

MEMORANDUM

DATE: September 27, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0019-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 25, 2013. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c:  Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE *
(8709 Weitz Manor Lane)
11th Election District *
5th Council District *
John R. and Sandra L. Stemmer *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2014-0019-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, John R. and Sandra L. Stemmer. The variance request is from Sections 1B02.3, 504, and 301 of the Baltimore County Zoning Regulations ("B.C.Z.R."), and V.B.6.b of the Comprehensive Manual of Development Policies ("CMDP") as follows: (1) to permit an open projection (deck) with a rear setback of 16' in lieu of the required 22.5'; and (2) to amend the latest Final Development Plan (FDP) of "Weitz Manor" for Lot No. 8 only. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no ZAC comments submitted from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 4, 2013, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 8-26-13

By 192

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). 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 Administrative Law Judge, 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, this 26th day of August, 2013 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Sections 1B02.3, 504, and 301 of the Baltimore County Zoning Regulations ("B.C.Z.R."), and V.B.6.b of the Comprehensive Manual of Development Policies ("CMDP"), as follows: (1) to permit an open projection (deck) with a rear setback of 16' in lieu of the required 22.5'; and (2) to amend the latest Final Development Plan (FDP) of "Weitz Manor" for Lot No. 8 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for any appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING

Date 8-26-13

By DW

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


LAWRENCE M. STAHL
Managing Administrative Law Judge for
Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 8-26-13

By pw



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

August 26, 2013

John R. Stemmer
Sandra L. Stemmer
8709 Weitz Manor Lane
Perry Hall, Maryland 21128

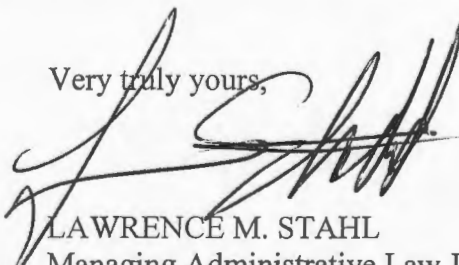
RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(8709 Weitz Manor Lane)
Case No. 2014-0019-A

Dear Mr. and Mrs. Stemmer:

Enclosed please find a copy of the decision rendered in the above-captioned matter

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 Office of Administrative Hearings at 410-887-3868.

Very truly yours,


LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 8709 WEITZ MANOR LANE, PERRY HALL which is presently zoned DR 3, 5

Deed Reference 33595/00172 MD 3118 10 Digit Tax Account # 2500003683

Property Owner(s) Printed Name(s) JOHN R. & SANDRA L. STEMMER

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s)

Section: 1B02.3; 504; & 301 BCZR

CMDP V.B.6.b.

To permit an open projection (deck) with a rear setback of 16 feet in lieu of the
of the required 22.5 feet, and to amend the latest final development plan of "Weitz Manor" for
lot number 8 only.

2. ☐ **ADMINISTRATIVE VARIANCE TO APPROVE A VARIATION FROM** 2-4-223.(8), and
Section 32-4-416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

JOHN P. STEMMER, SANDRA L. STEMMER

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]

[Signature]

Signature #1

Signature #2

8709 WEITZ MANOR LANE, PERRY HALL, MD

Mailing Address City State

21128 CELL 410.967.6997 sandra.stemmer@

Zip Code Telephone # Email Address

WORK 410.605.2544 carefirst.com

Representative to be contacted:

SAME

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2014-0019-A Filing Date 7/25/2013 Estimated Posting Date 8/4/13 Reviewer [Signature]

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SEVERAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 8709 WEITZ MANOR LANE, PERRY HALL MD 21128
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

