

IN RE: PETITION FOR VARIANCE  
W/S Pfeffers Road, 1,580' SE of the c/l  
Bradshaw Road  
**(11018 Pfeffers Road)**  
11<sup>th</sup> Election District  
3<sup>rd</sup> Council District

Scott J. Manning  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 05-213-A

\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Scott J. Manning. The Petitioner seeks relief from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side setback of 30 feet in lieu of the required 50 feet from a lot line other than a street line for a proposed dwelling. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Scott Manning, property owner, and Bob Infussi, the consultant who assisted Mr. Manning with the permit application process. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the west side of Pfeffers Road, between Bradshaw Road and the John F. Kennedy Memorial Highway (I-95) in Bradshaw. The property is also known as Lot 2 of the Rohe Property, which was approved for minor subdivision approximately 10 years ago under Case No. 94-124-MP. The subject lot contains a gross area of 3.56 acres, more or less, zoned R.C.5 and is presently unimproved. The Petitioner purchased the property approximately 3½ years ago and is desirous of developing same with a single-family home. However, due to the unusual configuration of the lot and the site constraints associated therewith, the proposed dwelling will be located 30 feet from the south side property line. In this regard, the rear of the lot contains a

ORDER RECEIVED FOR FILING

Date

By

10/20/14  
[Signature]

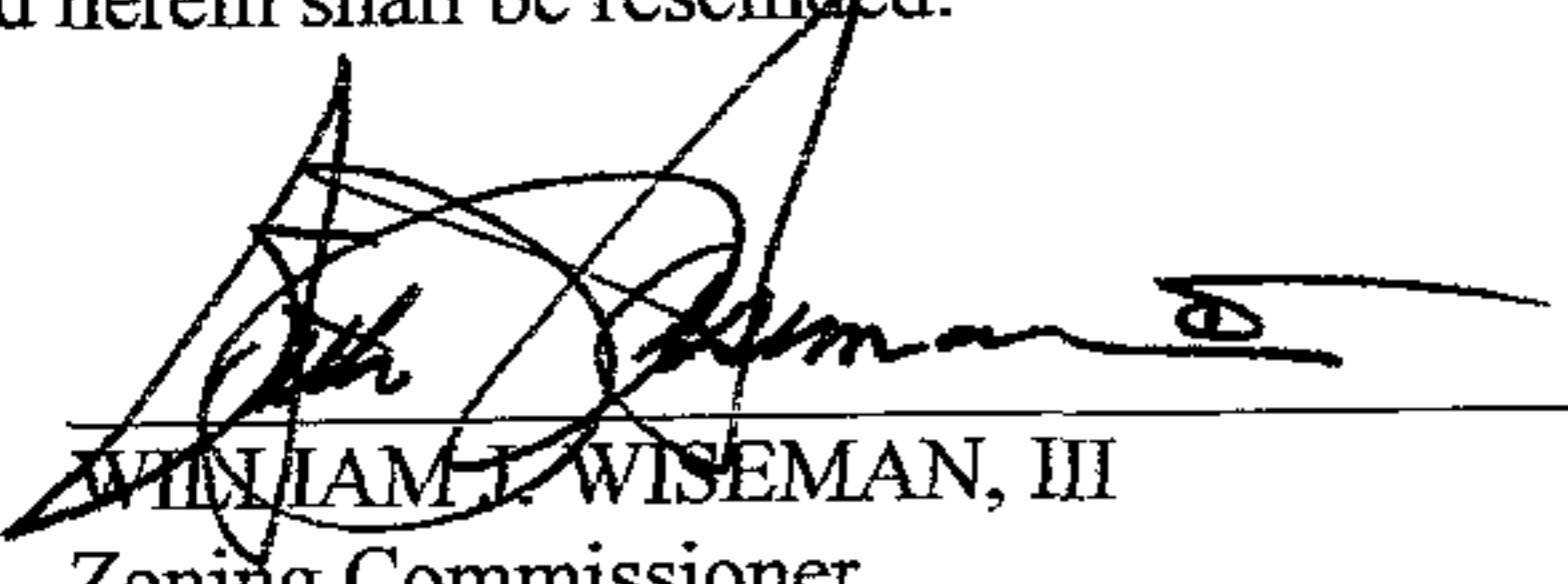
stream and forest conservation and forest buffer easement areas and is located within the 100-year floodplain. In addition, the existing septic reserve area is located towards the center of the property. Thus, the proposed dwelling must be located in the front portion of the site, at its narrowest width. Thus, the requested variance is necessary. Further testimony indicated that the adjacent property owner who resides on Lot 1 (Hardin) has no objections to the proposal.

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. It is clear that strict compliance with the zoning regulations would result in a practical difficulty and unreasonable hardship upon the Petitioner and prevent reasonable use of the subject property for its intended purpose. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency, and no one appeared in opposition to the request. Thus, I will grant the requested relief subject to the restrictions set forth below.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 20<sup>th</sup> day of December 2004 that the Petition for Variance seeking relief from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side setback of 30 feet in lieu of the required 50 feet from a lot line other than a street line for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

  
WILLIAM J. WISEMAN, III  
Zoning Commissioner  
for Baltimore County

WJW:bjs

## Zoning Commissioner

Suite 405, County Courts Building  
401 Bosley Avenue  
Towson, Maryland 21204  
Tel: 410-887-3868 • Fax: 410-887-3468



## Baltimore County

*James T. Smith, Jr., County Executive*  
*William J. Wiseman III, Zoning Commissioner*

December 20, 2004

Mr. Scott J. Manning  
5232 Torrington Circle  
Baltimore, Maryland 21237

RE: PETITION FOR VARIANCE  
W/S Pfeffers Road, 1,580' SE of the c/l Bradshaw Road  
**(11018 Pfeffers Road)**  
11<sup>th</sup> Election District – 3<sup>rd</sup> Council District  
Scott J. Manning - Petitioner  
Case No. 05-213-A

Dear Mr. Manning:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party 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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III", is written over a large, stylized "X" mark.

