

RM-19 (Continued)

To Be Supplied By the Applicant

Baltimore County, Maryland  
Inter-office Correspondence

To: Megan Benjamin  
Sector Planner  
Department of Planning

Date: 12/18/2025

Subject: Application for tenant Dwelling <input checked="" type="checkbox"/> Trailer _____
Election District <u>5</u>
Owner: <u>PETER AND BARBARA HORNEFFER</u>
Phone #: <u>410-382-7238</u>
Address: <u>3328 BUTLER RD, REISTERSTOWN, Md 21136</u>
Tax Account Number: <u>05-2 305 0960</u>

Pursuant to the Zoning Commissioner's policies RM-13 and RM-19, this office is officially requesting verification of the legitimacy of a farm use and the need for an on-site full time tenant farmer on the above referenced property. In the judgment of the Zoning Supervisor and/or the Zoning Commissioner, in consideration of your findings, a special hearing may be required before the Zoning Commissioner prior to any zoning approvals. We are submitting a copy of:

- |   |
|---|
| 1. The signed and notarized tenant affidavit  |
| 2. The deed to the property   |
| 3. The State tax map for that area Map: <u>0032</u> Block: _____ Parcel(s): <u>0087</u> |

We appreciate your verification and/or recommendations concerning this property.

Legitimacy of a farm use:

Yes  No \_\_\_\_\_ Comment \_\_\_\_\_

Need for an on-site tenant farmer:

Yes  No \_\_\_\_\_ Comment \_\_\_\_\_

Signed: Megan Benjamin on behalf of  
Representative of the Agricultural  
Land Preservation Advisory Board for  
Baltimore County

Date: 1/5/26

**AFFIDAVIT FOR A NEW DWELLING**

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 17<sup>th</sup> day of December, 2025 before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared

Peter Homnaffer and Barbara Homnaffer

and having been duly sworn, states as follows:

1. That (he/she/they) (is/are) the owner(s) of 93.17 acres of land located at 3328 BUTLER RD REISTERSTOWN, MD, in the 5<sup>th</sup> Election District of Baltimore County which was acquired on October 15, 1993 by Deed dated October 15, 1993 and recorded among the Land Records of Baltimore County in Liber 10079, folio 427, a copy of which is attached hereto.
2. That the primary use of the aforementioned property will be that of a farm as defined in Section 101 of the Baltimore County Zoning Regulations.
3. That the owners in accordance with the application of a building permit will construct A NEW TENANT HOUSE.
4. That any tenant houses which will be constructed pursuant to any approval and/or permit issued by Baltimore County will be occupied at all times by a farmer whose principal vocation will be farming of the above-described property.
5. With regard to the construction of any tenant house, I understand that I cannot transfer ownership of said tenant house separate and apart from a conveyance of all of the property described in paragraph No. 1 hereof without, prior thereto, complying with the requirements of the subdivision regulations. I understand that any transfer or conveyance of a part of the property on which is located a tenant house for which an approval or permit is now being granted without complying with the requirements of the subdivision regulations (inclusive of approval of a subdivision plat by the Planning Board) is a violation of the law. I will not transfer or convey any part of my property without complying with the requirement of the subdivision regulations.

Shukri Ahmed  
Shukri Ahmed

Peter Homnaffer  
Barbara Homnaffer  
Owners

AS WITNESS my hand and Notarial Seal the day and year first above written:

**SHUKRI AHMED**  
Notary Public  
Baltimore City  
Maryland  
My Commission Expires Dec 19 2027

**BALTIMORE COUNTY, MARYLAND**

**Department of Planning**

**Inter-Office Correspondence**

TO: John Krach  
Zoning Review Office

DATE: January 14, 2026

FROM: Megan Benjamin  
Dept of Planning

SUBJECT: Agricultural Land Preservation Advisory Board Approval of January 15, 2026

The Department is forwarding the recommendations of the Baltimore County Agricultural Land Preservation Advisory Board to approve the following request:

**Horneffer, Peter & Barbara-3328 Butler Road, Reisterstown- 93 +/- ac  
Request for validation as farm use for purposes of acknowledgement that there is an  
existing need for a tenant dwelling on the above referenced property.**

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The Baltimore County Agricultural Land Preservation Advisory Board met on January 14, 2026 to consider the request for a second tenant dwelling and recommended that there was a need for a second on-site tenant farmer.

The Horneffer's have operated a beef cattle & poultry operation for 30 years (Dover Ridge Farm). They have always had a tenant farmer onsite in the existing tenant house. As the Hornerfer's age in place, they are seeking to bring a second tenant farmer to the property to cover the responsibilities they themselves have typically covered. The tenant for the proposed second tenant house is their daughter.

The farm operation consists of a herd of roughly 40 Hereford cattle that they raise and breed; 100-150 pastured meat chickens, 50 pastured laying hens, and hay.

The farm operation utilizes the pasture area on the 93-acre parcel as well as the adjacent 34.5-acre parcel, also owned by the Horneffers, as well as pasture and hay fields on other adjacent parcels. The Horneffer's property is in a Maryland Environmental Trust easement. MET has approved the request for the second tenant dwelling, per the terms of the easement.

Mr. Horneffer indicated that they do file a Schedule F, farm profit and loss statement, and that the farm has a Nutrient Management Plan and Soil Conservation and Water Quality Plan. He

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further indicated they have always strived to be good stewards of the land and have implemented several conservation projects over the years.

Given that the proposed tenant is a family member, staff discussed that by definition a farm tenant cannot have an ownership interest in the property. Mr. Horneffer understood this and indicated that their daughter has no current ownership interest.

The current tenant farmer has been with the farm for 12 years. Mr. Horneffer indicated that farming would continue to be the full-time occupation of the current tenant as well as the proposed tenant.

The Baltimore County Agricultural Land Preservation Advisory Board reviewed the request at their January 14, 2026 Board meeting and recommends (3 in favor, 1 opposed) that the property has a Legitimate Farm Use and need for a second on-site tenant farmer.

## Dover Ridge Farm- Agricultural Operation- Need for Tenant Farmer Dwelling

Dover Ridge Farm is a family run farm primarily focused on naturally raised beef and poultry. We have a herd of roughly 40 Hereford cattle which we have been raising and breeding for over 30 years. We also raise 100-150 pastured meat chickens each summer and fall, and process them on-site for local sale. In addition we have approximately 50 pastured egg layers which produce roughly 40 eggs/ day which we wash, package and sell locally. Care for these animals requires on-site presence 24hrs/ day, 365 days/ year. The animals are fed twice a day (meat chickens 3x/ day) and pens/ stalls/ chicken houses are cleaned once a week. In the summer, we use rotational grazing for chickens and cattle. Chickens have movable houses and electrified mobile solar powered fencing and ribbon deterrents for birds of prey. These enclosures are moved every couple of weeks to provide fresh grass for the chickens and allow the pastures to recover. Eggs are collected twice daily. Cattle are tagged and wormed twice yearly and newborn bulls neutered on-site. A new herd bull is selected from an area farm and introduced every 4-5 years. All the hay which is fed to our cattle is grown, cut, and stored on the farm.

All farm buildings are heated exclusively with wood which not only saves on fuel costs, but also repurposes storm damaged trees and limbs and facilitates keeping pastures and fields clear of debris. All the farm's electrical needs are met locally through a system of solar arrays and excess electricity is returned to the grid.

Given the need for continuous on-site presence and a daily workload 7 days/ week, my wife and I have always provided significant help to our tenant farmer, not only in covering for vacations and weekends off, but also on a daily basis with caring for animals and general upkeep which is never ending. Farm work has essentially been my wife's full-time occupation for the last 30 years. I have also always contributed on a part-time basis as well and now that I am involved full-time on the farm I am struck by all that needs to be done. Several miles of fence lines need to be maintained, fences repaired, fields mowed, roads plowed and resurfaced with millings. Farm equipment including two tractors, one loader, mowers and service vehicles need to be serviced and maintained as well. As my wife and I are in our 7<sup>th</sup> decade with various health concerns, we are having increasing difficulty contributing sufficiently to the farm operation. Living on-site is crucial to the proper care of the animals and also from a safety perspective in case the cattle were to breach the fences and make it to the main road. A single tenant farmer cannot be expected to carry this burden alone. Fortunately our daughter who was raised on the farm and is intimately experienced with all farm operations has agreed to move back to the farm if we can provide her with a tenant house to live in.

The current tenant farmer we have is mechanically inclined and will continue to handle machinery maintenance and many of the more physically demanding tasks going forward, and our daughter will be handling most of the daily feeding and egg processing chores. She will help with the mowing and general maintenance. She will also be able to provide oversight and most importantly will be present on-site to address unexpected concerns and problems as they arise. She will effectively take over from us as "Farm Manager".

It should also be noted that we have had 4 tenant farmers live and work at Dover Ridge Farm over the last 30 years and there are not many individuals willing to put in the hours and physical work required and be satisfied with a very modest pay rate. Providing on-site housing is not only crucial to proper farm operations but also provides a significant benefit to those willing to do the work as it minimizes the cost

of living and eliminates the cost and time of commuting to work. Having adequate on-site housing is a vital part of a successful farm operation.

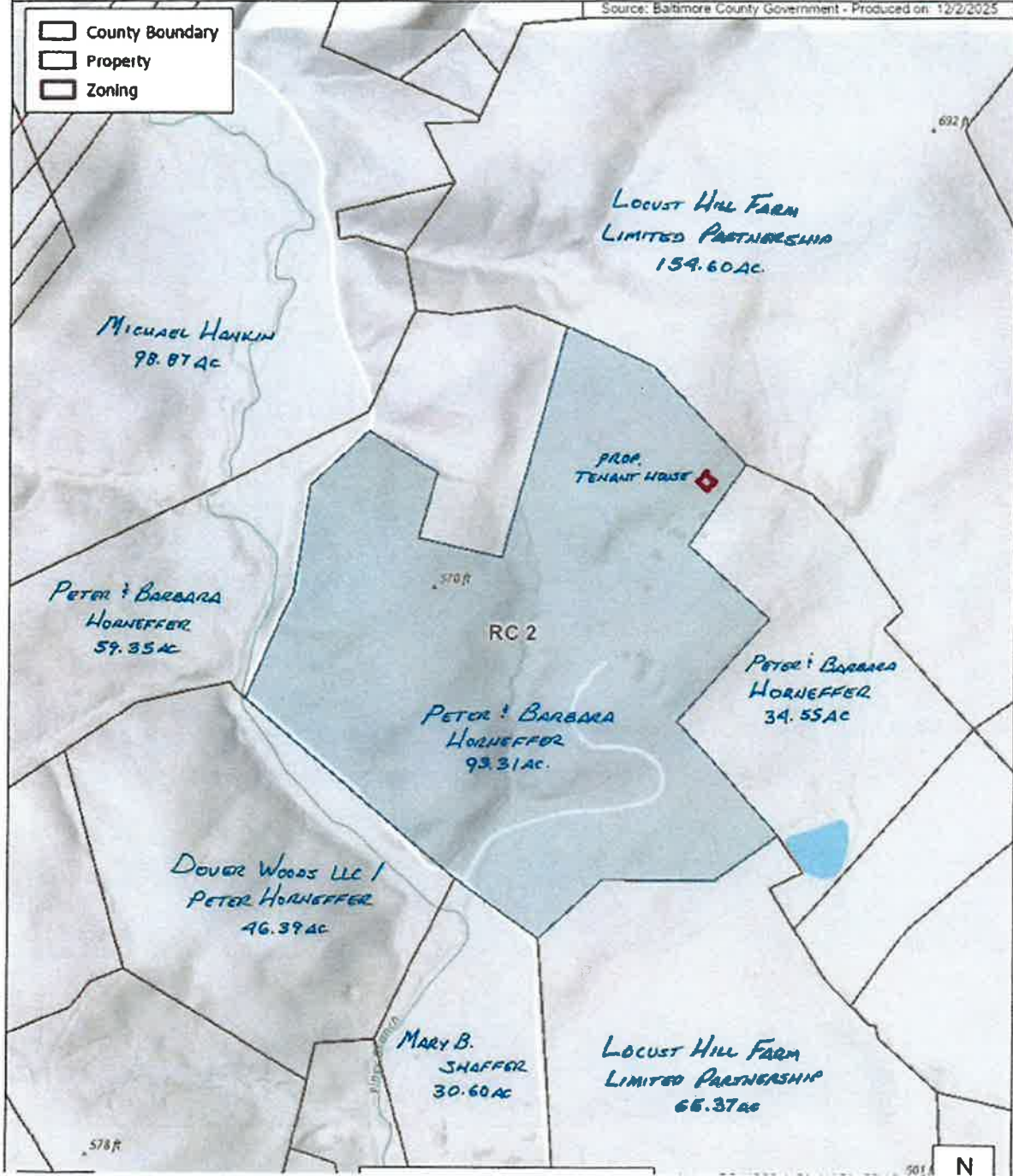
#### Name and Qualification of Dover ridge Farm- New Tenant Farmer

