

IN RE: PETITION FOR ADMIN. VARIANCE

N/S Philadelphia Road,
E/S Pfeffers Road
11th Election District
5th Councilmanic District
(10801 Pfeffers Road)

Keith H. Frankenberger
Petitioner

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 00-444-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Keith H. Frankenberger. The variance request is for property located at 10801 Pfeffers Road in the Kingsville area of Baltimore County. The Petitioner herein seeks a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory building (garage) to be located in the side yard in lieu of the required rear yard and to have a height of 23 feet in lieu of the required 15 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the

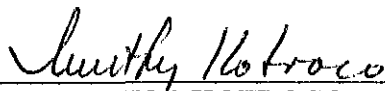
DATE FOR FILING
5/26/00
R. Johnson

requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26th day of May, 2000, that a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory building (garage) to be located in the side yard in lieu of the required rear yard and to have a height of 23 feet in lieu of the required 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are a condition precedent to the relief granted herein:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) Compliance with the Zoning Advisory Committee (ZAC) comment submitted by the Office of Planning dated May 15, 2000, a copy of which is attached hereto and made a part hereof.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

5/26/00
R. Johnson

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: May 15, 2000

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

RECEIVED MAY 15 2000

SUBJECT: 10801 Pfeffers Road

INFORMATION:

Item Number: 444

Petitioner: Keith H. Frankenberger

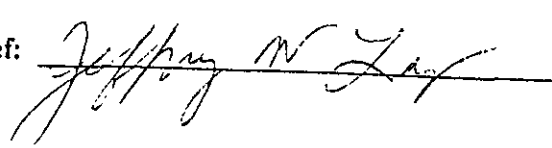
Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning conducted a field inspection of the subject site and has determined that the proposed 23 foot high accessory structure could potentially have a negative visual impact on adjacent properties. In order to further evaluate the variance as requested, the petitioner should submit elevation drawings, including building materials to this office. This office recommends that the proposed accessory structure be constructed in like manner as the one located at 10808 Pfeffers Road.

Prepared by: 

Section Chief: 

AFK:MAC:



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

May 26, 2000

Mr. Keith H. Frankenberg
10801 Pfeffers Road
Kingsville, Maryland 21087

Re: Petition for Administrative Variance
Case No. 00-444-A
Property: 10801 Pfeffers Road

Dear Mr. Frankenberg:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10801 PEEFFERS ROAD
which is presently zoned RC 5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 & 400.3 (B.C.Z.R.)

TO PERMIT AN ACCESSORY BUILDING (GARAGE) TO BE
LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED
REAR YARD AND TO HAVE A HEIGHT OF 23 FEET IN
LIEU OF THE REQUIRED 15 FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

I, or we, agree to pay expenses of above Variance, 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.

I/We do 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 Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

KEITH H. FRANKENBERGER

Name - Type or Print

Signature

Name - Type or Print

Signature W 410-808-1649

Address H 410-679-1475
10801 PEEFFERS RD

KINGSVILLE MD. 21087
City State Zip Code

Representative to be Contacted:

SAME AS ABOVE

Name W 410-808-1649

Address H 410-679-1475

City State Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 00-444-A

Reviewed By CTM Date 4/27/00

Estimated Posting Date 5/7/00

RECEIVED 9/15/98

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 10801 PFEFFERS ROAD
Address
KINGSVILLE MD 21087
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

AN ATTACHED GARAGE IS NOT FEASIBLE DUE TO THE FOLLOWING CONDITIONS.

- * LOT SIZE AND SHAPE
- * PROXIMITY OF WELL + SEPTIC SYSTEM TO THE HOUSE.
- * LOCATION OF THE EXISTING HOUSE ON THE LOT

AS A RESULT, A DETACHED GARAGE BUILT TO EXISTING BALTIMORE COUNTY CODE REQUIREMENTS (MAXIMUM 15 FEET HEIGHT) WOULD CAUSE THE FOLLOWING HARDSHIPS.

- * UNDESIRABLE LOWER PITCHED ROOF.
- * REDUCED STORAGE CAPABILITIES.
- * COSMETIC CONCERNS THAT CONFLICT WITH DESIRED LOOK OF PROPERTY.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Signature

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of April, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Keith Frankenger
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

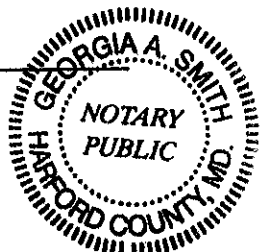
4/27/00

Notary Public

My Commission Expires

12-1-2003

REV 09/15/98



My Commission Expires
December 1, 2003

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

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Address
KINGSVILLE MD 21087
City State Zip Code

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Signature

Name - Type or Print

Keith Frankenger
Signature

KEITH FRANKENBERGER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of April, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Keith Frankenger

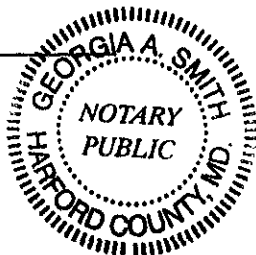
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

4/27/00

REU 09/15/98



My Commission Expires
December 1, 2003

Notary Public

My Commission Expires 12-1-2003

Georgia A. Smith



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10801 PFEFFERS RD
which is presently zoned RC 5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 & 400.3 (B.C.Z.R.)