WILLIAM J. WISEMAN, III  
Zoning Commissioner  
for Baltimore County

WJW:bjs

cc: Mr. Robert Infussi, Sr.  
P.O. Box 1043-7043, Bel Air, Md. 21014  
People's Counsel; Case File

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)





# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11018 PFEFFERS ROAD  
which is presently zoned R. C. 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)

**1A04.3.B.2.b. TO ALLOW A SIDE SETBACK OF 30 FEET FROM A LOT LINE OTHER THAN A STREET LINE IN LIEU OF THE REQUIRED 50 FEET.**

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons.  
(indicate hardship or practical difficulty)

**THE CONFIGURATION OF THE LOT AND THE LOCATION OF THE AREA RESERVED FOR THE WASTE DISPOSAL SYSTEM LIMITS THE WIDTH OF A DWELLING TO A SIZE NOT COMPATIBLE WITH OTHERS IN THE IMMEDIATE AREA.**

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

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

**SCOTT J. MANNING**

Name - Type or Print

Signature

Name - Type or Print

Signature

**5232 TORRINGTON CIRCLE**

Address

Telephone No.

**BALTIMORE**

**MD.**

**21237**

State

Zip Code

Representative to be Contacted:

**ROBERT INFUSSI, JR.**

Name

**P.O. BOX 1043-7043 (410) 812-2236**

Address

Telephone No.

**BEL AIR**

**MD.**

**21014**

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By **D.T.**

Date **10/28/04**

ORDER RECEIVED FOR FILING

Date

By

150' from c/c of road  
100' any rd  
75' any other rd

50' from any lot line

**DESCRIPTION TO ACCOMPANY PETITION FOR  
ZONING VARIANCE**

**11018 PFEFFERS ROAD**

Beginning at a point in the center of Pfeffers Road, said point being distant 1,580 feet southeasterly of it's intersection with the center of Bradshaw Road, thence (1) S 88 15 W 979.66 feet, thence (2) S 05 33 45 E 268.87 feet, thence (3) N 83 00 E 542.74 feet, thence (4) N 07 00 W 69.39 feet, thence (5) N 83 00 E 135 20 feet, thence (6) N 01 45 W 113.44 feet, thence (7) N 88 15 E 291.34 feet, thence (8) N 02 15 E 24.06 feet to the place of beginning. Containing 3.656 acres of land, more or less.

Being known as 11018 Pfeffers Road. Located in the 11<sup>th</sup> Election District, 3<sup>rd</sup> Councilmanic District of Baltimore County, Maryland.

05-213-A

**NOTICE OF ZONING  
HEARING**

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #05-213-A  
11018 Pfeffers Road, east  
W/side of Pfeffers Road,  
1,580 feet s/east of  
Bradshaw Road  
11th Election District  
5th Councilmanic District  
Legal Owner(s): Scott W.  
Manning

Variant: to allow a side setback of 30 feet from the lot line other than a street line in lieu of the required 50 feet.

Hearing: Wednesday, December 8, 2004 at 11:00 a.m. in Room 407, County Courts Building, 401403 Bosley Avenue.

WILLIAM WISEMAN, Zoning Commissioner  
Baltimore County

NOTES: (1) Hearing is for Handicapped Accessible for special accommodations. Please Contact the Zoning Commission's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/11/752 Nov. 23 2004

# CERTIFICATE OF PUBLICATION

11/24/2004

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/23/2004.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

