

MEMORANDUM

DATE: December 1, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0080-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 30, 2016. 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 *
(8710 Weitz Manor Lane)
11th Election District *
5th Council District *
Kurt F. and Susan C. Roepcke *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2017-0080-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Kurt F. and Susan C. Roepcke ("Petitioners"). The Petitioners are requesting Variance relief from § 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard deck with a rear yard setback of 19 ft. in lieu of the required 22.5 ft. 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 adverse ZAC comments submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 8, 2016, 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 (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

ORDER RECEIVED FOR FILING

Date 10-31-16

By ISW



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 Hearings for Baltimore County for the property located at:

Address 8710 Weitz Manor Ln, Balto. md. 21128 Currently zoned DR 3.5
 Deed Reference 078 / 322 10 Digit Tax Account # 2500003681
 Owner(s) Printed Name(s) Kurt F. Roepcke and Susan C Roepcke

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ ADMINISTRATIVE VARIANCE from Section(s) _____

BCZR: 1B01.2.C.1.b → To permit a rear yard deck with a rear yard setback of 19 feet in lieu of the required 22.5 feet.

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

2. _____ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law or Baltimore County.

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

If we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Kurt Roepcke / Susan Roepcke
 Name #1 - Type or Print Name #2 - Type or Print

[Signature] / [Signature]
 Signature #1 Signature #2

8710 Weitz Manor Ln. Balto. md.
 Mailing Address City State

21128 / 410-365-4366 / frogdawg30@gmail.com
 Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Kurt Roepcke
 Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0080-A Filing Date 9/26/16 Estimated Posting Date 10/9/16 Reviewer JS

Rev 5/8/2014

Affidavit in Support of Administrative Variance

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

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 8710 Weitz Manor Ln. Balto. Md. 21128
Print or Type Address of property City State Zip Code

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

Practical Difficulty - Rear Set back does
not allow for average size deck.

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

[Signature]
Signature of Owner (Affiant)

Kurt Roepcke
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Susan C. Roepcke
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 _____ day of _____, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: _____

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

4-25-2018

My Commission Expires

William Edgar
NOTARY PUBLIC
Carroll County, Maryland
My Commission Expires 4/25/2018

REV. 5/8/2014

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

[Signature]
Signature of Owner (Affiant)

Kurt Roepcke
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Susan C. Roepcke
Name- Print or Type

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STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Print name(s) here: _____

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
4-25-2018
My Commission Expires

William Edgar
NOTARY PUBLIC
Carroll County, Maryland
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of the Baltimore County Code, to the development law of Baltimore County.

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

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Kurt Roepcke / Susan Roepcke
 Name #1 – Type or Print Name #2 – Type or Print

[Signature] / [Signature]
 Signature #1 Signature #2

8710 Weitz Manor Lw. Balto. md.
 Mailing Address City State

21128 / 410-365-4366 / frgdaug30@gmail.com
 Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Kurt Roepcke
 Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 10-31-16 day of Nov that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0080-A Filing Date 9/26/16 Estimated Posting Date 10/9/16 Reviewer JS

Rev 5/8/2014

8710 Weitz Manor Lane

Kurt & Susan Roepke

Property Description:

BEING KNOWN AND DESIGNATED as Lot No. 6 as shown on the plat entitled "Subdivision Plat of Weitz Manor", which plat is recorded among the Land Records of Baltimore County in Plat Book SM, No. 78, folio 322. The improvements thereon being known as 8710 Weitz Manor.

Election District = 11, Councilmatic District = 5, Area = 7779 sq. ft.

2017-0080-A



KEVIN KAMENETZ
County Executive

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

October 24, 2016

Kurt & Susan Roepcke
8710 Weitz Manor Lane
Baltimore MD 21128

RE: Case Number: 2017-0080 A, Address: 8710 Weitz Manor Lane

Dear Mr. & Ms. Roepcke:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 26, 2016. 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: jaw

Enclosures

c: People's Counsel

10/24

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

OCT 05 2016



OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 5, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0080-A
Address 8710 Weitz Manor Lane
(Roepcke Property)

Zoning Advisory Committee Meeting of **October 10, 2016**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 10-05-2016

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 10/5/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2017-0080-A

Administrative Variance
Kurt & Susan Roepcke
8710 Weitz Manor Lane

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Wendy Wolcott'.

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: October 12, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For October 10, 2016
Item No. 2017-0076, 0077, 0080, 0081, 0082, 0083, 0086, 0087 and
0088

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

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC10102016.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
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Reviewer: Steve Ford Date: 10-05-2016

CERTIFICATE OF POSTING

CERTIFICATE OF POSTING

CASE NO: 2017-0080-A

PETITIONER/DEVELOPER

KURT & SUSAN ROEPCKE

DATE OF HEARING/CLOSING:

10/24/16

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

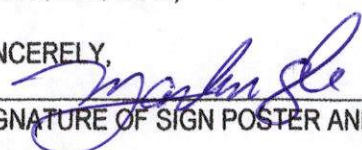
LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT

8710 WEITZ MANOR LANE

THIS SIGN(S) WERE POSTED ON October 8, 2016
(MONTH, DAY, YEAR)

SINCERELY,


SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE# 2017-0080-A

TO PERMIT A REAR YARD DECK WITH A REAR YARD
SETBACK OF 19 FEET IN LIEU OF THE REQUIRED 22.5
FEET

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

MONDAY OCTOBER 24, 2016

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED
AT 111 W. CHESAPEAKE AVE. TOWSON MD. 21204
TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER THE DATE UNDER PENALTY OF LAW

MEETING IS HANDICAPPED ACCESSIBLE

madmgle 10/8/16

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0080 -A Address 8710 WEITZ MANOR LANE, 21128

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/26/16 Posting Date: 10/9/16 Closing Date: 10/24/16

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, 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.
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 2017- 0080 -A Address 8710 WEITZ MANOR LANE, 21128

Petitioner's Name KURT + SUSAN ROEPCKE Telephone 410-365-4366

Posting Date: 10/9/16 Closing Date: 10/24/16

Wording for Sign: TO PERMIT A REAR YARD DECK WITH A REAR YARD SETBACK OF
19 FEET IN LIEU OF THE REQUIRED 22.5 FEET.

Revised 7/6/16

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor 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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2017-0080-A

Property Address: 8710 WEITZ MANOR LANE

Property Description: _____

Legal Owners (Petitioners): KURT + SUSAN ROEPCKE

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROEPCKE

Company/Firm (if applicable): _____

Address: 8710 WEITZ MANOR LANE
BALTIMORE, MD 21128

Telephone Number: 410-365-4366

Revised 7/9/2015

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

№ 144019

Date: 9/26/16

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 75.00

Total: \$ 75.00

Rec From: ROEPCKE

For: 2017-0080 - A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME ERN
9/27/2016 9/26/2016 10:30:34 5
REG NS05 WALKIN LRB
>>RECEIPT # 970844 9/26/2016 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 144019

Recpt Tot \$75.00
1.00 CK \$60.00 CA
15.00- CB

Baltimore County, Maryland

**CASHIER'S
VALIDATION**

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>10-12</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>10-5</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>10-5</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: 10-8-16 by Ogle

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

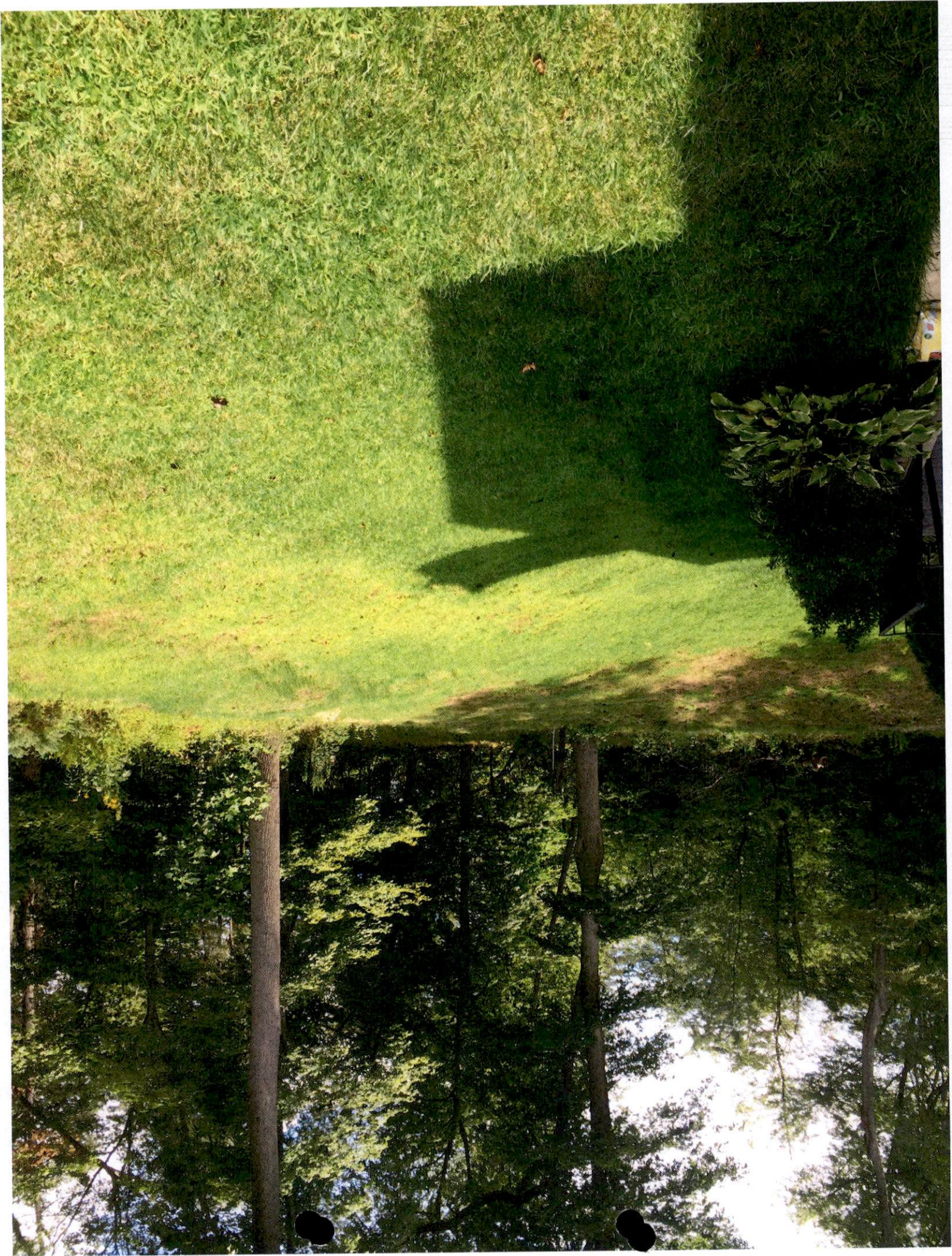
Comments, if any: _____

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

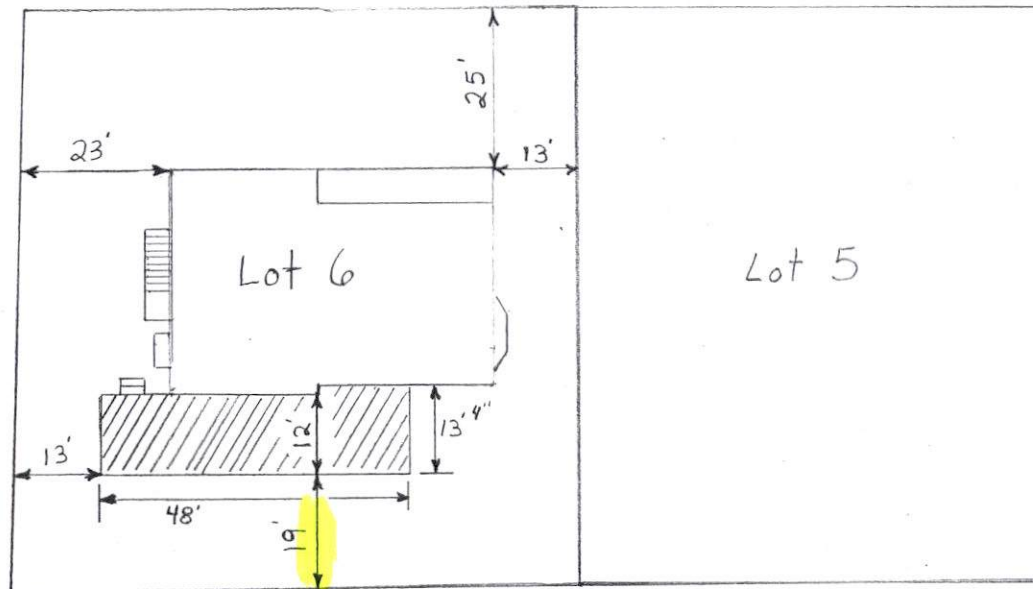
View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 2500003681			
Owner Information					
Owner Name:	ROEPCKE KURT F ROEPCKE SUSAN C		Use:	RESIDENTIAL YES	
Mailing Address:	8710 WEITZ MANOR LN PERRY HALL MD 21128-		Principal Residence:		
			Deed Reference:	/30839/ 00390	
Location & Structure Information					
Premises Address:		8710 WEITZ MANOR LN PERRY HALL 21128- 0000		Legal Description:	.1786AC 8710 WEITZ MANOR LN WS WEITZ MANOR
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0072	0021	1095		0000	6 2015 0078/0322
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
2011	2,524 SF	500 SF	7,779 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	3 full/ 1 half	1 Attached
Value Information					
Base Value		Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2015	07/01/2016	07/01/2017	
Land:	99,600	99,600			
Improvements	331,100	304,900			
Total:	430,700	404,500	404,500	404,500	
Preferential Land:	0			0	
Transfer Information					
Seller:	Date:		Price:		
Type: ARMS LENGTH IMPROVED	05/25/2011		\$453,855		
	Deed1:		Deed2:		
	/30839/ 00390				
Seller:	Date:		Price:		
Type:					
	Deed1:		Deed2:		
Seller:	Date:		Price:		
Type:					
	Deed1:		Deed2:		
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 05/31/2012					



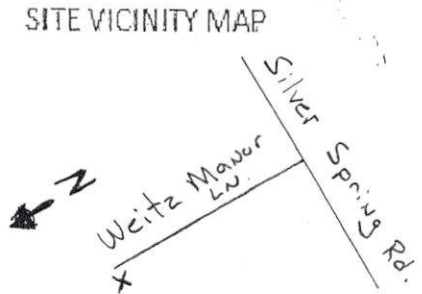




ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH ☒)
ADDRESS 8710 Weitz Manor Ln OWNER(S) NAME(S) Kurt & Susan Roepcke
SUBDIVISION NAME Weitz Manor LOT # 6 BLOCK # N/A SECTION # N/A
PLAT BOOK # 78 FOLIO # 322 10 DIGIT TAX # 250000368 DEED REF. # 30839/00390



Proposed 595sqFt Deck



MAP IS NOT TO SCALE
ZONING MAP# 072B3
SITE ZONED DR 3.5
ELECTION DISTRICT 11
COUNCIL DISTRICT 5
LOT AREA ACREAGE _____
OR SQUARE FEET 7779sq
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH ☒
WATER IS:
PUBLIC ☒ PRIVATE _____
SEWER IS:
PUBLIC ☒ PRIVATE _____
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

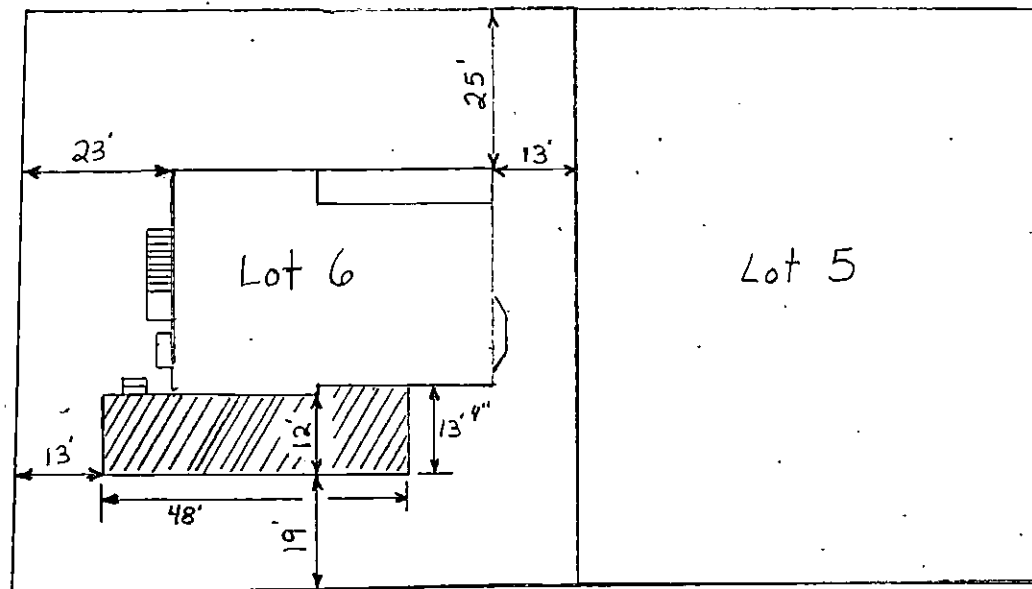
VIOLATION CASE INFO:

PLAN DRAWN BY Rob Knavely DATE 8/31/2016 SCALE: 1 INCH = 30 FEET

2017-0080-A

Ret. Exh. 1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 8710 Weitz Manor Ln OWNER(S) NAME(S) Kurt & Susan Roepcke
SUBDIVISION NAME Weitz Manor LOT # 6 BLOCK # N/A SECTION # N/A
PLAT BOOK # 78 FOLIO # 322 10 DIGIT TAX # 250000368 DEED REF. # 30839/00390

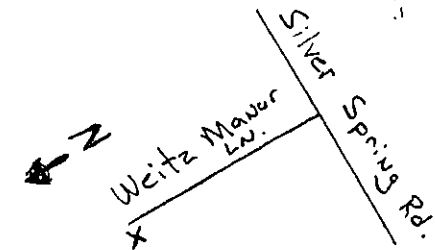


Proposed 595sq Ft Deck



PLAN DRAWN BY Rob Kavely DATE 8/31/2016 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP

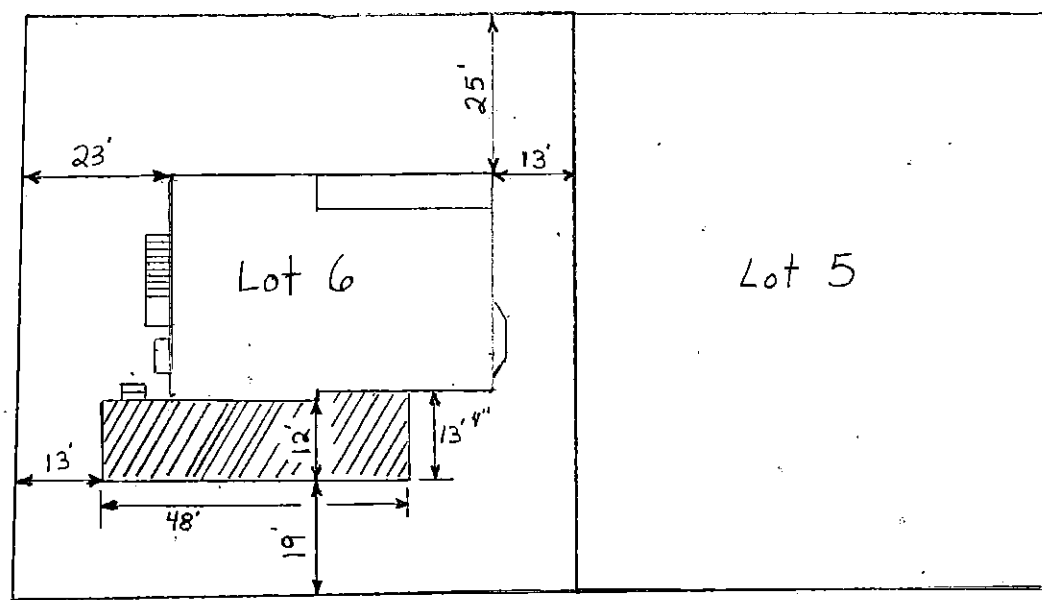
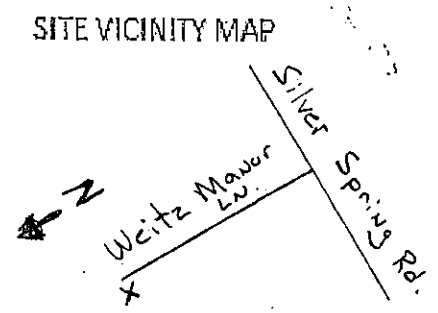


MAP IS NOT TO SCALE
ZONING MAP # 072B3
SITE ZONED DR 3.5
ELECTION DISTRICT 11
COUNCIL DISTRICT 5
LOT AREA ACREAGE _____
OR SQUARE FEET 7779sq
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

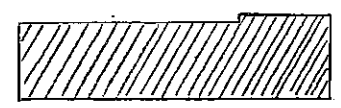
VIOLATION CASE INFO:

2017-0080-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 8710 Weitz Manor Ln OWNER(S) NAME(S) Kurt & Susan Roepcke
 SUBDIVISION NAME Weitz Manor LOT # 6 BLOCK # N/A SECTION # N/A
 PLAT BOOK # 78 FOLIO # 322 10 DIGIT TAX # 250000368 DEED REF. # 30839/00390



Proposed 595 Sq Ft Deck



PLAN DRAWN BY Rob Kavelly DATE 8/31/2016 SCALE: 1 INCH = 30 FEET

MAP IS NOT TO SCALE
 ZONING MAP # 072B3
 SITE ZONED DR 3.5
 ELECTION DISTRICT 11
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VIOLATION CASE INFO:

2017-0080-A

