



ADMINISTRATIVE ZONING PETITION
FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 3413 Mount Zion Rd, Upperco MD 21155 Currently Zoned RC 2
Deed Reference /48520/ 00145 10 Digit Tax Account # 2500004757
Owner(s) Printed Name(s) Christopher Alleman Patsy Garnett

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 400.1 → To permit a proposed accessory building (shed) to be located in the front yard, in lieu of the required rear yard placement.

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

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

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

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

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

Owner(s)/Petitioner(s):

<u>Christopher Alleman</u>	<u>Patsy Garnett</u>
Name #1 – Type or Print	Name #2 – Type or Print
Signature #1	Signature #2
<u>3413 Mount Zion Rd</u>	<u>Upperco</u> <u>MD</u>
Mailing Address	City State
<u>21155</u> <u>730-915-1653</u>	<u>allemanc@aol.com</u>
Zip Code Telephone #'s (Cell and Home)	Email Address

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

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Representative to be Contacted:

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for

Baltimore County, this _____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

Case Number 2024-0227-A Filing Date 10 / 22 / 24 Estimated Posting Date 11 / 3 / 24 Reviewer JS

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 3413 Mount Zion Rd Upperco MD 21155
Print or Type Address of Property City State Zip Code

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

The property is on a hill. From the end of the driveway and the corner of the house is a steep hill that ends at the asphalt basketball court. The land in front of the house that would lead to the long tract of land that is the septic and meadow, is not accessible due to power lines and tree line.

The space on the right of driveway entry is the only space available, and it provides the convenient access to our lawn equipment.

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

Christopher Alleman
Signature of Owner (Affiant)

Christopher Alleman

Name - Print or Type

Patsy Garnett
Signature of Owner (Affiant)

Patsy Garnett

Name - Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of October, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Christopher Alleman and Patsy Garnett

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

AS WITNESS my hand and Notaries Seal

Michael Jason Sylvester
Notary Public

March 4, 2025
My Commission Expires



3413 Mount Zion Road

(25-00-004757)

2024-0227-A

Property Description

Located on the south side of Mount Zion Road (17' row), approximately 4200 feet +/- from the intersection with Falls Road (25' row).

Being located in the 5th Election District and 3rd Council District, containing 1.31 acres.

BALTIMORE COUNTY, MARYL.
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 235011

Date: 10/22/24

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

Total: \$ 75.00

Rec From: ALLEMAN / GARNETT

For: VARIANCE 2024-0227-4

3413 MOUNT ZION RD.

JSS 24-1001

DISTRIBUTION

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

**CASHIER'S
VALIDATION**

CHRISTOPHER J ALLEMAN
185 NEUMANS RD
HEATHSVILLE, VA 22473-2226

2510
30-7426/3140

10/15/2024 Date

Pay to the
Order of

Baltimore County \$ 75.00
Seventy five and no/100 Dollars



USAA FEDERAL SAVINGS BANK
10750 McDERMOTT FWY
SAN ANTONIO, TEXAS 78269-0544
(210) 456-8000 1-800-832-3724

For:

Christopher J Alleman

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0227 -A Address 3413 MOUNT ZION ROAD

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

Filing Date: 10/22/24 Posting Date: 11/3/24 Closing Date: 11/18/24

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2024 - 0227 -A Address 3413 MOUNT ZION ROAD

Petitioner's Name: ALLENMAN / GARNETT Telephone (Cell) 410 730-915-1653

Posting Date: 11/3/24 Closing Date: 11/18/24

Wording for Sign: To Permit _____

To permit a proposed accessory building (shed) to be located in the front yard, in lieu of the required rear yard placement.

