

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Shore Road, 226 feet W
c/l of Elm Drive
15th Election District
6th Councilmanic District
(1211 Shore Road)

Christopher C. and Peggy M. Schoff
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2008-0510-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, Christopher C. and Peggy M. Schoff for property located at 1211 Shore Road. The variance request is from Sections 1B02.3.C.1 and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition and a covered porch on rear of existing dwelling with a rear setback of 9 feet and 15 feet in lieu of the required 30 feet and 22.5 feet respectively; and, to permit the existing shed to be located on the side yard of the new addition in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners downsized to the subject one-story dwelling containing 960 square feet and was constructed in 1942. They now wish to construct a one-story addition measuring 16 feet x 14 feet in size onto the rear of the home. A check of the Maryland Department of Assessments and Taxation Real Property Data Search shows that the adjacent properties in the area contain 5,047 square feet and the dwellings range in size from 672 square feet to 1,366 square feet. None of the adjacent property owners voiced any objection to the proposed addition or keeping the shed in its current location.

ORDER RECEIVED FOR FILING

6-11-08

pm

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Department of Environmental Protection and Resource Management dated June 11, 2008 which indicates that the property must comply with the Chesapeake Bay Critical Area Regulations (CBCA). The property is in an Intensely Development Area (IDA) of the CBCA, and the IDA pollutant reduction requirements must be met and may require tree planting or fee-in-lieu. Comments were received from the Bureau of Development Plans Review dated May 12, 2008. The comments indicate that the first floor or basement must be at least one foot above the flood plain elevation in all construction, the building should be designed and adequately anchored to prevent flotation or collapse and constructed of materials resistant to flood damage. Flood-resistant construction should be in accordance with the Baltimore County Building Code which adopts the International Building Code.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 11, 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.

ORDER RECEIVED FOR FILING

6-17-08
P3

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 17th day of June, 2008 that a variance from Sections 1B02.3.C.1 and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition and a covered porch on rear of existing dwelling with a rear setback of 9 feet and 15 feet in lieu of the required 30 feet and 22.5 feet respectively; and, to permit the existing shed to be located on the side yard of the new addition in lieu of the required rear yard 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.
2. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004 and other Sections of the Baltimore County Code).
3. The property is in an Intensely Development Area (IDA) of the Chesapeake Bay Critical Area. The IDA pollutant reduction requirement must be met and may require tree planting or fee-in-lieu.
4. The base flood elevation for this site is 10.2 feet Baltimore County Datum.
5. The flood protection elevation for this site is 11.2 feet.
6. In conformance with Federal Flood Insurance Requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.
7. The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.
8. The building engineer shall require a permit for this project.

SPRING RECEIVED FOR FILING

6-17-08

9. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
10. Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the International Building Code.

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



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

COPIES RECEIVED FOR FILING

6.17.08
p2



Flood **CBCA** TAX ACCOUNT 1519072940

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1211 SHORE RD.
which is presently zoned DR 5-5

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) BCZR 1B02.3C.1 & 400.1

TO PERMIT AN ADDITION AND A COVERED PORCH ON REAR OF EXISTING DWELLING WITH A REAR SETBACK OF 9 FEET AND 15 FEET IN LIEU OF THE REQUIRED 30 FEET AND 22.5 FEET RESPECTIVELY; AND, TO PERMIT THE EXISTING SHED TO BE LOCATED ON THE SIDE YARD OF THE NEW ADDITION IN LIEU OF THE REQUIRED REAR YARD
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):

CHRISTOPHER C SCHOFF
Name - Type or Print _____
[Signature]
Signature _____
PEGGY M SCHOFF
Name - Type or Print _____
[Signature]
Signature _____
1211 SHORE RD 410-687-7333
Address _____ Telephone No. _____
BALTIMORE MD 21220
City _____ State _____ Zip Code _____

Representative to be Contacted:

GEORGE D. MCCLELLAND
Name _____
25 WATERVIEW RD 410-477-9136
Address _____ Telephone No. _____
BALTIMORE, MD 21222
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. 2008-0510-A

REV 10/25/01

Reviewed By A-Tsu Date 04/28/2008
Estimated Posting Date 05/11/08 - 05/26/08

6-11-08
[Signature]

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 1211 SHORE RD
Address
BALTIMORE MD 21220
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):

The existing dwelling is a small 1 sty bungalow and was purchased to downsize after the children were raised. Now that grandchildren have arrived additional space is required for recreation and crafts.

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.

Christopher C. Schuff
Signature
Christopher C. Schuff
Name - Type or Print

Peggy M. Schuff
Signature
Peggy M. Schuff
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of April, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Christopher C. and Peggy M. Schuff
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s)

AS WITNESS my hand and Notarial Seal

Barbara J. Connor
Notary Public
My Commission Expires 5-1-2010

ZONING DESCRIPTION FOR 1211 SHORE RD.

