

IN RE: PETITION FOR ADMIN. VARIANCE

NW corner of Manor Road and Old
Carriage Court
11th Election District
3rd Councilmanic District
(11403 Manor Road)

Robin Langbaum and Robert M. Hopkins, III
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-309-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 owners of the subject property, Robin Langbaum and Robert M. Hopkins, III for property located at 11403 Manor Road. The variance request is from Section 1A04.3.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 20 feet in lieu of the required 50 feet and a front yard setback of 40 feet in lieu of required 50 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct a 43 foot x 23 foot garage with an enclosed catwalk connecting the garage to the dwelling. The catwalk will extend from an existing unused door on the second floor of the home to the new garage. The property contains steep slopes and the construction of a garage will require variances. Access to the new garage will be via the existing driveway. The subject property contains .985 acre of land zoned RC 5.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

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2-21-08
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The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 27, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 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 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 Petitioners.

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 21st day of February, 2008 that a variance from Section 1A04.3.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 20 feet in lieu of the required 50 feet and a front yard setback of 40 feet in lieu of required 50 feet is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

COPIES RECEIVED FOR PLANS
2-21-08
m

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



THOMAS H. BOSWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

COPIES RECEIVED FOR FILING
2-21-08
pz



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

February 21, 2008

EDWARD C. COVAHEY, JR.
COVAHEY BOOZER DEVAN & DORE PA
614 BOSLEY AVENUE
TOWON MD 21204

Re: Petition for Administrative Variance
Case No. 08-309-A
Property: 11403 Manor Road

Dear Mr. Covahey:

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,

A handwritten signature in black ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Robin Langbaum and Robert M. Hopkins, III, 11403 Manor Road, Glen Arm MD 21057



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 11403 Manor Roadwhich 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) 1A04.3 2b to permit a 4100 yard setback of 20. feet in lieu of the required 50 feet and a front yard setback of 40 feet in lieu of required 50 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:

Edward C. Covahey, Jr.

Name - Type or Print

Signature

Covahey, Boozer, Devan & Dore, P.A.

Company

614 Bosley Ave.410-828-9441

Address

Telephone No.

TowsonMD21204

City

State

Zip Code

Legal Owner(s):

Robert M. Hopkins, 3rd

Name - Type or Print

Signature

Robin Langbaum Hopkins

Name - Type or Print

Signature

11403 Manor Road

Address

410-665-2990

Telephone No.

Glen Arm

City

MD

State

21057

Zip Code

Representative to be Contacted:

Bryn Shaw

Name

774 Sussex Court

Address

443-324-5200

Telephone No.

Sykesville

City

MD

State

21784

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 15 day of January 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. 08-309-A

REV 10/25/01

Reviewed By JF/LWDate 1/15/08Estimated Posting Date 1-27-082-21-08m

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.

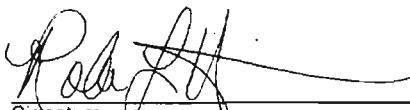
That the Affiant(s) does/do presently reside at 11403 Manor Road
Address
Glen Arm MD 21057
City State Zip Code

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): **Petitioners are unable to construct a garage with enclosed catwalk to dwelling without a variance.**

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

Robert M. Hopkins, 3rd
Name - Type or Print


Signature

Robin Langbaum Hopkins
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of January, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert M. Hopkins, 3rd and Robin Langbaum Hopkins
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal




Notary Public

My Commission Expires February 1, 2011

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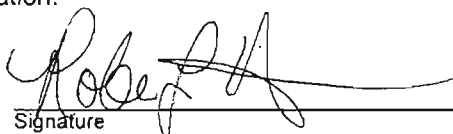
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Address
Glen Arm MD 21057
City State Zip Code

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Signature

Robert M. Hopkins, 3rd
Name - Type or Print


Signature

Robin Langbaum Hopkins
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of January, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert M. Hopkins, 3rd and Robin Langbaum Hopkins

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

AS WITNESS my hand and Notarial Seal




Notary Public

My Commission Expires February 1, 2011

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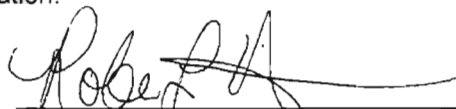
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Address
Glen Arm MD 21057
City State Zip Code