Katherine Horneffer has participated in farm work her entire life as she grew up at Dover Ridge Farm. She cares deeply for all the animals and is extremely reliable and responsible. While she has been working recently in a child day-care center, she comes to the farm regularly on weekends to help out. She is looking forward to moving back to the farm and making farm operations her primary focus going forward. She will be the third generation of her family working on the farm and hopes to keep the farm in the family for generations to come.

# Horneffer Farm-3328 Butler Road

Source: Baltimore County Government - Produced on: 12/2/2025

- County Boundary
- Property
- Zoning



# Horneffer Farm-3328 Butler Road

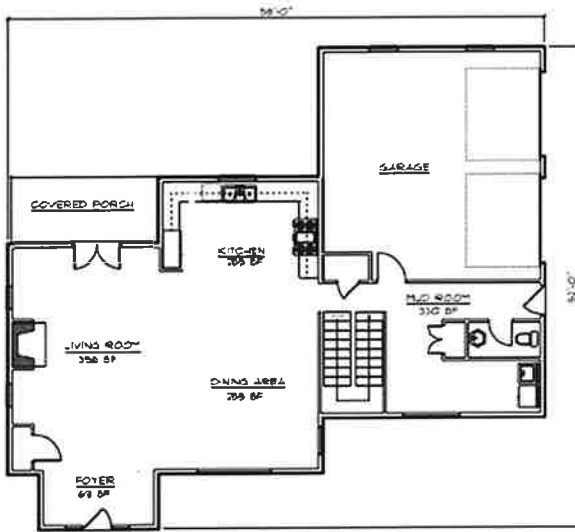
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- Property
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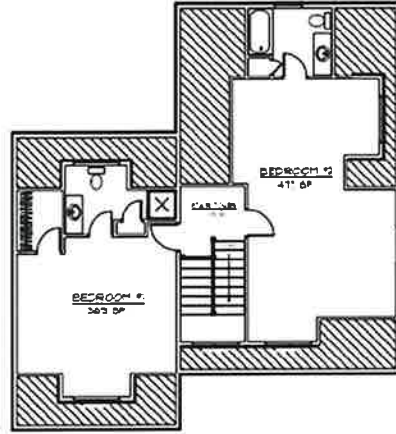




**FRONT ELEVATION OF THE HORNEFFER TENANT HOUSE**  
12/5/2025      3328 BUTLER RD REISTERSTOWN, MARYLAND 21136      SCALE: 3/16'  
"DOVER RIDGE FARM"



FIRST FLOOR OF THE HORNEFFER TENANT HOUSE 305 SQ. FT.  
 2/5/2025 3326 BUTLER RD RESTON, VA 20196 SCALE: 1/8"  
 "DOVER RIDGE FARM"



SECOND FLOOR OF THE HORNEFFER TENANT HOUSE 365 SQ. FT.  
 2/5/2025 3326 BUTLER RD RESTON, VA 20196 SCALE: 1/8"  
 "DOVER RIDGE FARM"