CURRENT SETBACK REQUIREMENTS PROHIBIT THE 28' WIDE BY 14' DEEP DECK ON BACK OF OUR RESIDENCE AND ONLY ALLOWS FOR A 7' DEEP DECK. WE FEEL 7' ALLOWS LITTLE TO NO ROOM FOR A TABLE/SEATING AREA TO BE COMFORTABLE. WE DO NOT FEEL THE REQUESTED SIZE DECK WOULD INFRINGE UPON OUR NEIGHBORS SINCE THE VIEW OF OUR DECK WOULD BE ADJACENT TO ONLY 1 NEIGHBOR WHOSE BACK YARD IS GROUND LEVEL AND FACES NORTH WHILE OUR DECK WOULD FACE EAST. ALSO, THEY HAVE A LINE OF TREES PLANTED ALONG THE SIDE OF THEIR YARD BETWEEN OUR HOUSES.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

John R. Stemmer
Signature of Affiant
JOHN R. STEMMER
Name- Print or Type

Sandra L. Stemmer
Signature of Affiant
SANDRA L. STEMMER
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24 day of July, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Baltimore County
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

Di Bezzant
Notary Public

My Commission Expires 3/14/2017

ZONING PROPERTY DESCRIPTION FOR 8709 WEITZ MANOR LANE, PERRY HALL, MD 21128

Beginning at a point on the east side of Weitz Manor Lane which is *40* feet wide at the distance of *370* feet north of the centerline of the nearest improved intersection street, Silver Spring Road, which is *60* feet wide.

Being Lot #8, Block N/A, Section # N/A in the Subdivision of Weitz Manor as recorded in Baltimore County Plat Book #78, Folio #322, containing 7,230 sf / .1660 acres. Located in the 11 Election District and 5 Council District.

2014-0019-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **101527**

Date: **7/25/13**

Rev Sub
Source/ Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000	625	615				135.00

Total: **135.00**

Rec From: **John Stenback**
For: **8709 White Monroe Lane**

2014-00119A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
7/26/2013 7/25/2013 09:55:39 B
REF W004 WALKIN SHIL SAN
>> RECEIPT # 570880 7/25/2013 OFLN
CASH. TOTAL ZINING VERIFICATION
Receipt Tot \$135.00
1.00 CR \$135.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION

Letter of Transmittal

William D. Gulick, Jr.

Consultant to Land Development and Industry

Commercial and Residential

2944 Edgewood Avenue

Baltimore, MD 21234

Phone - 410-530-6293

E-mail - wdgjr@comcast.net

To: Balto. Co. PAI, Zoning office, Attn.: Ms. Kristen Lewis

We Are Sending You: ☒ Attached ☐ Under separate cover the following items:

☐ Copy of Letter ☒ Prints ☒ Documents ☐ Other

No. of Copies Date Description

1	Aug. 4, 2013	Certificate Of Posting
2	Aug. 4, 2013	Site Photos

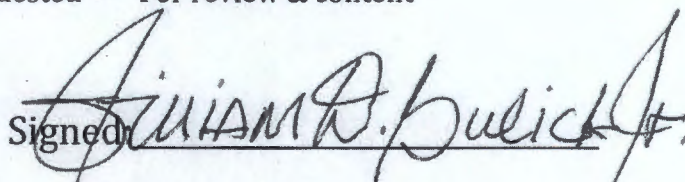
Transmittals are as checked below:

☐ For approval ☒ For your use ☐ As requested ☐ For review & content

Project: 2014-0019-A

Remarks: 8709 Weitz Manor Lane

Signed



William D. Gulick, Jr.

Project Manager

Certificate of Posting

Department of Permits, Approval, and Inspections
Baltimore County
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

Date: Aug. 4, 2013

Attention: Ms. Kristen Lewis

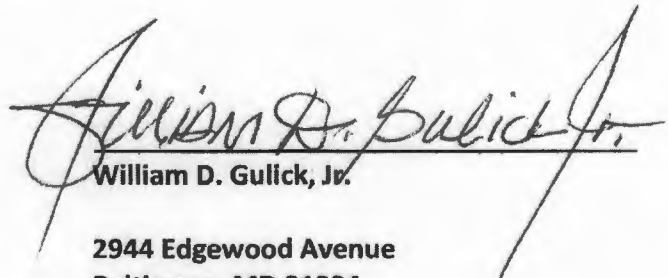
Re: Case Number: 2014-0019-A

Petitioner/Developer: John & Sandy Stemmer

Date of Hearing/Closing: Aug. 19, 2013

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: 8709 Weitz Manor Lane

The sign(s) were posted on: Aug. 4, 2013



William D. Gulick, Jr.

