



KATHERINE A. KLAUSMEIER
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

March 24, 2025

Harold Green hg@globalemissionary.com
3500 Hess Road
Monkton, MD 21111

RE: MOTION FOR RECONSIDERATION
Case No. 2025-0014-SPHA
Property: 3500 Hess Road

Dear Mr. Green:

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

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to be "DJB", written in a cursive style.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dml
Enclosure
c: Bruce E. Doak – bdoak@bruceedoakconsulting.com

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
(3500 Hess Road)	*	OFFICE OF ADMINISTRATIVE
10 th Election District		
3 rd Council District	*	HEARINGS OF
Harold Green		
<i>Legal Owner</i>	*	BALTIMORE COUNTY
Petitioner	*	CASE NO. 2025-0014-SPHA

* * * * *

ORDER ON MOTION FOR RECONSIDERATION

This matter came before the Office of Administrative Hearings (“OAH”) on a Petition for variance relief filed by Harold Green (“Petitioner”), owner of the property located at 3500 Hess Road, Monkton, Maryland (“the Property”), from Baltimore County Zoning Regulations (“BCZR”) Section 400.3 to permit an accessory structure (pool house) with a height of 30 ft. in lieu of the maximum height allowed of 15 ft. The Petition further requested Special Hearing relief from BCZR § 500.7 to permit an accessory structure (pool house) to have a full bathroom.

A hearing was held on March 13, 2025, and an Opinion and Order was issued by this office on March 21, 2025, approving the Petition.

On March 21, 2025, a Motion for Reconsideration was filed by Bruce E. Doak of Bruce E. Doak Consulting, LLC, requesting reconsideration and removal of Condition #3 of OAH’s March 21, 2025 Order.

Upon a finding of good cause, it is this **24th** day of **March, 2025**, that Petitioner’s request for reconsideration is hereby **GRANTED**.

An Amended Opinion & Order is hereby issued contemporaneously with this Order.

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

A handwritten signature in black ink, consisting of stylized, overlapping loops and lines, likely representing the initials 'DJB'.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB/dlm

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
(3500 Hess Road)	*	OFFICE OF ADMINISTRATIVE
10 th Election District		
3 rd Council District	*	HEARINGS OF
Harold Green		
<i>Legal Owner</i>	*	BALTIMORE COUNTY
Petitioner	*	CASE NO. 2025-0014-SPHA
* * * * *		

AMENDED OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) on a Petition for variance relief from Baltimore County Zoning Regulations (“BCZR”) Section 400.3 to permit an accessory structure (pool house) with a height of 30 ft. in lieu of the maximum height allowed of 15 ft. The Petition was filed by Harold Green (“Petitioner”), owner of the property located at 3500 Hess Road, Monkton, Maryland (“the Property”). Petitioner further requests Special Hearing relief from BCZR § 500.7 to permit an accessory structure (pool house) to have a full bathroom.

A public hearing was conducted on March 13, 2025, using the virtual platform WebEx in lieu of an in-person hearing. The Petition was properly advertised and posted. There were no interested parties or Protestants that appeared at the hearing. Petitioner, Harold Green, appeared at the hearing in support of the Petition and was assisted by Bruce E. Doak of Bruce E. Doak Consulting, LLC, a licensed surveyor, who prepared and sealed the site plan (“Site Plan”) (Pet. Ex. 1). Also appearing to testify in support of the Petition was Thomas Gamper, a licensed architect with SM&P, who prepared the architectural plans (Pet. Exhibit 7).

Petitioner submitted the following exhibits which were admitted into the record: (1) Site Plan; (2) SDAT Report; (3) Minor Subdivision Plat; (4) GIS; (5) GIS aerial photograph; (6) Key Sheet with site photographs A-I; (7) Architectural Plans (sheets 1-4); and (8) Photograph of

neighboring structure located at 3722 Hess Road. Zoning Advisory Committee (“ZAC”) comments were received from the following county/state agencies: (1) Department of Planning (“DOP”); (2) Department of Environmental Protection and Sustainability (“DEPS”); (3) Department of Plans Review (“DPR”) on behalf of DPR/DPWT/Rec & Parks; and (4) State Highway Administration (“SHA”). ZAC comments did not indicate any objections to the requested relief.

Findings of Fact

The Property, known as “Tally-Ho Farm,” consists of 77.80 acres and is zoned RC-2. The property has a long and storied history in Baltimore County which has historical and cultural significance. The property is actively farmed and is improved with a single-family dwelling, a two-story tenant house, as well as a number of barns and other accessory agricultural structures.

Mr. Doak testified that the proposed pool house is planned to provide a full bathroom with sauna, shower, and similar amenities, in addition to being used for storage of pool equipment. Mr. Doak further stated that the property’s large size and private setting made it both unique from a zoning perspective and unlikely that the proposed improvements would have any negative impacts on surrounding properties. Mr. Doak stated that the property’s slope, especially the northern portion, would limit visibility of the pool house from neighboring properties and adjacent roads and that vegetative buffers currently exist and would be maintained along Hess Road and Hutchins Mill Road.

Mr. Green testified to the history and current use of the property. He further testified to the design intent of the pool house as providing a unique architectural esthetic to the property with a pergola or pagoda-style construction. Mr. Gamper testified that the architectural intent was to provide a sculpture-like structure to the landscape that will sit away from the principal residence

in a “uniquely private” setting and further separate the residential and agricultural uses of the property. The pool house will have standard interior lighting or exterior safety lighting but will not use exterior lighting to highlight the pool house itself or make it more noticeable from adjacent properties or roadways.

Conclusions of Law

SPECIAL HEARING

A hearing to request special zoning relief is proper under BCZR, §500.7 as follows:

The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). And, “the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing would be compatible with the community and generally consistent with the spirit and intent of the regulations.” *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016).

The Petition proposes the construction of a pool house (accessory structure) as outlined in the Site Plan and floor plans. *See* Pet. Exhibits 1 & 7. Mr. Doak and Mr. Green both testified that the proposed bathroom in the pool house will be used for convenience purposes and agreed to a condition that the pool house not be used for living quarters. A review of the plans indicates that the proposed pool house will remain accessory to the principal dwelling and both the structure and

any activities surrounding the structure are substantially buffered and screened from surrounding properties and not detrimental to the surrounding community. Consequently, I find that the Special Hearing request is within the spirit and intent of the BCZR and is granted.

VARIANCE

Petitioner requests variance relief from BCZR §400.3 to permit an accessory structure (pool house) with a height of 30 ft. in lieu of the maximum height allowed of 15 ft. Pursuant to BCZR § 307.1, "...the [Administrative Law Judge] shall have ...the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to public health, safety and general welfare..." 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 property is unique because of its large acreage, private setting buffered by substantial vegetation, and dual uses as residential and agricultural with multiple accessory structures on site to serve both residential and agricultural purposes. This uniqueness necessitates variance relief and if denied, Petitioner would experience practical difficulty or hardship. Moreover, I find that

this variance is within the spirit and intent of the BCZR and will not harm the public health, safety or welfare. Lastly, the proposed accessory structure supports the property's current residential and agricultural uses which serve the purpose and intent of the RC-2 zone. While not qualifying for the agricultural height exemption under the BCZR §300.1.A, the variance serves to further the purpose and intent of the RC-2 zone by supporting the dual residential/agricultural use of the property.

THEREFORE, IT IS ORDERED, this 24th day of **March 2025**, by the Administrative Law Judge for Baltimore County, that the Petition for Special Hearing from BCZR, Section 500.7 to permit an accessory structure (pool house) to have a full bathroom be, and it is hereby, **GRANTED**; and

IT IS FURTHER ORDERED, that the Petition for Variance from BCZR Section 400.3 to permit an accessory structure (pool house) with a height of 30 ft. in lieu of the maximum permitted height of 15 ft. be, and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is 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, Petitioner would be required to return the subject property to its original condition.
2. Petitioner and subsequent owners shall not convert the accessory building into a dwelling unit or apartment. The proposed accessory building shall not contain any sleeping quarters or full and permanent kitchen facilities. The pool house may have a full bathroom with shower, sauna, or other similar amenities including lounge areas, and partial or temporary kitchen facilities which are common and incidental to those typically associated with a bar and lounge area for a pool house.
3. The proposed pool house shall not be used for commercial or industrial purposes.

4. Petitioner shall comply with the DEPS and DOP ZAC comments, copies of which are attached hereto.

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

A handwritten signature in black ink, appearing to read 'D. Baumgardner', with a stylized flourish at the end.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB/dlm

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 2/11/2025

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2025-0014

INFORMATION:

Property Address: 3500 Hess Road
Petitioner: Harold C. Green
Zoning: RC-2
Requested Action: Special Hearing and Variance

The Department of Planning has reviewed the petition for the following:

Special Hearing - To permit an accessory structure (pool house) to have a full bathroom. The structure will not be used as a dwelling.

Variance - To permit an accessory structure (pool house), which will be located in the rear yard, with a height of 30 feet in lieu of the maximum height allowed of 15 feet per Section 400.3 BCZR.

The subject property is located directly at the intersection of Hess Road and Hutchins Mill Road in the Monkton area of Baltimore County. The property is a 77.80-acre site zoned RC 2. It is currently improved with a 2-story dwelling, a garage, and a farm office. Agricultural activities, dwellings and forests surround the property.

The RC 2 zone was created to foster conditions favorable to a continued agricultural use of the productive agricultural areas of Baltimore County by preventing incompatible forms and degrees of urban uses. Agricultural operations, when conducted in accordance with good and reasonable husbandry practices, shall be afforded preferential treatment over and above all other permitted uses in the RC 2 zone. Continued urban intrusion into productive agricultural areas not only destroys the specific area upon which the development occurs but is incompatible with the agricultural use of the surrounding area.

The Department of Planning does not object the requested relief, provided that the proposed structure will not be converted into a dwelling or used for industrial or commercial purposes. However, the justification for the requested height variance, which seeks to double the maximum allowed by zoning, remains unclear. The Department expects the applicant to clarify the practical hardship necessitating this variance during the hearing.

It should be noted that the property is a contributing resource within the My Lady's Manor National Register Historic District. The property has been surveyed on the Maryland Inventory of Historic Properties as BA-392, Tally-Ho Farm. National Register and Maryland Inventory surveyed properties are not regulatory at the local level. No historic review by the Landmarks Preservation Commission is required.

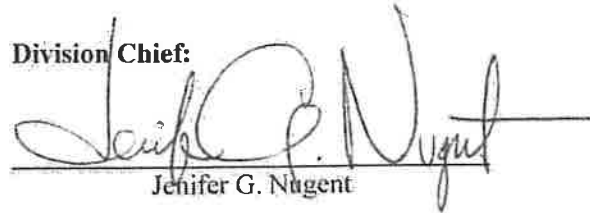
For further information concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Bruce E. Doak – Bruce E. Doak Consulting, LLC.
Megan Benjamin and Joseph Wiley, Community Planners
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

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: February 7, 2025

SUBJECT: DEPS Comment for Zoning Item # 2025-0014-SPHA
Address: 3500 Hess Road
Legal Owner: Harold Green

Zoning Advisory Committee Meeting of February 7, 2025.

