

**BEFORE THE HEARING EXAMINER
OF HOWARD COUNTY, MARYLAND**



IN THE MATTER OF THE)

PETITION OF AMANDA HAAPALA)

AND GARY CHALK)

FOR A VARIANCE)

Case No. - _____

TABLE OF CONTENTS

1. Copy of Variance Application Electronic Submission
2. Petitioner's Statement of Justification

Exhibits

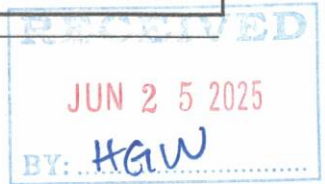
1. SDAT Form
2. Location Drawing
3. Aerial Photograph
4. Photographs of Tree Damage
5. Letter from Contractor
6. Letter of Support from Neighbor
7. 3D Rendering of Proposed Outbuilding



Howard County Maryland
Department of Planning and Zoning
3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350
www.howardcountymd.gov

DPZ Office Use only:
Case No BA-25-012V
Date Filed 06/05/2025



Residential District Variance Petition

Variance Request

Type of Variance(s): A variance is requested to exceed the 1,200 SF maximum cumulative lot coverage permitted for accessory structures on a residential lot developed with a single-family detached dwelling.

Zoning Regulation Section Number(s): Section 128.A.12.a.(1).(b).

Amount of variance(s) requested: A 816 square foot variance to construct a 1,280 square foot accessory structure, in excess of the 1,200 square foot maximum.

Reason for the request:

Applicant requests a variance in order to replace an existing 1,055 sq. ft. accessory structure, built in the 1960's, with a 1,280 sq. ft. accessory structure due to extensive damage to the existing structure caused by a fallen tree. The damage done to the existing structure is too extensive to repair, and must be replaced to ensure the structure is safe.

Petitioner Information

Name: Amanda Haapala

Trading As:

Address: 802 Long Corner Road, Mount Airy, MD, 21771

Phone: 4436305319

Email: gary_dean_c@yahoo.com

Petitioner's Interest in the Property: Sole Owner

Representative Information

Name: Michelle Vallone

Address: 200B Monroe St., Rockville, MD, 20850

Phone: 3017625212

Email: mevallone@mmcanby.com

Profession: Attorney

Property Information

Property Address: 802 Long Corner Road, Mount Airy, MD, 21771

Total Site Area: 1 acres Use Area (if different): Tax Map: 6 Grid: 6 Parcel: 44

County Council District: 5 Zoning District: RC-DEO

Subdivision Name: SDP #:

Variance Criteria

1. That there are unique physical conditions, including irregularity, narrowness or shallowness of lot or shape, exceptional topography, or other existing features peculiar to the particular lot and that as a result of such unique physical conditions, practical difficulties or unnecessary hardships arise in complying strictly with the bulk provisions of these Regulations.

See uploaded supplemental narrative.

2. Describe how the variance, if granted, will not alter the essential character of the neighborhood or district in which the lot is located, and will not substantially impair the appropriate use or development of adjacent property, and will not be detrimental to the public welfare.

See uploaded supplemental narrative.

3. That such practical difficulties or hardships have not been created by the owner provided, however, that where all other required findings are made, the purchase of a lot subject to the restrictions sought to be varied shall not itself constitute a self-created hardship.

See uploaded supplemental narrative.

4. That within the intent and purpose of these Regulations, the variance, if granted, is the minimum variance necessary to afford relief.

See uploaded supplemental narrative.


5. That no variance be granted to the minimum criteria established in Section 131.0 for Conditional Uses except where specifically provided therein or in an historic district. Nothing herein shall be construed to prevent the granting of variances in any zoning district other than to the minimum criteria established in Section 131.0.

See uploaded supplemental narrative.

Signatures

The undersigned hereby affirms that all of the statements and information contained in, or filed with this petition, are true and correct.