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD AND TO HAVE A HEIGHT OF 23 FEET IN LIEU OF THE REQUIRED 15 FEET

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

I, or we, agree to pay expenses of above Variance, 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.

I/We do 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 Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

KEITH H. FRANKENBERGER
Name - Type or Print

[Signature]
Signature

KEITH FRANKENBERGER
Name - Type or Print

Signature W 410-808-1649

10801 PFEFFERS RD H 410-679-1475
Address Telephone No.

KINGSVILLE MD 21087
City State Zip Code

Representative to be Contacted:

SAME AS ABOVE
Name W 410 808-1649

H 410 679-1475
Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ___ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 00-444-A

REV 9/15/98

Reviewed By CTM Date 4/27/00

Estimated Posting Date 5/7/00

PROPERTY
DESCRIPTION

AS RECORDED IN DEED 11630
FOLIO 202,

North 15 degrees 34 minutes West 235 feet, thence South 73 degrees 46 minutes West 109 feet 7 inches to the third or South 18-1/4 degrees East 33.4 perches line of said deed from George C. Smith and wife to George B. Burkhardt and wife, and thence bounding thereon South 18-1/4 degrees East 235 feet to the place of beginning, containing 3/4 of an acre, more or less. The improvements thereon being known as No. 10801 Pfeffers Road.

#444

00.444.A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 080495

DATE 9/27/00 ACCOUNT RC0016150

AMOUNT \$ 50.00

RECEIVED FROM: KEITH H. FRANKENBERGER

FOR: CIO VARIANCE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT FROM
DATE 9/27/00 10:00 AM
785 WOL. CIRCLE WILM. DE 19801
DATE 9/27/00 10:00 AM
BALANCE 100.00
CR NO. 080495

RECEIVED
DATE 9/27/00 10:00 AM
BALANCE 100.00
BALTIMORE COUNTY, MARYLAND

00-444-A

CASHIER'S VALIDATION

A-444-00

CERTIFICATE OF POSTING

**RE: CASE # 00-444-A
PETITIONER/DEVELOPER
(Keith H. Frankenberger)
DATE OF Closing
(5-22-00)**

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

ATTENTION : MS. GWENDOLYN STEPHENS

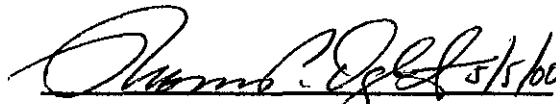
LADIES AND GENTLEMEN:

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

10801 Pfeffers Road Baltimore, Maryland 21021_____

THE SIGN(S) WERE POSTED ON_____ 5-5-00 _____
(MONTH, DAY, YEAR)