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

1. EPS-GWM does not oppose the Zoning relief requested, but be advised that the following conditions will be required prior to building permit approval from GWM.
 - a. Ground Water Management approval must be obtained prior to approval of the building permit.
 - b. Requirements for approval will include submission of percolation test application to conduct percolation testing and potentially installing a new septic system or upgrading the existing septic system may also be required.
 - c. An on-site disposal system (OSDS) inspection report locating all septic system components and verifying its functionality. The septic inspection report must be dated within the last 12 months. Depending on the functionality, condition and capacity of the existing system, additional trenches and/or repairs to the septic system may be required.

Additional Comments:

Reviewer: Mia Lowery



KATHERINE A. KLAUSMEIER
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

March 21, 2025

Harold Green hg@blobalemissionairy.com
3500 Hess Road
Monkton, MD 21111

RE: Petitions for Special Hearing & Variance
Case No. 2025-0014-SPHA
Property: 3500 Hess Road

Dear Mr. Green:

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

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Sincerely,

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DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlm
Enclosure
c: Bruce E. Doak – bdoak@bruceedoakconsulting.com

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
(3500 Hess Road)	*	OFFICE OF ADMINISTRATIVE
10 th Election District		
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* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) on a Petition for variance relief from Baltimore County Zoning Regulations (“BCZR”) Section 400.3 to permit an accessory structure (pool house) with a height of 30 ft. in lieu of the maximum height allowed of 15 ft. The Petition was filed by Harold Green (“Petitioner”), owner of the property located at 3500 Hess Road, Monkton, Maryland (“the Property”). Petitioner further requests Special Hearing relief from BCZR § 500.7 to permit an accessory structure (pool house) to have a full bathroom.

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Petitioner submitted the following exhibits which were admitted into the record: (1) Site Plan; (2) SDAT Report; (3) Minor Subdivision Plat; (4) GIS; (5) GIS aerial photograph; (6) Key Sheet with site photographs A-I; (7) Architectural Plans (sheets 1-4); and (8) Photograph of

neighboring structure located at 3722 Hess Road. Zoning Advisory Committee (“ZAC”) comments were received from the following county/state agencies: (1) Department of Planning (“DOP”); (2) Department of Environmental Protection and Sustainability (“DEPS”); (3) Department of Plans Review (“DPR”) on behalf of DPR/DPWT/Rec & Parks; and (4) State Highway Administration (“SHA”). ZAC comments did not indicate any objections to the requested relief.

Findings of Fact

The Property, known as “Tally-Ho Farm,” consists of 77.80 acres and is zoned RC-2. The property has a long and storied history in Baltimore County which has historical and cultural significance. The property is actively farmed and is improved with a single-family dwelling, a two-story tenant house, as well as a number of barns and other accessory agricultural structures.

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Mr. Green testified to the history and current use of the property. He further testified to the design intent of the pool house as providing a unique architectural esthetic to the property with a pergola or pagoda-style construction. Mr. Gamper testified that the architectural intent was to provide a sculpture-like structure to the landscape that will sit away from the principal residence

in a “uniquely private” setting and further separate the residential and agricultural uses of the property. The pool house will have standard interior lighting or exterior safety lighting but will not use exterior lighting to highlight the pool house itself or make it more noticeable from adjacent properties or roadways.

Conclusions of Law

SPECIAL HEARING

A hearing to request special zoning relief is proper under BCZR, §500.7 as follows:

The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). And, “the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing would be compatible with the community and generally consistent with the spirit and intent of the regulations.” *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016).

The Petition proposes the construction of a pool house (accessory structure) as outlined in the Site Plan and floor plans. *See* Pet. Exhibits 1 & 7. Mr. Doak and Mr. Green both testified that the proposed bathroom in the pool house will be used for convenience purposes and agreed to a condition that the pool house not be used for living quarters. A review of the plans indicates that the proposed pool house will remain accessory to the principal dwelling and both the structure and

any activities surrounding the structure are substantially buffered and screened from surrounding properties and not detrimental to the surrounding community. Consequently, I find that the Special Hearing request is within the spirit and intent of the BCZR and is granted.

VARIANCE

Petitioner requests variance relief from BCZR §400.3 to permit an accessory structure (pool house) with a height of 30 ft. in lieu of the maximum height allowed of 15 ft. Pursuant to BCZR § 307.1, "...the [Administrative Law Judge] shall have ...the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to public health, safety and general welfare..." 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 property is unique because of its large acreage, private setting buffered by substantial vegetation, and dual uses as residential and agricultural with multiple accessory structures on site to serve both residential and agricultural purposes. This uniqueness necessitates variance relief and if denied, Petitioner would experience practical difficulty or hardship. Moreover, I find that

this variance is within the spirit and intent of the BCZR and will not harm the public health, safety or welfare. Lastly, the proposed accessory structure supports the property's current residential and agricultural uses which serve the purpose and intent of the RC-2 zone. While not qualifying for the agricultural height exemption under the BCZR §300.1.A, the variance serves to further the purpose and intent of the RC-2 zone by supporting the dual residential/agricultural use of the property.

THEREFORE, IT IS ORDERED, this **21st** day of **March 2025**, by the Administrative Law Judge for Baltimore County, that the Petition for Special Hearing from BCZR, Section 500.7 to permit an accessory structure (pool house) to have a full bathroom be, and it is hereby, **GRANTED**; and

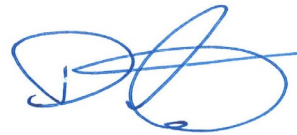
IT IS FURTHER ORDERED, that the Petition for Variance from BCZR Section 400.3 to permit an accessory structure (pool house) with a height of 30 ft. in lieu of the maximum permitted height of 15 ft. be, and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is 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, Petitioner would be required to return the subject property to its original condition.
2. Petitioner and subsequent owners shall not convert the accessory building into a dwelling unit or apartment. The proposed accessory building shall not contain any sleeping quarters or full and permanent kitchen facilities. The pool house may have a full bathroom with shower, sauna, or other similar amenities including lounge areas, and partial or temporary kitchen facilities which are common and incidental to those typically associated with a bar and lounge area for a pool house.

3. There shall be no additional utility and/or electric meter(s) unless required by a utility service provider or servicer. All utilities and electric service shall extend from the house to the pool house unless for reasons of safety or capacity such additional connections are necessary or recommended by a utility provider or servicer.
4. The proposed pool house shall not be used for commercial or industrial purposes.
5. Petitioner shall comply with the DEPS and DOP ZAC comments, copies of which are attached hereto.

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



DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB/dlm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 2/11/2025

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2025-0014

INFORMATION:

Property Address: 3500 Hess Road
Petitioner: Harold C. Green
Zoning: RC-2
Requested Action: Special Hearing and Variance

The Department of Planning has reviewed the petition for the following:

Special Hearing - To permit an accessory structure (pool house) to have a full bathroom. The structure will not be used as a dwelling.

Variance - To permit an accessory structure (pool house), which will be located in the rear yard, with a height of 30 feet in lieu of the maximum height allowed of 15 feet per Section 400.3 BCZR.

The subject property is located directly at the intersection of Hess Road and Hutchins Mill Road in the Monkton area of Baltimore County. The property is a 77.80-acre site zoned RC 2. It is currently improved with a 2-story dwelling, a garage, and a farm office. Agricultural activities, dwellings and forests surround the property.

The RC 2 zone was created to foster conditions favorable to a continued agricultural use of the productive agricultural areas of Baltimore County by preventing incompatible forms and degrees of urban uses. Agricultural operations, when conducted in accordance with good and reasonable husbandry practices, shall be afforded preferential treatment over and above all other permitted uses in the RC 2 zone. Continued urban intrusion into productive agricultural areas not only destroys the specific area upon which the development occurs but is incompatible with the agricultural use of the surrounding area.

The Department of Planning does not object the requested relief, provided that the proposed structure will not be converted into a dwelling or used for industrial or commercial purposes. However, the justification for the requested height variance, which seeks to double the maximum allowed by zoning, remains unclear. The Department expects the applicant to clarify the practical hardship necessitating this variance during the hearing.

It should be noted that the property is a contributing resource within the My Lady's Manor National Register Historic District. The property has been surveyed on the Maryland Inventory of Historic Properties as BA-392, Tally-Ho Farm. National Register and Maryland Inventory surveyed properties are not regulatory at the local level. No historic review by the Landmarks Preservation Commission is required.

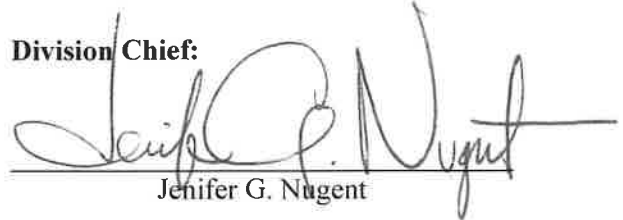
For further information concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

- c: Bruce E. Doak – Bruce E. Doak Consulting, LLC.
- Megan Benjamin and Joseph Wiley, Community Planners
- Jeff Perlow, Zoning Review
- Kristen Lewis, Zoning Review
- Office of Administrative Hearings
- People's Counsel for Baltimore County

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: February 7, 2025

SUBJECT: DEPS Comment for Zoning Item # 2025-0014-SPHA
Address: 3500 Hess Road
Legal Owner: Harold Green

Zoning Advisory Committee Meeting of February 7, 2025.

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

1. EPS-GWM does not oppose the Zoning relief requested, but be advised that the following conditions will be required prior to building permit approval from GWM.
 - a. Ground Water Management approval must be obtained prior to approval of the building permit.
 - b. Requirements for approval will include submission of percolation test application to conduct percolation testing and potentially installing a new septic system or upgrading the existing septic system may also be required.
 - c. An on-site disposal system (OSDS) inspection report locating all septic system components and verifying its functionality. The septic inspection report must be dated within the last 12 months. **Depending on the functionality, condition and capacity of the existing system, additional trenches and/or repairs to the septic system may be required.**

Additional Comments:

Reviewer: Mia Lowery



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 3500 WESS ROAD which is presently zoned RC2
Deed References: 40793/212 10 Digit Tax Account # 1019008470
Property Owner(s) Printed Name(s) HAROLD C. GREEN

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

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

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED SHEET

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

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

SEE ATTACHED SHEET

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

TO BE PRESENTED IN THE HEARING

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

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

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

Contract Purchaser/Lessee:

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):

HAROLD C. GREEN
Name #1 - Type or Print _____ Name #2 - Type or Print _____
 Signature #1 _____ Signature #2 _____
3500 WESS ROAD MONKTON MD
Mailing Address _____ City _____ State _____
2111 _____
Zip Code _____ Telephone # _____ Email Address _____
HG@GLOBALEMISSIONAIRY.COM

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING, LLC
Name - Type or Print _____
Signature _____
3881 BAKER SCHOOLHOUSE ROAD FREELAND MD
Mailing Address _____ City _____ State _____
21053 | 410-419-49061
Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2025-0014-SHA Filing Date 1/22/25 Do Not Schedule Dates: _____ Reviewer JK

Zoning Hearing Petitions Being Requested

Case # _____

3500 Hess Road

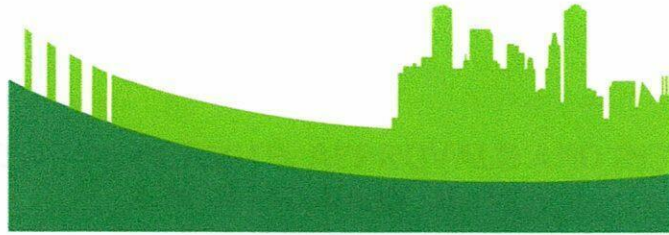
Special Hearing

To permit an accessory structure (pool house) to have a full bathroom. The structure will not be used as a dwelling.