2944 Edgewood Avenue
Baltimore, MD 21234
(410) 530-6293

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2014-0012-A

TO PERMIT AN OPEN PROJECTION (DECK)
WITH A REAR SETBACK OF 16 FEET IN LIEU
OF THE REQUIRED 22.5 FEET AND TO
AMEND THE LATEST FINAL DEVELOPMENT
PLAN OF "WEITZ MANOR" FOR LOT NUMBER
B ONLY.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON AUG 19, 2013

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3391 (4:0)

BY NOT FILING THIS SIGN ONE PAYS AFTER ABOVE DATE, UNDER PENALTY OF LAW, VIOLATION BOTH TO 22B06, RMC 194

MEETING IS HANDICAP ACCESSIBLE



CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>8-1</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-30</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>8-4-13</u> by <u>Quick</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014 0019 -AAddress 8709 Weitz Manor LaneContact Person: LEONARD Wasilewski
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 7/25/13Posting Date: 8/4/13Closing Date: 8/19/13

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

- 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.
- 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.
- 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, usually within 10 days of the closing date if all County agencies' comments are received, 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.
- 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 2014 0019 -AAddress 8709 Weitz Manor LanePetitioner's Name John & Sandy StemmerTelephone 410-967-6997Posting Date: 8/4/13Closing Date: 8/19/13

Wording for Sign:

To permit an open projection (deck) with a rear setback of 16 feet in lieu of the required 22.5 feet, and to amend the latest final development plan of "Weitz Manor" for lot number 8 only.

Revised 7/06/11



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

August 20, 2013

John R. & Sandra L. Stemmer
8709 Weitz Manor Lane
Perry Hall MD 21128

RE: Case Number: 2014-0019 A, Address: 8709 Weitz Manor Lane

Dear Mr. & Ms. Stemmer:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 25, 2013. 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,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 7-30-13

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

RE: Baltimore County
Item No 2014-0019-A
Administrative Variance
John R. & Sandra L. Stemmer
8709 Weitz Manor Lane.

Dear Ms. Lewis:

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. 2014-0019-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

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.roads.maryland.gov

Debra Wiley - Administrative Variance - Case No. 2014-0019-A

From: Debra Wiley
To: sandra.stemmer@carefirst.com
Date: 8/27/2013 2:07 PM
Subject: Administrative Variance - Case No. 2014-0019-A
Attachments: 20130827135342086.pdf

Mrs. Stemmer,

Per our telephone conversation, please find attached the cover letter and Order regarding the above referenced matter. As stated, please keep in mind that there is a 30-day appeal process; this will not preclude you from applying for your permit but keep in mind that it is always possible someone could appeal.

Thank you for contacting our office.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

>>> <officeofhearings@baltimorecountymd.gov> 8/27/2013 1:53 PM >>>
This E-mail was sent from "zoneprt1" (Aficio MP 2852).

Scan Date: 08.27.2013 13:53:41 (-0400)
Queries to: officeofhearings@baltimorecountymd.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: August 1, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For July 29, 2013
Item Nos. 2014-0010, 0011, 0012, 0013, 0015, 0016, 0017, 0018 and
0019.

