

IN RE: **PETITION FOR VARIANCE**

E/S Nollmeyer Road, 861.21' S of the c/l
Bayville Road
(505 Nollmeyer Road)
15th Election District
6th Council District

William A. Brunner, Jr., et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 06-117-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, William A. Brunner, Jr., and his wife, Joyce Ann Brunner. The Petitioners request a variance from Section 415A.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two recreational vehicles to be stored in the front yard in lieu of the one permitted in the rear yard. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request was William A. Brunner, Jr., property owner. There were no Protestants or other interested persons present.

Testimony and evidence offered disclosed that the subject property is a rectangular shaped parcel located on the east side of Nollmeyer Road, just north of Bayville Road in eastern Baltimore County. The property contains a gross area of 7,350 sq.ft., more or less, zoned D.R.5.5 and is improved with a ranch-style, single-family dwelling. The property is also known as Lot 26, Block A of Carrollwood, a water-oriented community of modest homes, located in close proximity to Seneca Creek in Bowley's Quarters. The Petitioners have owned and resided on the property for the past 28 years. Mr. Brunner testified that he owns a 1976, 19'6" Grady White boat which is stored on a trailer on a 20' x 18' parking pad in the front yard. He also owns a small "Jet Ski" which is stored immediately behind the Grady White, between the parking pad and the home. Mr.

ORDER RECEIVED FOR FILING

Date 11/1/15

By [Signature]

Brunner testified that he has always stored his boats in this location since at least 1995 without prior complaint. Indeed, letters of support were received from the neighbors on either side of the property as well as the neighbor who resides immediately across from the subject site, indicating that they have no objections to the boats being stored in the front yard.

Further testimony disclosed that the Petitioners' son recently purchased a boat of his own and brought it to the subject site for repairs while his parents were vacationing. Apparently, the boat remained in front of the home for a week or two while repairs were ongoing and an anonymous complaint was registered with the Code Enforcement Division of the Department of Permits and Development Management. By the time an Inspector arrived at the premises, the son's boat had been removed; however, the Inspector observed the other two boats stored in the front yard and cited the Petitioners with a zoning violation notice. The Petitioners were advised that variance relief was necessary in that only one recreational vehicle could be stored on the property and in the rear yard, or at least 8 feet from the front wall of the principal dwelling. Thus, the instant Petition was filed to resolve the matter.

In support of the request, Mr. Brunner indicated that due to the narrow width of the side yards adjacent to the home and the slope of the property in the front yard, it is difficult, if not impossible, to maneuver the boats for storage in the rear yard. After further discussion of this issue, Mr. Brunner conceded that he could store the Jet Ski alongside the home, 8 feet from the front wall of the dwelling as required by the regulations. However, he could not store the larger boat on the side of the home or in the rear yard.

After due consideration of the testimony and evidence offered, I am persuaded to grant amended relief to allow the Grady White boat to remain stored in the front yard on the parking pad; however, will require that the Jet Ski be stored alongside the home as set forth above. There were no adverse comments submitted by any County reviewing agency and none of the neighbors voiced any objection. As noted above, the Petitioners have stored the Grady White boat and Jet Ski on their property for many years without complaint. Moreover, the two boats in question are small pleasure craft, which are intended for the personal use and enjoyment of the Petitioners. I find that

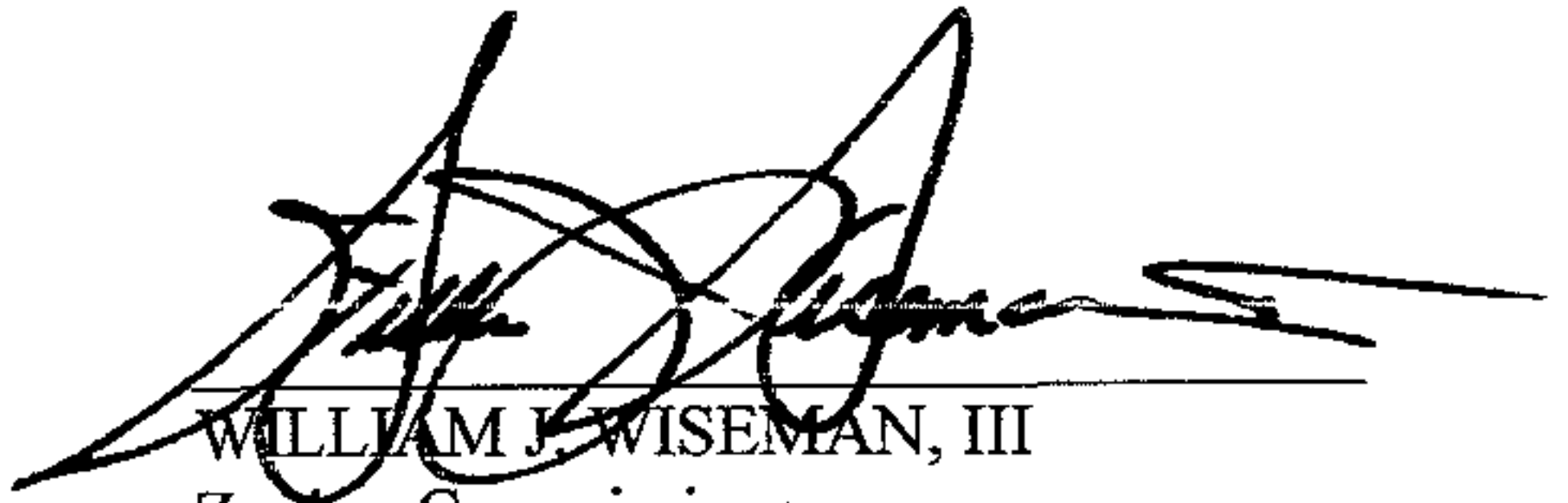
strict compliance with the regulations would be unduly burdensome and that relief can be granted without detrimental impact to adjacent properties or the surrounding locale.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted as modified.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1st day of November 2005 that the Petition for Variance seeking relief from Section 415A.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two recreational vehicles to be stored on the property in lieu of the one permitted in the rear yard, be and is hereby GRANTED, subject to the following restrictions:

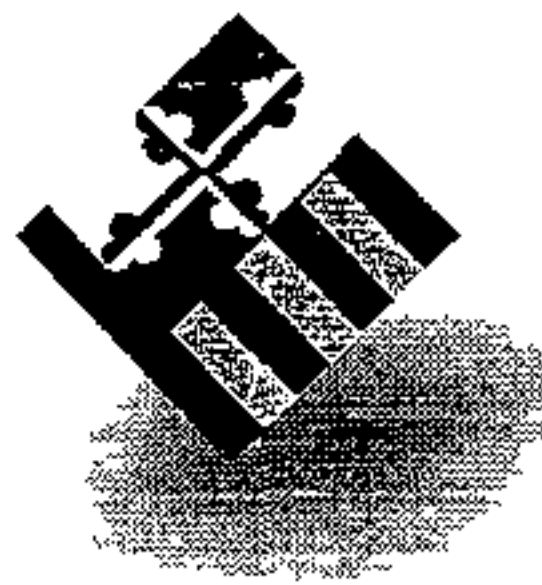
- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioners shall be permitted to continue storing the 1976 Grady White boat on the parking pad in the front yard until such time as they no longer own that boat. In the event the Petitioners desire to replace that boat, a new Petition for Variance must be filed to determine the appropriateness of same.
- 3) The Petitioners shall be permitted to store the Jet Ski on a trailer in the side yard, 8 feet from the lateral projection of the front foundation line of the Petitioners' home.

Any appeal of this decision shall be taken in accordance with Baltimore County Code Section 32-3-401.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
Date 11/1/05
By [Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

November 1, 2005

WILLIAM J. WISEMAN III
Zoning Commissioner

Mr. & Mrs. William A. Brunner, Jr.
505 Nollmeyer Road
Middle River, Maryland 21220

RE: PETITION FOR VARIANCE
E/S Nollmeyer Road, 861.21' S of the c/l Bayville Road
(505 Nollmeyer Road)
15th Election District – 6th Council District
William A. Brunner, Jr., et ux - Petitioners
Case No. 06-117-A

Dear Mr. & Mrs. Brunner:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance, as modified, has been granted, in accordance with the attached Order.

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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman, III".

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Code Enforcement Division, DPDM; People's Counsel; Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 505 NOLLMEYER ROAD
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) 415. A. 1. A. TO PERMIT RECREATION

VEHICLES TO BE STORED IN THE FRONT YARD IN LIEU
OF 1 1/2 IN THE REAR YARD

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

§1 LAY OF LAND TOO STEEP TO MOVE TRAILER TO BACK YARD
FENCE STOPPING SHORT OF 8' SET BACK.

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.

State

Zip Code

Case No. 06-117-A

Date 08/19/98

Legal Owner(s):

WILLIAM A. BRUNNER, JR.

Name - Type or Print

Signature

JOYCE ANN BRUNNER

Name - Type or Print

Signature

505 NOLLMEYER RD 410-335-2814

Address

Telephone No.

MIDDLE RIVER, MD 21220

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By SFA Date 08-25-05

ORDER RECEIVED FOR FILING
Date 08/19/98

ZONING DISCRIPTION FOR 505 NOLLMEYER ROAD

Beginning at a point on the east side of Nollmeyer Road which is 64 ft wide at the distance of 861.21 ft south of the centerline of the nearest improved intersecting street Bayville Road which is 50 ft wide. Being Lot #26, Block A, in the subdivision Carrollwood Manor as recorded in Baltimore County Plat Book #E.H.G. Jr. 38, Folio #82 containing 7,350 sq. ft.. Also known as 505 Nollmeyer Road and located in the 15th Election District, 6th Councilmanic District.

OG-117-A

Plat showing property known as #505 Nollmeyer Road, Baltimore County, Maryland.
Also known as Lot 26, Block "A", as shown on Final Plat, Plat One, Carrollwood
Manor and recorded among the Land Records of Baltimore County in Plat Book
E. H. K., Jr. 38, Folio 82. Owners - William and Joyce Brunner, Jr.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

5003
No. 4494.05

DATE 8/23/2007 ACCOUNT COLLECTIBLES

AMOUNT \$ 65.44

RECEIVED FROM: 1102 E 86th St Baltimore, MD

FOR: 2007 CAA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
OC 117 F

PAID RECEIPT

ISSUING OFFICE DATE TIME
8/23/2007 8/23/2007 11:50:57

ISSUING OFFICE NAME
BALTIMORE COUNTY, MARYLAND

ISSUING OFFICE ADDRESS
1001 W. 44th St, Baltimore, MD 21204

Receipt Tot 465.00
\$100.00 CA
\$365.00-00

Baltimore County, Maryland

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: **106-117-A**
505 Nollmeyer Road
Eside of Nollmeyer Road, 86
+/- feet south of centerline of
Bayville Road
15th Election District
6th Councilmanic District
Legal Owner(s): William A.
& Joyce A. Brunner, Jr.
Variance: to permit 2 rec-
reational vehicles to be
stored in the front yard in-
lieu of 1 in the rear yard.
Hearing: Wednesday, Oc-
tober 29, 2005 at 10:00
a.m. in Room 106, County
Office Building, 111 West
Chesapeake Avenue,
Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions. Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zon-
ing Review Office at (410)
887-3391.

JT/10/614 Oct. 4 69707

CERTIFICATE OF PUBLICATION

10/6/2005

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 10/4/2005.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News



LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 06-117-A

Petitioner/Developer: WILLIAM A. & JOYCE A. BRUNNER, JR.