Revised 1/2022

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: 2024-0227-A
Property Address: 3413 MOUNT ZION ROAD
Legal Owners (Petitioners): CHRISTOPHER ALLEMAN + PATSY GARNETT
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): CHRISTOPHER ALLEMAN
Address: 3413 MOUNT ZION ROAD
UPPERCO, MD 21155

Telephone Number: 730-915-1653

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Revised 3/2022

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
Address 3413 MOUNT ZION ROAD Owners(s) Name(s) ALLEMAN / GARNETT
Subdivision Name N/A Lot # X Block # X Section # X
Plat Book # X Folio # X 10 Digit Tax # 2500004757 Deed Reference# 48520100145

Site Vicinity Map



MAP IS NOT TO SCALE

Zoning Map # 02681
Zoning RCA
Election District 5
Council District 3
Lot Area Acreage 1.31 A
Lot Square Footage _____
Historic (Yes or No) NO
CBCA (Yes or No) NO
Flood Plain (Yes or No) NO
Utilities – Mark with (X)
Water is:
Public _____ Private ✓
Sewer is:
Public _____ Private ✓
Prior Hearing (Yes or No) NO
If (Yes) list Case Number(s)
and order result(s) below:

Violation Case Number(s)



Plan Drawn By _____ Date _____ Scale: 1 inch = _____ Feet

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
Address 3413 MOUNT ZION ROAD Owners(s) Name(s) ALLEMAN / GARNETT
Subdivision Name N/A Lot # X Block # X Section # X
Plat Book # X Folio # X 10 Digit Tax # 2500004757 Deed Reference# 48520100145

Site Vicinity Map



MAP IS NOT TO SCALE

Zoning Map # 026B1
Zoning RCA
Election District 5
Council District 3
Lot Area Acreage 1.31 A
Lot Square Footage _____
Historic (Yes or No) NO
CBCA (Yes or No) NO
Flood Plain (Yes or No) NO
Utilities – Mark with (X)
Water is:
Public _____ Private ✓
Sewer is:
Public _____ Private ✓
Prior Hearing (Yes or No) NO
If (Yes) list Case Number(s)
and order result(s) below:

Violation Case Number(s)



Plan Drawn By _____ Date _____ Scale: 1 inch = _____ Feet

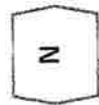
Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
Address 3413 Mount Zion Road Owners(s) Name(s) ALLEN / GARNETT
Subdivision Name N/A Lot # X Block # X Section # X
Plat Book # X Folio # X 10 Digit Tax # 250004757 Deed Reference # 48520100145

Site Vicinity Map

N

MAP IS NOT TO SCALE

Zoning Map # 02661
Zoning RCA
Election District 5
Council District 3
Lot Area Acreage 1.31 A
Lot Square Footage _____
Historic (Yes or No) NO
CBCA (Yes or No) NO
Flood Plain (Yes or No) NO
Utilities – Mark with (X)
Water is: _____
Public _____ Private ☒
Sewer is: _____
Public _____ Private ☒
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If (Yes) list Case Number(s)
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Name #1 – Type or Print	Name #2 – Type or Print
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Signature #1	Signature #2
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Mailing Address	City State
<u>21155</u> <u>730-915-1653</u>	<u>allemanc@aol.com</u>
Zip Code Telephone #'s (Cell and Home)	Email Address

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

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Representative to be Contacted:

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for

Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

Case Number 2024-0227-A Filing Date 10 / 22 / 24 Estimated Posting Date 11 / 3 / 24 Reviewer JS

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

The property is on a hill. From the end of the driveway and the corner of the house is a steep hill that ends at the asphalt basketball court. The land in front of the house that would lead to the long tract of land that is the septic and meadow, is not accessible due to power lines and tree line.

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Christopher Alleman
Signature of Owner (Affiant)

Christopher Alleman

Name - Print or Type

Patsy Garnett
Signature of Owner (Affiant)

Patsy Garnett

Name - Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of October, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

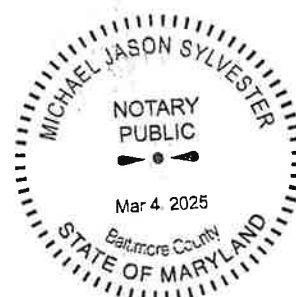
Print name(s) here: Christopher Alleman and Patsy Garnett

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

AS WITNESS my hand and Notaries Seal

Michael Jason Sylvester
Notary Public

March 4, 2025
My Commission Expires



3413 Mount Zion Road

(25-00-004757)

2024-0227-A

Property Description

Located on the south side of Mount Zion Road (17' row), approximately 4200 feet +/- from the intersection with Falls Road (25' row).

Being located in the 5th Election District and 3rd Council District, containing 1.31 acres.

CERTIFICATE OF POSTING

Date 11-3-24

CASE NO. 2024-0227-A

Petitioner/Developer: ALLEMAN / GARNETT

Date of Hearing/Closing: 11-18-24

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 3413 Mt Zion Rd

The signs(s) were posted on 11-3-24
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON

(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
Parkton, Md 21120

443-834-8162

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: November 8, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0227-A
Address: 3413 MOUNT ZION ROAD
Legal Owner: Christopher Allenman, Patsy Garnett

Zoning Advisory Committee Meeting of November 12, 2024.

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

1. If the zoning variance is granted, Ground Water Management requests that it be conditioned to include the following:
 - a. Requirements for approval will include submission of a site plan that meets GWM site plan requirements.

Additional Comments:

Reviewer: Mia Lowery, L.E.H.S.

CERTIFICATE OF POSTING

Date 11-3-24

CASE NO. 2024-0227-A

Petitioner/Developer: ALLEMAN / GARNETT

Date of Hearing/Closing: 11-18-24

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 3413 Mt Zion Rd

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J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON

(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
Parkton, Md 21120

443-834-8162

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: November 4, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0227-A

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

DPR: No comment.

DPW-T: No exception taken.

Landscaping: No comment.

Recreations & Parks: No comment LOS & No Greenways affected.

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 05 Account Number - 2500004757		
Owner Information		
Owner Name:	ALLEMAN CHRISTOPHER GARNETT PATSY	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	3413 MT ZION RD UPPERCO MD 21155-	Deed Reference: /48520/ 00145
Location & Structure Information		
Premises Address:	3413 MT ZION RD UPPERCO 21155-	Legal Description: 1.310AC SS/R MT ZION RD 4100FT W OF FALLS RD
Map: 0026	Grid: 0004	Parcel: 0156
Neighborhood: 5040004.04	Subdivision: 0000	Section: 0000
Block: 0000	Lot: 0000	Assessment Year: 2023
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built Above Grade Living Area	Finished Basement Area	Property Land Area
2016	2,200 SF	1,3100 AC
County Use		04
Stories	Basement	Type
1	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
1	YES	1 full/ 1 half
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		Phase-in Assessments
		As of
		As of
		As of
Land:	96,100	100,500
Improvements	391,200	448,000
Total:	487,300	548,500
Preferential Land:	0	0
		528,100
		548,500
Transfer Information		
Seller: DONOVAN DANIEL J	Date: 11/02/2023	Price: \$699,000
Type: ARMS LENGTH IMPROVED	Deed1: /48520/ 00145	Deed2:
Seller: STURM MARY A TRUSTEE	Date: 11/06/2015	Price: \$150,000
Type: ARMS LENGTH VACANT	Deed1: /36851/ 00434	Deed2:
Seller: STURM MARY A TRUSTEE	Date: 07/22/2008	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /27194/ 00219	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2024
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 10/09/2024		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application Date:		

0514065032

0515068030

3416

MOUNT ZION RD

PAI # 058023

Pt. Bk./Folio # 001503

PAI # 058023

0506000200

0506045610

NW 26-H

6 ED

3501

026B1

RC 2

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

3 CD

2500004758

0513040150

3413

2500004757

PAI # 050107

PAI # 050107

PAI # 050107

Pt. Bk. 0000066, Folio 0041

Lot # 1

2200018443

Pt. Bk./Folio # 066041

PAI # 050107

Pt. Bk. 0000034, Folio 0053

Pt. Bk./Folio # 034053

1700011328
PAI # 058006

PAI # 058006



3413 Mount Zion Road

+

2024-0227-A