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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

Robert M. Hopkins, 3rd
Name - Type or Print


Signature

Robin Langbaum Hopkins
Name - Type or Print

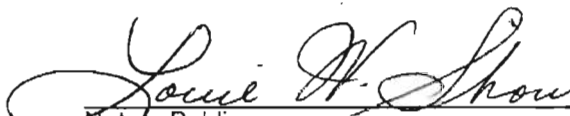
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of January, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert M. Hopkins, 3rd and Robin Langbaum Hopkins
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal




Notary Public

My Commission Expires February 1, 2011

Brian R. Dietz
Professional Land Surveyor #21080
8119 Oakleigh Road, Baltimore, MD 21234
Phone 410-661-3160 Fax 410-661-3163

Zoning Description
For
11403 Manor Road
Baltimore County, Maryland
January 11, 2008

Beginning for the same at the intersection of the Centerline of Manor Road with the West side of Old Carriage Court, (30 feet wide). Running thence with the West side of Old Carriage Court the 5 following courses and distance viz;

1. North 37 degrees 26 minutes 00 seconds East 110.68 feet,
2. North 25 degrees 28 minutes 00 seconds East 61.88 feet,
3. North 05 degrees 19 minutes 00 seconds East 61.45 feet
4. North 46 degrees 05 minutes 00 seconds East 150.02 feet,
5. North 41 degrees 29 minutes 00 seconds East 95.75 feet, thence leaving the west side
Of Old Carriage Court,
6. North 16 degrees 35 minutes 05 seconds West 135.62 feet,
7. North 74 degrees 09 minutes 30 seconds West 65.44 feet,
8. South 61 degrees 31 minutes 28 seconds West 205.57 feet,
9. South 38 degrees 22 minutes 26 seconds East 166.16 feet,
10. South 10 degrees 05 minutes 00 seconds East 81.92 feet,
11. South 46 degrees 05 minutes 00 seconds West 17.19 feet,
12. South 05 degrees 19 minutes 00 seconds West 62.61 feet,
13. South 25 degrees 28 minutes 00 seconds West 60.18 feet,
14. South 37 degrees 26 minutes 00 seconds West 110.08 feet to a point in the centerline
of Manor Road, thence with the centerline of Manor Road,

15. South 52 degrees 49 minutes 00 seconds East 6.00 feet to the place of beginning

Containing 0.985 of an acre of land or 42,907 sq.ft. of land more or less.

Also known as 11403 Manor Road and located in the 11th Election District, 3rd Councilmanic District of Baltimore County, MD.



Brian R. Dietz

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **09738**

Date: **1/15/08**

PAID RECEIPT

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				65.00

Total: **65.00**

Rec

From:

For:

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

BUSINESS ACTUAL TIME ORN
 1/16/2008 1/15/2008 09:18:27 1
 REC # 01 WALKIN JRIC JNR
 >>RECEIPT # 361479 1/15/2008 OFLN
 Dept 5 528 ZIRING VERIFICATION
 009738
 Recpt Tot 465.00
 465.00 CH 4.00 CA
 Baltimore County, Maryland

CERTIFICATE OF POSTING

RE: Case No.: 08-309-A

Petitioner/Developer: ROBERT

L ROBIN HOPKINS

Date of Hearing/Closing: 2-11-08

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

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

11403 MANOR RD

The sign(s) were posted on _____

1-27-08
(Month, Day, Year)

Sincerely,

Robert Black 1-28-08
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

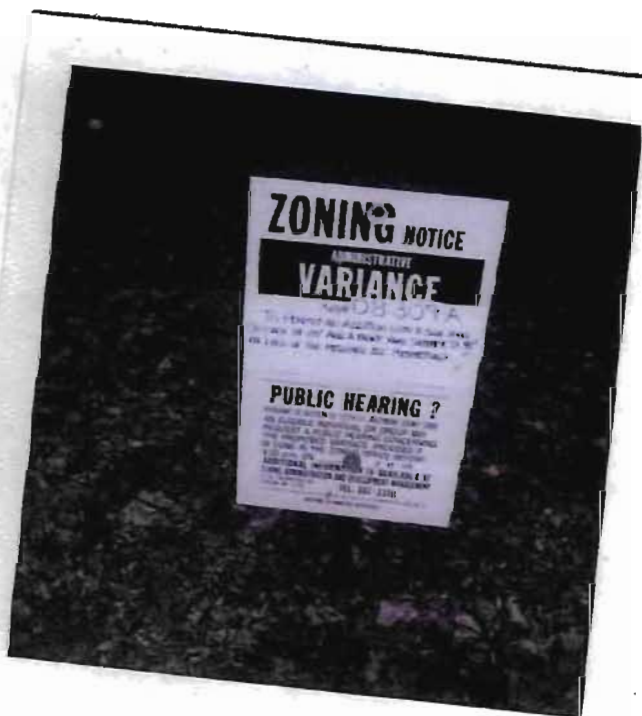
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 309 -A Address 11403 MANOR RD.