*S. Wilkinson*

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 42108

DATE 10/28/04

ACCOUNT 0010066150

AMOUNT \$ 65.00

RECEIVED FROM: SCOTT MARKING

FOR: ITEM # 213 05-213-A

11018 PREEBERS RD BY D THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTION TIME DATE

10/28/2004 10/28/2004 14:22:43 2

REG AREA WALKIN MOD MOD

>>RECEIPT # 207012 10/28/2004 0000

DEPT 5 528 ZONING VERIFICATION

CR NO. 002103

Receipt Tot \$65.00

\$65.00 PK \$6.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

# CERTIFICATE OF POSTING

Date: 11/29

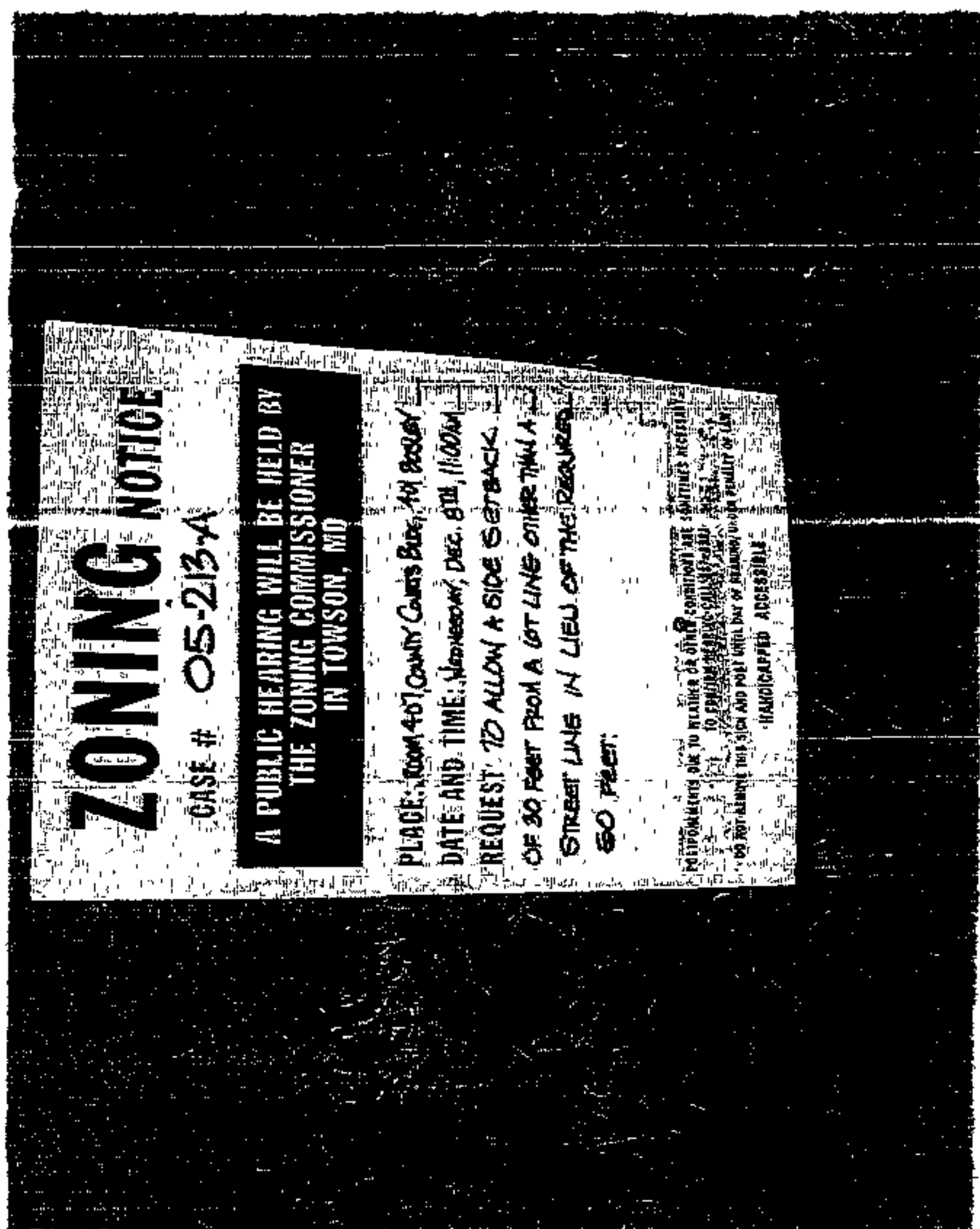
RE: Case Number: 05-213-A

Petitioner/Developer: SCOTT MANNING

Date of Hearing/Closing: DEC. 8, 2004

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 11018 PFEFFERS ROAD

The sign(s) were posted on NOV. 29, 2004  
(Month, Day, Year)



Charles E. Merritt  
(Signature of Sign Poster)

Charles E. Merritt  
9831 Magledd Road  
Baltimore, MD 21234  
410-665-5562

**Department of Permits and  
Development Management**

Director's Office  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
Tel: 410-887-3353 • Fax: 410-887-5708



**Baltimore County**

*James T. Smith, Jr., County Executive*  
*Timothy M. Kotroco, Director*

November 9, 2004

**NOTICE OF ZONING HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 05-213-A**

11018 Pfeffers Road  
W/side of Pfeffers Road, 1,580 feet s/east of Bradshaw Road  
11<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District  
Legal Owner: Scott J. Manning

Variance to allow a side setback of 30 feet from a lot line other than a street line in lieu of the required 50 feet.

Hearing: Wednesday, December 8, 2004 at 11:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco  
Director

TK:klm

C: Scott Manning, 5232 Torrington Circle, Baltimore 21237  
Robert Infussi, Sr., P.O. Box 1043-7043, Bel Air 21014

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 23, 2004.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY  
Tuesday, November 23, 2004 Issue - Jeffersonian

Please forward billing to:  
Scott Manning  
5232 Torrington Circle  
Baltimore, MD 21237

410-812-2236

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## NOTICE OF ZONING HEARING

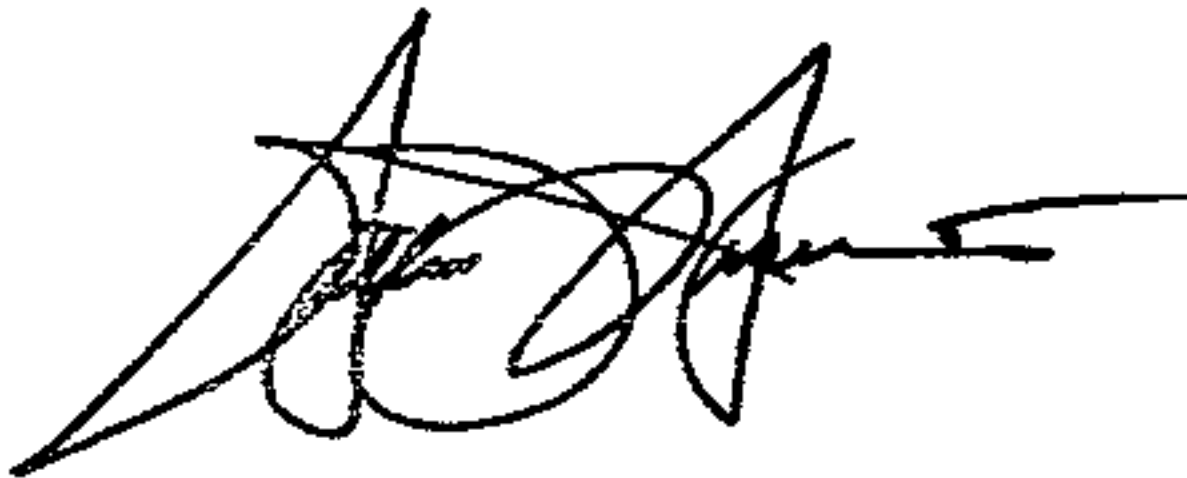
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401 Bosley Avenue, Towson 21204



WILLIAM WISEMAN  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**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.**

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**For Newspaper Advertising:**

Item Number or Case Number: 05-213-A

Petitioner: MANNING

Address or Location: ~~5053~~ 11018 PFEFFERS RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. SCOTT MANNING

Address: 5232 TORRINGTON CIRCLE  
BALTO. MD 21237

Telephone Number: 410-812-2236 (BOB INFUSSI)

**Department of Permits and  
Development Management**

Development Processing  
County Office Building  
111 W Chesapeake Avenue  
Towson, Maryland 21204



**Baltimore County**

*James T. Smith, Jr., County Executive*  
*Timothy M. Kotroco, Director*

November 29, 2004

Scott J. Manning  
5232 Torrington Circle  
Baltimore, Maryland 21237

Dear: Mr. Manning

RE: Case Number: 05-213-A, 11018 Pfeffers Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 28, 2004.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel  
Robert Infussi, Jr. P.O. Box 1043-7043 Belair 21014

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



BW  
12/8

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco  
PDM

FROM: John D. Oltman, Jr. JDO  
DEPRM

DATE: December 6, 2004

SUBJECT: Zoning Items # See List Below

RECEIVED

DEC 7 2004

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of November 8, 2004.