SINCERELY,

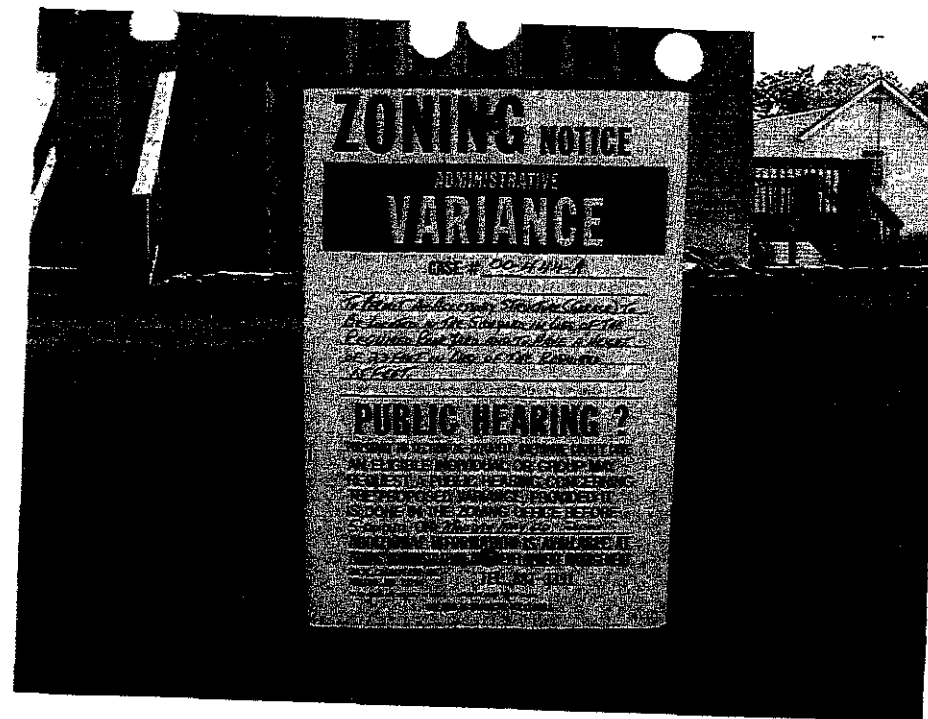

(SIGNATURE OF SIGN POSTER & DATE)

_____ THOMAS P. OGLE SR. _____

_____ 325 NICHOLSON ROAD _____

_____ BALTIMORE, MARYLAND 21221 _____

_____ 410-687-8405 _____
(TELEPHONE NUMBER)



Posted at 10801 Pfeffers Rd.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 444 -A Address 10801 PFEFFERS RD
Contact Person: LLOYD T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/27/00 Posting Date: 5/7/00 Closing Date: 5/22/00

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) 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.
2. **DEADLINE:** The closing date is the deadline for an 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.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **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 zoning or deputy zoning commissioner), 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.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 00- 444 -A Address 10801 PFEFFERS RD
Petitioner's Name KEITH H. FRANKENBERGER Telephone 4108081649
Posting Date: 5/7/00 Closing Date: 5/22/00
Wording for Sign: To Permit AN ACCESSORY STRUCTURE (GARAGE)
TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE
REQUIRED REAR YARD AND TO HAVE A HEIGHT OF
23 FEET IN LIEU OF THE REQUIRED 15 FEET

I HAVE RECEIVED POSTING, LKQ KH

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

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 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 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:

Item Number or Case Number: 00-444-A

Petitioner: KEITH FRANKENBERGER

Address or Location: 10801 PFEFFERS ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: KEITH FRANKENBERGER

Address: 10801 PFEFFERS ROAD

KINGSVILLE MD 21087

Telephone Number: 410-679-1475

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 19, 2000

Mr. Keith H. Frankenberger
10801 Pfeffers Road
Kingsville MD 21087

Dear Mr. Frankenberger:

RE: Case Number 00-444-A , 10801 Pfeffers Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 27, 2000.

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

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

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

May 17, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAY 8, 2000

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

441, 442, 443, 444, 445

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



Granted 5/26/00

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley/*MS*
DATE: May 12, 2000
SUBJECT: Zoning Item #444
10801 Pfeffers Road

RECEIVED MAY 24 2000

Zoning Advisory Committee Meeting of May 8, 2000

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X Groundwater Management: The proposed garage must be a minimum of 20 feet from the septic system and septic reserve area and a minimum of 30 feet from the well. Contact the Groundwater Management Section (410-887-2762) for more information.

Reviewer: Sue Farinetti

Date: May 12, 2000

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: July 14, 2000

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 15, 2000
Item Nos. 441, 442, 443, and 444

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: May 15, 2000

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 10801 Pfeffers Road

MAY 15

INFORMATION:

Item Number: 444

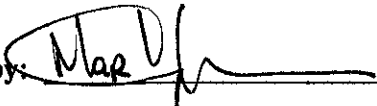
Petitioner: Keith H. Frankenberger

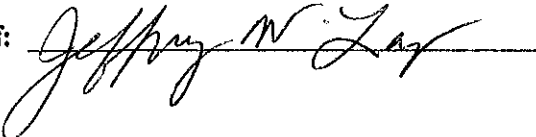
Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning conducted a field inspection of the subject site and has determined that the proposed 23 foot high accessory structure could potentially have a negative visual impact on adjacent properties. In order to further evaluate the variance as requested, the petitioner should submit elevation drawings, including building materials to this office. This office recommends that the proposed accessory structure be constructed in like manner as the one located at 10808 Pfeffers Road.

Prepared by:  _____

Section Chief:  _____

AFK:MAC:



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 5 8 . 0 0

Ms. Ronnay Jackson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 444 LTM

RECEIVED MAY 09 2000

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

To Whom it may concern,

Keith Frankenburg is our neighbor
and has informed us of his plan
to build a garage on his property.

We feel this would be an asset
to our community. It will not detract
from our view at all and we are
looking forward to seeing it completed.