Beginning at a point on the North side of Shore Rd. which is 40' wide at the distance of 226' West of Elm Drive which is 45' wide. Being lot No. 59, Section 4, in the subdivision of Stansbury Manor as recorded in Baltimore County Plat Book # 13, Folio #138, containing 5,047 square feet. Also known as 1211 Shore Rd, and located in the 15th Election District, 6th Councilmanic District.

2008-0510-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **14048**

Date:

04/28/08

PAID RECEIPT

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				65-

Total: **7665-**

Rec

From:

CHRISTOPHER C. SCHOFF

For:

211 SHORE RD

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

2008-0570-A

**CASHIER'S
 VALIDATION**

BUSINESS ACTUAL 11/08
 4/28/2008 4/28/2008 10:00:05
 NEW YORK WALKIN TOOL DND
 RECEIPT # 040092 4/28/2008 10:00:05
 Dept 5 570 JORDAN VERIFICATION
 01-0000
 Recpt for 125.00
 345.00 12 1.00
 Baltimore County, MD 110

CERTIFICATE OF POSTING

RE: Case No. 08-510-A

Petitioner/Developer: CHRISTOPHER SCHOFF

Date of Hearing/Closing: 5-26-08

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:

1211 SHORE RD

The sign(s) were posted on 5-11-08
(Month, Day, Year)

Sincerely,

Robert Black 5-14-08
(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)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 0510 -A Address 1211 SHORE ROAD

Contact Person: AARON TSUI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 04/28/2008 Posting Date: 05/11/08 Closing Date: 05/26/08

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- 0510 -A Address 1211 SHORE ROAD

Petitioner's Name CHRISTOPHER C SCHOFF Telephone 410-687-7333

Posting Date: _____ Closing Date: _____

Wording for Sign: To Permit AN ADDITION & A COVERED PORCH ON REAR OF
EXISTING DWELLING WITH A REAR SETBACK OF 9 FEET & 15 FEET IN
LIEU OF THE REQUIRED 30 FEET & 22.5 FEET RESPECTIVELY; AND TO
PERMIT THE EXISTING TO BE LOCATED ON THE SIDE YARD OF NEW ADDITION
IN LIEU OF THE REQUIRED REAR YARD.

WCR - Revised 6/25/04



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.

County Executive

Christopher C. & Peggy M. Schoff
1211 Shore Rd.
Baltimore, MD 21220

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
May 27, 2008

Dear: Christopher C. & Peggy M. Schoff

RE: Case Number 2008-0510-A, Address: 1211 Shore Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 28, 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
George D. Mc Clelland, 25 Waterview Rd., Baltimore, MD 21222



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: MAY 5, 2008

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

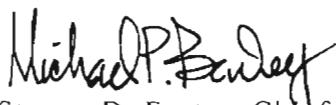
RE: Baltimore County
Item No. 8-510-A
1211 SHORE ROAD
SCHOFF PROPERTY
ADMINISTRATIVE VARIANCE

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. 8-510-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,


For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 12, 2008

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 12, 2008
Item No. 08-510

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 10.2 feet Baltimore County Datum.

The flood protection elevation for this site is 11.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (*commercial*) development.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN:lrk

cc: File

ZAC-ITEM NO 08-510-05092008.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 6, 2008

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

RECEIVED
MAY 07 2008

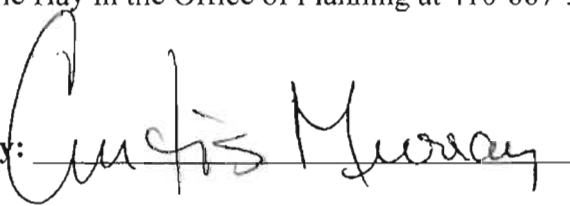
BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-510- 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 Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By:



CM/LL

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



BY:

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *JWL*

DATE: June 11, 2008

SUBJECT: Zoning Item # 08-510-A
Address 1211 Shore Road
(Schoff Property)

Zoning Advisory Committee Meeting of May 5, 2008.

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

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 33-3-101 through 33-3-120 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

The property is in an Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area. The IDA pollutant reduction requirement must be met and may require tree planting or fee-in-lieu.

Reviewer: Regina Esslinger

Date: June 3, 2008

Patricia Zook - Case 2008-0510-A

From: Patricia Zook
To: Livingston, Jeffrey
Date: 6/9/2008 3:06 PM
Subject: Case 2008-0510-A

Hello Jeff -

We need comments from DEPRM for this administrative variance case that closed 5-26-08. The property is located at 1211 Shore Road.