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-208  
05-209  
05-211  
05-213  
05-216  
05-219  
05-220

Reviewers: Sue Farinetti, Dave Lykens

BW  
12/8

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Timothy M. Kotroco, Director  
Department of Permits and  
Development Management

**DATE:** November 16, 2004

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

NOV 17 2004

**SUBJECT:** Zoning Advisory Petition(s): Case(s) 5-193, 5-213, and 5-217

PLANNING COMMISSIONER

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared By:

Mark A. Cunningham

Division Chief:

[Signature]

MAC/LL



**Baltimore County  
Fire Department**

Courthouse Building, Room 111  
Mail Stop #1105  
~~111 West Chesapeake Avenue~~  
Towson, Maryland 21204

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

November 8, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: November 8, 2004

Item No.: 207-220

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK  
Fire Marshal's Office  
PHONE 887-4881  
MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco  
PDM

FROM: John D. Oltman, Jr. *JO*  
DEPRM

DATE: December 6, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of November 8, 2004.

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-208  
05-209  
05-211  
05-213  
05-216  
05-219  
05-220

Reviewers: Sue Farinetti, Dave Lykens

Robert L. Ehrlich, Jr., *Governor*  
Michael S. Steele, *Lt. Governor*



Robert L. Flanagan, *Secretary*  
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

Date: 11-9-04

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

RE: Baltimore County  
Item No. 213 DT

Dear Ms. Matthews:

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,

Steven D. Foster, Chief  
Engineering Access Permits Division

My telephone number/toll-free number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • [www.marylandroads.com](http://www.marylandroads.com)

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Timothy M. Kotroco, Director  
Department of Permits and  
Development Management

**DATE:** November 16, 2004

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

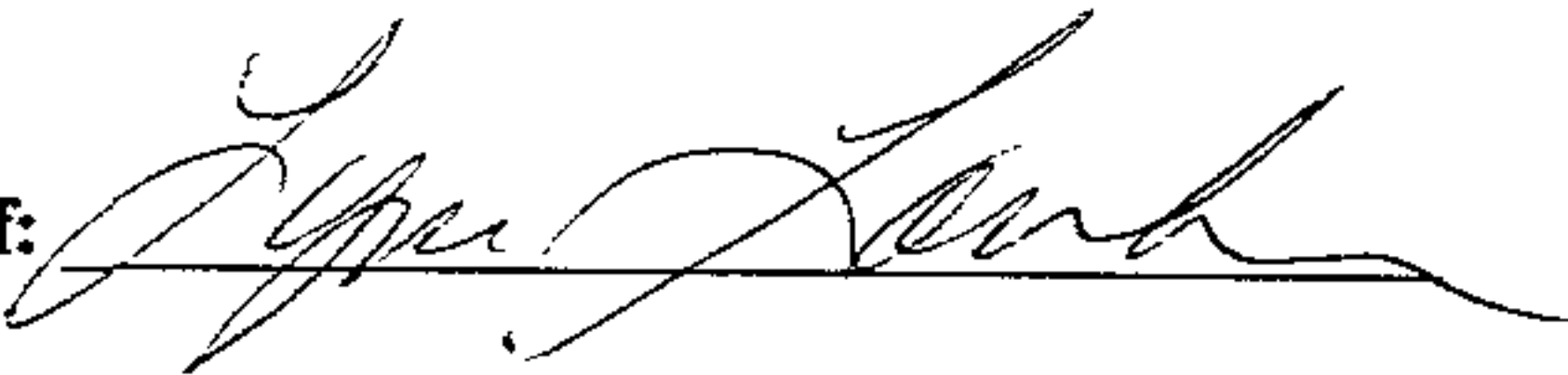
**SUBJECT:** Zoning Advisory Petition(s): Case(s) 5-193, 5-213, and 5-217

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

**Prepared By:**



**Division Chief:**



MAC/LL

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Timothy M. Kotroco, Director  
Department of Permits &  
Development Management

**DATE:** November 12, 2004

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For November 15, 2004  
Item Nos. 208, 209, 210, 211, 213,  
216, 219, and 220