Sincerely,

Kenneth & Patricia Harris
10803 Phipps Rd
Kingsville MD 21087

#444

00-444-A

Mark P. & Judith A. Ruppert
10804 Pfeffers Road
Kingsville, Maryland 21087
410-538-6957

April 25, 2000

Zoning Office
Baltimore County Government
Towson, Maryland 21204

To whom it may concern:

Approving Keith Frankenberger's plans to build a new garage will be beneficial. We are Keith's neighbors living at 10804 Pfeffers Road, Kingsville, Maryland 21087, which is across the street from his home. Our house is one of several on Pfeffers road updated in the past few years in both size and appearance. Continued individual property upgrades are ultimately increasing the appeal of our community and the property values of our homes.

Based on Keith's description (approx. 24' by 40' with a 12-12 roof pitch and other detail cosmetic features), we believe the garage will be aesthetically pleasing as it will be well situated, of appropriate height and have positive street appeal. Therefore, we support the completion of Mr. Frankenberger's new garage and believe Baltimore County should approve any zoning variances necessary to achieve such. Feel free to call on us if you have questions or comments.

Respectfully,



Mark and Judy Ruppert

Note:
Mark's Daytime Work Phone is 410-955-6361

#444
00-444-A

10800 Pfeffers Rd
Kingsville Md 21087
April 24, 2000

To whom it may concern:

I have discussed with my neighbor, Keith Frankenberger, the garage he is proposing to build on his property at 10801 Pfeffers Rd. I have no objection whatsoever to the garage.


Betty M. Coleman

444

00-444-A

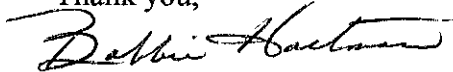
Bobbie Hartman
10808 Pfeffer's Rd.
Kingsville Md. 21087-1831

Re: Keith Frankenberger
10801 Pfeffer's Rd
Kingsville Md. 21087-1831

To whom it may concern

Keith Frankenberger has approach me with the question concerning the building of a garage on his property. Question being would I have any objections to the garage or the height of the structure. I feel the garage would add to the beauty of our landscape since he is in intense need of storage space for his work related items, since these items are usually left outside under his carport. Also with his design capabilities I am certain he will construct a building that will blend nicely with the beauty of our neighborhood.

Thank you,



Bobbie Hartman

444

00-444-A

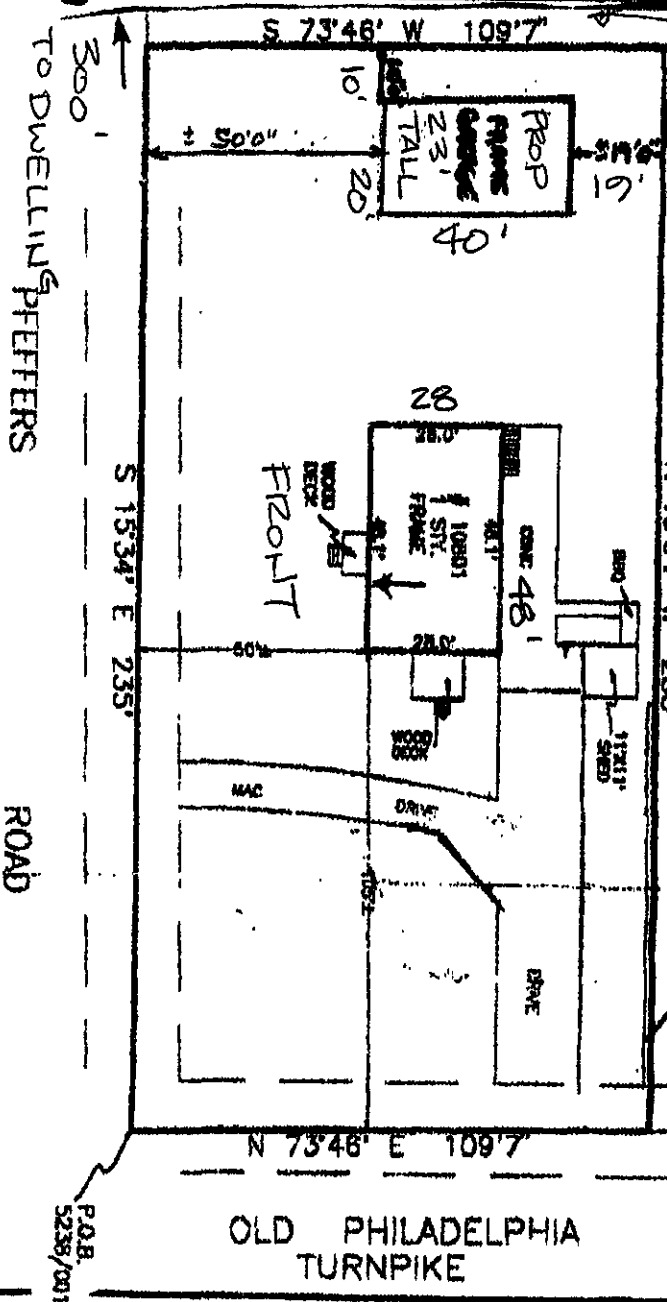
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 10801 PEEFFERS ROAD