Contact Person: JF/LW Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1-15-08 Posting Date: 1-27-08 Closing Date: 2-11-08

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 08- 309 -A Address 11403 MANOR RD

Petitioner's Name Robert & Robin Hopkins Telephone 410-665-2990

Posting Date: 1-27-08 Closing Date: 2-11-08

Wording for Sign: To Permit an addition with a side yard setback
of 20' and a front yard setback of 40' in lieu of the
required 50', respectively.

WCR - Revised 6/25/04

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: 08-309-A

Petitioner: Bob: Robin Hopkins

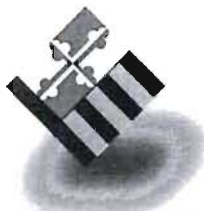
Address or Location: 11703 Manor Rd, Baltimore Co, Md

PLEASE FORWARD ADVERTISING BILL TO:

Name: Bryn Shaw - Baltimore Complete Construction

Address: 774 Sussex QT
Elkensburg MD 21784

Telephone Number: 410-977-5075



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

February 11, 2008

Edward C. Covahey, Jr.
Covahey, Boozer, Devan & Dore, P.A.
614 Bosley Avenue
Towson, MD 21204

Dear Mr. Covahey:

RE: Case Number: 08-309-A, 11403 Manor Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 15, 2008. This letter is not an approval, but only a **NOTIFICATION**.

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.

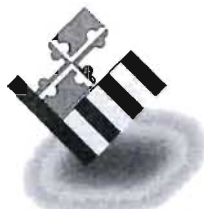
If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf
Enclosures

c: People's Counsel
Robert M. Hopkins, III Robin Langbaum Hopkins 11403 Manor Road Glen Arm 21057
Bryn Shaw 774 Sussex Court Sykesville 21784



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

County Office Building, Room 111
, 2007
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

January 29, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: January 29, 2008

Item Number:

298, 299, 300, 301, 302, 303, 305, 306, 307, 308, 309, 310, 311, 312, 314, 315,
316, 317, 318, 319, 320, 322, 323, 324

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.

. 1The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 1, 2008

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 4, 2008
Item Nos. 08-298, 299, 300, 301, 302, 304,
306, 307, 308, 309, 310, 311, 312, 313, 314,
316, 317, 318, 319, 320, 321, 322 and 323

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

DAK:CEN:cab

cc: File

ZAC-NO COMMENTS- 02042008.doc



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

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

Maryland Department of Transportation

Date: JAN. 30, 2008

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

RE: Baltimore County
Item No. 8-309-A
11403 MANOR ROAD
HOPKINS/LANGLAUM PROPERTY
ADMINISTRATIVE VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 8-309-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Fod Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 4, 2008

RECEIVED
FEB 05 2008

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

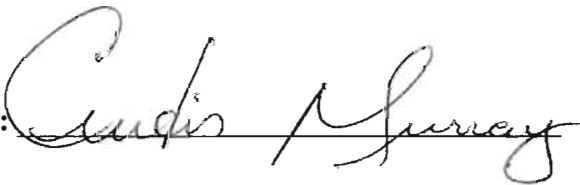
BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 8-309- Administrative Variance**

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 Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared By:



CM/LL





Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 11 **Account Number -** 1119012010

Owner Information

Owner Name: HOPKINS ROBERT M,3RD
 HOPKINS ROBIN LANGBAUM
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 11403 MANOR ROAD
 GLEN ARM MD 21057-9410
Deed Reference: 1) /15926/ 272
 2)