Variance

Variance to permit an accessory structure (pool house), which will be located in the rear yard, with a height of 30 feet in lieu of the maximum height allowed of 15 feet per Section 400.3 BCZR





Zoning Description

3500 Hess Road
Tenth Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point in Hess Road, variable width, said point being 900 feet, more or less, easterly from the centerline of Old York Road, variable width, thence running in Hess Road and running with and binding on the outlines of the subject property, the two following courses and distances, viz.

- 1) South 82 degrees 40 minutes 39 seconds East 1109.41 feet and
- 2) South 84 degrees 57 minutes 22 seconds East 1162.13 feet, thence leaving said Hess Road and continuing to run with and bind on the outlines of the subject property, the ten following courses and distances, viz.
 - 3) North 05 degrees 22 minutes 00 seconds West 231.00 feet
 - 4) North 05 degrees 32 minutes 00 seconds West 363.00 feet
 - 5) North 04 degrees 26 minutes 00 seconds East 264.00 feet
 - 6) North 09 degrees 31 minutes 00 seconds East 297.00 feet
 - 7) North 24 degrees 26 minutes 00 seconds East 165.00 feet
 - 8) North 36 degrees 52 minutes 00 seconds East 283.67 feet
 - 9) North 70 degrees 21 minutes 00 seconds West 1964.17 feet
 - 10) South 10 degrees 40 minutes 00 seconds West 1783.42 feet
 - 11) North 81 degrees 54 minutes 00 seconds West 293.96 feet and
 - 12) South 09 degrees 28 minutes 16 seconds West 233.51 feet to the point of beginning.

Saving and excepting the 3.5 acre parcel described in Liber SM 28991, folio 413.

Containing the remainder of 73.5 acres of land, more or less.

This description is part of a zoning hearing petition and is not intended for any conveyance purposes.

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com



GENERAL INFORMATION

- Ownership: Harold C. Green
3500 Hess Road Monkton, MD 21111
- Address: 3500 Hess Road Monkton, MD 21111
- Deed references: JLE 40793/212
- Area: 73.5 acres (shown) / 189.222 acres total (JLE 40793/212)
- Tax Map / Parcel / Tax account #: 22 / 20 / 07-19-058075
- Election District: 10 Councilmanic District: 3
ADC Map: GIS tile: 029C2 Position sheet: 96NE11
Census tract: 410100 Census block: 24005410100
Schools: Jacksonville District ES Hereford MS Hereford HS
- The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tiles 029C2 and the information provided by Baltimore County on the internet.
- Improvements: Single family dwelling & agricultural buildings. All of the improvements will remain.
- The subject property is in a conservation easement with the Maryland Environmental Trust (see EHK Jr 6356/482, SM 14538/34 & SM 21103/70)

OFFICE OF ZONING

Zoning: R.C. 2
Zoning history: Case 2023-0579-SPH Accumulation of lots of four parcels for an additional lot -approved

R.C. 2 Setbacks for Residential Buildings

Front: 75 feet from the centerline of the road
Side / Rear: 35 feet from the property line

The agricultural buildings shown hereon meet the setbacks required by Section 404.11 BCZR and do not need to meet the requirements of Sections 400.1, 400.2 & 400.3 BCZR.

ENVIRONMENTAL IMPACT

Watershed: Little Gunpowder Falls URDL land type: 1

- The existing dwelling is currently served by a private well and septic system.
- There are no underground storage tanks on the subject property.
- The subject property is not in the Chesapeake Bay Critical Area.
- The subject property is not located within a 100 year flood plain.
- Water Master Plan W-7 Sewer Master Plan S-7

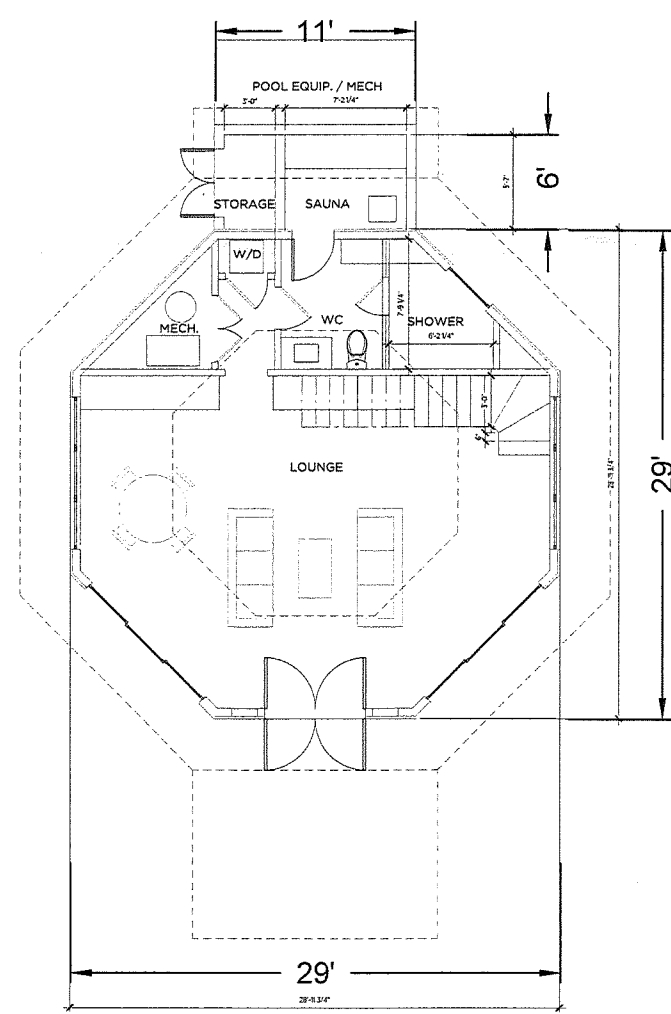
OFFICE OF PLANNING

Regional Planning District: Jacksonville District Code: 305

- The subject dwelling is historic. The subject property is in the My Lad's Manor National Register Historic District.
- Growth Tier: 4