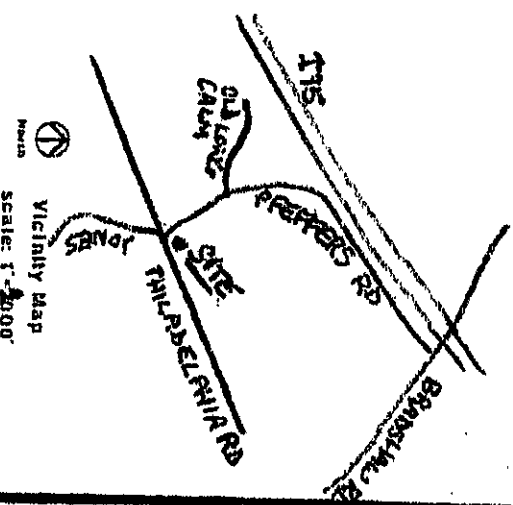
See pages 5 & 6 of the CHECKLIST for additional required information

OWNER: KEITH FRANKENBERGER

RESIDENTIAL LOTS



North
date: 4-25-00
prepared by: KHF
Scale of Drawing: 1" = 140'



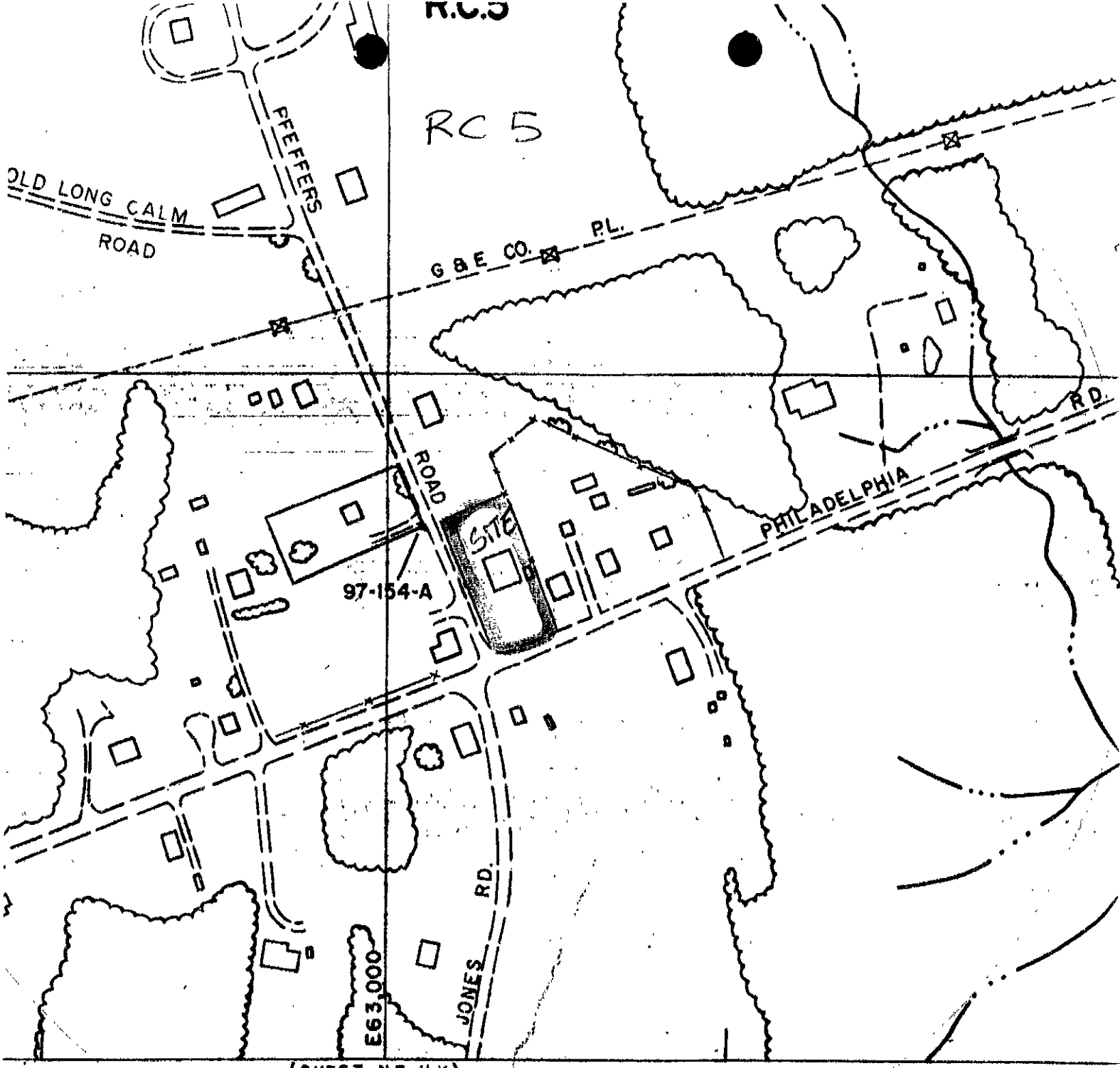
LOCATION INFORMATION

Election District: 11
Councilmanic District: 4