Date of Hearing/Closing: OCT 19, 2005

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}

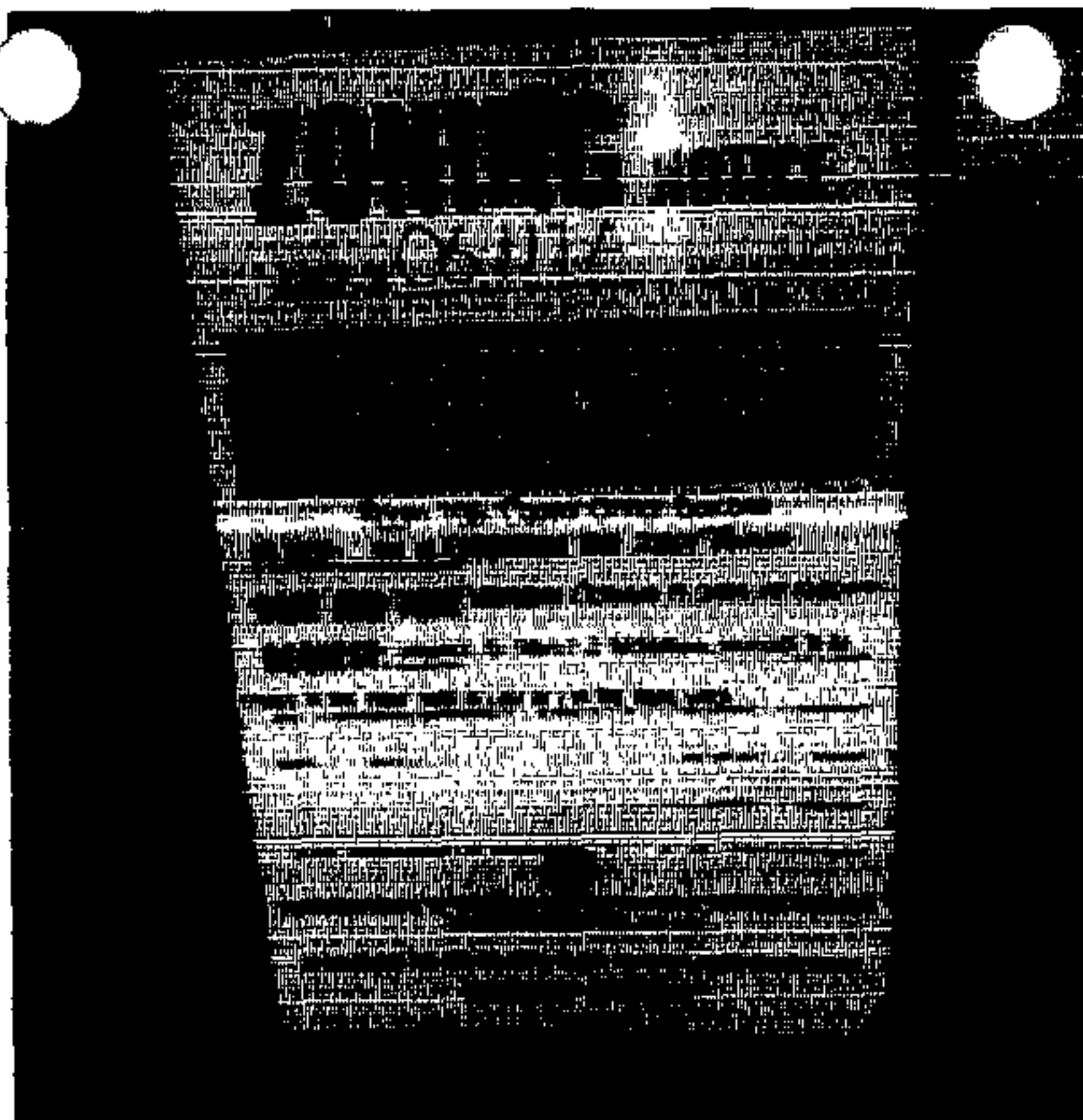
Ladies and Gentlemen:

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:

505 NOLLMEYER RD

The sign(s) were posted on 10-3-05
(Month, Day, Year)

Sincerely,



505 NOLLMEYER RD

Robert Black 10-3-05
(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)

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: OG-117-A
Petitioner: WILLIAM A BRUNNER JR.
Address or Location: 505 NOLLMEYER RD BALTO. MD. 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: WILLIAM A. BRUNNER JR.
Address: 505 NOLL MEYER RD.
BALTO. MD. 21220
Telephone Number: 410-335-2814

Revised 2/20/98 - SCJ

OG-117-A



Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Tel: 410-887-3353 • Fax: 410-887-5708

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

September 9, 2005

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 06-117-A

505 Nollmeyer Road

E/side of Nollmeyer Road, 86+/- feet south of centerline of Bayville Road

15th Election District – 6th Councilmanic District

Legal Owners: William A. & Joyce A. Brunner, Jr.

Variance to permit 2 recreational vehicles to be stored in the front yard in lieu of 1 in the rear yard.

Hearing: Wednesday, October 19, 2005 at 10:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: William & Joyce Ann Brunner, Jr., 505 Nollmeyer Road, Middle River 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 4, 2005.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**



TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 4, 2005 Issue - Jeffersonian

Please forward billing to:

William A. Brunner, Jr.
505 Nollmeyer Road
Middle River, MD 21220

410-335-2814

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 06-117-A

505 Nollmeyer Road

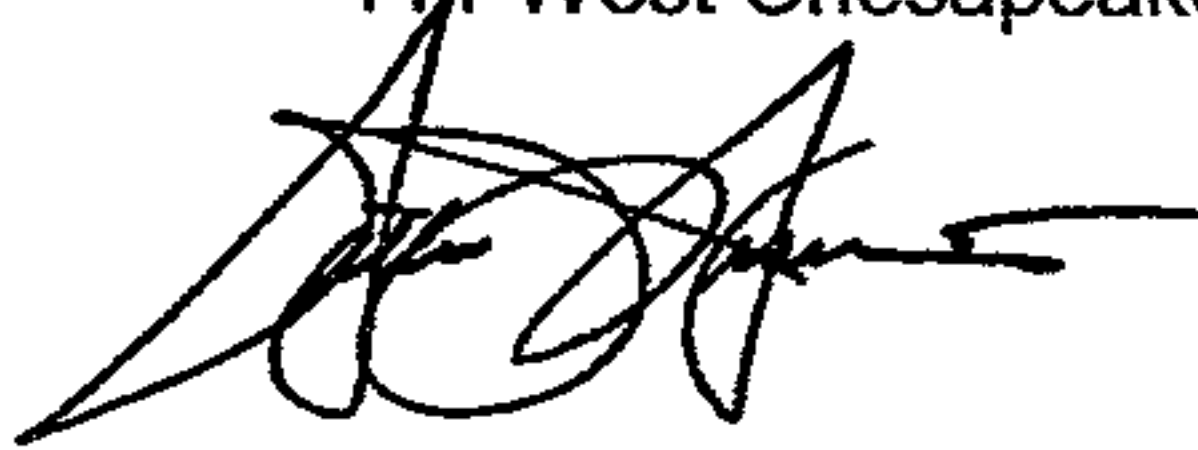
E/side of Nollmeyer Road, 86+/- feet south of centerline of Bayville Road

15th Election District – 6th Councilmanic District

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Hearing: Wednesday, October 19, 2005 at 10:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204



WILLIAM J WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

October 17, 2005

William A. Brunner
Joyce Ann Brunner
505 Nollmeyer Road
Middle River, Maryland 21220

Dear Mr. and Mrs. Brunner:

RE: Case Number: 06-117-A, 505 Nollmeyer Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 23, 2005.

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 that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Visit the County's Website at www.baltimorecountyonline.info



By
10/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

RECEIVED
DATE: September 26, 2005

SEP 27 2005

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

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-117 Variance**

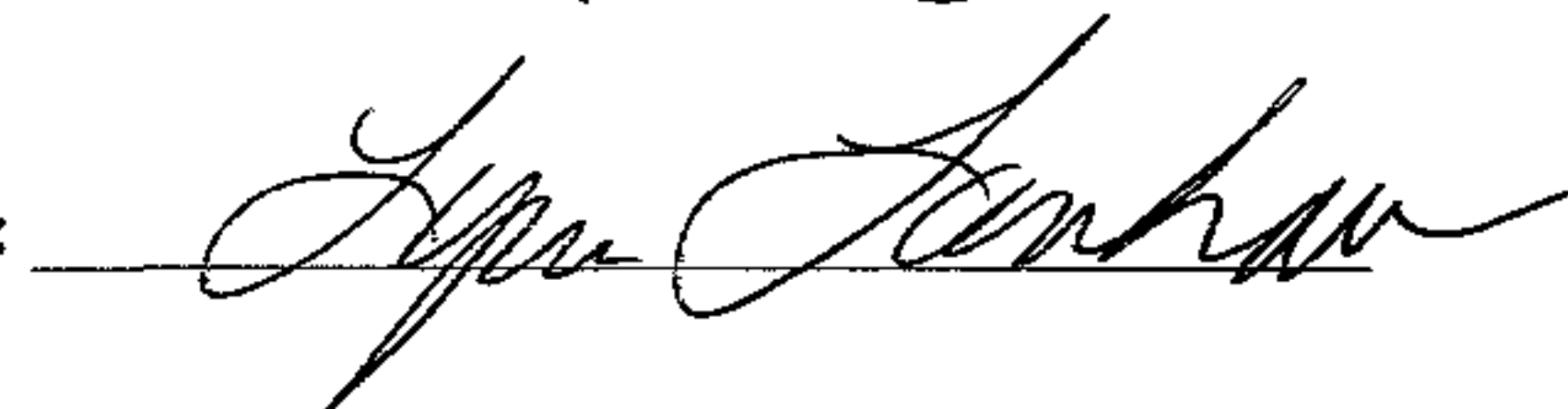
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact David Pinning in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 12, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For September 19, 2005
Item Nos. 111, 118, 119, 120, 122,
123, and 125

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

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS- 09122005.doc

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel 410-887-4500



Baltimore County

James T Smith, Jr., County Executive
John J Hohman, Chief

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

September 8, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: **September 12, 2005**

Item No.: **115-125**

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

Lieutenant J.D.Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File

Visit the County's Website at www.baltimorecountyonline.info





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

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

Maryland Department of Transportation

Date: 9.6.05

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

RE: Baltimore County
Item No. 117 JRA

Dear Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: September 19, 2005

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 117
Legal Owner/Petitioner: William A. Brunner, Jr.
Contract Purchaser:
Property Address: 505 Nollmeyer Road
Location Description: East side Nollmeyer Road, 86+/- feet south of centerline of Bayville Road

VIOLATION INFORMATION: **Case No.: 05-6020**
Defendants: William A. and Joyce A. Brunner

Please be advised that the aforementioned petition is the subject of an active violation case.

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

Other: Data entry print out

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Lisa Henson in Room 213 in order that the appropriate action may be taken relative to the violation case.

RSW/
c: Dennis Rioux

Case No: 05-6020

Notes: ***7/12/05, INSPECTED PROP, BOAT & JET SKI PARKED IN DRIVEWAY, ISSUED
NOTICE, POSTED PROP, MAILED COPY, P/U 8/12/05, ANONYMOUS COMPL, DR/CP***
**8/15/05 OWNER FILED FOR VARIANCE. P/U ON 10/15/05. ANON. DR/SS

Enter=Continue F12=Cancel

Case No: 05-6020Address: 00505 NOLLMEYER RD 21220Insp Area: 003 Dist: 000 Date Rcv: 6/30/2005 Grp: ENF Intk: CPInspec: RIOUX Inspec2: Date Inspec: 10/15/2005Close: 0/00/0000 Activity: Delete: Problem: 2 BOATS IN DRIVEWAYCL Name: ANONYMOUSCL Address: 00000CL Home Phone: CL Work Phone: Tax Acct. 1700006091Owner: WILLIAM A & JOYCE ANN BRUNNER

Enter=Continue F12=Cancel



CODE INSPECTION AND ENFORCEMENT CORRECTION NOTICE

CASE NUMBER	PROPERTY TAX ID	
05-6020	17-00-006091	
NAME(S):	William A + Joyce Ann Bunnell	
CURRENT ADDRESS	505 Hollmeyer Rd	
Balto	MD	21220
CITY	STATE	ZIP CODE
VIOLATION ADDRESS		
Same as above	STATE	ZIP CODE
CITY	MARYLAND	

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS AND/OR REGULATIONS:

RESIDENTIAL ZONE CLASSIFICATION

- ☐ DR1 ☐ DR2 ☐ DR3.5 ☒ DR5.5 ☐ DR10.5 ☐ DR16 ☐ BL (230) ☐ BR (236) ☐ BM (233)
☐ RC2 (1A01) ☐ RC4 (1A03) ☐ RC20 & 50 (1A05) ☐ RC6 (1A07) ☐ MR (240) ☐ ML (253) ☐ MH (256)
☐ RC3 (1A02) ☐ 1RC5(1A04) ☐ RCC (1A06) ☐ RC7 (1A08)
☐ OTHER: _____

NON-RESIDENTIAL CLASSIFICATION

BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.)

AUTHORITY TO ENFORCE ZONING REGULATIONS: 32-3-102; 32-3-602; 32-3-603; 32-4-114

- | | |
|---|---|
| ☒ 101; 102.1: Definitions; general use | ☒ 415A: License/ remove untagged recreation vehicle |
| ☐ 1B01.1: DR Zones-use regulations | ☒ 415A: Improperly parked recreation vehicle |
| ☐ 428: License/ Remove all untagged/ inoperative or damaged/ disabled motor vehicle(s) | ☒ 415A: One recreational vehicle per property |
| ☐ 1B01.1D: Remove open dump/ junk yard | ☐ 410: Illegal Class II trucking facility |
| ☐ 431: Remove commercial vehicle(s) | ☐ 400: Illegal accessory structure placement |
| ☐ 101; 102.1: Remove contractors equip. storage yard | ☐ 1B02.1: 270; 421.1: Illegal kennel. Limit 3 dogs |
| ☐ 101; 102.1: ZCPM: Cease service garage activities | ☐ 102.5: Residential site line violation /obstruction |
| ☐ 402: Illegal conversion of dwelling | ☐ 408B: Illegal rooming/ boarding house |
| ☐ 101; 102.1: ZCPM: Illegal home occupation | ☐ BCC: 32-3-102; 500.9 BCZR; ZCPM: Violation of commercial site plan and/or zoning order |

BALTIMORE COUNTY CODE (B.C.C.)

- | | |
|--|--|
| ☐ 13-7-112: Cease all nuisance activity | ☐ 35-2-301: Obtain building/ fence/ sign permit |
| ☐ 13-7-115: County to abate nuisance & lien costs | ☐ 18-2-602: Obstruction of county right of way |
| ☐ 13-7-310: Remove all trash & debris from property | ☐ 13-7-310(2): Remove bird seed / other food for rats |
| ☐ 13-7-312: Remove accumulations of debris, materials, etc | ☐ 32-3-102: Violation of development plan/ site plan |
| ☐ 13-7-201(2): Cease stagnant pool water | ☐ IBC115; BCBC 115: Remove/Repair unsafe structure board & secure all openings to premise |
| ☐ 12-3-106: Remove animal feces daily | ☐ 13-7-401; 13-7-402; 13-7-403: Cut & remove all tall grass & weeds to 3 inches in height |
| ☐ 35-5-208(a)(c): Seal exterior openings from rodents & pests | |
| ☐ 13-4-201(b)(d): Store garbage in containers w/tight lids | |

OWNER OCCUPIED HOUSING (B.C.C.)

- | | |
|---|--|
| ☐ 35-5-302(a)(1): Unsanitary conditions. | ☐ 35-5-302(a)(2): Store all garbage in trash cans |
| ☐ 35-5-302(a)(3): Cease _____ infestation from prop. | ☐ 35-5-302(b)(1): Repair exterior structure |
| ☐ 35-5-302(b)(1)(2): Repair decorative trim, cornices, etc | ☐ 35-5-302(b)(1)(3) Repair exterior extensions |
| ☐ 35-5-302(b)(1)(4): Repair chimney & similar extensions | ☐ 35-5-302(b)(1)(5) Repair metal/wood surfaces |
| ☐ 35-5-302(b)(1)(6): Repair defective door(s) / window(s) | ☐ 35-5-302(b)(1)(7) Repair defective fence |

INVESTMENT PROPERTY (B.C.C.)

- | | |
|--|--|
| ☐ 35-2-404(a)(1)(i): Remove hazardous or unsafe condition | ☐ 35-2-404(a)(1)(ii): Repair ext. walls / vertical members |
| ☐ 35-2-404(a)(1)(iii): Repair roof or horizontal members | ☐ 35-2-404(a)(1)(iv): Repair exterior chimney |
| ☐ 35-2-404(a)(1)(v): Repair ext. plaster or masonry | ☐ 35-2-404(a)(1)(vi): Waterproof walls/ roof /foundations |
| ☐ 35-2-404(a)(1)(vii): Repair exterior construction (see below) | ☐ 35-2-404(a)(1)(2): Remove trash, rubbish, & debris |
| ☐ 35-2-404(a)(1)(3): Repair /remove defective exterior sign(s) | ☐ 35-2-404(a)(4)(ii): Board & secure. Material to match building color of structure |

only 1 RV permitted. RV must be at least 8' behind front wall of house, or in rear yard and at least 2 1/2' from side and rear property line, or apply for variance

POTENTIAL FINE: ☒ \$200.00 ☐ \$500.00 ☐ \$1000.00 Per Day, Per Violation and to be placed as a lien upon your tax bill

COMPLIANCE: MONTH 8 DAY 12 YEAR 05

INSPECTOR NAME: D. Rioux (PRINT NAME)

ISSUED DATE: 7/12/05

06 117-A

RE: PETITION FOR VARIANCE * BEFORE THE
505 Nollmeyer Road; E/side Nollmeyer Road, *
86' S of c/line of Bayville Road * ZONING COMMISSIONER
15th Election & 6th Councilmanic Districts *
Legal Owner(s): William A. Brunner, Jr * FOR
Petitioner(s) *
* BALTIMORE COUNTY
*
* 06-117-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of September, 2005, a copy of the foregoing Entry of Appearance was mailed to, William & Joyce Brunner, 505 Nollmeyer Road, Middle River, MD 21220, Petitioner(s).

RECEIVED

SEP 08 2005

Per *[Signature]*

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Case No.: 06-117A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN	
No. 2	LETTERS OF SUPPORT FROM NEIGHBORS 2A, B & C	
No. 3	PHOTO'S	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Plat showing property known as #505 Nollmeyer Road, Baltimore County, Maryland. Also known as Lot 26, Block "A", as shown on Final Plat, Plat One, Carrollwood Manor and recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. 38, Folio 82.

Owners - William and Joyce Brunner, Jr.

LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 6

1"=200' SCALE MAP #091B2

ZONING DR 5.5

LOT SIZE 7350 SQ FT

SEWER PUBLIC

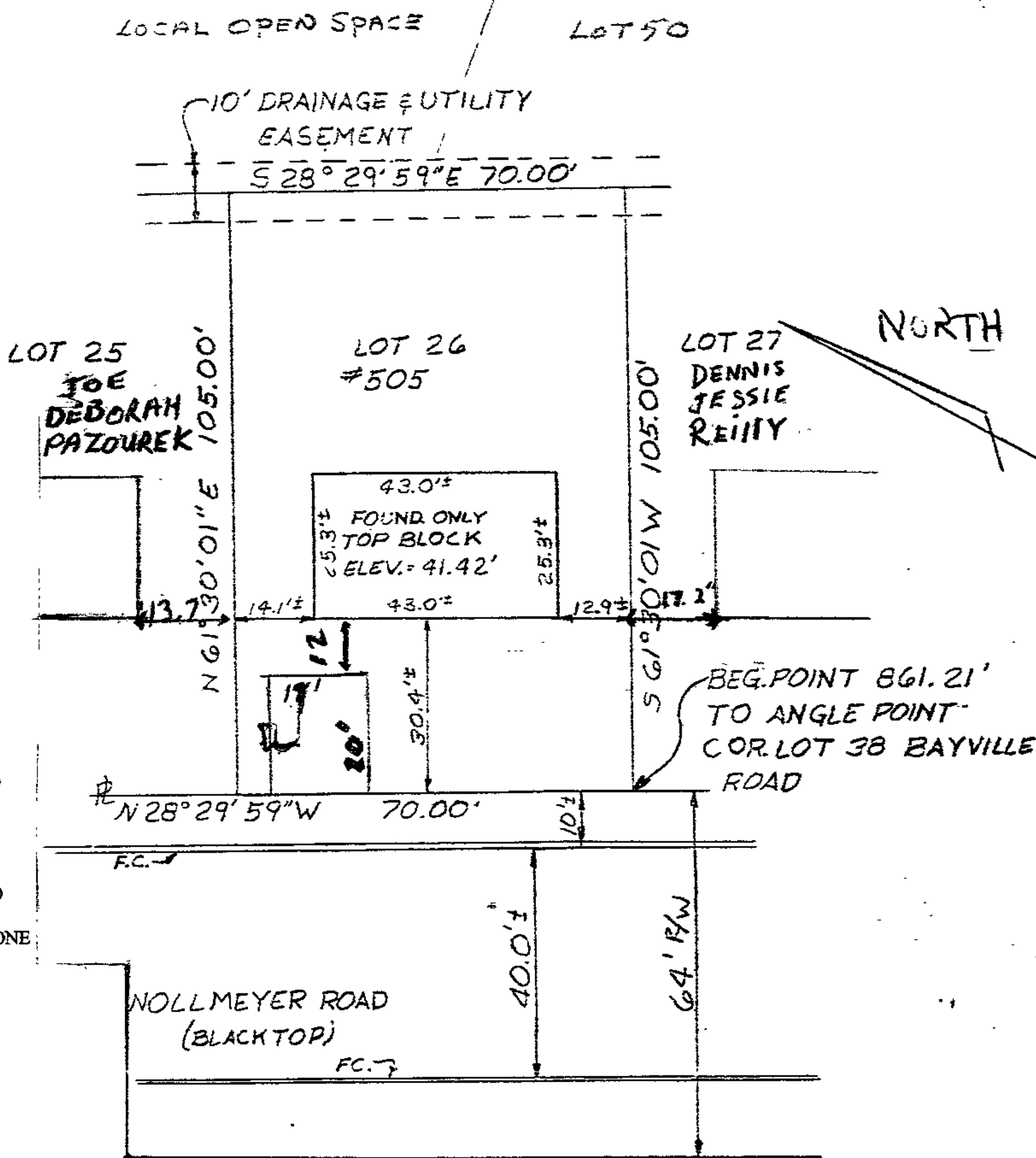
WATER PUBLIC

CHESAPEAKE BAY
CRITICAL AREA NO

100 YEAR FLOOD PLAIN..... NO

HISTORIC PROPERTY/
BUILDING NO

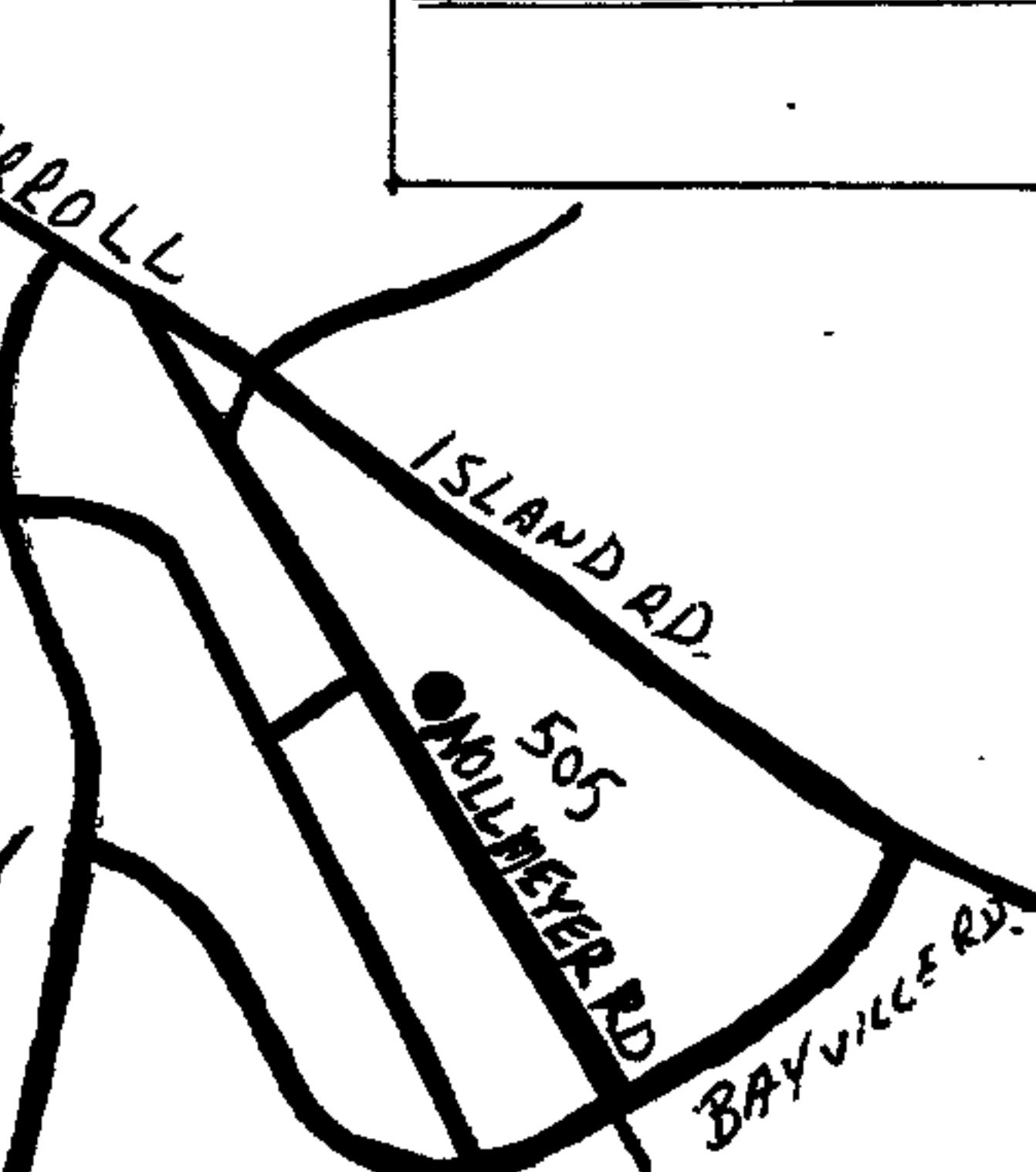
PRIOR ZONING HEARING.....NONE



PETITIONER' S

EXHIBIT NO. 1

①
VICINITY
MAP
SCALE:
1" = 1,000'



MCA ENGINEERING CORPORATION	
1020 Cromwell Bridge Road, Baltimore, Maryland 21204	
Scale: 1" = 30'	Issued: 2-25-77

OG-117-A

J.O.1-76018 ✓

Carol L. Carey
502 Nollmeyer Road
Baltimore, Maryland 21220
(410) 335-0430

August 16, 2005

To whom it may concern:

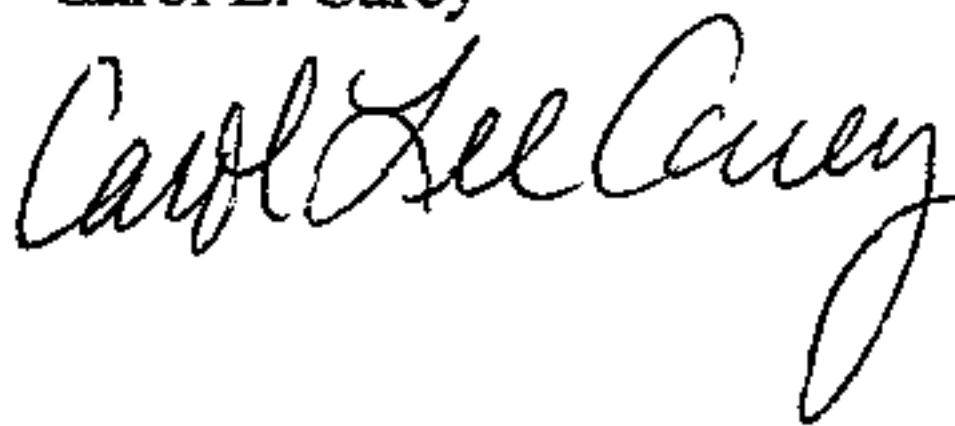
I live in the property at 502 Nollmeyer Road and have lived here since August, 1997. It has come to my attention that recently my neighbors, the Brunners, who live at 505 Nollmeyer Road (directly across the street) have been cited for having their personal use boat in their driveway. They have been told that they must move the boat. This is the most ridiculous thing I have ever heard of. We live in a water-oriented community only a few blocks from the water. Boats in this area are commonplace. My neighbor owns the property where the boat sits. It is ridiculous that they have been told to move it. They have a right to have their own boat on their own driveway.

When I look out my front door or my front window, the boat is directly in my line of sight. If the boat doesn't bother me then it certainly shouldn't bother any one else. The Brunner's property is immaculately maintained and if they want to have a boat in their driveway then LET THEM! The boat is not an eyesore. I sincerely believe that the "anonymous caller" who called about this boat was just being mean.

If there is any additional information you need, I can be contacted at the above address or telephone number. Thank you for your time.

