing a Zoning Variance and need to have the necessary corrections made for the copy of the GIS that goes into the file for the Administrative Law Judge.

Attached is the copy of the recorded deed property description listing property points along with the GIS and location survey.

Your assistance in this matter is greatly appreciated. Thank You!

John M. Atmeyer
410-382-6580

PETITIONER' S

EXHIBIT NO. 2

From: jwhite@baltimorecountymd.gov,
To: jaltmeyer@aol.com,
Cc: gis@baltimorecountymd.gov,
Subject: RE: 13026 Harford Rd. Dist. 11 acct. no. 1800014108
Date: Fri, Feb 7, 2020 7:35 am

Hello,

Thank you for sending us this discrepancy. I will work on this issue.

-Jean

From: John Altmeyer [mailto:jaltmeyer@aol.com]
Sent: Thursday, February 06, 2020 5:40 PM
To: gis <gis@baltimorecountymd.gov>; Jean White <jwhite@baltimorecountymd.gov>
Subject: 13026 Harford Rd. Dist. 11 acct. no. 1800014108

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

Jean White:

Upon receiving a GIS from the Zoning Dept. I find that the GIS depiction of the property lines do not correspond with a land surveyor location drawing. I spoke with Jeff Perlow and Robin Hurley from PAI and Brian Stone of your office. I am in the process of filing a Zoning Variance and need to have the necessary corrections made for the copy of the GIS that goes into the file for the Administrative Law Judge.

Attached is the copy of the recorded deed property description listing property points along with the GIS and location survey.

Your assistance in this matter is greatly appreciated. Thank You!

John M. Altmeyer

From: jwhite@baltimorecountymd.gov,
To: jaltmeyer@aol.com,
Subject: My Neighborhood issue
Date: Fri, Feb 21, 2020 1:45 pm

Attachments:

Hi Mr. Altmeyer,

After looking at the My Neighborhood application a bit, I noticed that the polygons with the property data are incorrect. The red property lines are correct. I've reached out to my coworker to figure out how this can be resolved. Please have the Zoning Office contact me if this isn't resolved by Wednesday.

Below, the blue are the incorrect polygons and the red are the correct lines. Please have the Zoning Office contact me at 410-887-3488 if there are any problems. I apologize for the inconvenience.



Jean White - GIS Specialist

Office of Information Technology – GIS Section

400 Washington Ave, Room 60

Towson, MD 21204-4606

410-887-3488

From: jaltmeyer@aol.com,
To: jwhite@baltimorecountymd.gov,
Subject: Re: My Neighborhood problems have been resolved
Date: Mon, Feb 24, 2020 5:00 pm

Attachments:

Jean:

Thank you very much!

John Altmeyer

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

From: Jean White <jwhite@baltimorecountymd.gov>
To: jaltmeyer@aol.com <jaltmeyer@aol.com>
Sent: Mon, Feb 24, 2020 7:51 am
Subject: My Neighborhood problems have been resolved

Hi Mr. Altmeyer,

My coworker fixed the issue. I checked this morning and here's what I'm seeing for 13026 Harford Rd:



Please contact me if there are any issues with the Zoning Department regarding the property lines.

-Jean

CONNECT WITH BALTIMORE COUNTY

From: jwhite@baltimorecountymd.gov,

To: jaltmeyer@aol.com,

Cc: JPerlow@baltimorecountymd.gov, rhurley@baltimorecountymd.gov, gis@baltimorecountymd.gov,

Subject: RE: 13026 Harford Rd. Dist. 11 acct. no. 1800014108

Date: Fri, Feb 7, 2020 8:52 am

Attachments:

Hello,

I've made the corrections to our data and these should be visible on Monday after our scheduled data update. I've included a screen capture below to show the existing lines (in gray) and the new alignment (in black).



Please contact me if you have any questions.

-Jean

From: John Altmeyer [mailto:jaltmeyer@aol.com]

Sent: Thursday, February 06, 2020 5:40 PM

To: gis <gis@baltimorecountymd.gov>; Jean White <jwhite@baltimorecountymd.gov>

Subject: 13026 Harford Rd. Dist. 11 acct. no. 1800014108



Baltimore County - Permit Review Tool

Permit Review

Select a Property
from the Map

Enter an ADDRESS or 10-DIGIT TAX PIN

13026 harford rd

Search

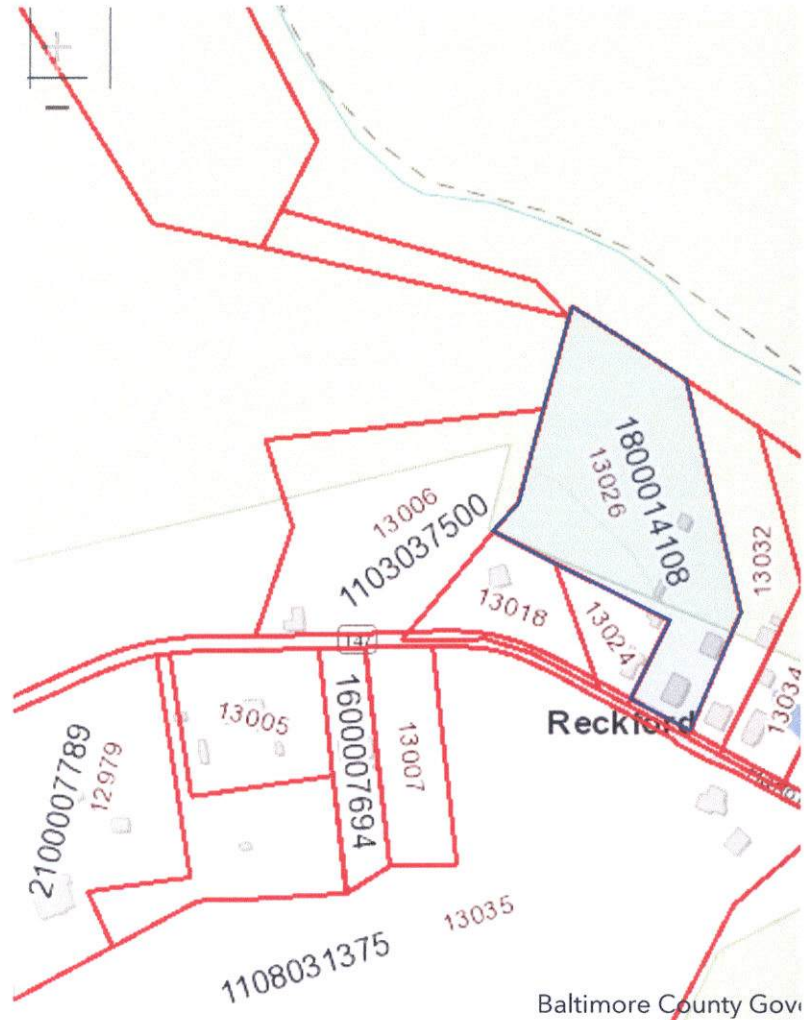
Get Started

Permit Tracking - 1800014108

Your search has returned : 1

Tax Account Number 1800014108
Tax Map 0055
Parcel 0174
Flood Zone No

Residential [Click Here](#)
Commercial [Click Here](#)



300ft

-76.424 39.480 Degrees

115338

EXHIBIT
4

tabbles

Location Drawing

Scale: 1" = 80'

This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, dwellings or other existing or future improvements nor does this plat purport to reflect setbacks or other distances with any specific level of accuracy. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing. The approximate location of the dwelling is shown in relation to the apparent property lines for the property known as