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

RWB:CEN:jrb

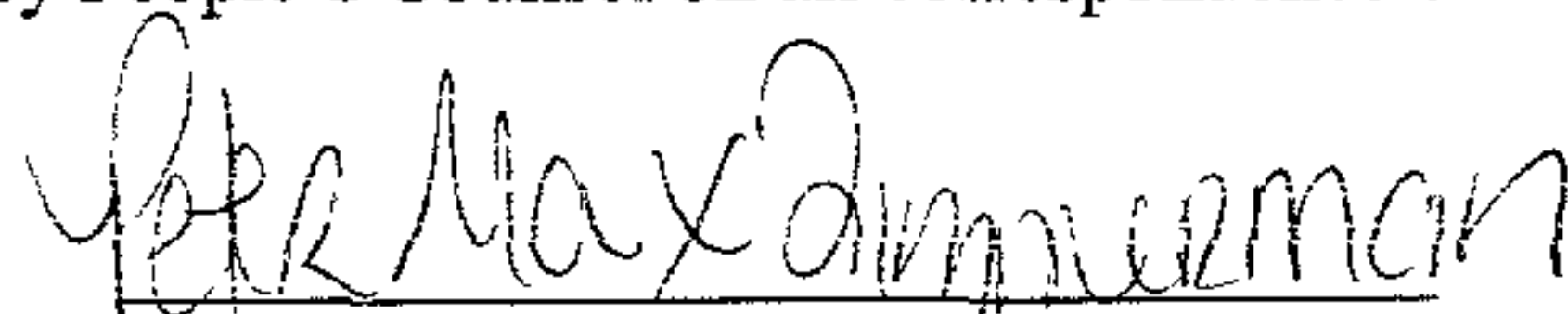
cc: File

RE: PETITION FOR VARIANCE \* BEFORE THE  
11018 Pfeffers Road; W/side Pfeffers Road, \*  
1,580' SE Bradshaw Road \* ZONING COMMISSIONER  
11<sup>th</sup> Election & 6<sup>th</sup> Councilmanic Districts \*  
Legal Owner(s): Scott J. Manning \* FOR  
Petitioner(s) \* BALTIMORE COUNTY  
\* 05-213-A

\* \* \* \* \*

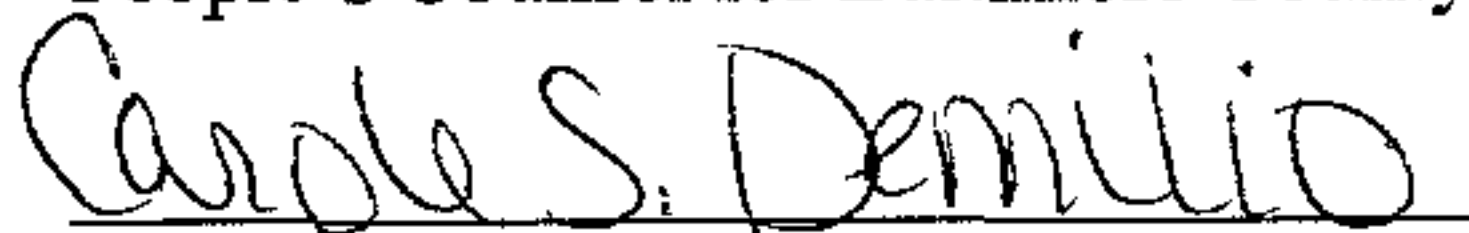
**ENTRY OF APPEARANCE**

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent documentation filed in the case.



PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



CAROLE S. DEMILIO

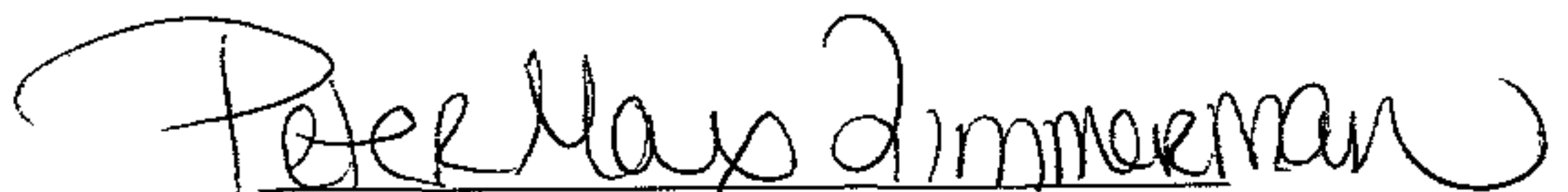
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 10<sup>th</sup> day of November, 2004, a copy of the foregoing Entry of Appearance was mailed to, Robert Infussi, Sr, P.O. Box 1043-7043, Bel Air, MD 21014, Representative for Petitioner(s).

RECEIVED

Per 



PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

[Click here for a plain text ADA compliant screen.](#)



**Maryland Department of Assessments and Taxation**  
**BALTIMORE COUNTY**  
**Real Property Data Search**

**Account Identifier:** District - 11 Account Number - 220002332

**Owner Information**

**Owner Name:** MANNING SCOTT J  
 MANNING DENISE D

**Use:** RESIDENTIAL

**Principal Residence:** NO

**Mailing Address:** 5232 TORRINGTON CIR  
 BALTIMORE MD 21237-4911

**Deed Reference:** 1) /15414/ 148  
 2)

**Location & Structure Information**

**Premises Address**  
 11018 PFEFFERS RD

**Legal Description**

3.656 AC  
 11018 PFEFFERS RD WSR  
 2357FT N OF PHILA RD

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Group | Plat No:  | MS |
|-----|------|--------|--------------|-------------|---------|-------|-----|-------|-----------|----|
| 64  | 15   | 653    |              |             |         |       | 2   | 82    | Plat Ref: |    |

**Special Tax Areas** Town  
 Ad Valorem  
 Tax Class

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
| 0000                    |               | 3.66 AC            | 04         |

| Stories | Basement | Type | Exterior |
|---------|----------|------|----------|
|         |          |      |          |

**Value Information**

|                           | Base Value | Value As Of 01/01/2003 | Phase-in Assessments As Of 07/01/2004 | As Of 07/01/2005 |
|---------------------------|------------|------------------------|---------------------------------------|------------------|
| <b>Land:</b>              | 75,960     | 75,960                 |                                       |                  |
| <b>Improvements:</b>      | 0          | 0                      |                                       |                  |
| <b>Total:</b>             | 75,960     | 75,960                 | 75,960                                | 75,960           |
| <b>Preferential Land:</b> | 0          | 0                      | 0                                     | 0                |

**Transfer Information**

|                                      |                           |                         |
|--------------------------------------|---------------------------|-------------------------|
| <b>Seller:</b> OLKOWSKI MARY J       | <b>Date:</b> 07/26/2001   | <b>Price:</b> \$150,000 |
| <b>Type:</b> UNIMPROVED ARMS-LENGTH  | <b>Deed1:</b> /15414/ 148 | <b>Deed2:</b>           |
| <b>Seller:</b> OLKOWSKI DONALD E,3RD | <b>Date:</b> 06/10/1999   | <b>Price:</b> \$0       |
| <b>Type:</b> NOT ARMS-LENGTH         | <b>Deed1:</b> /13809/ 110 | <b>Deed2:</b>           |
| <b>Seller:</b> ROHE JOSEPH C         | <b>Date:</b> 11/21/1995   | <b>Price:</b> \$106,200 |
| <b>Type:</b> UNIMPROVED ARMS-LENGTH  | <b>Deed1:</b> /11315/ 391 | <b>Deed2:</b>           |