Petitioner's Signature  Date 6/9/25

Property Owner's Signature  Date 6/9/25

Process information and submittal requirements can be found on the [ProjectDox website](#)



Howard County Maryland
Department of Planning and Zoning
3430 Courthouse Drive, Ellicott City, MD 21043

dpzzoning@howardcountymd.gov (410) 313-2350

ZONING PETITION AFFIDAVIT

Petitioner Name: Amanda Haapala Chalk
Property Address: 802 Long Corner Rd. Mount Airy MD 21771
Zoning Petition Type: Variance

Affidavit made pursuant to the pertinent provisions of Title 22 of the Howard County Code as amended.

The undersigned does hereby declare that no officer or employee of Howard County, whether elected or appointed, has received prior hereto or will receive subsequent hereto, any monetary or material consideration, any service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally in connection with the submission, processing, issuance, grant or award of the attached application for a zoning petition as requested for the property referenced above.

I we, do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavit are true and correct to the best of my, our, knowledge, information and belief.

Amanda Haapala Chalk
Petitioner Name

[Signature]
Signature

6/9/25
Date

Gary Chalk
Witness Name

[Signature]
Signature

6/9/25
Date

Witness Name

Signature

Date

This Affidavit must be signed, scanned and uploaded through the ProjectDox Zoning Petition Application process at <https://howard-md-us.avolvecloud.com/ProjectDox/>

For more information or questions, contact DPZ at (410) 313-2350.

**BEFORE THE HEARING EXAMINER
OF HOWARD COUNTY, MARYLAND**

IN THE MATTER OF THE)
PETITION OF AMANDA HAAPALA)
AND GARY CHALK)
FOR A VARIANCE)



Case No. _____

PETITIONER'S STATEMENT OF JUSTIFICATION

Petitioner, Amanda Haapala (the “property owner”), along with her husband, Gary Chalk, seeks one (1) variance in order to replace a longstanding 1,055 sq. ft. outbuilding, which has fallen into a state of irreparable disrepair because of a fallen tree, with a similarly-sized structure, in excess of the 1,200 sq. ft. maximum cumulative lot coverage for accessory structures on a residential lot. The subject property is located at 802 Long Corner Road, Mount Airy (Tax ID No. 04-308727). See Exh.1 SDAT. The subject property is zoned in the RC-DEO (Rural Conservation-Density Exchange Option) classification and contains 1 acre of land area.

As expounded upon in this Statement, the petitioner satisfies all necessary findings for the granting of a variance. Accordingly, the petitioner respectfully requests the Hearing Examiner grant the variance.

I. SUBJECT PROPERTY

As stated above, the subject property is zoned in the RC-DEO (Rural Conservation-Density Exchange Option) classification. Comprised of only 1 acre of land, the irregularly narrow kite-shaped lot is small for the surrounding neighborhood, and is bordered by large, agricultural properties. The subject property is improved by a 1,147 sq. ft. single-family residence, a detached garage, a small shed, and the damaged outbuilding. See Exh. 2 Residential Variance Plan.

When petitioner and her husband purchased the property in 2015, the longstanding, 1960's outbuilding was a significant factor in their purchase of the property because it would facilitate their ability to use the property to garden and farm. As shown on the provided images, the petitioner and her family have used the property exactly in that manner since purchasing the property, gardening and farming much of the open space of the property and using the outbuilding to store farming equipment and supplies. See Exh. 3 Aerial Photo. The petitioner and her husband greatly value their ability to teach their two young sons the importance of sustainability and growing one's own food, which would be substantially more difficult without having an adequate structure to store the equipment and materials.

Unfortunately, the outbuilding was recently irreparably damaged by a large, fallen tree, as shown in the photos provided with this application. See Exh. 4 Photos of Tree Damage. Despite petitioner's desire to repair the building, their contractor advised that the damage to the outbuilding is too severe to make repairing the building a viable option. See Exh. 5 Letter from Contractor. The damage to the structure poses not only a hardship on the petitioner and her family's ability to store the equipment and materials necessary for gardening and farming, but also poses a hazard to their family, particularly their young sons. Accordingly, the petitioner seeks a variance to construct a new building with approximately the same footprint.