Location & Structure Information

Premises Address 11403 MANOR RD
Legal Description .985 AC
 11403 MANOR RD
 1000 NE GLENARM RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
62	9	163						3	Plat Ref:

Special Tax Areas Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1961	2,632 SF	.98 AC	04

Stories	Basement	Type	Exterior
2	NO	STANDARD UNIT	1/2 BRICK FRAME

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	68,600	147,000		
Improvements:	190,750	225,860		
Total:	259,350	372,860	335,022	372,860
Preferential Land:	0	0	0	0

Transfer Information

Seller: HOPKINS ROBERT M,3RD	Date: 01/03/2002	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /15926/ 272	Deed2:
Seller: STRYKER JOHN I,JR/JOHN I 3RD	Date: 11/21/2000	Price: \$260,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /14822/ 632	Deed2: /14822/ 625
Seller: STRYKER BEVERLY A	Date: 11/21/1997	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /12511/ 139	Deed2:

Exemption Information

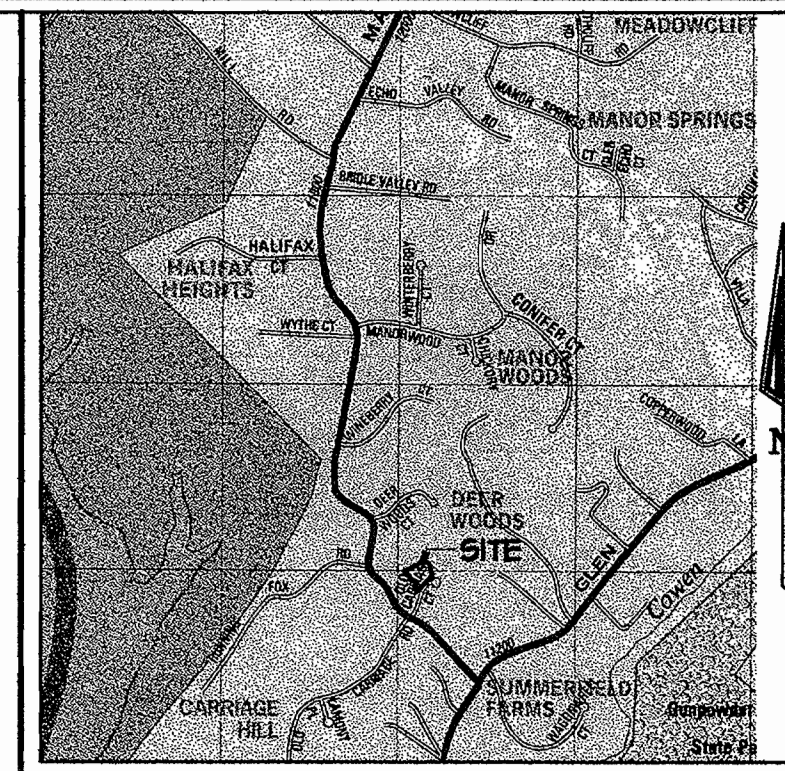
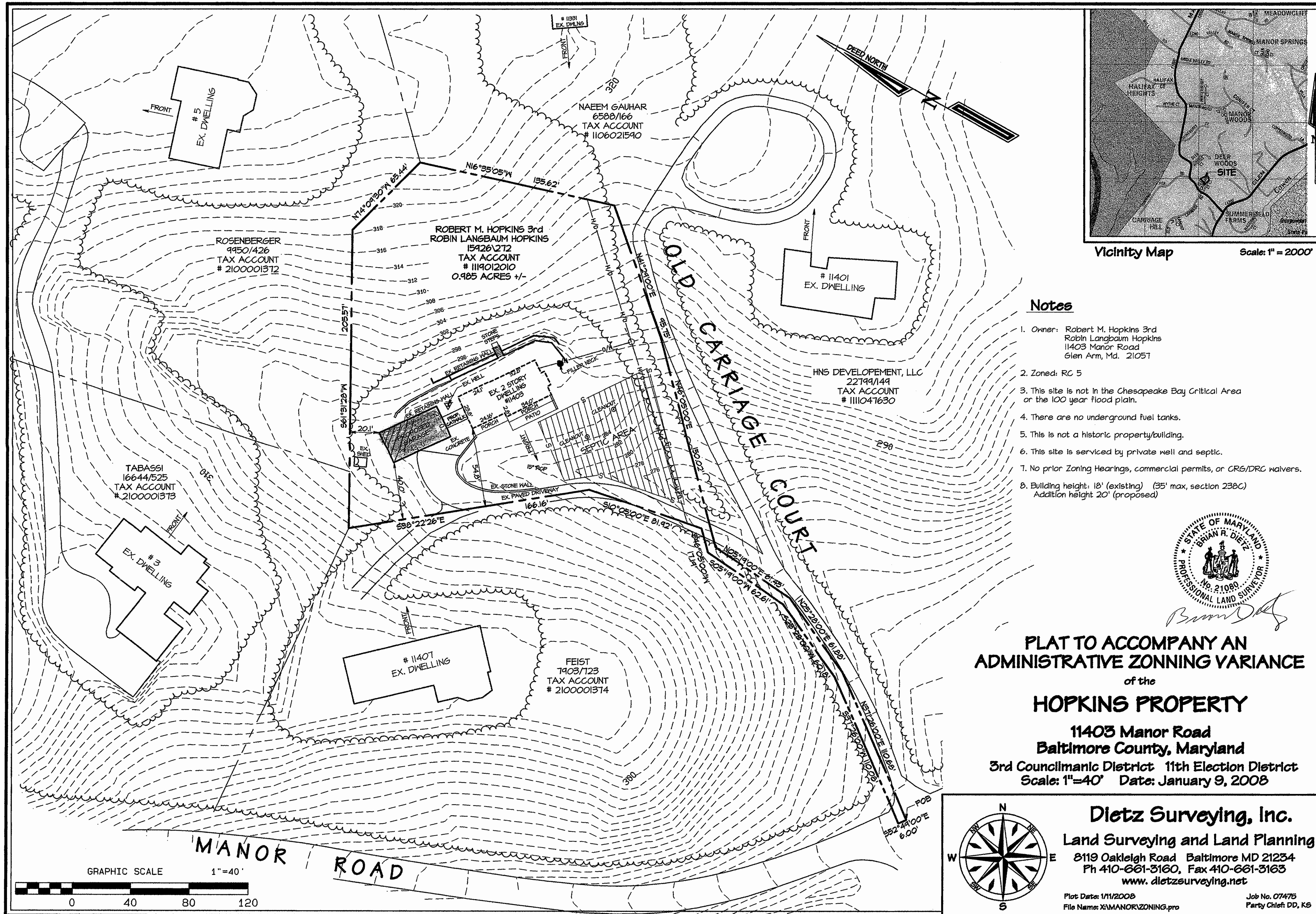
Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

11404 Manor Rd
309





Vicinity Map

Scale: 1" = 2000'

Notes

1. Owner: Robert M. Hopkins 3rd
Robin Langbaum Hopkins
11403 Manor Road
Glen Arm, Md. 21057
2. Zoned: RC 5
3. This site is not in the Chesapeake Bay Critical Area or the 100 year flood plain.
4. There are no underground fuel tanks.
5. This is not a historic property/building.
6. This site is serviced by private well and septic.
7. No prior Zoning Hearings, commercial permits, or GRG/DRG waivers.
8. Building height: 18' (existing) (35' max, section 238C)
Addition height 20' (proposed)



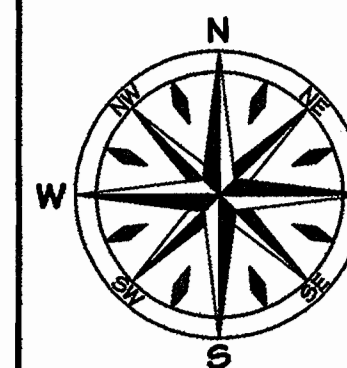
PLAT TO ACCOMPANY AN
ADMINISTRATIVE ZONING VARIANCE

of the

HOPKINS PROPERTY

11403 Manor Road
Baltimore County, Maryland

3rd Councilmanic District 11th Election District
Scale: 1"=40' Date: January 9, 2008



Dietz Surveying, Inc.

Land Surveying and Land Planning

8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsurveying.net

Plot Date: 1/11/2008
File Name: X1MANORZONING.pro

Job No. 07475
Party Chief: DD, K6

08-309-A