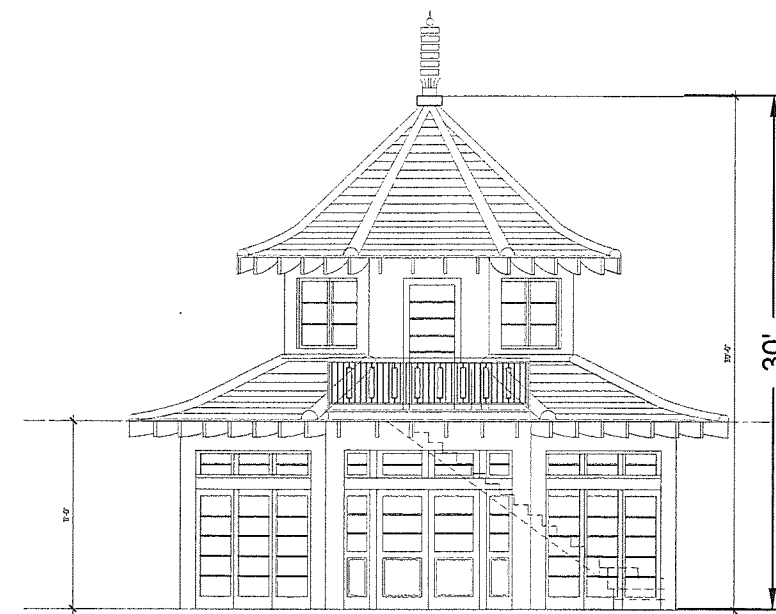
PROPOSED DEVELOPMENT

To construct a pool and pool house

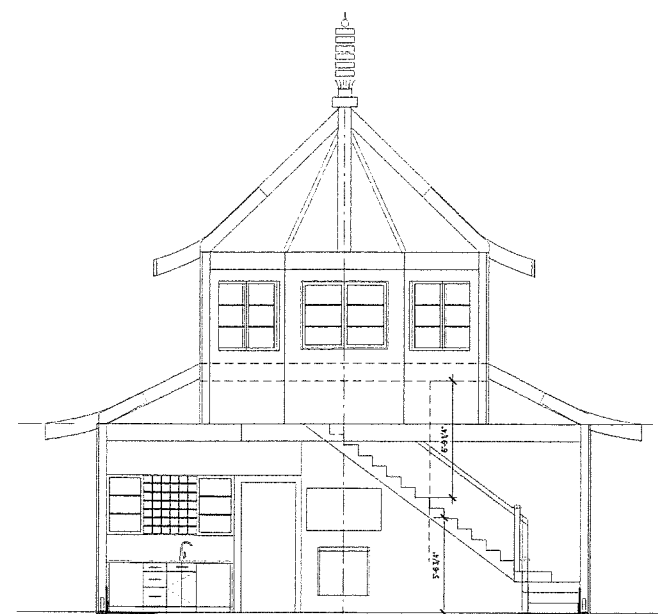


FIRST FLOOR PLAN

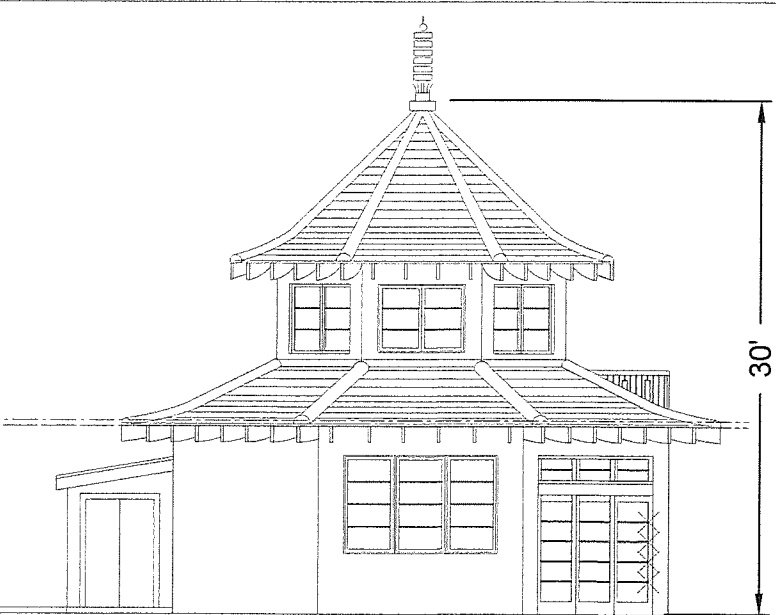
SECOND FLOOR PLAN



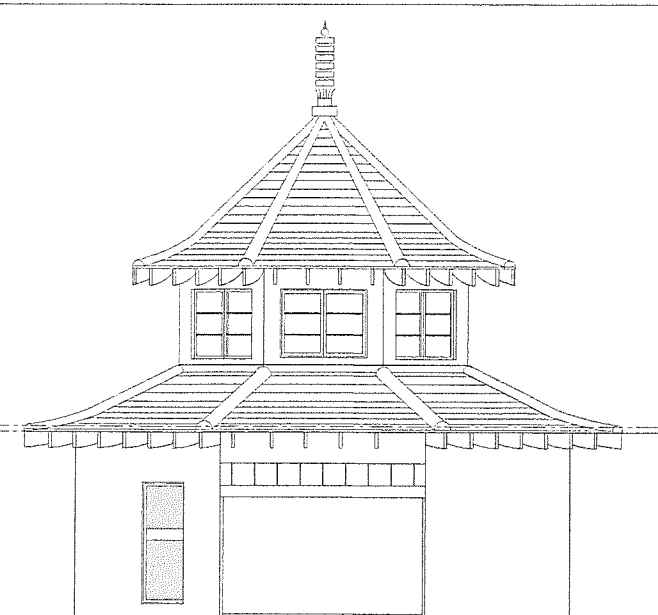
SOUTH ELEVATION



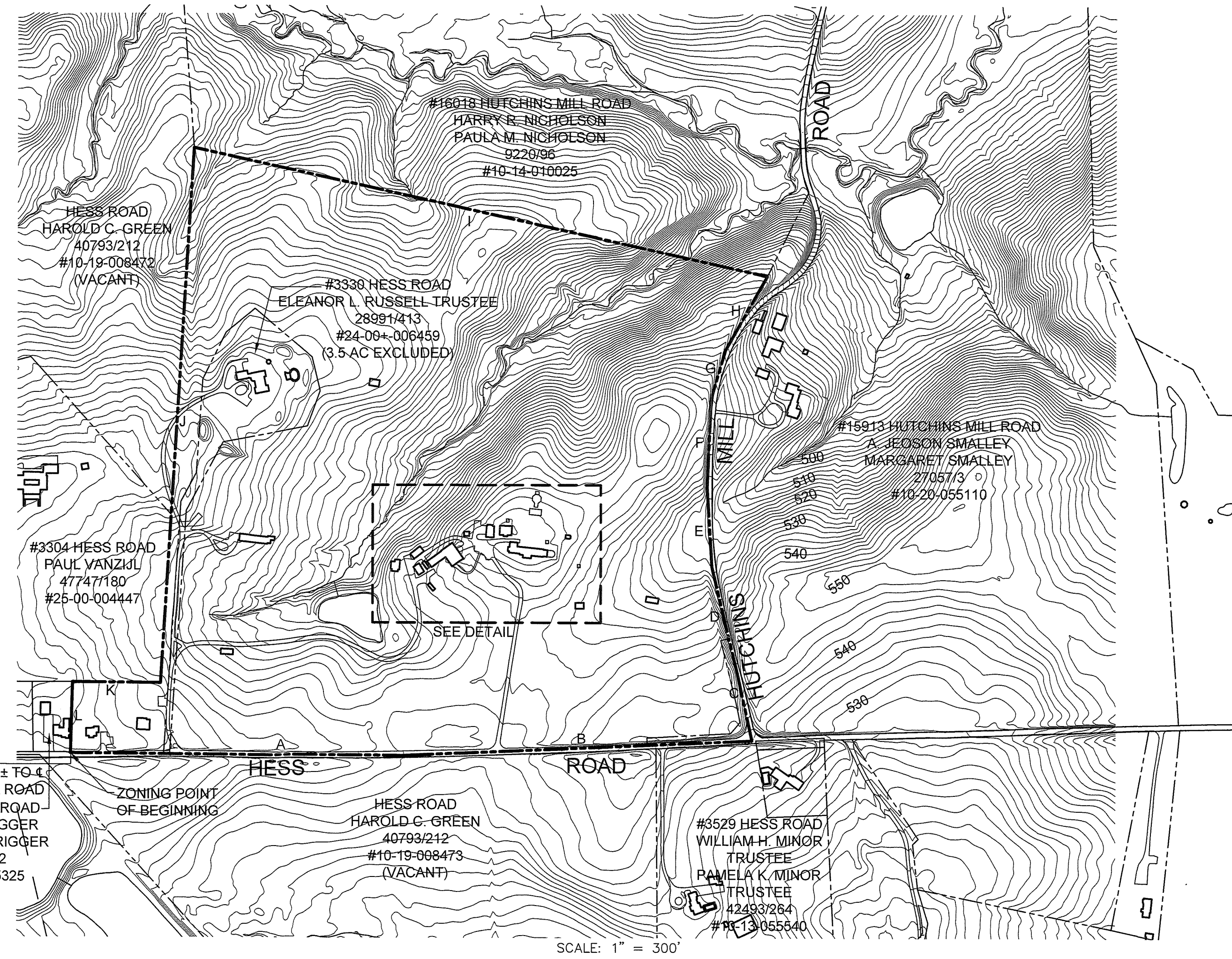
SECTION



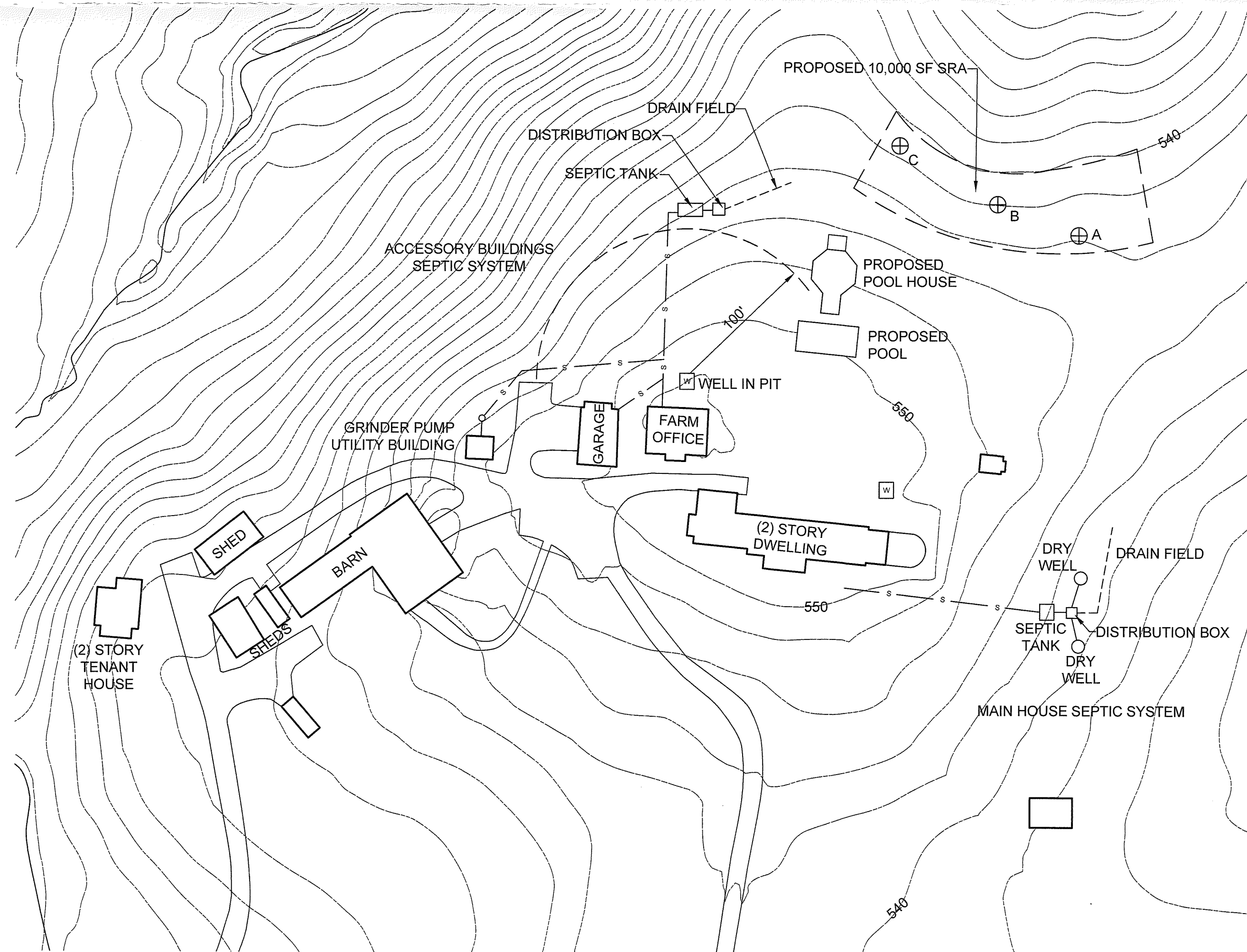
EAST ELEVATION



NORTH ELEVATION



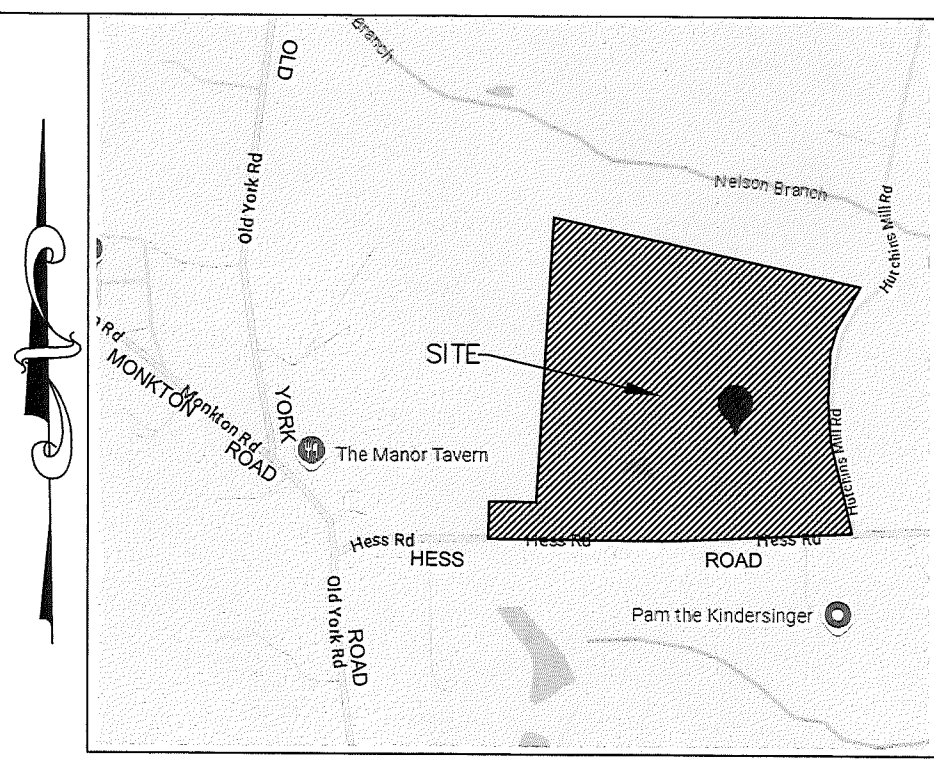
SCALE: 1" = 300'