II. VARIANCE REQUESTED

Pursuant to Section 128.A.12.a.(1).(b). of the Howard County Zoning Regulations, the petitioner seeks a variance of 816 square feet from the 1,200 square feet maximum cumulative lot coverage permitted for accessory structures on a residential lot developed with a single-family detached dwelling because strict compliance with the lot coverage requirement would result in undue hardship on the petitioner and such a variance would not alter the essential character of the neighborhood.

III. COMPLIANCE WITH SECTION 130.B.2.a.(1)-(5)

In accordance with Section 130.B.2.a.(1)-(5) of the Howard County Zoning Regulations, the petitioners comply with the follow criteria:

- (1) That there are unique physical conditions, including irregularity, narrowness or shallowness of lot or shape, exceptional topography or other existing features peculiar to the particular lot; and that as a result of such unique physical conditions, practical difficulties or unnecessary hardships arise in complying strictly with the bulk provisions of these regulations.*

With one (1) acre of land area, the lot is relatively small for the surrounding neighborhood, which is rural in nature. The irregular, narrow kite configuration of the lot also contributes to the difficulty of reconfiguring the existing layout of the site. See Exh. 2. Petitioner and her family use the entirety of the existing outbuilding to store farm and garden supplies. The existing outbuilding, which records indicate was constructed in the 1960's and long predates the petitioner's purchase of the property, is an existing feature peculiar to the petitioner's particular lot.

Without the reconstruction of the outbuilding, the petitioner and her family would struggle to continue their use of the property for farming and gardening, as there would be insufficient room to store the necessary farming equipment. The single-family residence on the property is quite modest in size at 1,147 sq. ft, making it impossible for the structure to serve as a home to petitioner's family of four, as well as store large farm equipment. Likewise, the detached two-car garage is only large enough for petitioner and husband's two cars.

Petitioner purchased this property for the agricultural character and practical outbuilding structure which allows them to grow their own food and teach her children about sustainability. This hardship is unnecessary because the new structure would not alter the character of the lot or

the neighborhood, it would simply replace the damaged, longstanding structure with a safe, new version.

(2) That the variance, if granted, will not alter the essential character of the neighborhood or district in which the lot is located; will not substantially impair the appropriate use or development of adjacent property; and will not be detrimental to the public welfare.

The proposed outbuilding will be harmonious with the surrounding neighborhood and will not alter the character of the neighborhood. See Exh. 7 3D Rendering. The outbuilding will be in the same location and serve the same purpose as the existing structure. Petitioner and her family will continue to use the outbuilding to store farm equipment and supplies, and the building will not intensify the use of the property. Removing the old, damaged structure to replace it with a new, permitted structure will certainly be in the interest of public welfare by making the subject property, as well as the surrounding properties, safer.

As previously mentioned, the outbuilding was constructed in the 1960's and has not thus far altered the neighborhood. Additionally, the petitioner's neighbor, who is located the closest to the outbuilding, supports the construction of a replacement structure for the outbuilding because the outbuilding will continue to be harmonious with the surrounding neighborhood, and will be more appealing to view than the dated, damaged structure in place now. See Exh. 6 Letter of Support.

The proposed structure will not be detrimental to public welfare, and is, in fact, beneficial to public welfare because the new building will be significantly safer than the damaged, older structure, as well as more aesthetically pleasing.

(3) That such practical difficulties or hardships have not been created by the owner provided, however, that where all other required findings are made, the purchase of a lot subject to the restrictions sought to be varied shall not itself constitute a self-created hardship.

Petitioner did not create the practical difficulty and hardship. The existing outbuilding was constructed on the property in the 1960's, long before the petitioner purchased the property in 2015. The damage sustained by the outbuilding from the fallen tree is also not the fault of the petitioner. Likewise, the house on the property was constructed in 1953. Accordingly, the petitioner had no part in the current configuration of the property.

(4) That within the intent and purpose of these regulations, the variance, if granted, is the minimum variance necessary to afford relief.