13026 Harford Road
Baltimore County, Maryland

William T. Matthews

6/9/04

Ruxton Design Corporation

8422 Bellona Lane
Suite 300

Towson, Maryland 21204

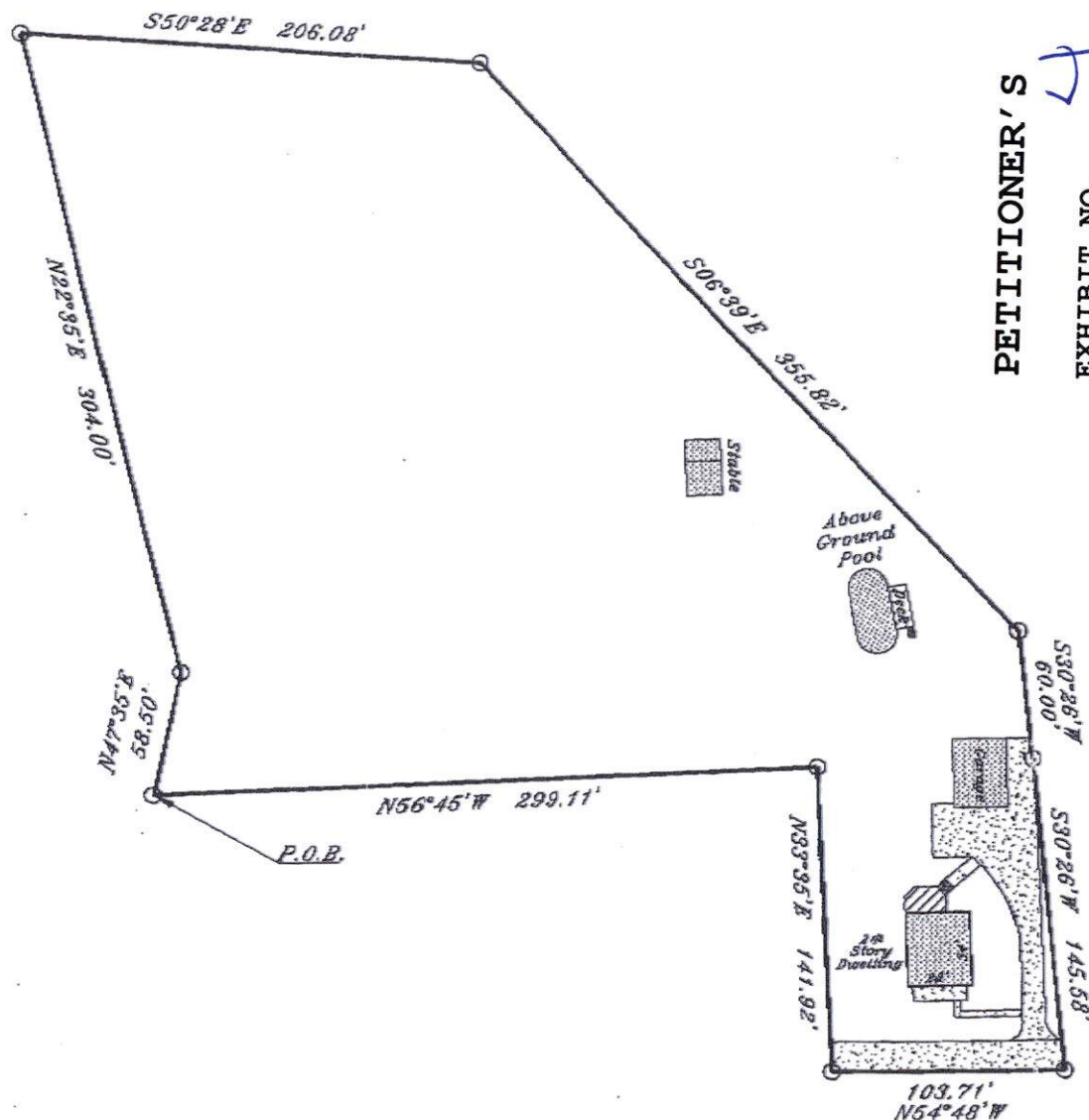
410-823-5000

410-823-0115fax

rdc@ruxtondesign.com

www.ruxtondesign.com

18845



PETITIONER'S

EXHIBIT NO.

E

HARFORD

ROAD

May 22, 2020

Attention:

Administrative Hearing Judge

Baltimore County, Maryland



Dear Sir or Madam,

The purpose of this letter is to notify you that my neighbors, the Turner's of 13026 Harford Road, have informed me of their intent to build on their property. They have discussed the size and location of the proposed pole barn. I am aware that the building will be located 10 feet from my property line and will be 60 ft long by 40 ft wide, and 27 feet tall. I am supportive of their plan.

Mai-lei Reanrungroch

13024 Harford Road

Hydes, MD 21082

443.417.8824

PETITIONER'S

EXHIBIT NO.