**Exemption Information**

| Partial Exempt Assessments | Class | 07/01/2004 | 07/01/2005 |
|----------------------------|-------|------------|------------|
| <b>County</b>              | 000   | 0          | 0          |
| <b>State</b>               | 000   | 0          | 0          |
| <b>Municipal</b>           | 000   | 0          | 0          |

**Tax Exempt:** NO  
**Exempt Class:**

**Special Tax Recapture:**

\* NONE \*

*Neighbor*

Click here for a plain text HTML equivalent screen.



**Maryland Department of Assessments and Taxation**  
**BALTIMORE COUNTY**  
**Real Property Data Search**

**Account Identifier:** District - 11 Account Number - 2200023320

**Owner Information**

**Owner Name:** HARDIN JAMES L  
 HARDIN VICTORIA J **Use:** RESIDENTIAL

**Mailing Address:** 11016 PFEFFERS RD  
 KINGSVILLE MD 21087-1893 **Principal Residence:** YES

**Deed Reference:** 1) /13905/ 554  
 2)

**Location & Structure Information**

**Premises Address**  
 11016 PFEFFERS RD

**Legal Description**  
 IMPS 1.324 AC  
 11016 PFEFFERS RD WS  
 2200FT N OF PHILA RD

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Group | Plat No:  | MS |
|-----|------|--------|--------------|-------------|---------|-------|-----|-------|-----------|----|
| 64  | 15   | 716    |              |             |         |       | 1   | 82    | Plat Ref: |    |

**Special Tax Areas** **Town**  
**Ad Valorem**  
**Tax Class**

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
| 1994                    | 2,448 SF      | 1.33 AC            | 04         |

| Stories | Basement | Type          | Exterior |
|---------|----------|---------------|----------|
| 2       | YES      | STANDARD UNIT | SIDING   |

**Value Information**

|                           | Base Value | Value As Of 01/01/2003 | Phase-in Assessments As Of 07/01/2004 | As Of 07/01/2005 |
|---------------------------|------------|------------------------|---------------------------------------|------------------|
| <b>Land:</b>              | 61,980     | 61,980                 |                                       |                  |
| <b>Improvements:</b>      | 178,050    | 222,040                |                                       |                  |
| <b>Total:</b>             | 240,030    | 284,020                | 269,356                               | 284,020          |
| <b>Preferential Land:</b> | 0          | 0                      | 0                                     | 0                |

**Transfer Information**

| Seller:                           | Date:                     | Price:        |
|-----------------------------------|---------------------------|---------------|
| ROHE JOSEPH C                     | 07/20/1999                | \$250,000     |
| <b>Type:</b> IMPROVED ARMS-LENGTH | <b>Deed1:</b> /13905/ 554 | <b>Deed2:</b> |
| ROHE JOSEPH C                     | 06/29/1995                | \$0           |
| <b>Type:</b> NOT ARMS-LENGTH      | <b>Deed1:</b> /11111/ 117 | <b>Deed2:</b> |
| <b>Seller:</b>                    | <b>Date:</b>              | <b>Price:</b> |
| <b>Type:</b>                      | <b>Deed1:</b>             | <b>Deed2:</b> |

**Exemption Information**

| Partial Exempt Assessments | Class | 07/01/2004 | 07/01/2005 |
|----------------------------|-------|------------|------------|
| County                     | 000   | 0          | 0          |
| State                      | 000   | 0          | 0          |
| Municipal                  | 000   | 0          | 0          |

**Tax Exempt:** NO  
**Exempt Class:**

**Special Tax Recapture:**

\* NONE \*

DATE \_\_\_\_\_

F-MAIL

[illegible]

Case No.:

05-213A

Exhibit Sheet

Petitioner/Developer

Protestant

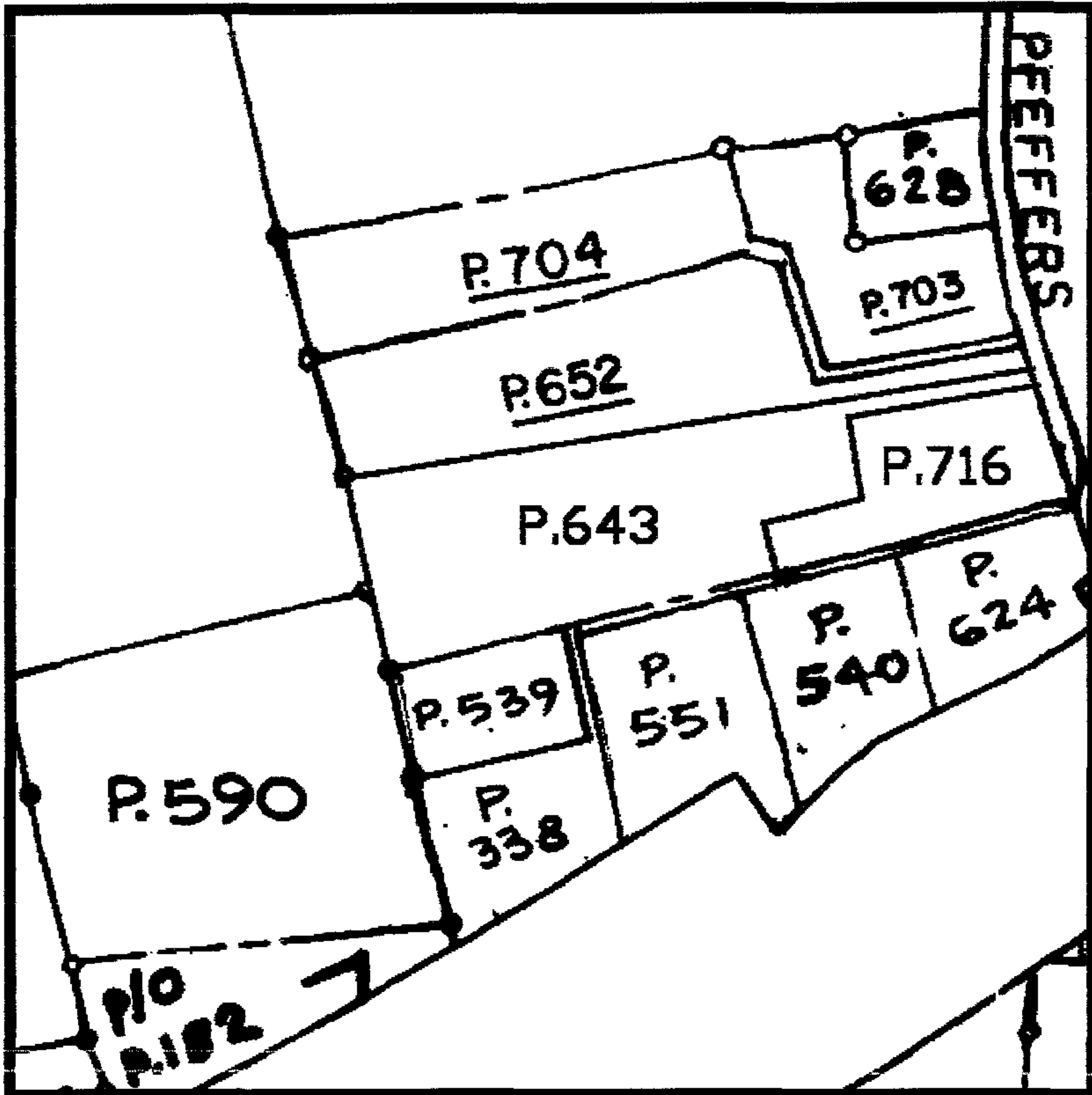
|        |           |  |
|--------|-----------|--|
| No. 1  | Site Plan |  |
| No. 2  |           |  |
| No. 3  |           |  |
| No. 4  |           |  |
| No. 5  |           |  |
| No. 6  |           |  |
| No. 7  |           |  |
| No. 8  |           |  |
| No. 9  |           |  |
| No. 10 |           |  |
| No. 11 |           |  |
| No. 12 |           |  |



**Maryland Department of Assessments and Taxation**  
**BALTIMORE COUNTY**  
**Real Property Data Search**

[View Map](#)

**District - 11 Account Number - 2200023321**



Property maps provided courtesy of the Maryland Department of Planning ©2004.  
 For more information on electronic mapping applications, visit the Maryland Department of Planning  
 web site at

SCALE: 1" = 200'  
N.E. 12-K

R.C.5

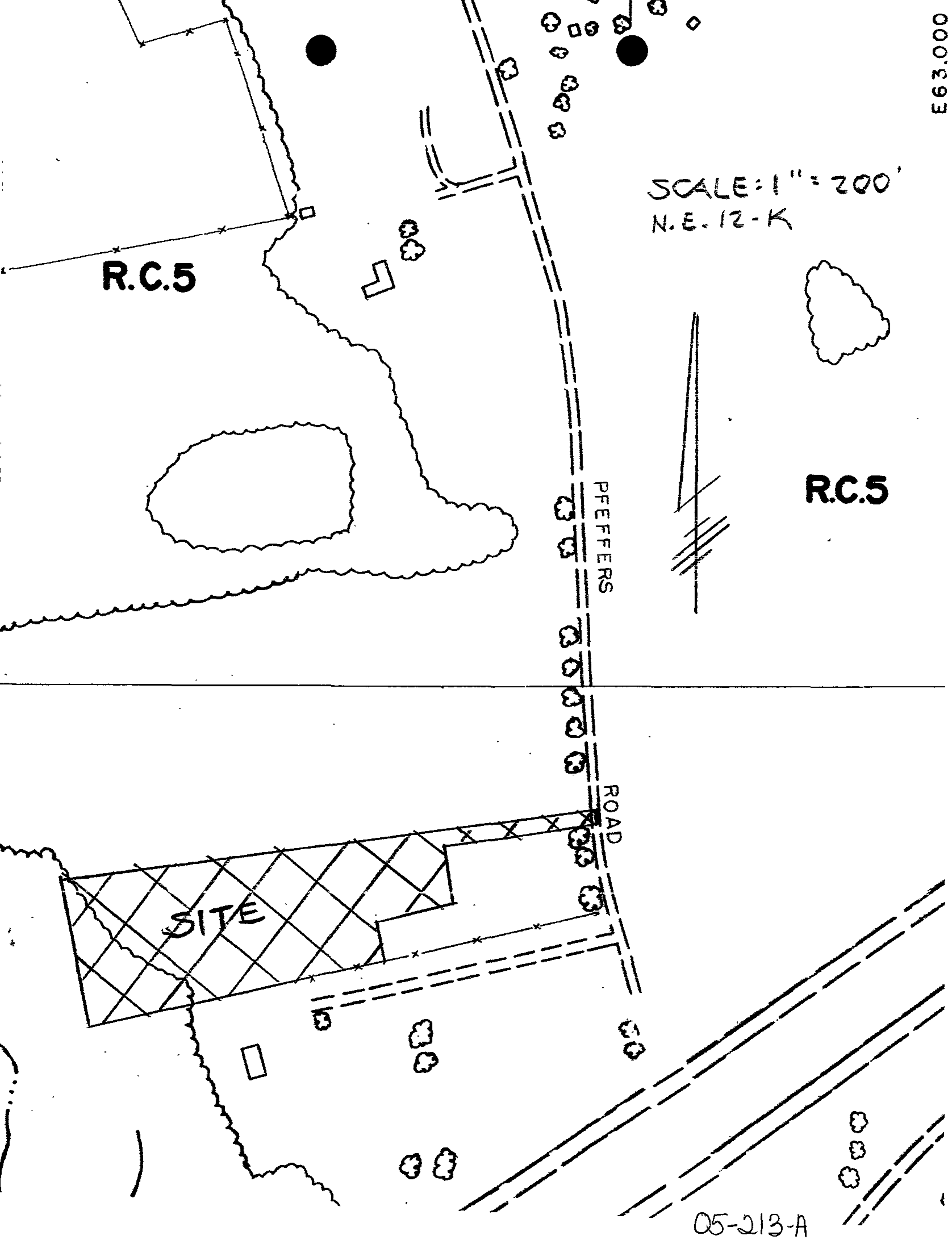
R.C.5

PFEFFERS

ROAD

SITE

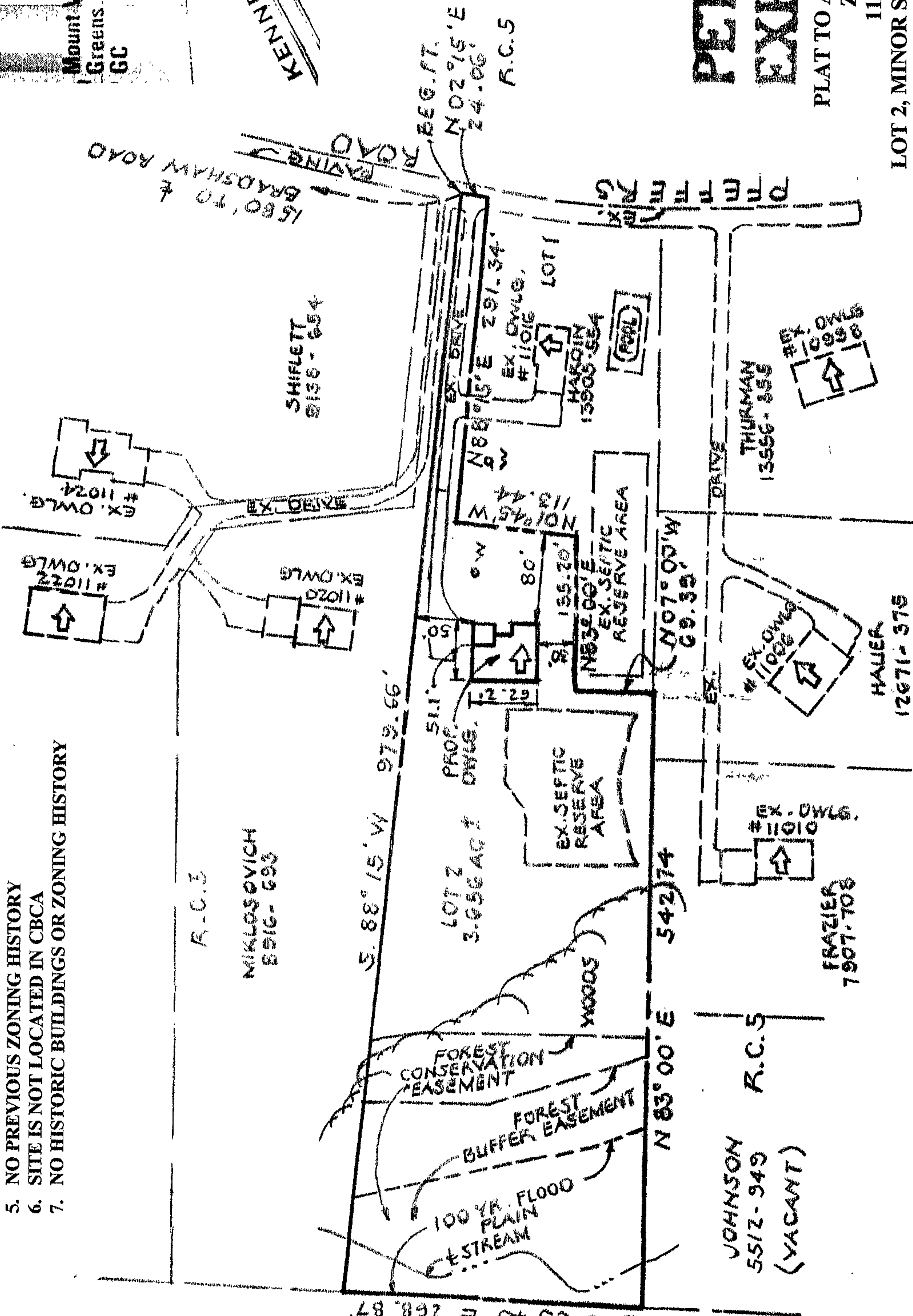
05-213-A



1. ZONING.....R.C.5 (N.E. 12-K)
2. AREA.....3.656 ACRES
3. PRIVATE WATER AND SEWER
4. A PORTION OF THIS SITE IS LOCATED IN A  
100 YEAR FLOOD PLAIN. SITE IS LOCATED IN  
FLOOD ZONE C.
5. NO PREVIOUS ZONING HISTORY
6. SITE IS NOT LOCATED IN CBCA
7. NO HISTORIC BUILDINGS OR ZONING HISTORY

50

**CENTRAL DRAFTING & DESIGN, INC.**  
601 CHARWOOD COURT  
EDGEWOOD, MD 21040  
(410) 679-8719



**PETITIONER'S  
EXHIBIT 1**

**PLAT TO ACCOMPANY PETITION FOR  
ZONING VARIANCE  
11018 PFEFFERS ROAD**

**LOT 2, MINOR SUBDIVISION OF ROHE PROPERTY**

**94-124-MP**

ELECTION DISTRICT 11,C3

**BALTIMORE COUNTY, MARYLAND**

**SCALE: 1 INCH = 100 FEET      OCTOBER 25, 2004**

05-213-A