Sincerely,

Carol L. Carey



PETITIONER' S

EXHIBIT NO. 2

I Fessie M. Kelly of
#507 Holt Meyer Rd Batt Md 21220
Am writing this letter in concern
of Bill & Joyce Brummer at
#505 Holt Meyer Rd about their
Boat along side of their house
it has been there since we
have lived here. It won't
- in my way or don't bother us.
It's theirs and on their property.

Thank You So Much
Mrs Fessie Kelly
#507 Holt Meyer Rd
Batt Md 21220

DEBORAH & JOE PAZOUREK

503 NOLLMEYER ROAD
BALTIMORE, MD 21220
410-335-1702

To Whom It May Concern:

My name is Deborah M. Pazourek and my husband Joe and I reside at the address above for the past 10 years. I am writing this letter in behalf of our next door neighbors Mr. and Mrs. Brunner where their residence is 505 Nollmeyer. According to Baltimore County, I understand that there is an issue upon Mr. Brunner's boat. I just wanted to say that this particular boat has been parked on Mr. and Mrs. Brunner's driveway for as long as we have lived here which is 10 years. This has never been a problem for us nor does it leak any fluid and does not appear to pose any environmental hazard. In my opinion it is on their own personal property and doing no harm what so ever. I do think that you should focus yourself with other major issues. This is a very petty incident and I do believe that the boat should remain right in their driveway. Like I stated above, this has never been a problem for us.

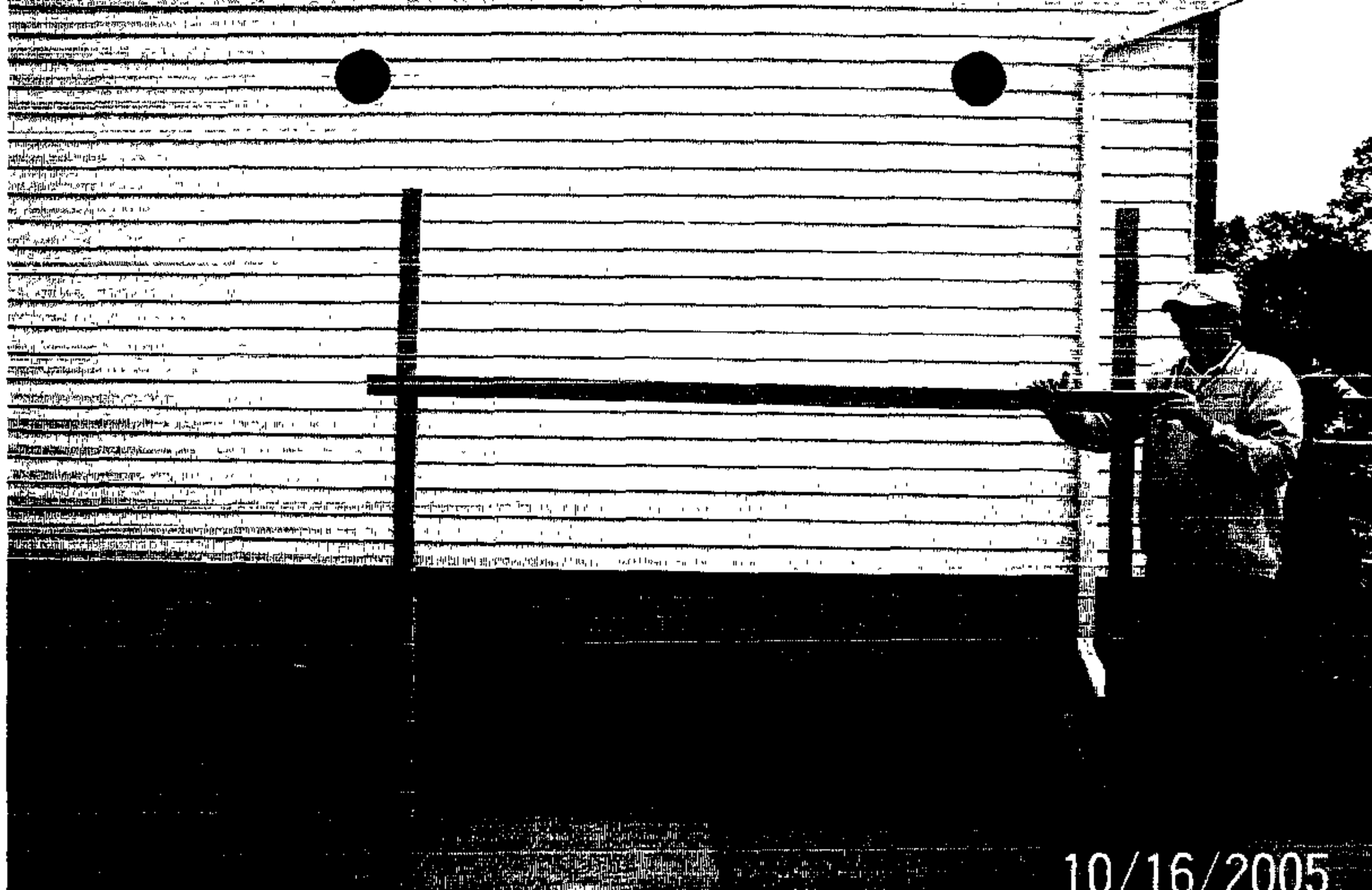
Thank you for your attention in this matter and I hope you can give this great consideration.

Thank you,

Deborah and Joe Pazourek



10/16/2005



10/16/2005

ZONING NOTICE

CASE # 06-117A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

Room 106, County Office Building

PLACE: 113 W CHESAPEAKE AVE 21204 Towson

DATE AND TIME WEDNESDAY, OCTOBER 19, 2005 AT 10:00 AM

REQUEST: VARIANCE TO PERMIT 2 RECREATIONAL VEHICLES TO BE
STORED IN THE FRONT YARD IN LIEU OF 1 IN THE REAR YARD

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING CALL 867-3 91

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

10/16/2005