Thanks for your help.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
Jefferson Building, Suite 103
105 West Chesapeake Avenue
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

From: Jeffrey Livingston
To: pzook@baltimorecountymd.gov
Date: 6/9/2008 3:06:38 PM
Subject: Re: Case 2008-0510-A

I will be out of the office June 9 & 10.

subject property



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw2.3)

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Account Identifier: District - 15 Account Number - 1519072940

Owner Information

Owner Name: SCHOFF CHRISTOPHER C Use: RESIDENTIAL
SCHOFF PEGGY M Principal Residence: YES
Mailing Address: 1211 SHORE RD Deed Reference: 1) /13516/ 652
BALTIMORE MD 21220-5525 2)

Location & Structure Information

Premises Address

1211 SHORE RD

Legal Description

1211 SHORE RD
STANSBURY MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
91	19	253			4		59	3	Plat Ref: 13/ 138

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built
1942

Enclosed Area
960 SF

Property Land Area
5,047.00 SF

County Use
04

Stories
1

Basement
NO

Type
STANDARD UNIT

Exterior
ASBESTOS SHINGLE

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	34,500	37,540		
Improvements:	49,380	86,570		
Total:	83,880	124,110	110,700	124,110
Preferential Land:	0	0	0	0

Transfer Information

Seller:	SCHOFF CLARE M SCHOFF JOHN ANDREW	Date:	02/10/1999	Price:	\$75,500
Type:	IMPROVED ARMS-LENGTH	Deed1:	/13516/ 652	Deed2:	
Seller:	SCHOFF JOHN W,SR	Date:	07/19/1991	Price:	\$0
Type:	NOT ARMS-LENGTH	Deed1:	/ 8859/ 837	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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 *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3)

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Account Identifier: District - 15 Account Number - 1513554780

Owner Information

Owner Name:	GEPHARDT ROBERT NEWTON GEPHARDT RAMONA P	Use:	RESIDENTIAL
Mailing Address:	1217 SHORE RD BALTIMORE MD 21220-5525	Principal Residence:	YES
		Deed Reference:	1) / 6567/ 114 2)

Location & Structure Information

Premises Address	Legal Description
1217 SHORE RD	STANSBURY MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
91	19	253			4		62	3		13/ 138

Special Tax Areas

Town	
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1942	924 SF	5,047.00 SF	04
Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-In Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	34,500	37,540		
Improvements:	50,110	85,940		
Total:	84,610	123,480	110,522	123,480
Preferential Land:	0	0	0	0

Transfer Information

Seller: MIHAVETZ FERDINAND	Date: 08/04/1983	Price: \$52,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 6567/ 114	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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 *

adjacent property

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3)

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Account Identifier: District - 15 **Account Number -** 1508302780

Owner Information

Owner Name:	HENDERSON GARRY A HENDERSON GLORIA E	Use:	RESIDENTIAL
Mailing Address:	1215 SHORE RD BALTIMORE MD 21220-5525	Principal Residence:	YES
		Deed Reference:	1) / 4225/ 266 2)

Location & Structure Information

Premises Address	Legal Description
1215 SHORE RD	STANSBURY MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
91	19	253			4		61	3		13/ 138

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1942	896 SF	5,047.00 SF	04

Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	34,500	37,540		
Improvements:	47,580	83,490		
Total:	82,080	121,030	108,046	121,030
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Seller:	Date:	Price:
Type:	Deed1:	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 *

adjacent property *relative of*
Petitioner?



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw2.3)

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Account Identifier: District - 15 Account Number - 1505430430

Owner Information

Owner Name: SCHOFF-ANASTASIO STEFANIE MAE **Use:** RESIDENTIAL
Mailing Address: 1213 SHORE RD **Principal Residence:** YES
BALTIMORE MD 21220-5525 **Deed Reference:** 1) /26218/ 722
2)

Location & Structure Information

Premises Address **Legal Description**
1213 SHORE RD
BALTIMORE 21220-5525
1213 SHORE RD
STANSBURY MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
91	19	253			4		60	3		13/ 138

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1942	672 SF	5,047.00 SF	04

Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	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	34,500	37,540		
Improvements:	38,290	67,700		
Total:	72,790	105,240	94,422	105,240
Preferential Land:	0	0	0	0

Transfer Information

Seller: FRAZIER CATHERINE E	Date: 09/28/2007	Price: \$125,000
Type: IMPROVED ARMS-LENGTH	Deed1: /26218/ 722	Deed2:
Seller: FRAZIER GEORGE J	Date: 07/19/1991	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 8859/ 839	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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 **Special Tax Recapture:** * NONE *

adjacent property



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw2.3)