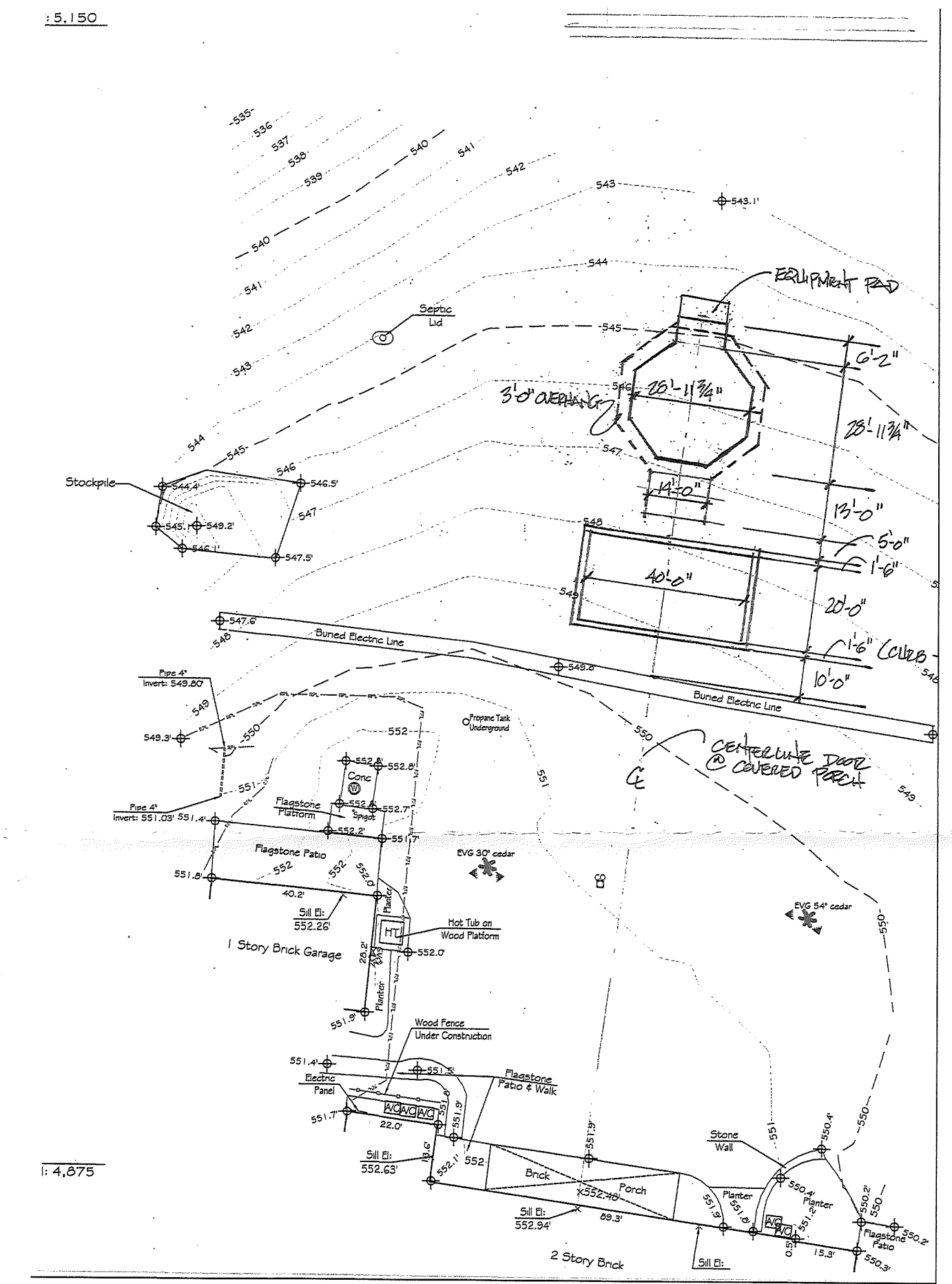
DETAIL SCALE: 1" = 60'

Courses of the Subject Property

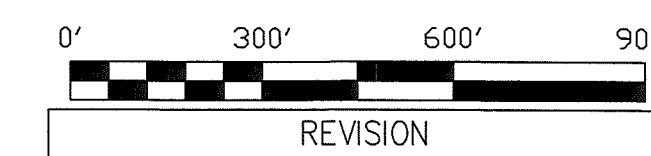
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- L. South 09 degrees 28 minutes 16 seconds West 233.51 feet



Vicinity Map - Scale: 1" = 1200'



DETAIL NTS



REVISION

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR THE GREEN PROPERTY
#3500 HESS ROAD

BALTIMORE COUNTY, MARYLAND
10th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT



Date: 12/23/2024
Scale: 1" = 300'

**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 fifteen (15) 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: _____
Property Address: 3500 HESS ROAD
Property Description: NORTH 5100 HESS ROAD 900' ± EAST OF
OLD YORK ROAD
Legal Owners (Petitioners): HAROLD C. GREEN
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRUCE E. DOAK
Company/Firm (if applicable): BRUCE E. DOAK CONSULTING LLC
Address: 3801 BAKER SCHOOLHOUSE ROAD
FREELAND MO 21053

Telephone Number: 410-919-4906



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 3500 WESS ROAD which is presently zoned RC2
Deed References: 40793/212 10 Digit Tax Account # 1019008470
Property Owner(s) Printed Name(s) HAROLD C. GREEN

(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

SEE ATTACHED SHEET

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)

SEE ATTACHED SHEET

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

TO BE PRESENTED IN THE HEARING

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County. Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

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

Legal Owners (Petitioners):

HAROLD C. GREEN
Name #1 - Type or Print _____ Name #2 - Type or Print _____
[Signature]
Signature #1 _____ Signature #2 _____
3500 WESS ROAD MONKTON MD
Mailing Address _____ City _____ State _____
2111 _____
Zip Code _____ Telephone # _____ Email Address _____
HG@GLOBALEMISSIONAIRY.COM

Attorney for Petitioner:

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

Representative to be contacted:

BRUCE E. DOAK
Name - Type or Print _____
[Signature]
Signature _____
3881 BAKER SCHOOLHOUSE ROAD FREELAND MD
Mailing Address _____ City _____ State _____
21053 | 410-419-49061
Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2025-0014-SHA Filing Date 1/22/25 Do Not Schedule Dates: _____ Reviewer [Signature]

Zoning Hearing Petitions Being Requested

Case # _____

3500 Hess Road

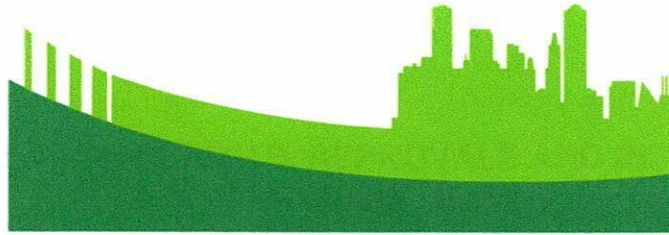
Special Hearing

To permit an accessory structure (pool house) to have a full bathroom. The structure will not be used as a dwelling.

Variance

Variance to permit an accessory structure (pool house), which will be located in the rear yard, with a height of 30 feet in lieu of the maximum height allowed of 15 feet per Section 400.3 BCZR





Zoning Description

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Baltimore County, Maryland

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Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com



GENERAL INFORMATION

- Ownership: Harold C. Green
3500 Hess Road Monkton, MD 21111
- Address: 3500 Hess Road Monkton, MD 21111
- Deed references: JLE 40793/212
- Area: 73.5 acres (shown) / 189.222 acres total (JLE 40793/212)
- Tax Map / Parcel / Tax account #: 22 / 20 / 07-19-058075
- Election District: 10 Councilmanic District: 3
ADC Map: GIS tile: 029C2 Position sheet: 96NE11
Census tract: 410100 Census block: 24005410100
Schools: Jacksonville District ES Hereford MS Hereford HS
- The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tiles 029C2 and the information provided by Baltimore County on the internet.
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OFFICE OF ZONING

Zoning: R.C. 2
Zoning history: Case 2023-0579-SPH Accumulation of lots of four parcels for an additional lot -approved

R.C. 2 Setbacks for Residential Buildings

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ENVIRONMENTAL IMPACT

Watershed: Little Gunpowder Falls URDL land type: 1

- The existing dwelling is currently served by a private well and septic system.
- There are no underground storage tanks on the subject property.
- The subject property is not in the Chesapeake Bay Critical Area.
- The subject property is not located within a 100 year flood plain.
- Water Master Plan W-7 Sewer Master Plan S-7

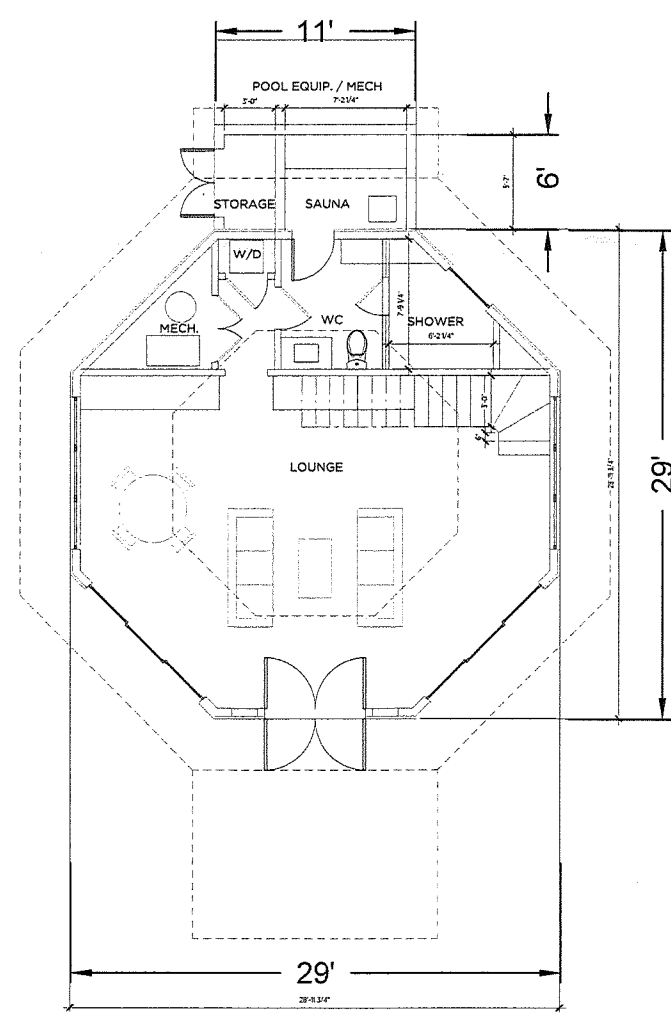
OFFICE OF PLANNING

Regional Planning District: Jacksonville District Code: 305

- The subject dwelling is historic. The subject property is in the My Lad's Manor National Register Historic District.
- Growth Tier: 4