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

DAK
cc:file

Real Property Data Search (w1)

[Search Help](#)

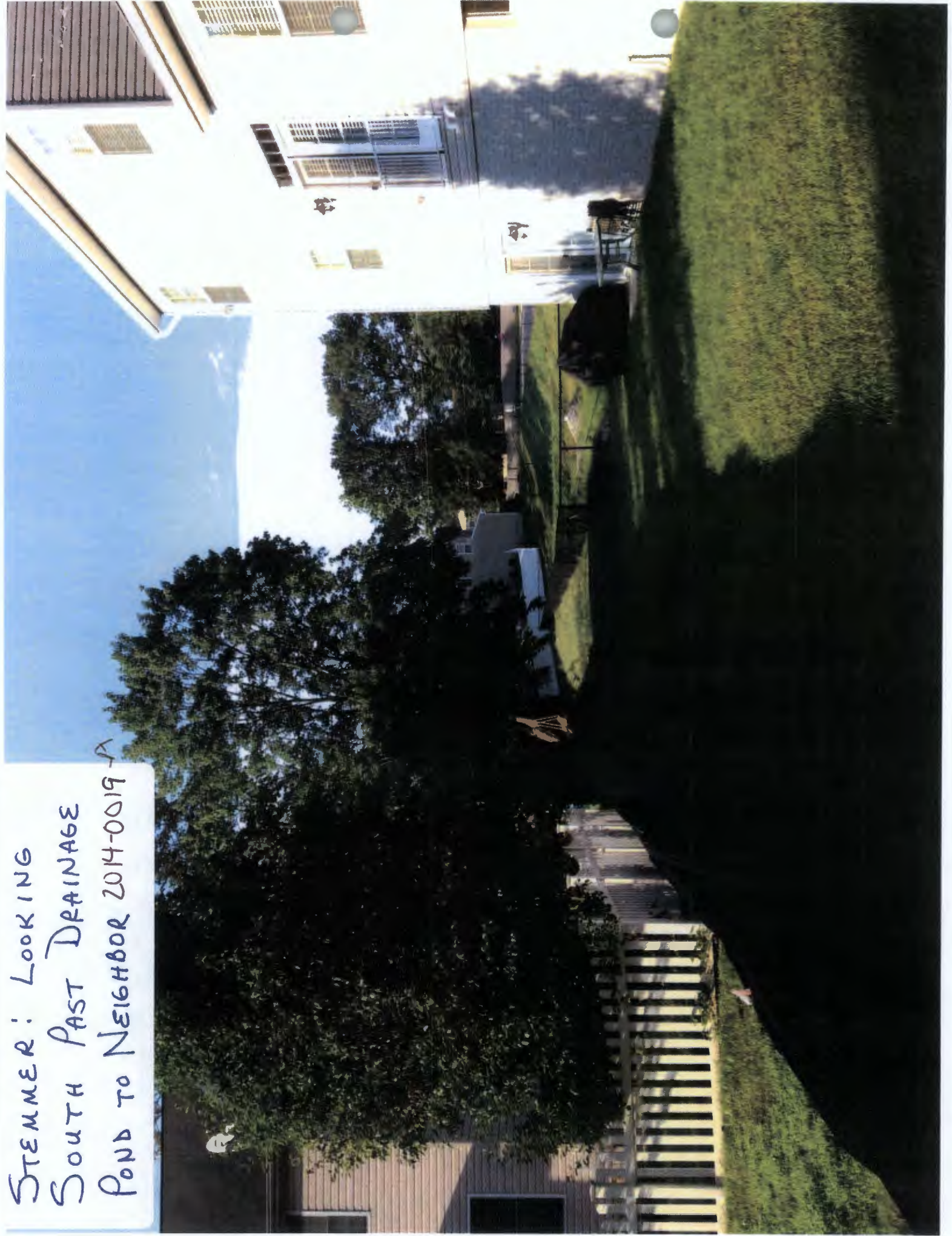
Search Result for BALTIMORE COUNTY

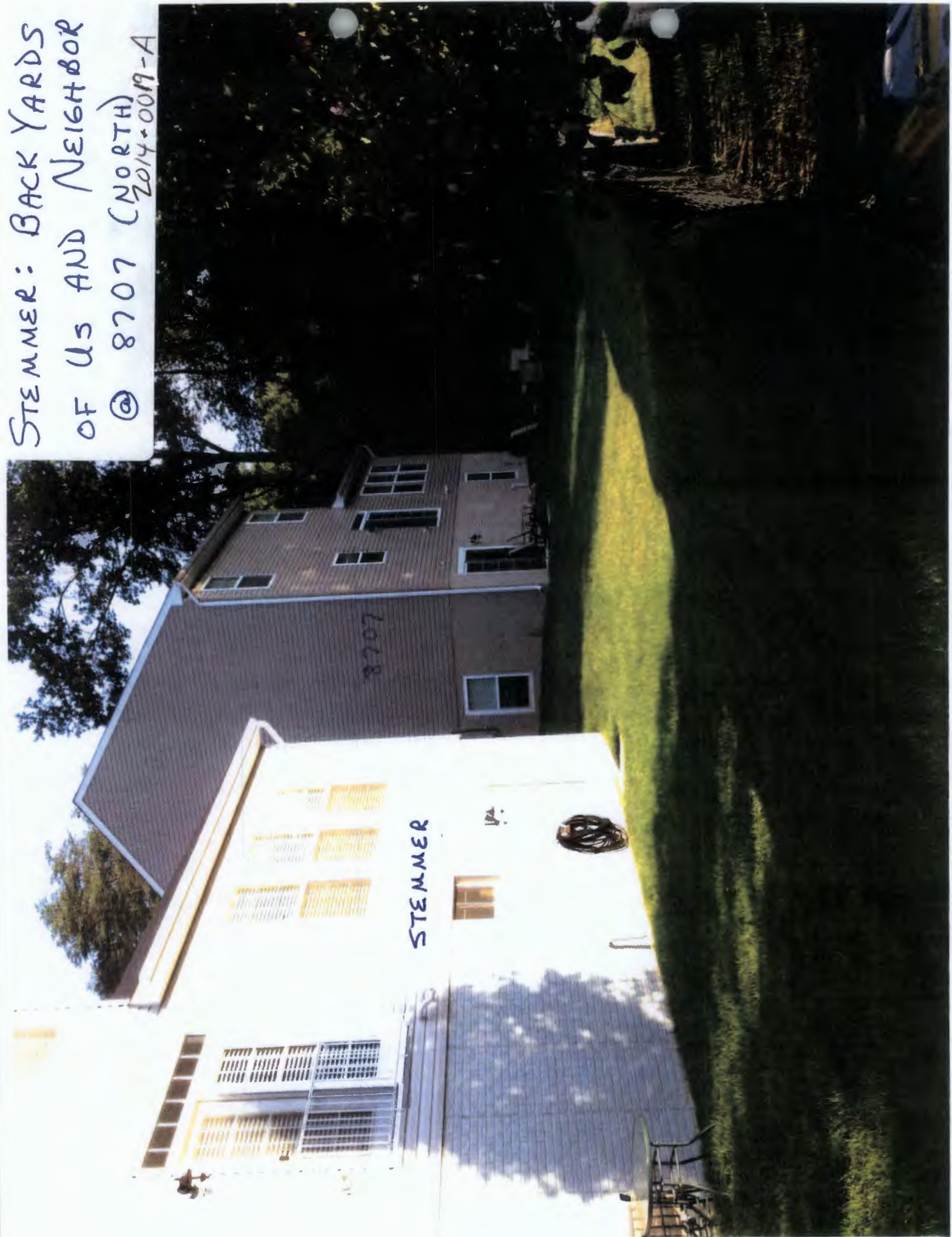
View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 11 Account Number - 2500003683		
Owner Information		
Owner Name:	STEMMER JOHN R STEMMER SANDRA L 8709 WEITZ MANOR LN PERRY HALL MD 21128-	Use: RESIDENTIAL Principal Residence: YES Deed Reference: 1) /33595/ 00172 2)
Mailing Address:		
Location & Structure Information		
Premises Address:	8709 WEITZ MANOR LN PERRY HALL 21128-	Legal Description: .1660AC 8709 WEITZ MANOR LN ES WEITZ MANOR
Map: 0072	Grid: 0021	Parcel: 1095
Sub District:	Subdivision: 0000	Section:
Block: 8	Lot: 2012	Assessment Year:
Plat No:	Plat Ref: 0078/ 0322	
Special Tax Areas:	Town: NONE	
	Ad Valorem:	
	Tax Class:	
Primary Structure Built 2013	Above Grade Enclosed Area 1,976 SF	Finished Basement Area 500 SF
Property Land Area 7,230 SF	County Use 04	
Stories 2.000000	Basement YES	Type STANDARD UNIT
Exterior SIDING	Full/Half Bath 2 full/ 1 half	Garage 2 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		Phase-in Assessments
		As of 01/01/2012
		As of 07/01/2013
		As of 07/01/2014
Land:	89,500	89,400
Improvements	287,100	287,100
Total:	376,600	376,500
Preferential Land:	0	376,500
		0
Transfer Information		
Seller:	Date: 05/10/2013	Price: \$420,000
Type: ARMS LENGTH IMPROVED	Deed1: /33595/ 00172	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