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Account Identifier: District - 15 Account Number - 1506452060

Owner Information

Owner Name: CALAFIORE JEFFREY R,SR **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 1209 SHORE RD **Deed Reference:** 1) /14485/ 562
 BALTIMORE MD 21220-5525 2)

Location & Structure Information

Premises Address **Legal Description**
 1209 SHORE RD
 1209 SHORE RD
 STANSBURY MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
91	19	253			4		58	3		13/ 138

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1942	1,366 SF	5,047.00 SF	04

Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	34,500	37,540		
Improvements:	59,920	102,760		
Total:	94,420	140,300	125,006	140,300
Preferential Land:	0	0	0	0

Transfer Information

Seller: VITEK VARINA G	Date: 05/24/2000	Price: \$98,500
Type: IMPROVED ARMS-LENGTH	Deed1: /14485/ 562	Deed2:
Seller: SPRINGER DENIS C	Date: 09/14/1995	Price: \$92,000
Type: IMPROVED ARMS-LENGTH	Deed1: /11216/ 399	Deed2:
Seller: FOWLER ELVY C	Date: 09/11/1973	Price: \$19,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 5393/ 878	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 *

adjacent property

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3)

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Account Identifier: District - 15 Account Number - 1513855870

Owner Information

Owner Name: MUNCHEL JUANITA E **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 1207 SHORE RD **Deed Reference:** 1) /20748/ 622
 BALTIMORE MD 21220-5525 2)

Location & Structure Information

Premises Address **Legal Description**
 1207 SHORE RD
 1207 SHORE RD
 STANSBURY MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
91	19	253			4		57	3	Plat Ref: 13/ 138

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1942	1,008 SF	5,047.00 SF	04

Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	34,500	37,540		
Improvements:	41,500	72,070		
Total:	76,000	109,610	98,406	109,610
Preferential Land:	0	0	0	0

Transfer Information

Seller: MUNCHEL WILLIAM F	Date: 09/28/2004	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /20748/ 622	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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 **Special Tax Recapture:** * NONE *

adjacent property

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vvw4.3)

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Account Identifier: District - 15 Account Number - 1511671490

Owner Information

Owner Name:	KORNS JOHN R KORNS ANN	Use:	RESIDENTIAL
Mailing Address:	1205 SHORE RD BALTIMORE MD 21220-5525	Principal Residence:	YES
		Deed Reference:	1) / 6895/ 84 2)

Location & Structure Information

Premises Address	Legal Description
1205 SHORE RD	STANSBURY MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
91	19	253			4		56	3		13/ 138

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1942	980 SF	5,047.00 SF	04
Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	34,500	37,540		
Improvements:	41,900	74,100		
Total:	76,400	111,640	99,892	111,640
Preferential Land:	0	0	0	0

Transfer Information

Seller:	KORNS JOHN R	Date:	04/10/1985	Price:	\$0
Type:	NOT ARMS-LENGTH	Deed1:	/ 6895/ 84	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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 *

$$\frac{\dot{\Omega}}{\Omega}$$

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

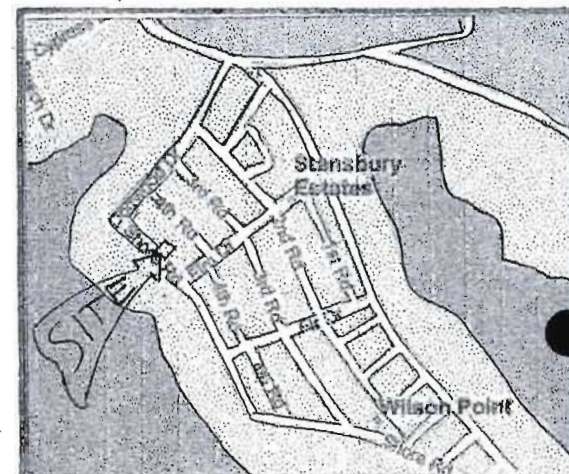
DATE: 4-17-08

1519072940



NORTH

SCALE OF DRAWING: 1" = 30'



VICINITY MAP

SCALE: 1" = 1000'

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # 091A3

ZONING: DR 5.5

LOT SIZE 0.1158 5,047
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

CHESAPEAKE BAY CRITICAL AREA

YES	NO
☒	☐

100 YEAR FLOOD PLAIN ☒ ☐

HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

A_TSWI | 0510 | 2008-0510-A

2008-0510-A

SCHOFF RESIDENCE 1211 SHORE RD



NW CORNER OF DWELLING LOOKING EAST TOWARD SHED



REAR OF PROPERTY LOOKING TOWARD REAR OF DWELLING



SCHOFF 1211 SHORE RD