5

ELEVATION PLAN (BY DIRECTION, ALL WINGS) -- West

PETITIONER'S
EXHIBIT NO. 6

EXHIBIT

tabbles

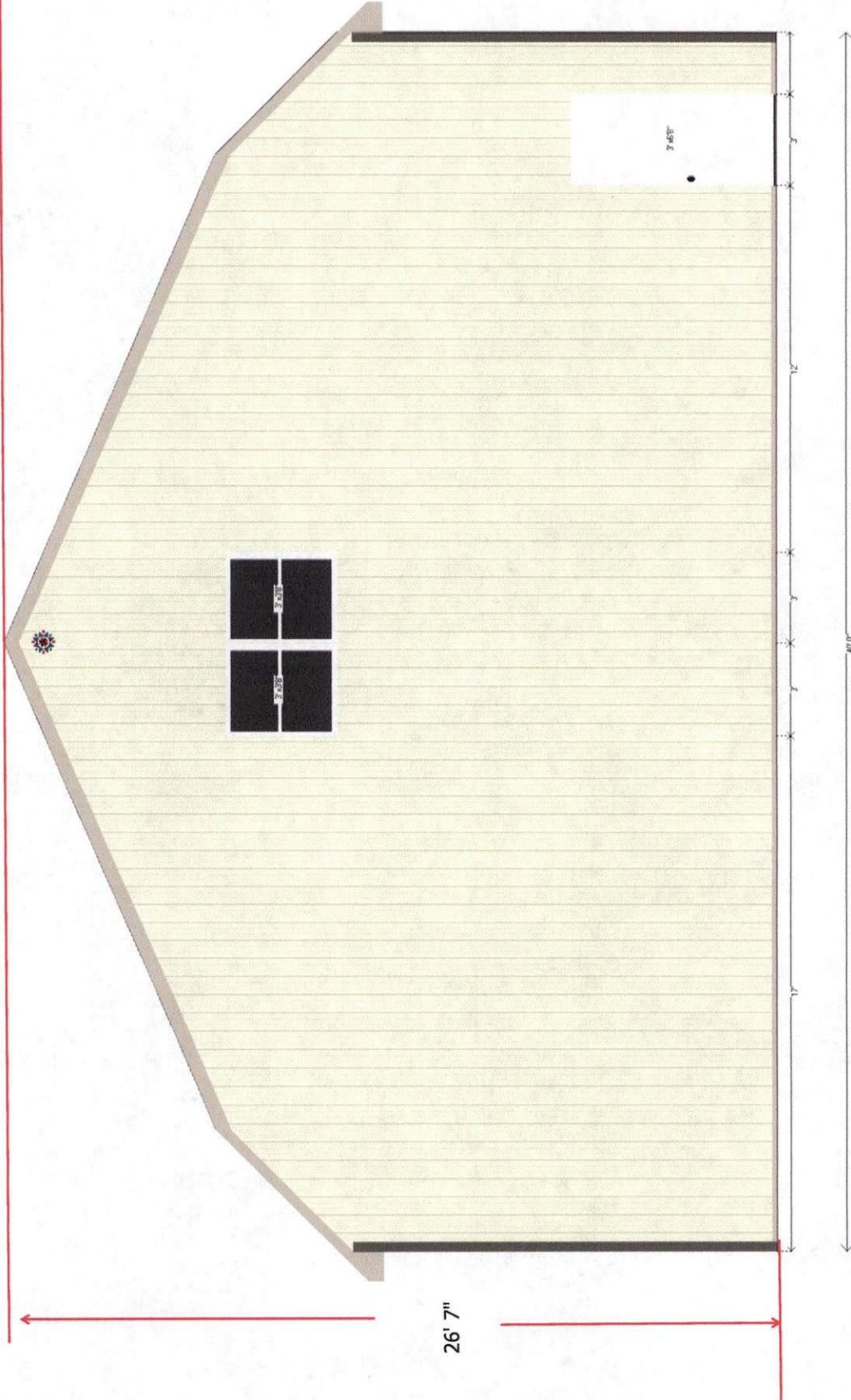
6

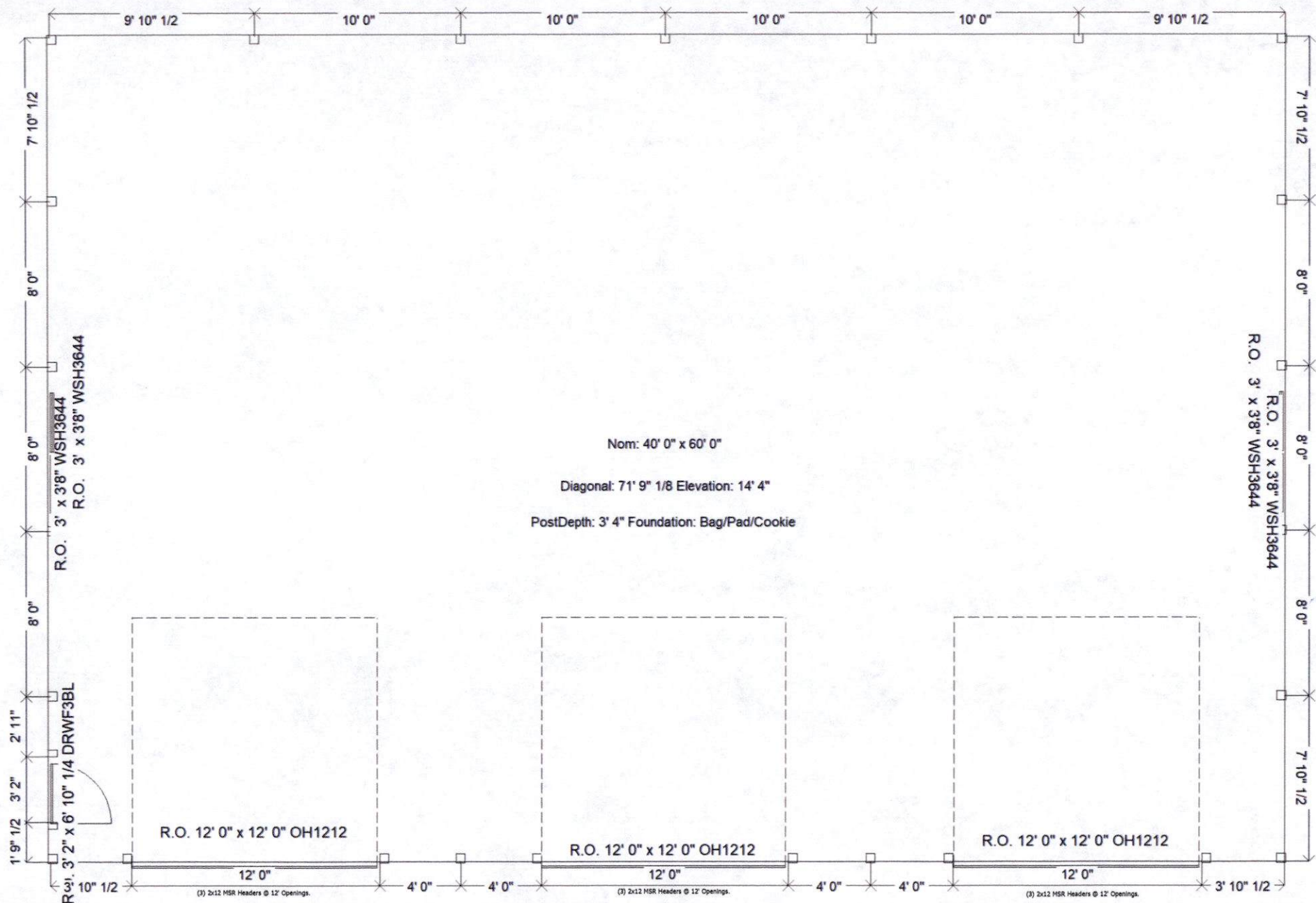
Date: 11/17/2019
Drawn: David Turner 40-65014-6-2
T. Lapp Construction

By: Paul F. Lapp



P: 717-450-2259 F: 717-450-2413
MHC #12
PA: 022091 MS: 131007424700
MS: 106499 DE: 2013604217
1147 N. George St., York, PA 17404





Date: 11/7/2019
David Turner 40x60x14.bc2
Tam Lepp Construction

by PostFrame Manager®

The Daily Record

200 St. Paul Place
Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
www.thedailyrecord.com



Account #
10121970
Order Date
3/11/2020
Order #
11871045
PO/Case #
2020-0061-SPHA
Salesperson

David Turner
13026 Harford Rd
Hydes, MD 21082-9502

Days	Description	Size/Qty	Unit Price	Amount
1	NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0061-SPHA Daily Record (MD) Government - Baltimore Co / Hearings and Minutes 3/24/2020 -Base Charge -Affidavit 3/24/2020 -Payment via credit card #*****0625 <i>ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS</i>	2 col x 2.50in 189 words/24 ln		
				120.48
				9.00
				-129.48
	Anchor Rate: 120.48			
	Subsequent Rate: \$0.00			
TOTAL DUE				0.00

✂ DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT TO:

The Daily Record
SDS 12-2790
PO Box 86
Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10121970	David Turner	11871045	3/11/2020	0.00



PETITIONER'S

EXHIBIT NO.

7

CARD NUMBER

EXP. DATE

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2020-0061-SPHA

Property Address: 13026 HARFORD RD.

ZONING PROPERTY DESCRIPTION FOR 13026 HARFORD ROAD

BEGINNING AT A POINT ON THE NORTH SIDE OF HARFORD ROAD WHICH IS 22 FEET WIDE AT A DISTANCE OF 1200 FEET EAST TO THE CENTERLINE OF THE LITTLE GUNPOWDER FALLS BRIDGE WHICH IS THE BALTIMORE COUNTY LINE.

Legal Owners (Petitioners): DAVID TURNER / REBECCA TAYLOR

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID TURNER

Company/Firm (if applicable): _____

Address: 13026 HARFORD RD.
HYDES, MD. 21082

Telephone Number: 410-963-0810

PETITIONER'S

EXHIBIT NO.

8

EXHIBIT

tabbles

8

This Deed, made this 10th day of June, 2004, by and between DONNA L. SEYFERT, party of the first part, Grantor; and DAVID TURNER and REBECCA TAYLOR, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of Two Hundred Ninety Nine Thousand Nine Hundred And 00/100 Dollars (\$299,900.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said DAVID TURNER and REBECCA TAYLOR, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

BEGINNING FOR THE SAME at the beginning of a parcel of land which by a Confirmatory Deed dated May 3, 1977, and recorded among the Land Records of Baltimore County in Liber EHKJr No. 5749, folio 843 was conveyed by William B. Snyder, Inc. to William B. Snyder, Sr. and running thence with and binding on the first and second lines of said parcel of land and in the bed of Old Staveford Road (now abandoned) the two following courses and distances viz: 1 North 47 degrees 35 minutes East 58.50 feet to an iron pipe, 2 North 22 degrees 35 minutes East 304.00 to an iron pipe set near the southwest side of a mill race, thence running with and binding on a part of the third line of the aforesaid parcel of land and near the southwest side of said mill race 3 South 50 degrees 28 minutes East 206.08 feet to an iron pipe thence leaving said third line and running for lines of division the two following courses and distances viz: 4 South 6 degrees 39 minutes East 355.82 feet to an iron pipe and 5 South 30 degrees 26 minutes West 60.00 feet to the end of the seventh line of the aforesaid parcel of land which was conveyed by Snyder, Inc. to Snyder and also to the end of the first line of a parcel of land which by a Deed dated May 4, 1970 and recorded among the Land Records of Baltimore County in Liber OTG No. 5090, folio 138 was conveyed by Ethel Bond, et al. unto William B. Snyder, Sr. and wife thence binding reversely on said lines 6 South 30 degrees 26 minutes West 145.58 feet to the center of Harford Turnpike Road, running thence and binding reversely on the last line of the aforesaid parcel of land which was conveyed by Bond et al. to Snyder and wife and in the center of Harford Turnpike Road 7 North 54 degrees 48 minutes West 103.17 feet to the end of the third line of aforesaid parcel of land which was conveyed by Bond et al. to Snyder and wife, thence leaving the center of the Harford Turnpike Road and binding reversely on the aforesaid third line North 33 degrees 35 minutes East 141.92 feet to an iron pipe set in the last line of the firstly herein referred to parcel of land which was conveyed by Snyder, Inc. to Snyder and thence running with and binding on a part of said last line North 56 degrees 45 minutes West 299.11 feet to the place of beginning. Containing 2.72 acres of land, more or less. The improvements thereon being known as No. 13026 Harford Road.

200.11 feet to the place of beginning. Containing 2.72 acres of land, more or less. The improvements thereon being known as No. 13026 Harford Road.

BEING the fee simple property which, by Deed dated December 13, 1993, and recorded among the Land Records of Baltimore County, State of Maryland, in Liber No. 10293, folio 77, was granted and conveyed by FREDERIC WAGNER and THERESA C. WAGNER unto DONALD J. SEYFERT and DONNA L. SEYFERT; whereas DONALD J. SEYFERT departed this life on or about August 12, 1994, leaving title vested unto the surviving tenant, DONNA L. SEYFERT.

2

SCHEDULE A
(continued)

LEGAL DESCRIPTION

BEGINNING FOR THE SAME at the beginning of a parcel of land which by a Confirmatory Deed dated May 3, 1977, and recorded among the Land Records of Baltimore County in Liber EHKJr No. 5749, folio 843 was conveyed by William B. Snyder, Inc. to William B. Snyder, Sr. and running thence with and binding on the first and second lines of said parcel of land and in the bed of Old Staveford Road (now abandoned) the two following courses and distances viz: North 47 degrees 35 minutes East 58.50 feet to an iron pipe, North 22 degrees 35 minutes East 304.00 to an iron pipe set near the southwest side of a mill race, thence running with and binding on a part of the third line of the aforesaid parcel of land and near the southwest side of said mill race South 50 degrees 28 minutes East 206.08 feet to an iron pipe thence leaving said third line and running for lines of division the two following courses and distances viz: South 6 degrees 39 minutes East 355.82 feet to an iron pipe and South 30 degrees 26 minutes West 60.00 feet to the end of the seventh line of the aforesaid parcel of land which was conveyed by Snyder, Inc. to Snyder and also to the end of the first line of a parcel of land which by a Deed dated May 4, 1970 and recorded among the Land Records of Baltimore County in Liber OTG No. 5090, folio 138 was conveyed by Ethel Bond, et al. unto William B. Snyder, Sr. and wife thence binding reversely on said lines South 30 degrees 26 minutes West 145.58 feet to the center of Harford Turnpike Road, running thence and binding reversely on the last line of the aforesaid parcel of land which was conveyed by Bond et al. to Snyder and wife and in the center of Harford Turnpike Road, North 54 degrees 48 minutes West 103.17 feet to the end of the third line of aforesaid parcel of land which was conveyed by Bond et al. to Snyder and wife, thence leaving the center of the Harford Turnpike Road and binding reversely on the aforesaid third line North 33 degrees 35 minutes East 141.92 feet to an iron pipe set in the last line of the firstly herein referred to parcel of land which was conveyed by Snyder, Inc. to Snyder and thence running with and binding on a part of said last line North 56 degrees 45 minutes West 299.11 feet to the place of beginning. Containing 2.72 acres of land, more or less. The improvements thereon being known as No. 13026 Harford Road.

February 11, 2020

Zoning Property Description
13026 Harford Road
Hydes, Maryland 21082
Tax Account # 1800014108

Thence the following courses and distances VIZ:

(1st P.O.C.) N 47 degrees, 35 minutes East 58.50 Ft.

(2nd P.O.C.) N 22 degrees, 35 minutes East 304 Ft.

(3rd P.O.C.) S 50 degrees, 28 minutes East 206.8 Ft.

(4th P.O.C.) S 6 degrees, 39 minutes East 355.82 Ft.

(5th P.O.C.) S 30 degrees, 26 minutes West 60 Ft.

(6th P.O.C.) S 30 degrees, 26 minutes West 145.58 Ft.

(7th P.O.C.) N 54 degrees, 48 minutes West 103.17 Ft.

(8th P.O.C.) N 33 degrees, 35 minutes East 141.92 Ft.

(9th P.O.C.) N 56 degrees, 45 minutes West 299.11 Ft. to the place of the beginning

Deed Liber EHKJR No. 5749, Folio 843 containing 2.72 acres, more or less. This property is located in the 11th Election District and 3rd Council District, and is known as 13026 Harford Road.

HARFORD COUNTY

046A3

1103037500

3 CD

1123015300

13016
13018

NE 17-J

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

2000-0189-A

13024
1116064025

13026

13032

13034

1116015175

R-1955-3609-X 119074964

RC 2

NE 17-I

1119065200

055A1

1108031375

5 CD

13035

HARFORD RD

1953-2688-X

1119076159

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals

FROM: Vishnu Desai, Supervisor *EFC for VKD*
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 09, 2020
Item No. 2020 -0061-SPHA

DATE: 05/22//2020

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

During review of this property, the Department of Public Works has found that there is a riverine flood plain on the property that may impact the proposed development. The "Zoning Hearing Plan for Special Hearing" dated February 18, 2020 provided does not show the proposed accessory in the riverine flood plain. The Emergency Management Agency's Flood Insurance Rate Map, FIRM, panel number 2400100285F dated September 26, 2008 does not show this area in a riverine flood plain mainly because the surrounding area is park land. The FIRM's typically do not map governmentally owned park land properties.

Baltimore County Code Sections 32-4-414, 32-8 and the 2015 Baltimore County Building Code Part 125 all state "no building in a riverine flood plain".

Baltimore County Department of Public Works has a preliminary FIRM upgrade flood plain delineation that shows the proposed accessory structure is to be built within the flood plain. This preliminary delineation is based on existing conditions.

The Baltimore County Design Manual dated August 2, 2010 page 7-48 states that flood studies must be based on ultimate conditions. An ultimate conditions flood plain study of the property must be submitted for verification of the flood plain boundary. Once the flood plain boundary has been established, the Building Code requirements for riverine flood plain must be observed.

* * * * *

VKD: cen
cc: file

**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/neighborhood 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.

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For Newspaper Advertising:

Case Number: 2020-0064-SPHA

Property Address: 13026 HARFORD RD.

ZONING PROPERTY DESCRIPTION FOR 13026 HARFORD ROAD

BEGINNING AT A POINT ON THE NORTH SIDE OF HARFORD ROAD WHICH IS 22 FEET WIDE AT A DISTANCE OF 1200 FEET EAST TO THE CENTERLINE OF THE LITTLE GUNPOWDER FALLS BRIDGE WHICH IS THE BALTIMORE COUNTY LINE.

Legal Owners (Petitioners): DAVID TURNER / REBECCA TAYLOR

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID TURNER

Company/Firm (if applicable): _____

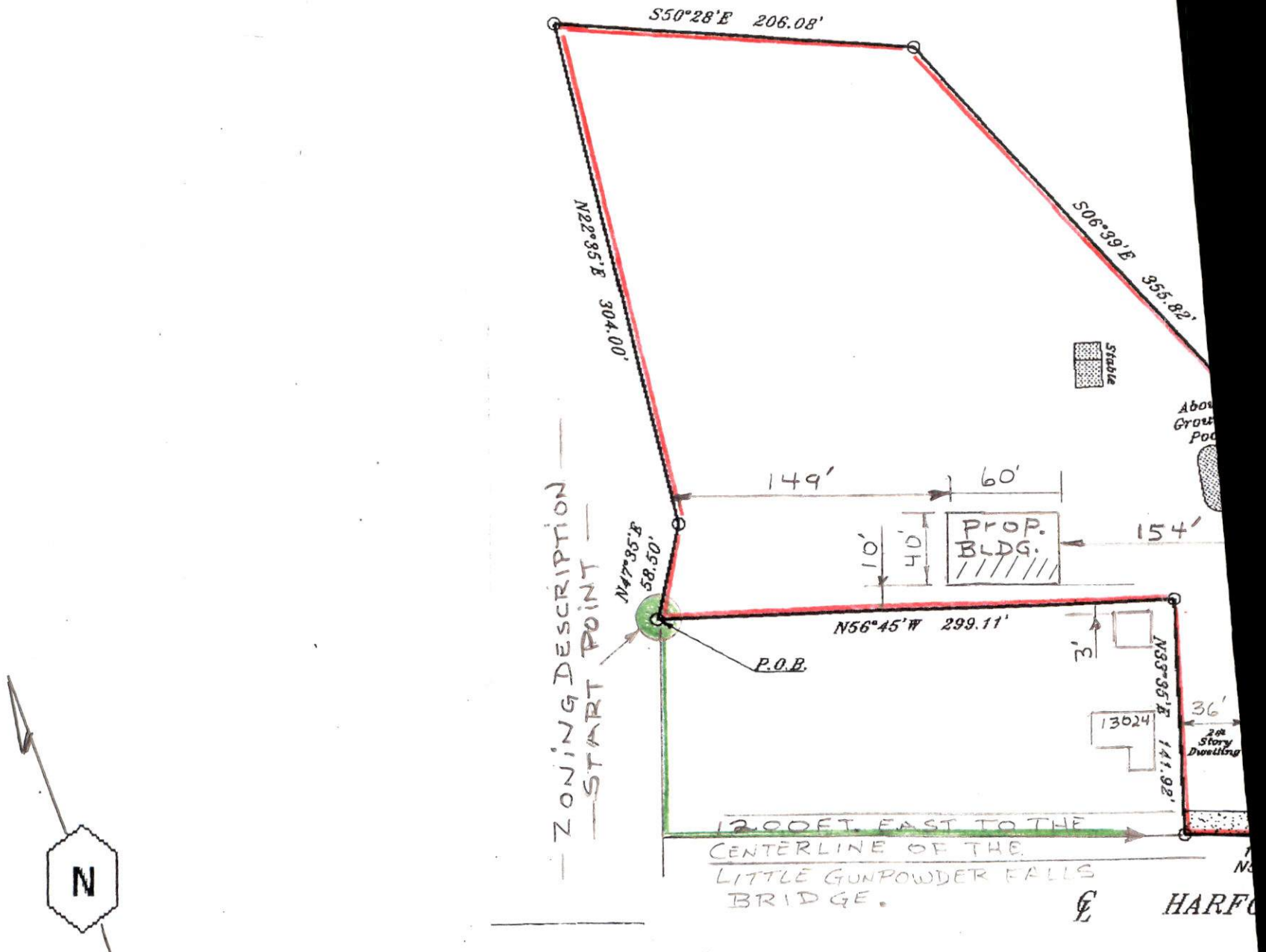
Address: 13026 HARFORD RD.

HYDES, MD. 21082

Telephone Number: 410-963-0810

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING X (MARK T
ADDRESS 13026 HARFORD ROAD OWNER(S) NAME(S) DAVID TURN
SUBDIVISION NAME _____ LOT # _____ BLOCK # _____
PLAT BOOK # 5749 FOLIO # 843 10 DIGIT TAX # 1800014108 DEED REF. # _____
EHKJR.

CASE # 2020-0061-SA+H



PLAN DRAWN BY JOHN M. ALTMAYER DATE 2/18/2020 SCALE: 1 INCH = 80' FEET

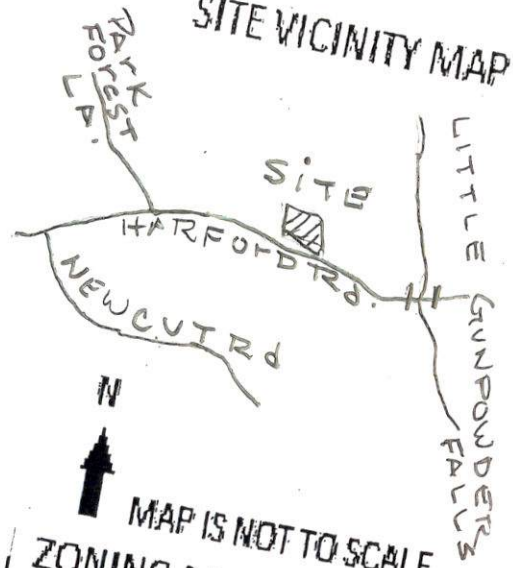
TYPE REQUESTED WITH ☒ X

ER / REBECCA TAYLOR

SECTION #

20415/00321

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 046 A3

SITE ZONED RC-2

ELECTION DISTRICT 11

COUNCIL DISTRICT 3

LOT AREA ACREAGE 2.72

OR SQUARE FEET

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH

WATER IS:

PUBLIC PRIVATE X

SEWER IS:

PUBLIC PRIVATE X

PRIOR HEARING? YES

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

00-189-A

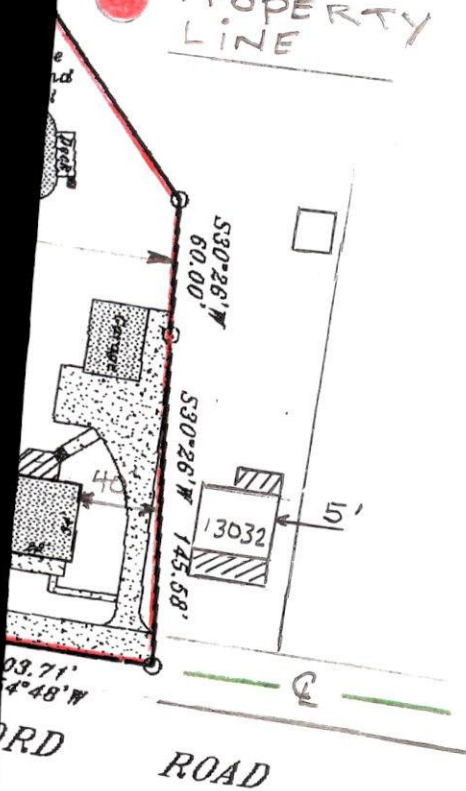
APPROVED

SEE ATTACHED

VIOLATION CASE INFO:

NONE

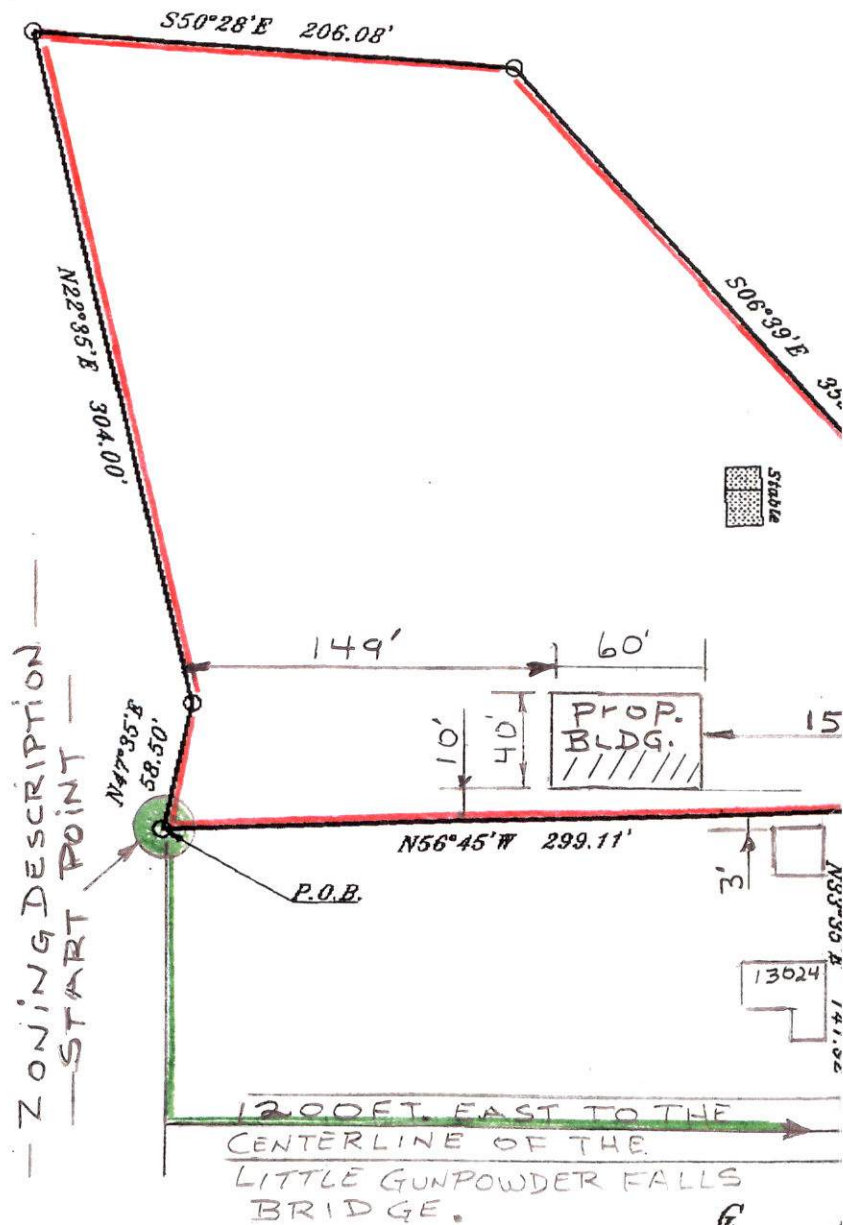
PROPERTY LINE



ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING X (MARK TYPE)
ADDRESS 13026 HARFORD ROAD OWNER(S) NAME(S) DAVID TURNER

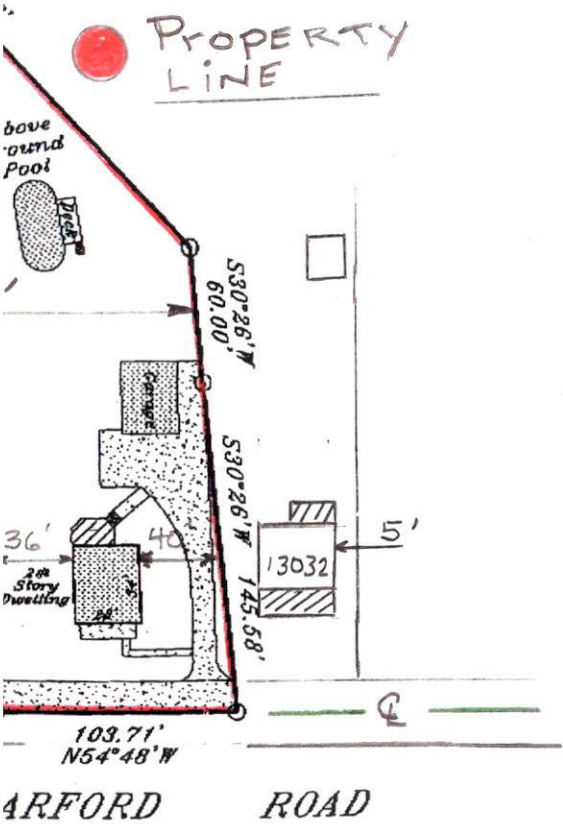
SUBDIVISION NAME _____ LOT # _____ BLOCK # _____
PLAT BOOK # 5749 FOLIO # 843 10 DIGIT TAX # 1800014108 DEED REF. #
EHKJR.

CASE # 2020-0061-SPHA

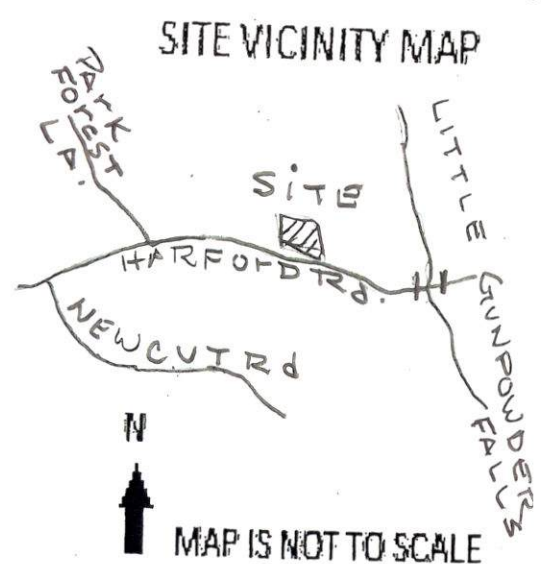


PLAN DRAWN BY JOHN M. ALTMAYER DATE 2/18/2020 SCALE: 1 INCH = 80

E REQUESTED WITH ☒)
R / REBECCA TAYLOR
SECTION #
10415 / 00321



FEET



ZONING MAP# 046 A3
SITE ZONED RC-2
ELECTION DISTRICT 11
COUNCIL DISTRICT 3
LOT AREA ACREAGE 2.72
OR SQUARE FEET _____
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH
WATER IS:
PUBLIC _____ PRIVATE X
SEWER IS:
PUBLIC _____ PRIVATE X
PRIOR HEARING? YES
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
00-189-A
APPROVED
SEE ATTACHED
VIOLATION CASE INFO:
NONE

HARFORD COUNTY

046A3

SITE

1103037500

NE 17-I

3 CD

1800014108

NE 17-J

111615200

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

13018
13016

1123015300

1115064025

13024

13026

13032

13034

1116015175

1119074964

RC 2

11 ED

1600007694

1119065200

055A1

5 CD

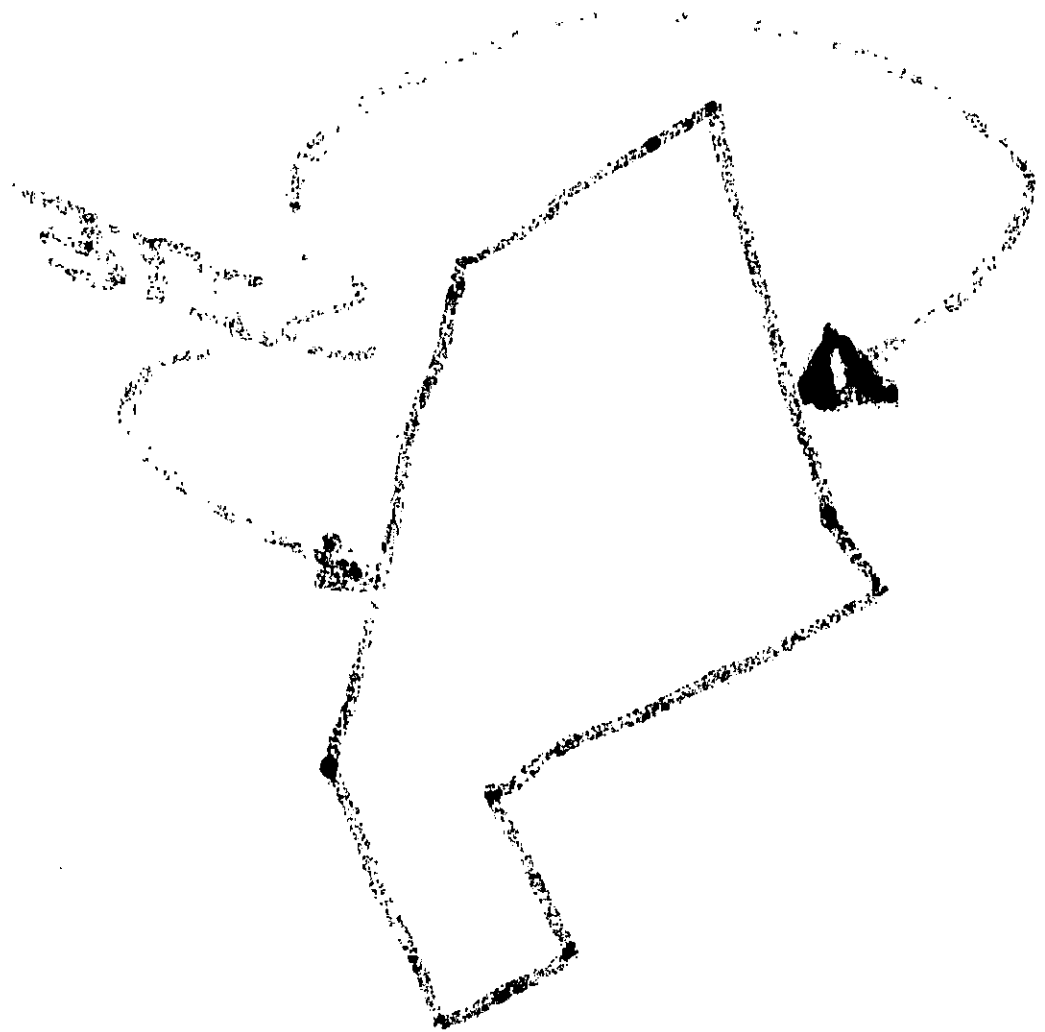
1108031375

13035

HARFORD RD

2020-0061-SHA

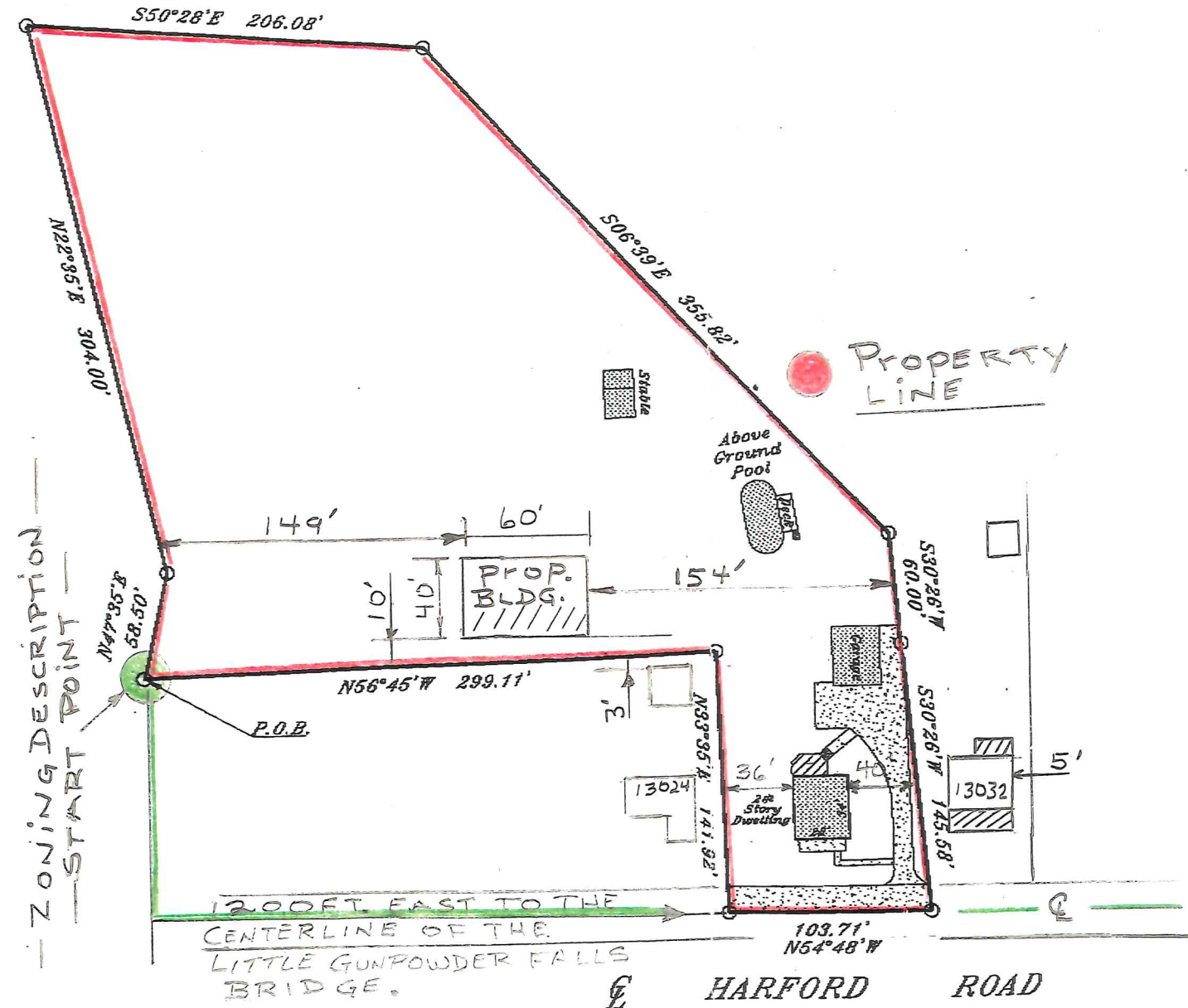
1119076159



Am 13. 12. 1963

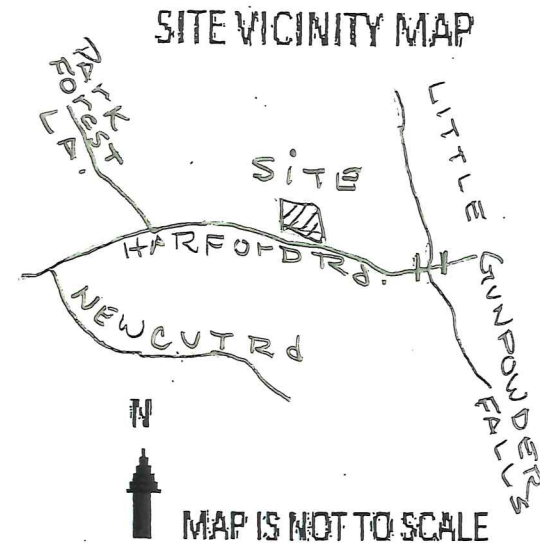
ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING X (MARK TYPE REQUESTED WITH X)
ADDRESS 13026 HARFORD ROAD OWNER(S) NAME(S) DAVID TURNER / REBECCA TAYLOR
SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____
PLAT BOOK # 5749 FOLIO # 843 10 DIGIT TAX # 1800014108 DEED REF. # 20415/00321
EHKjr.

CASE # 2020-0061-SPHA



PLAN DRAWN BY JOHN M. ALTMAYER DATE 2/18/2020 SCALE: 1 INCH = 80' FEET

EXHIBIT
3



MAP IS NOT TO SCALE
ZONING MAP# 046A3
SITE ZONED RC-2
ELECTION DISTRICT 11
COUNCIL DISTRICT 3
LOT AREA: ACREAGE 2.72
OR SQUARE FEET _____
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH
WATER IS:
PUBLIC _____ PRIVATE X
SEWER IS:
PUBLIC _____ PRIVATE X
PRIOR HEARING? YES
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
00-189-A

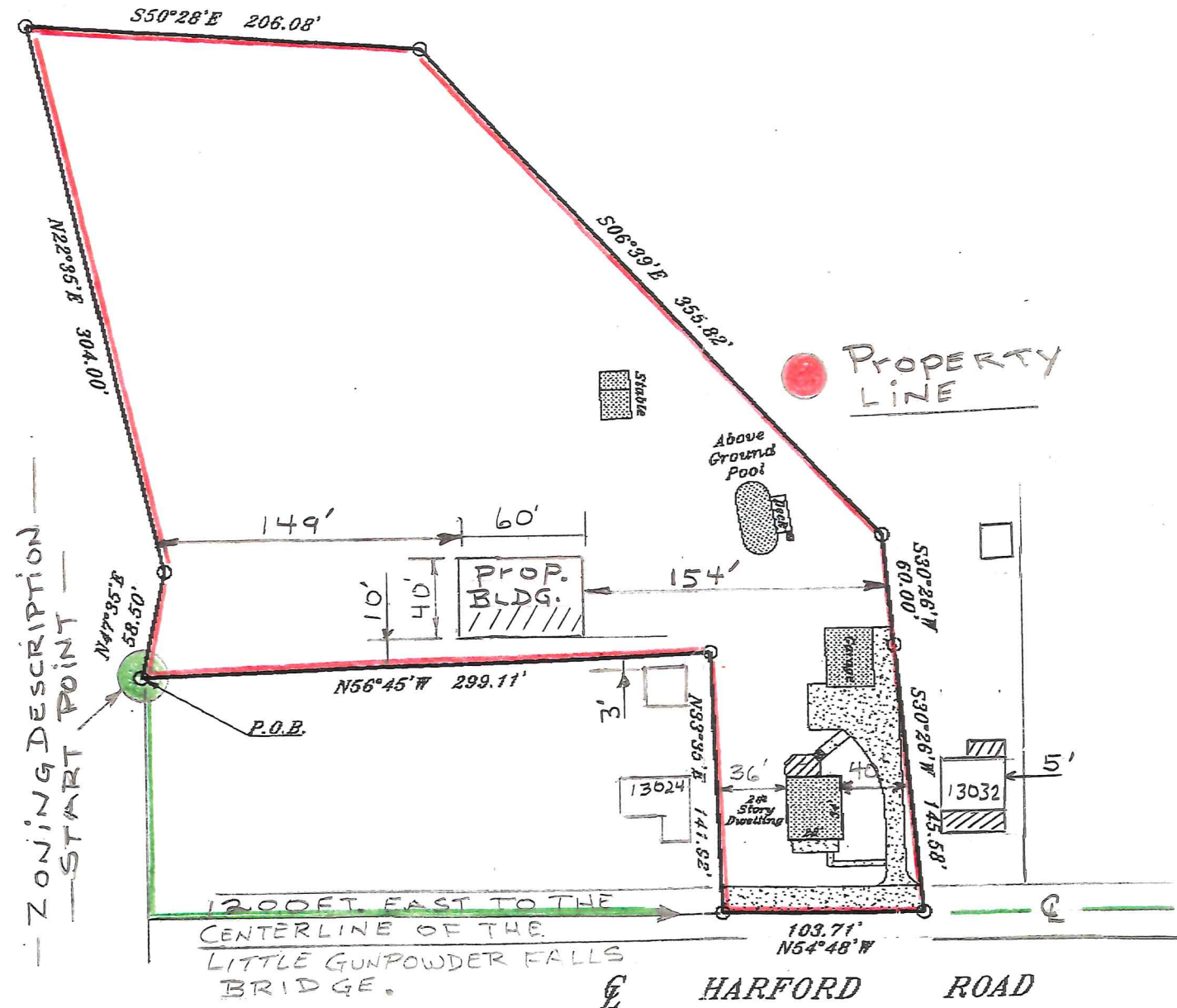
APPROVED
SEE ATTACHED

VIOLATION CASE INFO:
NONE

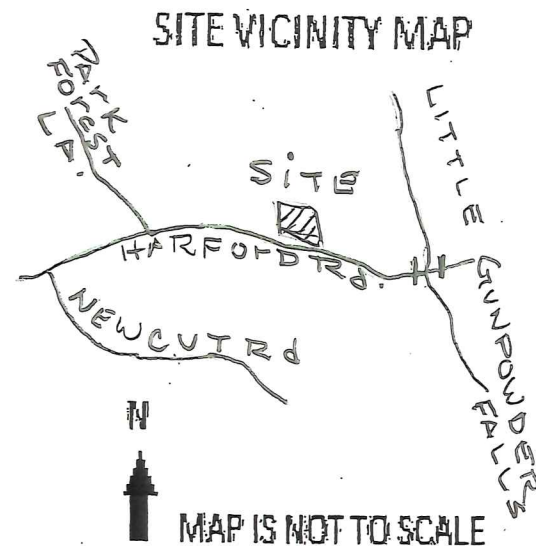
PETITIONER'S
EXHIBIT NO. 3

ZONING HEARING PLAN FOR VARIANCE FOR SPECIAL HEARING X (MARK TYPE REQUESTED WITH X)
 ADDRESS 13026 HARFORD ROAD OWNER(S) NAME(S) DAVID TURNER / REBECCA TAYLOR
 SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____
 PLAT BOOK # 5749 FOLIO # 843 10 DIGIT TAX # 1800014108 DEED REF. # 20415/00321
 EHKJR.

CASE # 2020-0061 - SPHA



PLAN DRAWN BY JOHN M. ALTMAYER DATE 2/18/2020 SCALE: 1 INCH = 80' FEET



ZONING MAP# 046A3
 SITE ZONED RC-2
 ELECTION DISTRICT 11
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE 2.72
 OR SQUARE FEET _____
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH
 WATER IS:
 PUBLIC _____ PRIVATE X
 SEWER IS:
 PUBLIC _____ PRIVATE X
 PRIOR HEARING? YES
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW
00-189-A
 APPROVED
SEE ATTACHED

VIOLATION CASE INFO:
NONE