District: 11 Account Number: 2500003683



STEMMER: LOOKING
SOUTH PAST DRAINAGE
POND TO NEIGHBOR 2014-0019-A





STEMMER: BACK YARDS
OF US AND NEIGHBOR
@ 8707 (NORTH)
2014-0019-A

JEMMER. BACK AND
SIDE OF OUR HOUSE
(LOOKING NORTH)

2014-0019-A





STEMMER HOUSE:
FRONT FACES WEST
2014-0019-A
TO WEITZ MANOR LANE

2014-0019-A



Publication Date: 7/25/2013



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



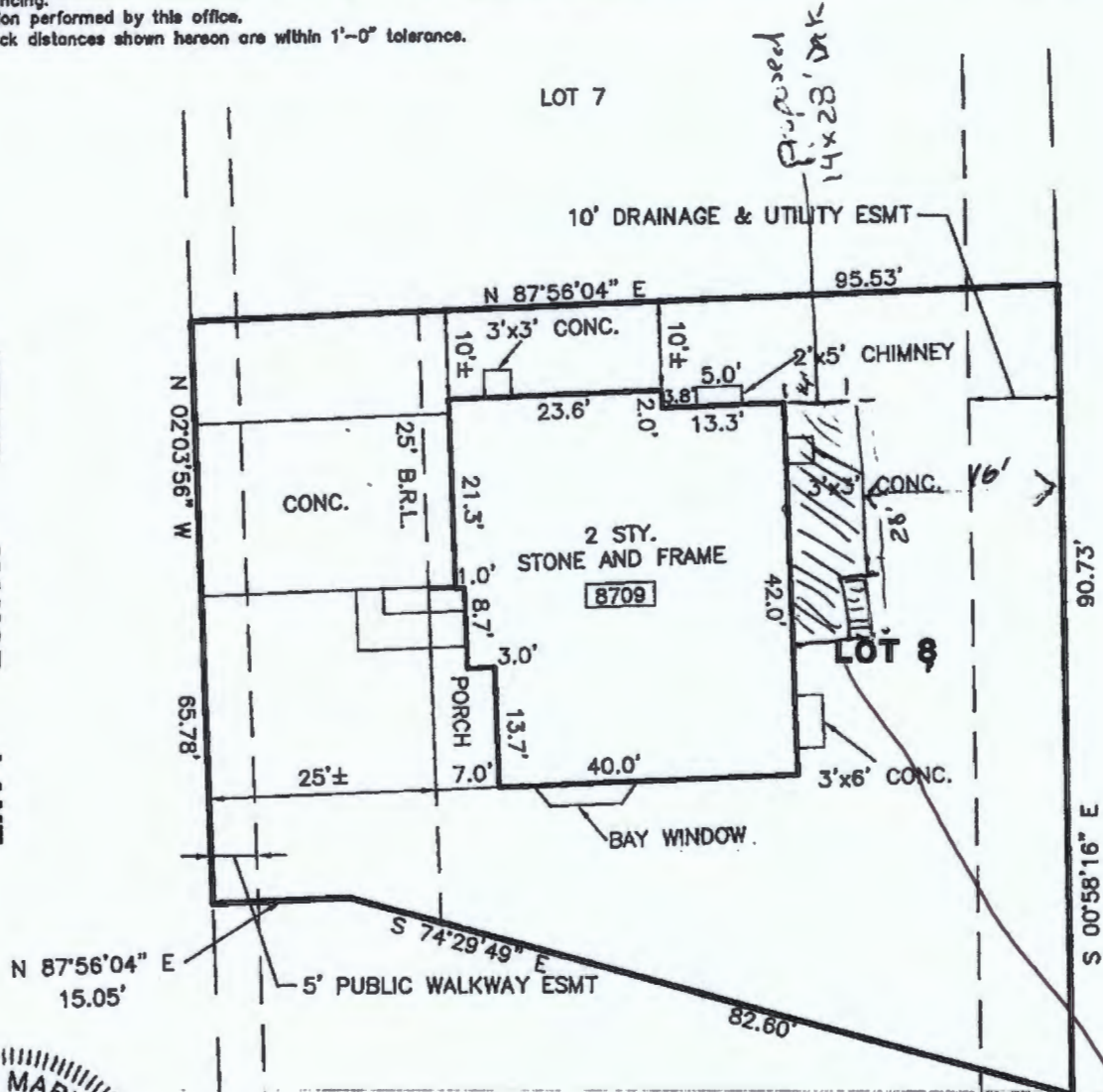
0 15 30 60 90 120 Feet

1 inch = 67.806268 feet

NOTES:

1. The plat is of benefit to a consumer only insofar as it is required by lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing.
2. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for transfer of title or securing financing or refinancing.
4. No title investigation performed by this office.
5. Accuracy to setback distances shown hereon are within 1'-0" tolerance.

WEITZ
MANOR
LANE



STORMWATER MANAGEMENT RESERVATION



This Location Drawing was prepared under my direct supervision pursuant to Annotated Code of Maryland, Subtitle 13, Section 9.13.06

Melvin L. Mitchell 3-11-13

MELVIN L. MITCHELL
Property Line Surveyor No. 525

ANAREX, INC.

ENGINEERS SURVEYORS
EXPEDITERS PLANNERS

303 NAJOLAS ROAD
SUITE 114
MILLERSVILLE, MD. 21108-2506
PHONE: (410) 987-6901

UPDATED: 3/8/2013

LOCATION DRAWING

LOT 8

WEITZ MANOR

11th District, Baltimore County, Md.

Plat Book 78

Page 322

Scale: 1"=20'