1" = 200' scale map: N.E. 12-K
Zoning: RC5
Lot size: 3/4 acreage 32670 square feet

Chesapeake Bay Critical Area: ☐ YES ☒ NO
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: CTM ITEM #: 444 CASE #: 00
444

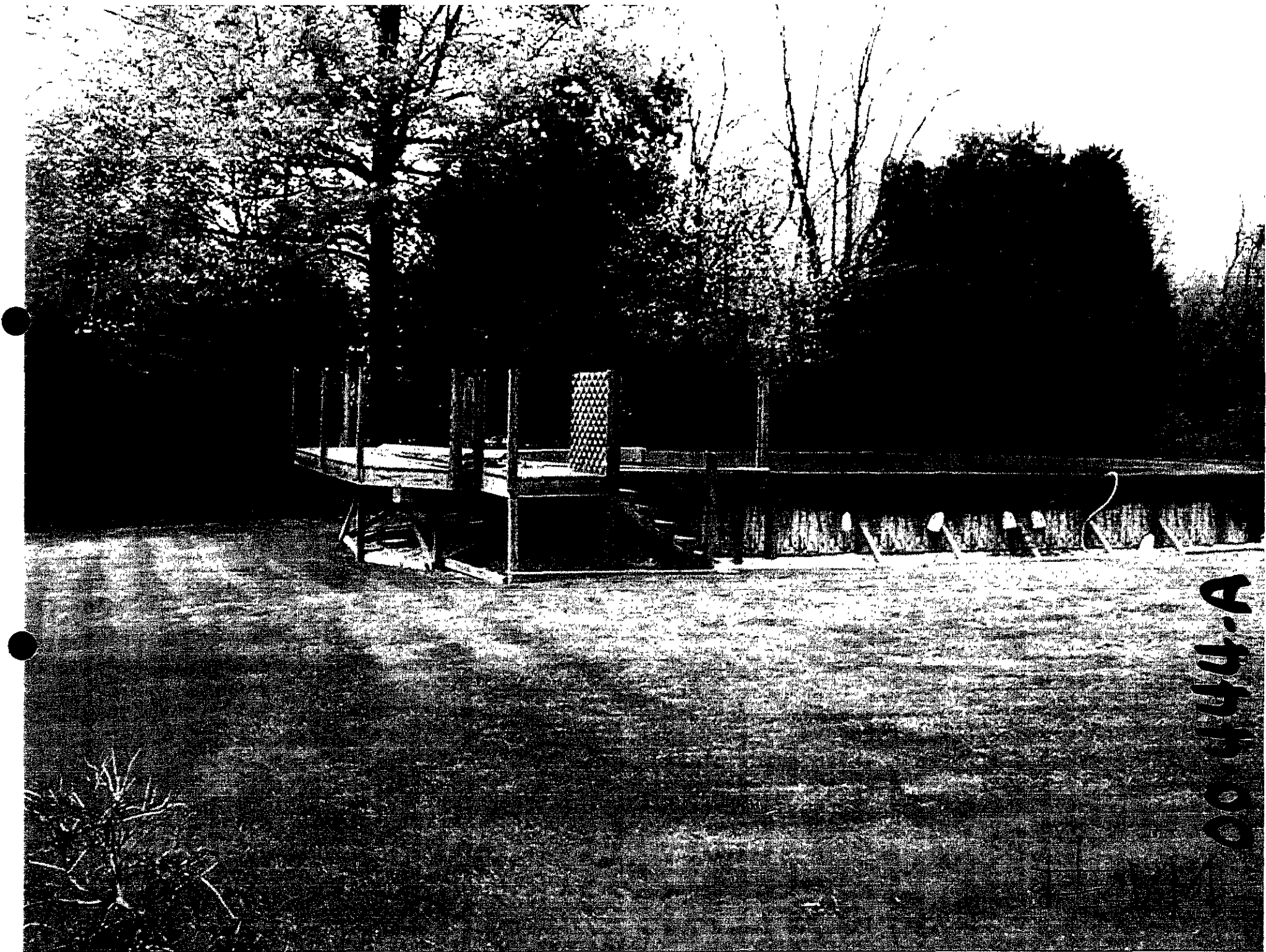


BALTIMORE COUNTY
OF PLANNING AND ZONING
ICIAL ZONING MAP

NE 12 K
1" = 200'

00-444-A

#444



A-7777-00

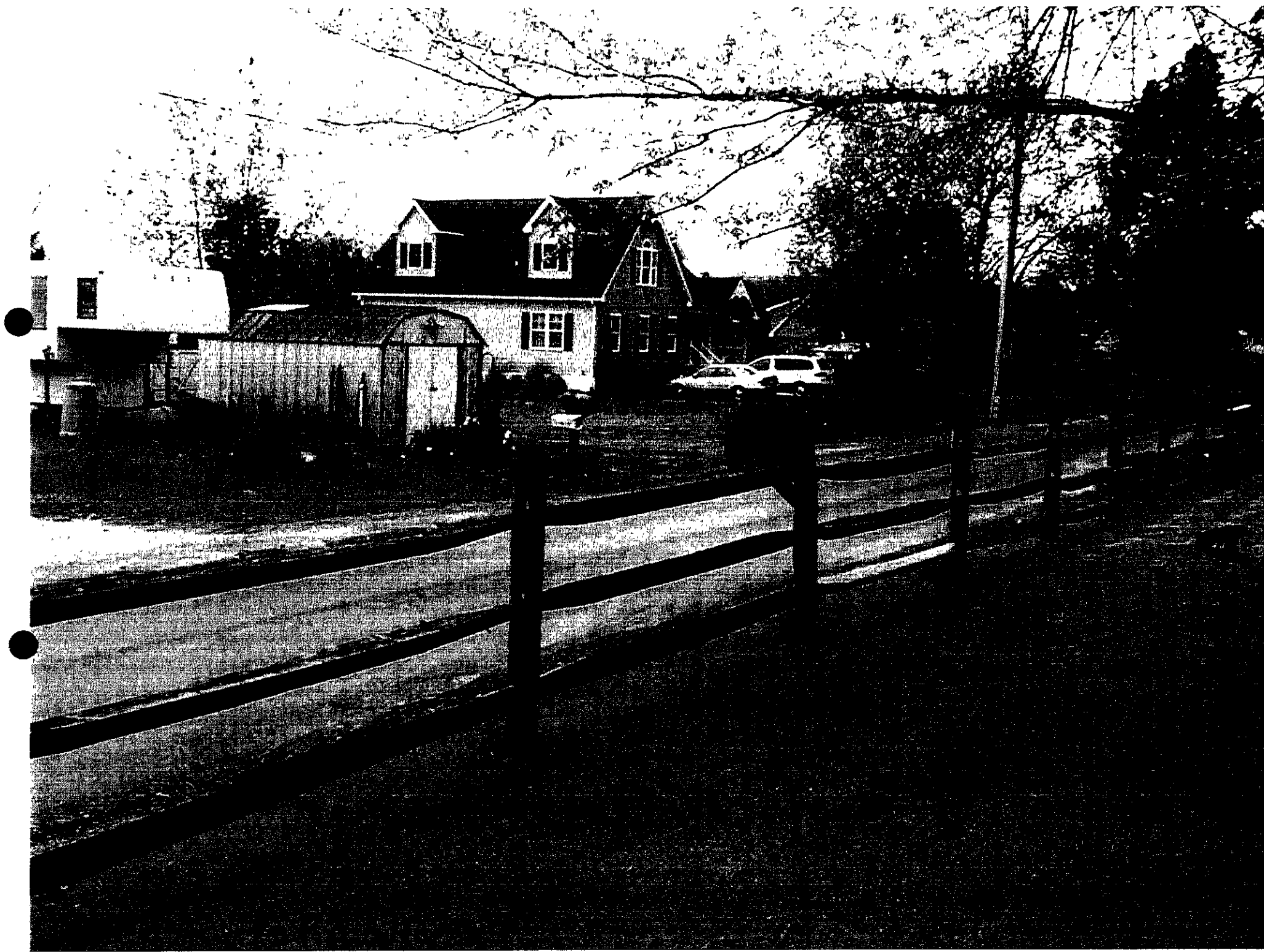
SWIMMING POOL TO BE REMOVED

INSTALLED BY PREVIOUS OWNER UNDER PERMIT

SWIMMING POOL IS PROPOSED SITE OF GARAGE

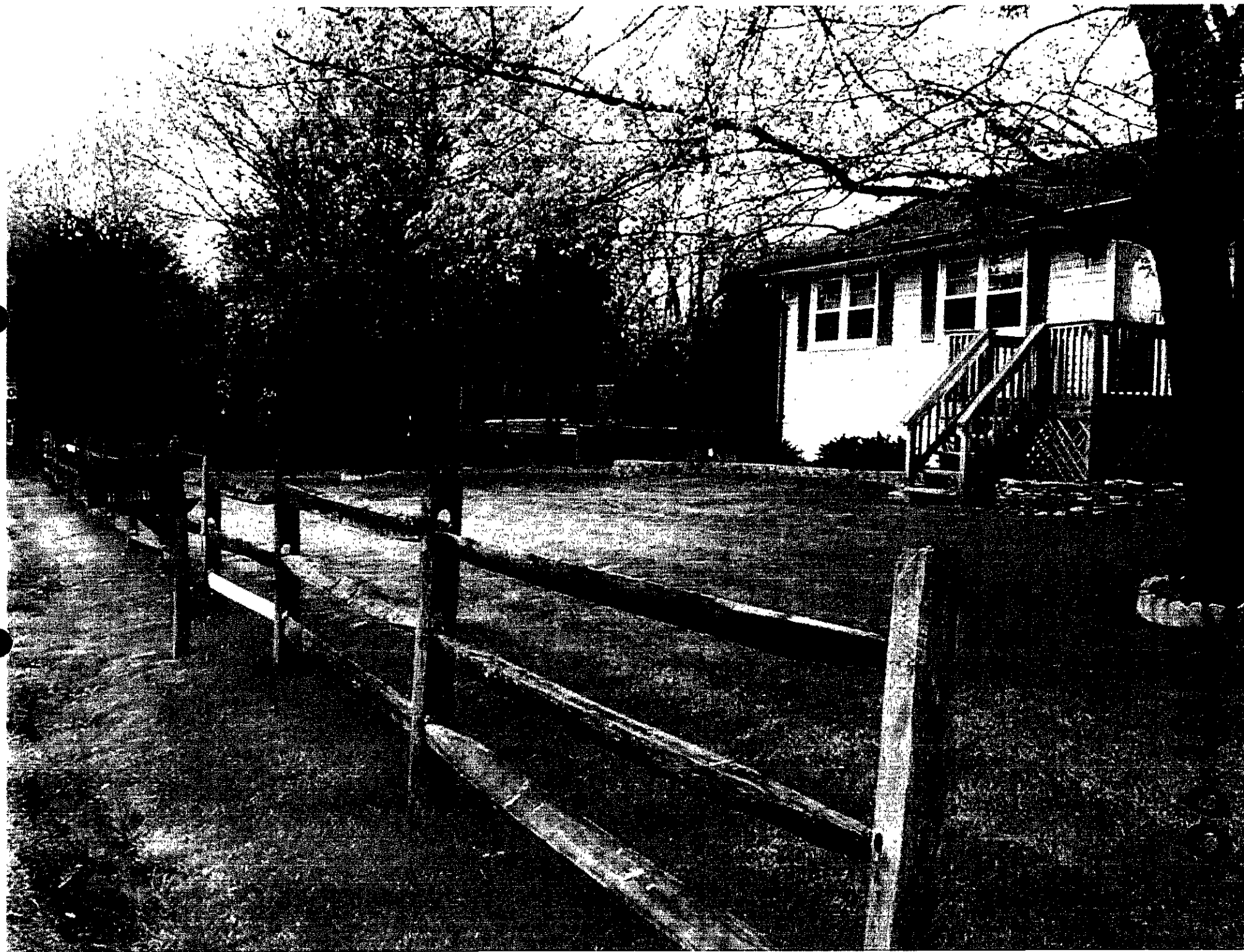


VIEW OF POOL (~~PROPOSED~~ GARAGE SITE)
FROM REAR OF NIEGHBOR PROPERTY



RESIDENCES DIRECTLY ACROSS THE
STREET FROM SUBJECT PROPERTY

LETTERS OF APPROVAL RECEIVED BY BOTH HOMEOWNERS
AT 10800 + 10804 PFEFFER RD.



VIEW OF SWIMMING POOL FROM IN
FRONT OF SUBJECT PROPERTY/
AND NEIGHBORS AT 10805
THROUGH THE HEDGE ROW
LETTER OF APPROVAL FROM
MR+MRS HORNER HAS BEEN
RECEIVED



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE

1" = 200'

LOCATION

00-444-A

NORTH OF GUNPOWDER

12-K

N.E.

SHEET

#444

DATE

OF

PHOTOGRAPHY

JANUARY

1966