The requested variance is the minimum variance necessary to afford the petitioner relief. Petitioner purchased the property ten (10) years ago with the intention of fully utilizing the outbuilding for farming supplies and equipment and has relied on its use since. Reducing the size of the outbuilding would mean that petitioner would have to significantly reduce their farming

and gardening activities or leave the property. The petitioner and her family wish to remain in their home and continue, and even grow, the farming and gardening activities that they have conducted since purchasing the property.

Without the outbuilding to properly store their supplies and equipment, the property may not be viable for their farming use, which is an intended use of the Rural Conservation zone in which the property is located. Petitioner and her family would face significant hardship if they had to sell their cherished family home because of the loss of the outbuilding, but may have to consider it if they are unable to replace the outbuilding.

(5) That no variance be granted to the minimum criteria established in Section 131 for special exception uses, except where specifically provided therein or in an historic district. Nothing herein shall be construed to prevent the granting of variances in any zoning district other than to the minimum criteria established in Section 131 except as provided therein.

Not applicable.

IV. CONCLUSION

For the reasons set forth above, the petitioner respectfully requests that the Hearing Examiner grant this petition for a variance because strict compliance with the Zoning Regulations would result in undue hardship on the family, the variance will not alter the character of the neighborhood, and the variance requested is the minimum necessary to afford relief.

Real Property Data Search ()
Search Result for HOWARD COUNTY

Exhibit 1

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number:

District - 04 Account Identifier - 308727

Owner Information

Owner Name:

CHALK AMANDA FAY HAAPALA
CHALK GARY DEAN
802 LONG CORNER RD
MT AIRY MD 21771-3832

Use:

RESIDENTIAL

Principal Residence:

YES

Mailing Address:

Deed Reference:

/22758/ 00043

Location & Structure Information

Premises Address:

802 LONG CORNER RD
MT AIRY 21771-0000

Legal Description:

1 ACRE
802 LONG CORNER RD
AT HARDY RD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0006	0006	0044	4010102.14	1002				2023	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1953	1,700 SF		1.0000 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1 1/2	YES	STANDARD UNIT	BRICK/	4	2 full	1 Detached	

Value Information

	Base Value	Value	Phase-in Assessments
		As of 01/01/2023	As of 07/01/2024
Land:	210,000	211,200	As of 07/01/2025
Improvements	173,400	240,200	
Total:	383,400	451,400	428,733
Preferential Land:	0	0	451,400

Transfer Information

Seller: HAAPALA AMANDA F

Date: 05/14/2025

Price: \$0

Type: NON-ARMS LENGTH OTHER

Deed1: /22758/ 00043

Deed2:

Seller: ANDERSON CLARENCE TRUSTEE

Date: 01/09/2015

Price: \$325,000

Type: ARMS LENGTH IMPROVED

Deed1: /15961/ 00228

Deed2:

Seller: ANDERSON CLARENCE & WF

Date: 06/18/2002

Price: \$0

Type: NON-ARMS LENGTH OTHER

Deed1: /06233/ 00231

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: None

Homestead Application Information

Homestead Application Status: Approved 03/26/2015

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Give Feedback

Exhibit 3



Exhibit 4

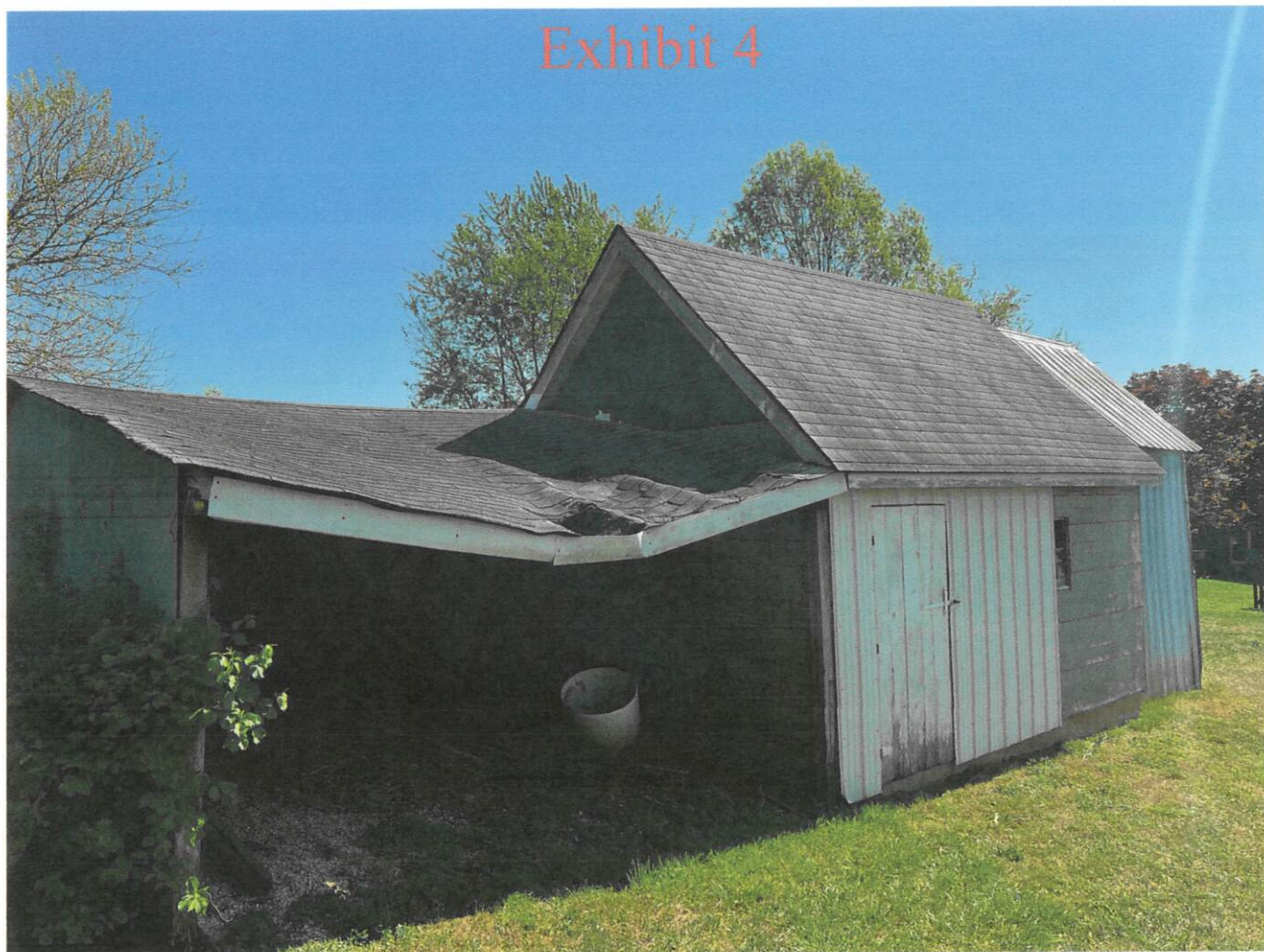








Exhibit 5



John Lapp
Leola, PA 17540
527 Musser School Rd
(717) 723-0948

To Whom it may concern:

This letter concerns a building we inspected on Gary Chalk's property in Mount Airy, MD. The building is irreparable and must be demolished due to damage caused by a tree. He is hoping to take down the building and replace it with a post frame structure we would be building for him. Feel free to call me with any questions.

Best Regards

John Lapp

Exhibit 6

Martha Manhollan
820 Long Corner Road
Mount Airy, Maryland 21771

February 12, 2025

To Whom it may Concern:

I live next door to Gary and Amanda Chalk and they have a large barn at the back of their property, which they would like to replace. It is very old; we have lived here about 55 years and the barn was there when we moved here, and it was quite old then. It sure isn't very attractive and they would like to replace it. I would love it if they could replace it, I understand they are having difficulty getting an O.K. to do it. Please reconsider and allow them to be able to do it.

Sincerely,



Martha Manhollan

3d View for EX-Chalk Gary



Exhibit 7