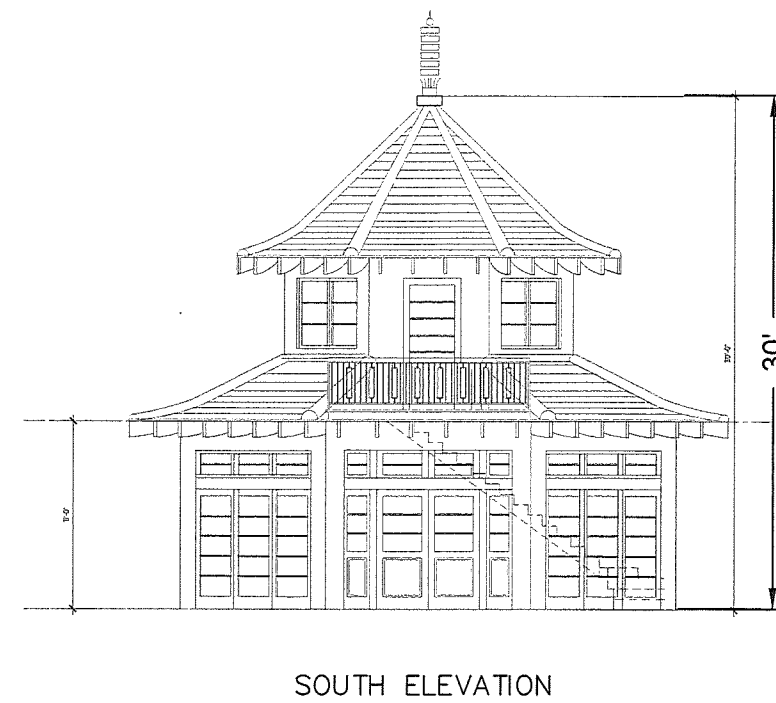
PROPOSED DEVELOPMENT

To construct a pool and pool house

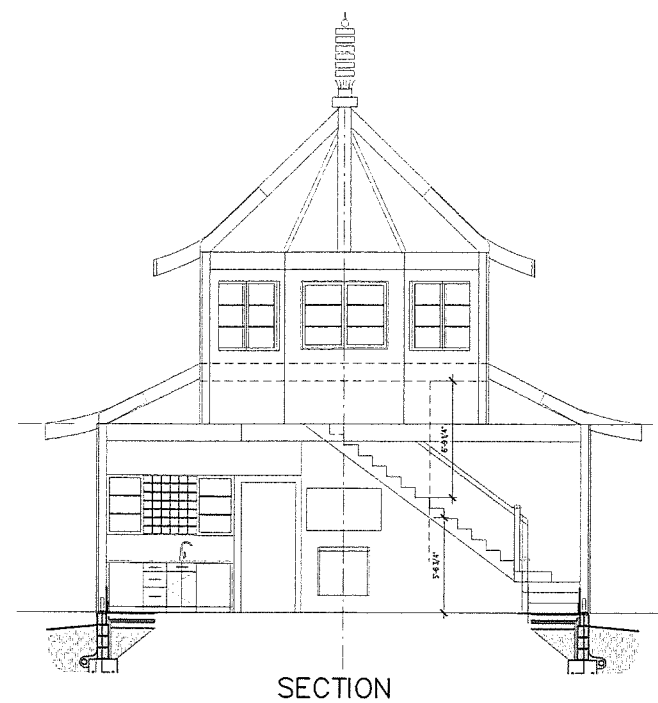


FIRST FLOOR PLAN

SECOND FLOOR PLAN



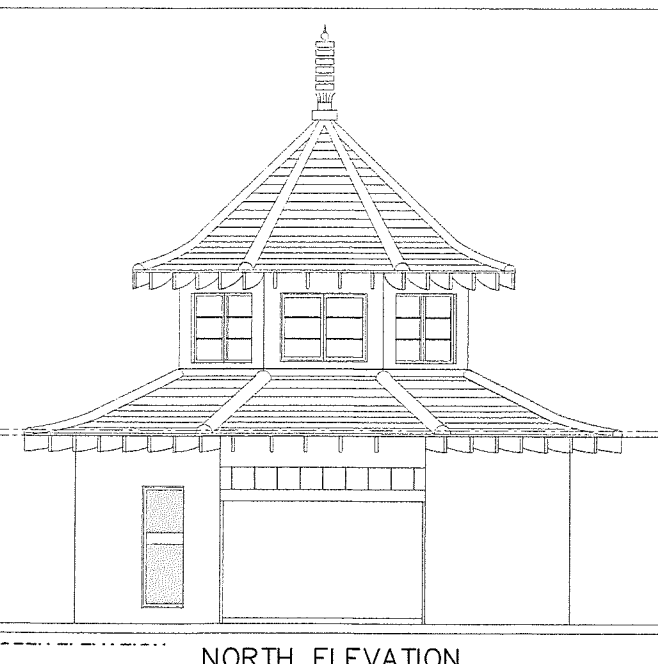
SOUTH ELEVATION



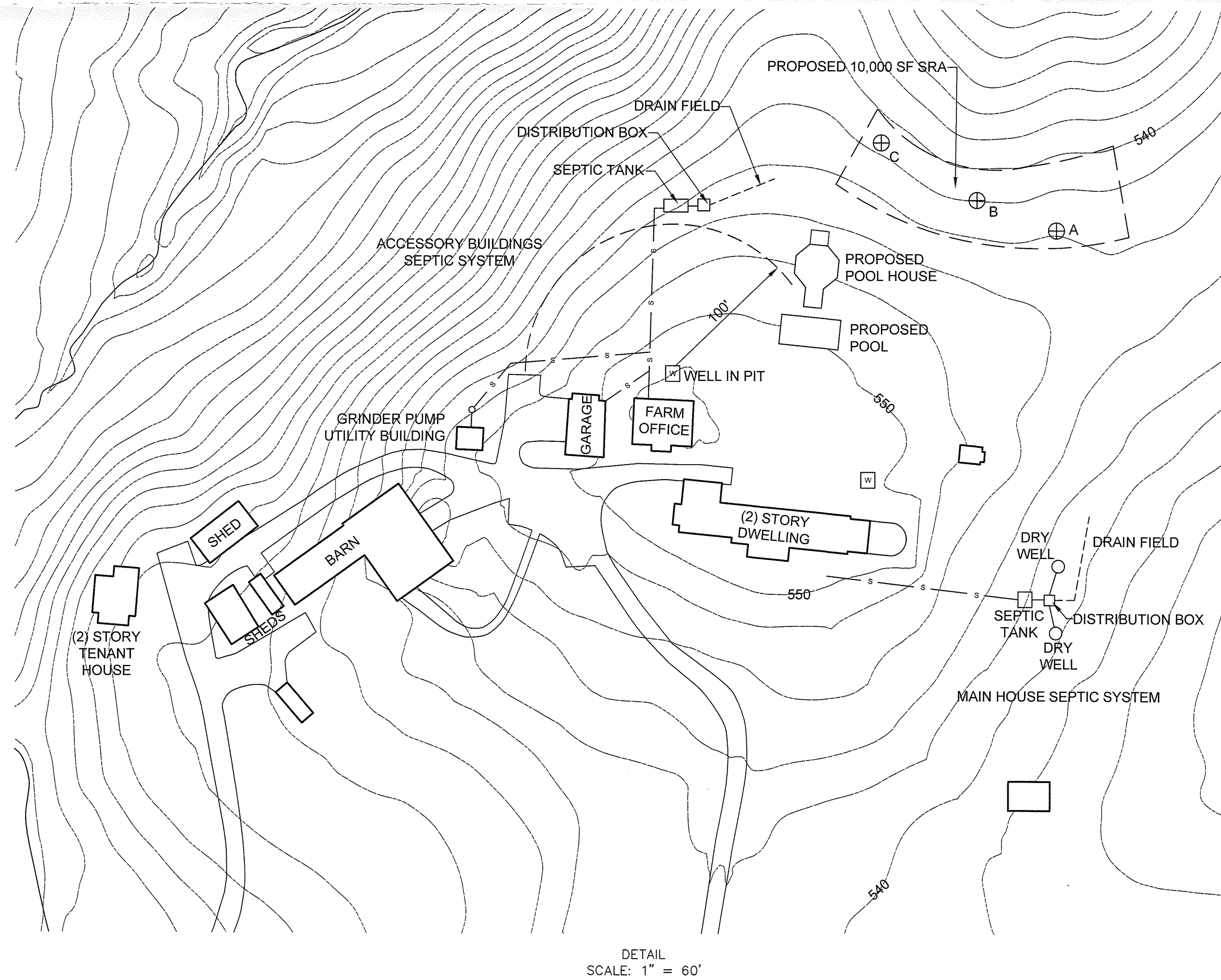
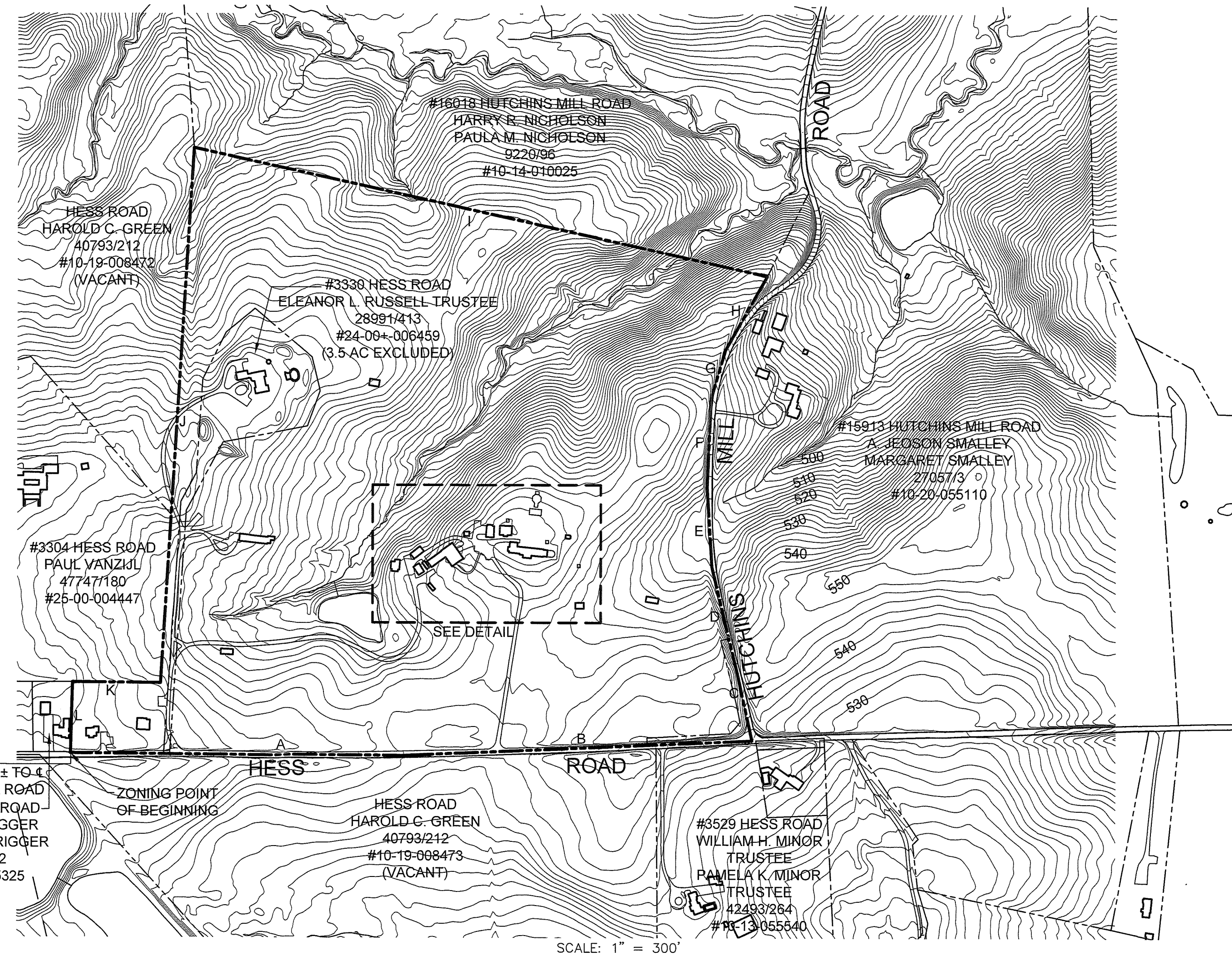
SECTION



EAST ELEVATION



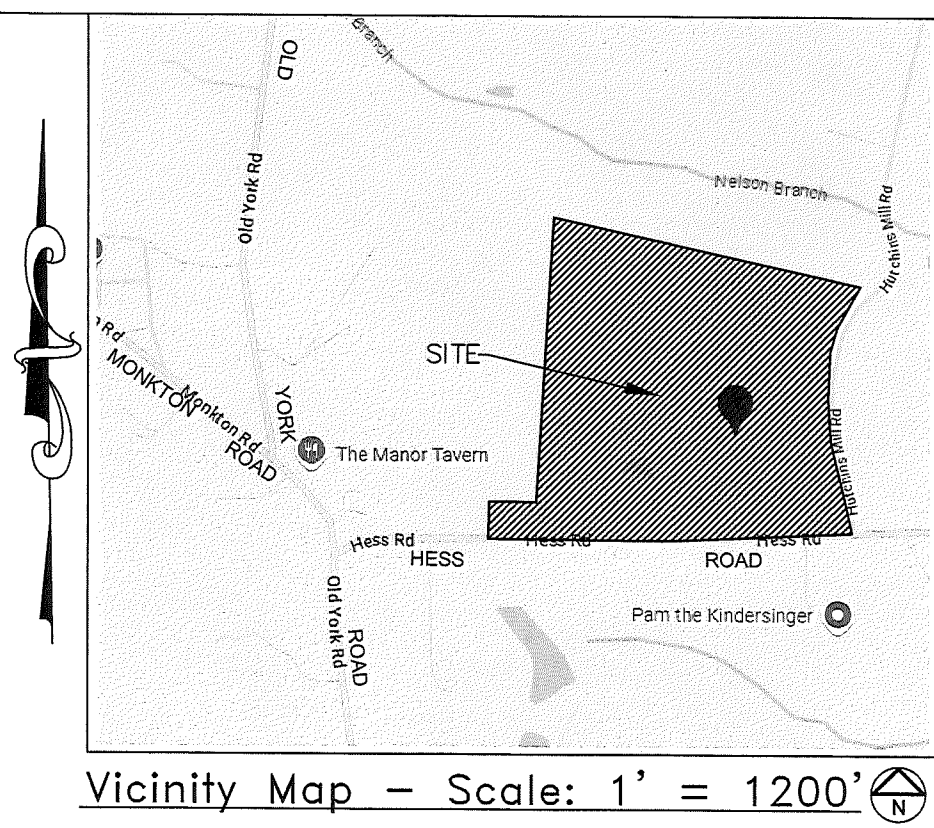
NORTH ELEVATION



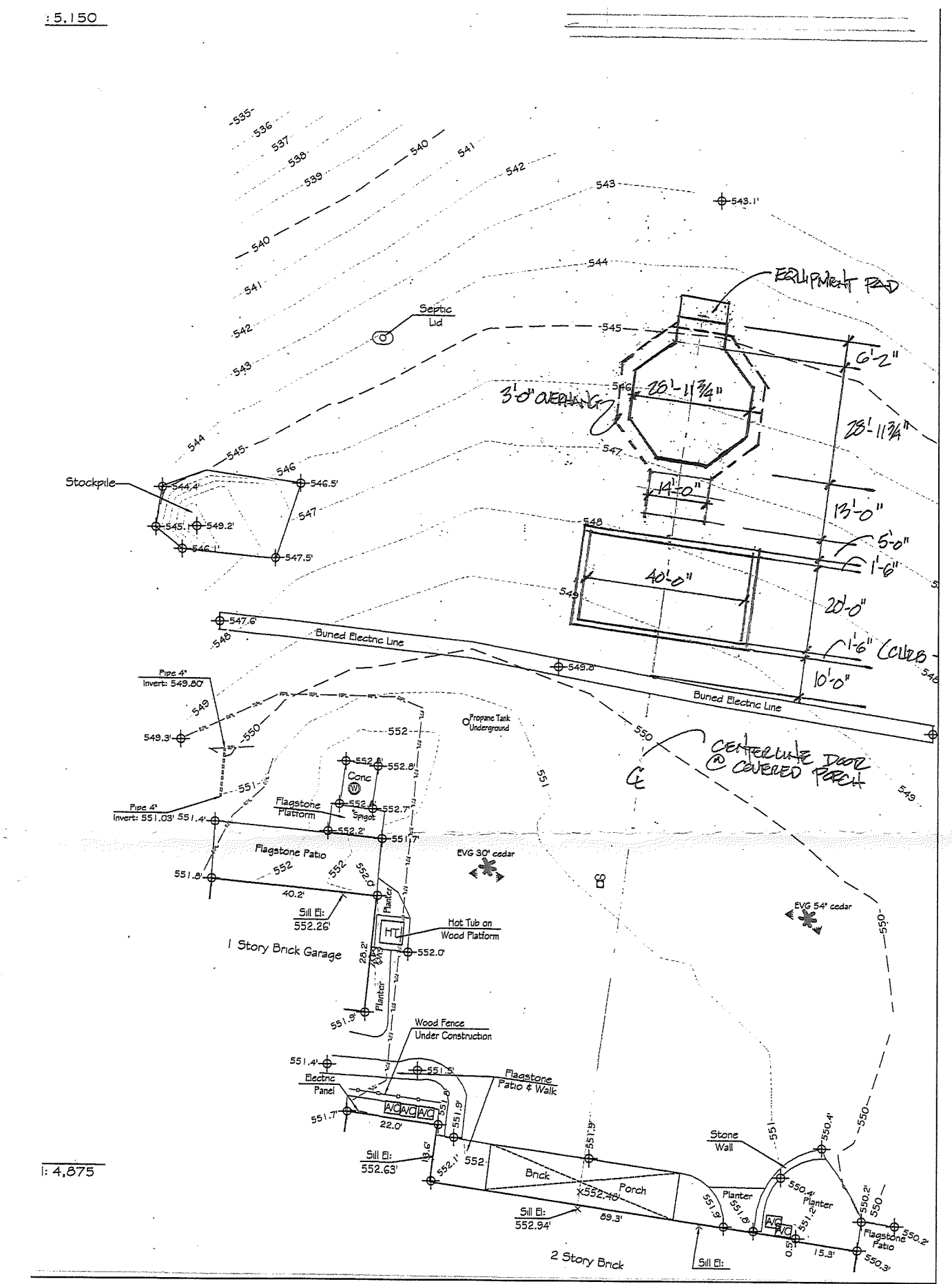
DETAIL SCALE: 1" = 60'

Courses of the Subject Property

- A. South 82 degrees 40 minutes 39 seconds East 1109.41 feet
- B. South 84 degrees 57 minutes 22 seconds East 1162.13 feet
- C. North 05 degrees 22 minutes 00 seconds West 231.00 feet
- D. North 05 degrees 32 minutes 00 seconds West 363.00 feet
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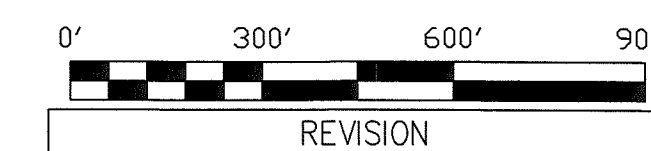
Vicinity Map - Scale: 1" = 1200'



DETAIL NTS

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR THE GREEN PROPERTY
#3500 HESS ROAD



REVISION

BALTIMORE COUNTY, MARYLAND
10th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT



Date: 12/23/2024
Scale: 1" = 300'

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: February 7, 2025

SUBJECT: DEPS Comment for Zoning Item # 2025-0014-SPHA
Address: 3500 Hess Road
Legal Owner: Harold Green

Zoning Advisory Committee Meeting of February 7, 2025.

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

1. EPS-GWM does not oppose the Zoning relief requested, but be advised that the following conditions will be required prior to building permit approval from GWM.
 - a. Ground Water Management approval must be obtained prior to approval of the building permit.
 - b. Requirements for approval will include submission of percolation test application to conduct percolation testing and potentially installing a new septic system or upgrading the existing septic system may also be required.
 - c. An on-site disposal system (OSDS) inspection report locating all septic system components and verifying its functionality. The septic inspection report must be dated within the last 12 months. **Depending on the functionality, condition and capacity of the existing system, additional trenches and/or repairs to the septic system may be required.**

Additional Comments:

Reviewer: Mia Lowery

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: February 3, 2025

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2025-0014-SPH

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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 2/11/2025

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2025-0014

INFORMATION:

Property Address: 3500 Hess Road
Petitioner: Harold C. Green
Zoning: RC-2
Requested Action: Special Hearing and Variance

The Department of Planning has reviewed the petition for the following:

Special Hearing - To permit an accessory structure (pool house) to have a full bathroom. The structure will not be used as a dwelling.

Variance - To permit an accessory structure (pool house), which will be located in the rear yard, with a height of 30 feet in lieu of the maximum height allowed of 15 feet per Section 400.3 BCZR.

The subject property is located directly at the intersection of Hess Road and Hutchins Mill Road in the Monkton area of Baltimore County. The property is a 77.80-acre site zoned RC 2. It is currently improved with a 2-story dwelling, a garage, and a farm office. Agricultural activities, dwellings and forests surround the property.

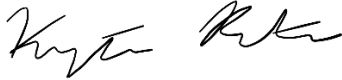
The RC 2 zone was created to foster conditions favorable to a continued agricultural use of the productive agricultural areas of Baltimore County by preventing incompatible forms and degrees of urban uses. Agricultural operations, when conducted in accordance with good and reasonable husbandry practices, shall be afforded preferential treatment over and above all other permitted uses in the RC 2 zone. Continued urban intrusion into productive agricultural areas not only destroys the specific area upon which the development occurs but is incompatible with the agricultural use of the surrounding area.

The Department of Planning does not object the requested relief, provided that the proposed structure will not be converted into a dwelling or used for industrial or commercial purposes. However, the justification for the requested height variance, which seeks to double the maximum allowed by zoning, remains unclear. The Department expects the applicant to clarify the practical hardship necessitating this variance during the hearing.

It should be noted that the property is a contributing resource within the My Lady's Manor National Register Historic District. The property has been surveyed on the Maryland Inventory of Historic Properties as BA-392, Tally-Ho Farm. National Register and Maryland Inventory surveyed properties are not regulatory at the local level. No historic review by the Landmarks Preservation Commission is required.

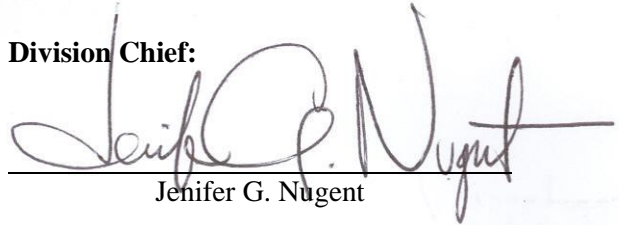
For further information concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:



Krystle Patchak

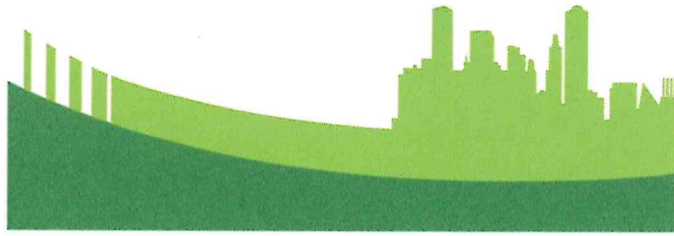
Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Bruce E. Doak – Bruce E. Doak Consulting, LLC.
Megan Benjamin and Joseph Wiley, Community Planners
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County



CERTIFICATE OF POSTING

February 19, 2025

_____ amended for second inspection

Re:

Zoning Case No. 2025-0014-SPHA

Legal Owner: Harold Green

Hearing date: March 13, 2025

Baltimore County Department of Permits, Approvals & Inspections

County Office Building

111 West Chesapeake Avenue, Room 111

111 West Chesapeake Avenue Towson, MD 21204

Attention: Jeff Perlow

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **3500 Hess Road**.

The signs were initially posted on **February 18, 2025**.

The subject property was also inspected on _____.

Sincerely,

A handwritten signature in blue ink that reads "Bruce E. Doak". The signature is stylized and cursive.

Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road

Freeland, MD 21053

410-419-4906 cell / 443-900-5535 office

bdoak@bruceedoakconsulting.com

ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a hearing virtually via WebEx, and/or in-person upon request (see below) for the Property identified herein as follows:

Case #: 2025-0014-SPHA

3500 Hess Road Monkton, MD 21111

(900 ft Ely from centerline of Old York Rd, running in Hess Rd)

Council District 3, Election District 10

Legal Owners: Harold Green

VARIANCE: To permit an accessory structure (pool house) which will be located in the rear yard, with a height of 30 ft in lieu of the maximum height allowed of 15 ft per the Baltimore County Zoning Regulations (BCZR), Section 400.3.

SPECIAL HEARING: To permit an accessory structure (pool house) to have a full bathroom. The structure will not be used as a dwelling.

Hearing Date: Thursday, March 13, 2025 at 10:00 a.m.

If an in-person hearing has been requested in writing and granted, the hearing location is: The Jefferson Building, 105 W. Chesapeake Ave., Hearing Room 205, Towson, MD 21204. Please contact the Office of Administrative Hearings a few days prior to the hearing to confirm the hearing format at the phone number or email address shown below.

Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103, Towson, Maryland 21204 Phone 410-887-3868, ext.0
Email: administrativehearings@baltimorecountymd.gov

HANDICAPPED ACCESSIBLE

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HANDICAPPED ACCESSIBLE

Real Property Data Search ()
 Search Result for BALTIMORE COUNTY

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[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Account Number: District - 10 Account Identifier - 1019008470

Owner Information

Owner Name: GREEN HAROLD CHAMBERLAIN Use: AGRICULTURAL
 Principal Residence: YES
 Mailing Address: 3500 HESS RD Deed Reference: /40793/ 00212
 MONKTON MD 21111-2216

Location & Structure Information

Premises Address: 3500 HESS RD Legal Description: 90.272 AC
 MONKTON MD 21111-2216 3500 HESS RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0029 0018 0031 10030035.04 0000 2023 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 10,709 SF 90.2700 AC 05

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements
 2 1/2 YES STANDARD UNITBRICK/ 6 10 full/ 3 half 1 Detached

Value Information

	Base Value	Value		
		As of 01/01/2023	Phase-in Assessments As of 07/01/2024	As of 07/01/2025
Land:	422,500	505,200		
Improvements	1,361,900	1,445,100		
Total:	1,784,400	1,950,300	1,895,000	1,950,300
Preferential Land:	17,500	17,700		

Transfer Information

Seller: ANDOR FARM LLC	Date: 10/18/2018	Price: \$4,500,000
Type: ARMS LENGTH MULTIPLE	Deed1: /40793/ 00212	Deed2:
Seller: HESS FARM PARTNERSHIP	Date: 12/27/2010	Price: \$2,000,000
Type: ARMS LENGTH MULTIPLE	Deed1: /30308/ 00446	Deed2:
Seller: SCHAPIRO ELEANOR T	Date: 10/25/2005	Price: \$3,870,000
Type: ARMS LENGTH MULTIPLE	Deed1: /22785/ 00602	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

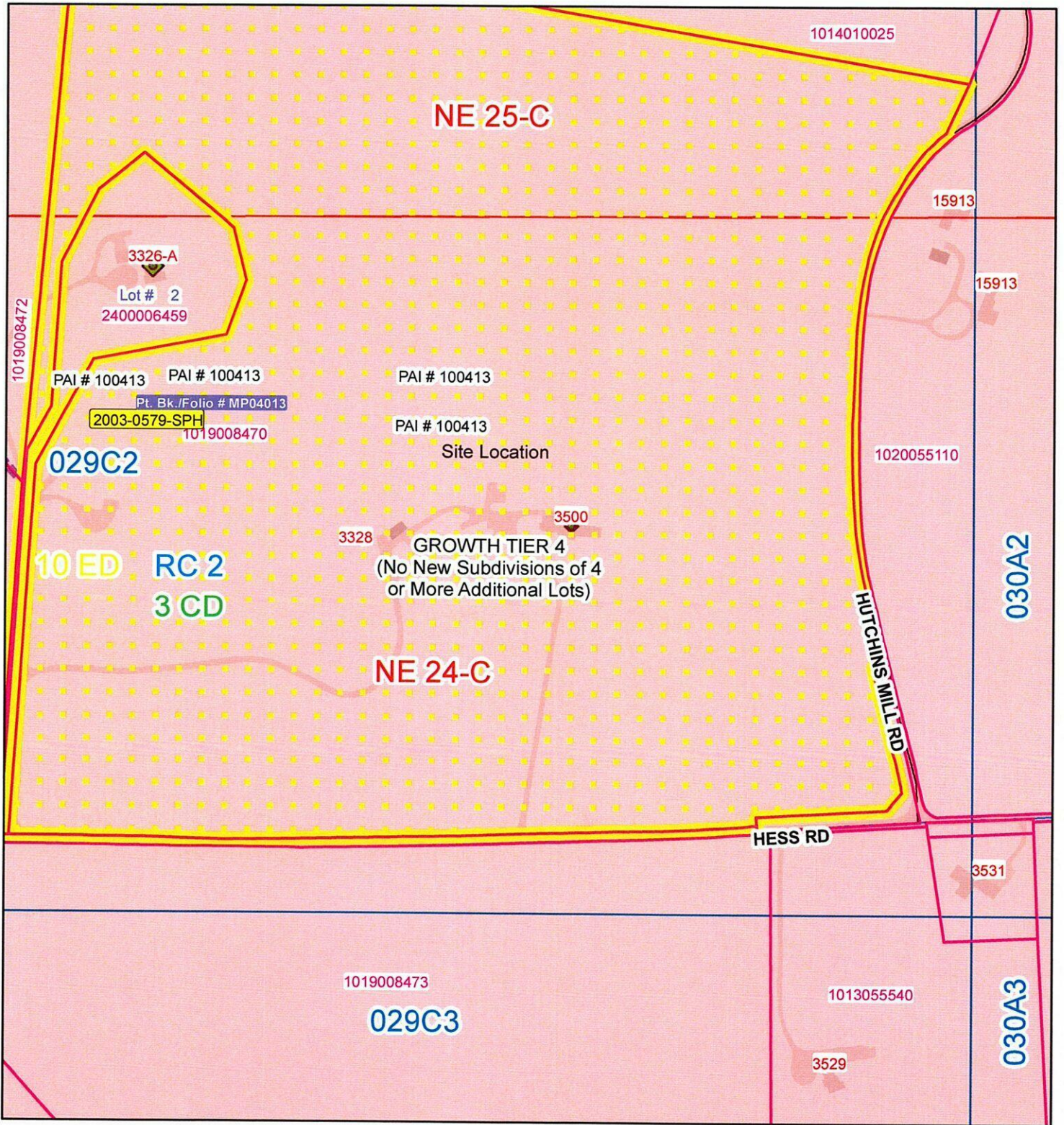
Homestead Application Information

Homestead Application Status: Approved 02/12/2019

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

3500 Hess Rd



Publication Date: 1/22/2025



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 80 160 320 480 640 Feet

1 inch = 294.887924 feet