Date 10/29/12

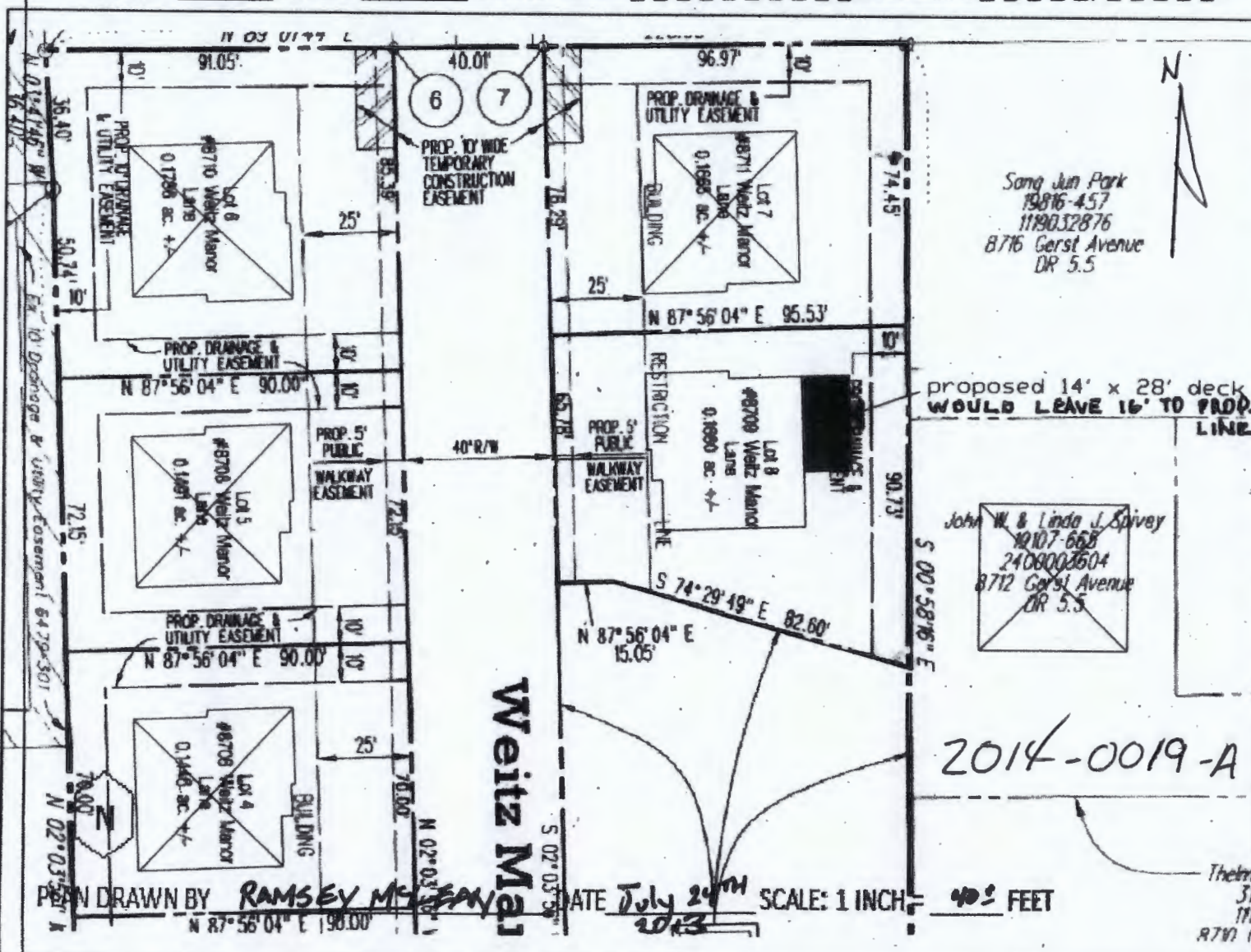
Not
to
Scale

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 8709 WEITZ MANDR LN. OWNER(S) NAME(S) JOHN & SANDY STEMMER

SUBDIVISION NAME WEITZ MANDR LOT # 8 BLOCK # _____ SECTION # _____

PLAT BOOK # 78 FOLIO # 322 10 DIGIT TAX # 250000348 DEED REF. # 335951-00172



SITE VICINITY MAP



ZONING MAP# 07283

SITE ZONED DR-3.5

ELECTION DISTRICT 11

COUNCIL DISTRICT 5

LOT AREA ACREAGE .1660

OR SQUARE FEET 7,230

HISTORIC? N/A

IN CBCA? N/A

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO: