

IN RE: PETITION FOR ADMIN. VARIANCE

NW side of Bullneck Court; 95 feet NE
of the c/l of Bullneck Road
12th Election District
7th Councilmanic District
(8256 Bullneck Court)

Joseph and Sabrina Doetsch
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0190-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Joseph and Sabrina Doetsch for property located at 8256 Bullneck Court. The Variance request is from Section 415.A.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 2 recreational vehicles on a residential lot in lieu of the permitted 1, and for both to be located in the front yard in lieu of the required side or rear. The subject property and requested relief are more particularly described on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

On February 4, 2010, the undersigned called for a formal hearing on this matter as the property is currently the subject of an active violation case¹. Historically, this Office has requested that the Zoning Review Office not accept Petitions for Administrative Variance on cases that have violations pending, thus requiring a public hearing, as well as in cases where Petitioners are requesting relief to store recreational vehicles and/or boats in the front yard. The hearing was subsequently scheduled for Friday, March 17, 2010 at 9:00 AM in Room 104 of the Jefferson Building, 105 West Chesapeake Avenue, Towson, Maryland. In addition, a sign was posted at the

¹ Citation No. CO-0070192

ORDER RECEIVED FOR FILING

Date 3.22.10

By pm

property and an advertisement was published in *The Jeffersonian* newspaper, giving neighbors and interested citizens notice of the hearing.

Appearing at the public hearing in support of the variance requests were Petitioners Joseph and Sabrina Doetsch. There were no Protestants or other interested persons in attendance.

Testimony and evidence received in the case revealed that the property is irregular-shaped and contains approximately 4,545 square feet or 0.104 acre, more or less, zoned D.R.5.5. As shown on the site plan and the zoning map that was marked and accepted into evidence as Petitioners' Exhibit 2, the property is located on the northwest side of Bullneck Court just north of Bullneck Road, with Bullneck Creek to the east, in the Dundalk area of Baltimore County. The property is improved with a single-family dwelling that was originally constructed in 1945 as part of the housing that was once provided to Bethlehem Steel workers. Mr. Doetsch testified that he has lived in the area for 55 of his 62 years, having once lived on nearby Longpoint Road. He has lived at the subject property for almost 30 years. The property was originally constructed as a cape cod style 1½- story dwelling. Mr. Doetsch and his wife remodeled the home, removing the roof and creating a full second floor. Petitioners also have a shed situated to the rear of the property and a large concrete parking pad that essentially takes up the street side of the yard. Petitioners submitted photographs of the nearby properties in the court and their home, which were marked and accepted into evidence as Petitioners' Exhibits 4A through 4C.

The travel trailer that is the subject of the variance request is approximately 26 feet long by 8.5 feet wide. Petitioners also own a 27 foot Bayliner Trophy fishing boat and trailer. Petitioners indicated they have always stored the recreational vehicle (RV) and boat with trailer on the parking pad on the street side of their property. In support of the requested variance relief, Mr. Doetsch indicated that the fact that the neighborhood was platted and homes were built prior to the

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Date 3-22-10 2

By [Signature]

Zoning Regulations in this area with smaller setbacks on each side (6 feet on one side, 7 feet on the other on his property) than would be permitted today significantly limits his ability to comply with the Regulations. He also pointed out that his property, which is located on a court and in proximity to the Bullneck Creek shoreline, results in very odd-shaped lots. Specifically, his lot has an unusual shape in that it is relatively "thin" on the street side (30 feet) and over double that width at the rear (66 feet). There is also a 10 foot right-of-way that cuts across the rear of his property from Bullneck Road to the water. Essentially, the only storage area available for any type of vehicle storage is the parking pad that takes up most of the front of the property. Most of the properties that circle the court have the same constraints. Finally, Mr. Doetsch indicated that the subject area is a waterfront community. Most of the homes are waterfront, or have water access as his does, and store their trailered boats on their property, especially during the winter months. As a result, there is often some confusion over what actually constitutes the "front" yard versus the "rear" yard in these communities, and thus whether storage of an RV or boat on the street side is in the front or rear yard.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated March 8, 2010 which indicates the community planner visited the site and observed that the property has a dwelling on it which appears to be recently remodeled. The dwelling is very large for the undersized lot on which it sits, reflected by the non-conforming setbacks. A large majority of the site is covered with paving, decks, an above-ground swimming pool and other outside items. While access to the rear or side of the property is not possible for the storage of recreational vehicles, the Planning Office recommends that due to the crowded nature of the site only one

ORDER RECEIVED FOR FILING

Date 3.22.10

3

By PS

recreational vehicle be allowed in the front yard. As such, the Planning Office does not oppose the Petitioners' request limited to the storage of one recreational vehicle.

Considering all the testimony and evidence presented, I am persuaded to grant the variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. This lot was created many years ago and the dwelling was originally constructed in 1945, prior to the adoption of Zoning Regulations in this area. As such, the current setbacks are nonconforming. The lot also has a very unusual shape, wherein it expands outward from the front to the rear, with very little room in the rear yard and a large parking pad essentially taking up the front yard. In my view, the subject property is unique in a zoning sense.

I further find that Petitioners would suffer practical difficulty and undue hardship if the variance were to be denied. I am mindful of the Office of Planning's comment, but I believe there is a certain balancing that needs to take place where the Regulations allow for one RV or trailered boat to be stored on one residential lot, but here, Petitioners desire two such vehicles. On this issue, I look to what if any negative impact would result if the relief were granted. Because the property is located on a court, it is shielded to some degree by the general traffic on Bullneck Road and the other streets in the area. I also note that the adjacent property owners are supportive of Petitioners' requests, as indicated in the letter that was marked and accepted into evidence as Petitioners' Exhibit 5, and signed by seven of the eight homes located in the court. Finally, I find that the variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

ORDER RECEIVED FOR FILING

Date 3-22-10

4

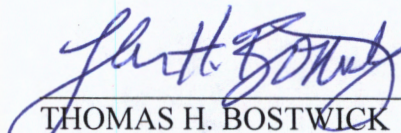
By PS

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 22nd day of March, 2010 that a Variance from Section 415.A.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two (2) recreational vehicles on a residential lot in lieu of the permitted one (1), and for both to be located in the front yard in lieu of the required side or rear is hereby **GRANTED**, subject to the following:

1. Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The relief granted herein shall be limited to Petitioners as the legal property owners. If Petitioners subsequently sell, transfer, or otherwise vacate the premises, or rent the premises to others, the relief granted herein shall be discontinued, unless granted or extended to others via a subsequent variance or special hearing.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

Date 3.22.10

5

By [Signature]



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

March 22, 2010

JOSEPH AND SABRINA DOETSCH
8256 BULLNECK COURT
BALTIMORE MD 21222

Re: Petition for Administrative Variance
Case No. 2010-0190-A
Property: 8256 Bullneck Court

Dear Mr. and Mrs. Doetsch:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: February 4, 2010

TO: Kristen Matthews
Dept. of Permits and Development Management

FROM: Patricia Zook, Legal Secretary to
Thomas Bostwick, Deputy Zoning Commissioner

RE: **Petitions for Administrative Variance – Closing Date of 2-1-2010**
Case No. 2010-0189-A located at 8264 Bullneck Court
Case No. 2010-0190-A located at 8256 Bullneck Court
Hearings Required

After the review of the above-captioned case files, Tom Bostwick has determined that these two cases shall be set in for formal hearings. Case No. 2010-0190-A is currently the subject of an active violation case, namely CO-0070192. Historically this Office has conducted hearings on cases that have violations as well as cases where the Petitioners are requesting relief to store recreational vehicles in the front yard.

We are returning the two files to you for further processing, i.e., notifying the Petitioners, posting of the hearing notices, advertising, etc.

Thank you for your attention and cooperation in this matter.

c: Kristen Matthews, Zoning Review Office

VIOLATION: 70-192

TAX. ACCT. 1209092030



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8256 Bullneck Ct
which is presently zoned DRS.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) 415A.1, BC22, TO PERMIT 2 RECREATIONAL VEHICLES ON A RESIDENTIAL LOT IN LIEU OF THE PERMITTED ONE, AND FOR BOTH TO BE LOCATED IN THE FRONT YARD IN LIEU OF THE REQUIRED SIDE OR REAR,

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Date 3-22-10

Address Telephone No.

City By [Signature] State Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

ORDER RECEIVED FOR FILING

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Not waterproot

CASE NO. 2010-0190-A

REV 10/25/01

Reviewed By [Signature] Date 01.6.10

Estimated Posting Date 1.17.10

T. KOTROKO APPROVED ADMIN. FILING.

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address 8256 Bullneck Ct
City Balto State Md Zip Code 21222

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty): THIS IS A HARDSHIP PRACTICAL DIFFICULTY BECAUSE: 1. THIS IS AN OLDER HOUSING DEVELOPMENT AND IS NOT UP TO PRESENT DAY CODES 2. IT IS IMPOSSIBLE FOR US TO PARK SAID VEHICLES TO CODE ENFORCEMENTS REQUIREMENT BECAUSE NOT ADAQUATE ROOM TO GET VEHICLES BEYOND THE 8' SET BACK FROM FRONT OF HOUSE (ONLY HAVE 6' ON ONE SIDE OF HOUSE AND 7' ON OTHER) CANNOT EXCESS BACK YARD BECAUSE WE HAVE NO ALLEY. 3. WE HAVE ALWAYS HAD A RV AND OR A BOAT/TRAILER IN OUR YARD FOR THE PAST 40 YEARS AND NO ONE HAS EVER COMPLAINED: THIS IS A WATER COMMUNITY. 4. WE JUST PAID \$5,000.00 FOR A PARKING PAD FOR OUR VEHICLES SO WE WOULD NOT HAVE TO PARK THEM ON THE STREET WHICH IS LEGAL. 5. FINALLY, WE CANNOT AFFORD TO KEEP SAID VEHICLES IN STORAGE SO WE WILL BE FORCED TO SELL THEM. IT IS A SHAME AS A SENIOR CITIZENS WE HAVE WORKED ALL OUR LIVES SO WE CAN ENJOY OUR LATER YEARS.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Joseph C. DOETSCH
Name - Type or Print

Signature

SABRINA A. DOETSCH
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of January, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Joseph C Doetsch and Sabrina A Doetsch
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

D. Hornberger
Notary Public

My Commission Expires

4/1/2010

ZONING DESCRIPTION FOR 8256 Bullneck Court

Beginning at a point on the northwest side of Bullneck Court
which is 40 feet wide at the distance of 95 feet (+/-) northeast
of the centerline of the nearest improved intersecting street
Bullneck Road which is 50 feet wide. *Being Lot # 40
Block 1, Section # B in the subdivision of Murray Point
as recorded in Baltimore County Plat Book # 13, Folio # 66,
containing 4545 sq ft. Also known as 8256 Eullneck Court
and located in the 12th Election District, 7th Councilmanic District.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0190 -A Address 8256 BULLNECK CT.

Contact Person: J. MERRIN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1.6.10 Posting Date: 1.17.10 Closing Date: 2.1.10

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 2010- 0190 -A Address 8256 BULLNECK CT.

Petitioner's Name J. DOETSCH Telephone 443-388-6234

Posting Date: 1.17.10 Closing Date: 2.1.10

Wording for Sign: To Permit 2 RECREATIONAL VEHICLES TO
BE LOCATED IN THE FRONT YARD IN LIEU OF
THE PERMITTED ONE AND LOCATED IN THE
REAR OR SIDE YARDS.

Revised 8/20/09

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/neighborhood 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

0190

Petitioner:

J. Doetsch

Address or Location:

8256 Bullneck Ct.

PLEASE FORWARD ADVERTISING BILL TO

Name:

Joseph C. Doetsch

Address

8256 Bullneck Ct

Balto Md 21222

Telephone Number:

443 388-6234

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

No. 10307

Date: 7/1/07

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/ Obj	Rev/ Sub Obj				
101	000			117					25

Total: 25

Rec

From: J. P. Smith

For: 2007 - 2010 - 1

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

**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: # 2010-0190-A

8256 Bullneck Court
N/west side of Bullneck
Court, 95 ft +/- n/east of
centerline of Bullneck Road
12th Election District
7th Councilmanic District
Legal Owner(s): Joseph &
Sabrina Doetsch

Variance: to permit 2 recreational vehicles on a residential lot in lieu of the permitted one, and for both to be located in the front yard in lieu of the required side or rear yard.

Hearing: Friday, March
19, 2010 at 9:00 a.m. in
Room 104, Jefferson
Building, 105 West Chesapeake
Avenue, Towson
21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommodations
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.

3/040 Mar. 4

231403

CERTIFICATE OF PUBLICATION

3/4/, 2010

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 3/4/, 2010.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

2010-0190-A

RE: Case No.: _____

Petitioner/Developer: _____
J. Doetsch

February 1, 2010
Date of Hearing/Closing: _____

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristin Matthews

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: _____

8256 Bullneck Court

January 17 2010,
The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

Robert Black Jan 20 2010
(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)



Posted by Jerry Chen

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 4, 2010 Issue - Jeffersonian

Please forward billing to:

Deborah Kendall-Sipple
Permits & Development Management
111 West Chesapeake Avenue
Towson, MD 21204

410-887-4587

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: 2010-0190-A

8256 Bullneck Court

N/west side of Bullneck Court, 95 feet +/- n/east of centerline of Bullneck Road

12th Election District – 7th Councilmanic District

Legal Owners: Joseph & Sabrina Doetsch

Variance to permit 2 recreational vehicles on a residential lot in lieu of the permitted one, and for both to be located in the front yard in lieu of the required side or rear.

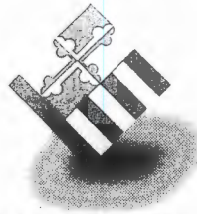
Hearing: Friday, March 19, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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.



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
February 22, 2010 *Development Management*

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: 2010-0190-A

8256 Bullneck Court

N/west side of Bullneck Court, 95 feet +/- n/east of centerline of Bullneck Road

12th Election District – 7th Councilmanic District

Legal Owners: Joseph & Sabrina Doetsch

Variance to permit 2 recreational vehicles on a residential lot in lieu of the permitted one, and for both to be located in the front yard in lieu of the required side or rear.

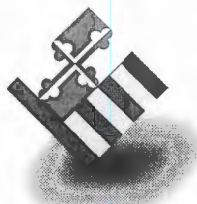
Hearing: Friday, March 19, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Doetsch, 8256 Bullneck Court, Baltimore 21222

- NOTES: (1) **THE ZONING OFFICE WILL POST A NOTICE OF HEARING SIGN BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MARCH 4, 2010.**
- (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.



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

March 11, 2010

Joseph & Sabrina Doetsch
8256 Bullneck Ct.
Baltimore, MD 21222

Dear: Joseph & Sabrina Doetsch

RE: Case Number 2010-0190-A, 8256 Bullneck Ct.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 06, 2010. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

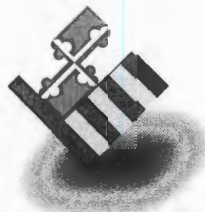
Very truly yours

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

February 1, 2010

Joseph & Sabrina Doetsch
8256 Bullneck Ct.
Baltimore, MD 21222

Dear: Joseph & Sabrina Doetsch

RE: Case Number 2010-0190-A, 8256 Bullneck Ct.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 06, 2010. This letter is not an approval, but only a **NOTIFICATION**.

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If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

(AV) TB 3/19 9am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 8, 2010

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

RECEIVED

SUBJECT: 8256 Bullneck Court

MAR 08 2010

INFORMATION:

ZONING COMMISSIONER

Item Number: 10-190

Zoning: DR 5.5

Requested Action: A Variance to permit 2 recreational vehicles in lieu of 1 to be located in the front yard in lieu of the side and rear yards.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and accompanying site plan. The community planner also had the opportunity to visit the site. The subject property has a dwelling on it, which appears to be recently remodeled. The subject dwelling is very large for the undersized lot on which it sits reflected by the non-conforming setbacks. A large majority of the site is covered with paving, decks, an above ground pool and other outside items.

While access to the rear or side of the property is not possible for the storage of recreational vehicles, the Office of Planning recommends that due to the crowded nature of the site only one recreational vehicle be allowed in the front yard. As, such the Office of Planning does not oppose the petitioner's request limited to the storage of one recreational vehicle.

Prepared By:

Cecilia R. Gurney

Division Chief:
AFK/CM

Kevin L. Lohan



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

January 27, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: January 18, 2010

Item Numbers: 0189, 0190, 0191, 0192, 0194, 0195, 0196, 0198, 0199

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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4831 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For February 1, 2010
Item Nos. 2010-0189, 190, 191, 192,
193, 195, 196, 197, 198 and 199

DATE: January 22, 2010

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-02012010 -NO COMMENTS.doc



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

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: JAN. 20, 2010

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

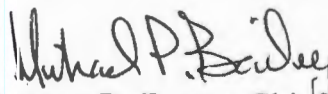
RE: Baltimore County
Item No. 2010-0190-A
8256 BULLNECK CT
DORTSCH PROPERTY
ADMIN. VARIANCE -

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2010-0190A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,


For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.sha.maryland.gov

RE: PETITION FOR ADMINSTRATIVE * BEFORE THE
VARIANCE *
8256 Bullneck Court; E/S Bullneck Ct, 95' * ZONING COMMISSIONER
NE of Bullneck Road *
12th Election & 7th Councilmanic Districts * FOR
Legal Owner(s): Joseph & Sabrina Doetsch *
Petitioner(s) * BALTIMORE COUNTY
* 10-190-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

FEB 01 2010

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 1st day of February, 2010, a copy of the foregoing Entry of Appearance was mailed Joseph & Sabrina Doetsch, 8256 Bullneck Court, Baltimore, MD 21222, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

From: Patricia Zook
To: Matthews, Kristen
CC: Bostwick, Thomas; Wiley, Debra; Williams, LaShenda
Date: 2/4/2010 12:37 PM
Subject: Case Nos. 2010-0189-A @ 8264 Bullneck Court & 2010-0190-A @ 8256 Bullneck Court-schedule hearings
Attachments: IO-2010-0189-A and 2010-0190-A AVs- SCHEDULE HEARINGS-VIOLATIONS and RVs IN FRONT YARD.doc

Kristen -

Please see the attached memos regarding the above-referenced case files.

Note: We have a huge stack of case files that need to be picked up by your office.

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

410-887-3868

pzook@baltimorecountymd.gov

Dear Mr. Tom Bostwick

Mr. Bostwick I had every intention of testifying on 3/19/10 concerning case's 20100189-A and 20100190-A, but due to other cases I cannot. I would like my comments to be read into the record if you would be so kind. The Watersedge Community Assoc. asked for a sweep of their community. The assigned conducted a sweep of the Watersedge Community. on 10/26/09 and 10/30/09. at that time frame the assigned wrote 25 properties, for no lids on trash cans, untagged vehicles, Improperly parked recreation vehicles/. no more then one recreational vehicle per property, // with a compliance date of 11/30/09. Numerous calls were made to explain the codes most came into compliance. The assigned wrote a notice to 8256 Bullneck Cir. for Improperly parked recreation vehicle and only 1 recreational vehicle per property, the assigned received, a call from Mr. Doetsch the owner of 8256 Bullneck Ct. at that time he explained that someone came to their Community meeting and told him "he could park his recreation vehicles in the front yard a Boat and a trailer. If he could not park them in the front this would be a hardship, no one has that authority this only causes confusion and undermines the inspector who is enforcing the codes of Baltimore County.

Fact#1 Mr. Doetsch has caused a self-inflicted hardship in my opinion and does not fall under 415A.3 B where states "would create an undue hardship".

Fact#2 This is not water front property and does not fall under 415A.3A

Fact #3 If the other property filing for a variance is on the water they are subject to the setback provisions in 415A.1A or B.

Fact#4 Judge Cavanaugh ruled that a self-inflicted hardship cannot form the basis for a claim of practical difficulty Speaking for the Court in Cromwell, supra, Judge Cethell noted: "Were we to hold that self-inflicted hardships in and of themselves justified variances, we would, effectively, not only generate a plethora of such hardships but we would also emasculate zoning ordinances. Zoning would become meaningless. We hold that practical difficulty or unnecessary hardship for zoning variance purposes cannot generally be self-inflicted Cromwell," at 722 Example of hardship be low

The owners of 8246 Cornwall rd. need to be informed of the variance process, they received a notice to remove their 5th wheeler it protruded 3ft. beyond the front wall code states 8ft. behind the front wall but at least they tried and met the code 90% they removed it to comply with the notice they should file for a variance this is a hardship

In closing as an officer who is charged with enforcing the codes which were passed by the Balto. County Council, and most answer to constituents who do not understand the process of why one person can do something that they cannot. With that being said it would be remiss on my part in the future not explain the process of a variance to them having one granted is some else.

Inspector Edward W. Creed Sr. 3/10/10





CODE INSPECTIONS AND ENFORCEMENT CORRECTION NOTICE

CASE NUMBER 70192	PROPERTY TAX ID 12-08-082-030	DATE ISSUED 10/26/09
NAME(S): JOSEPH, SABRINA R. DOETSCH		
MAILING ADDRESS 8256 BULLNECK CT.		
CITY BALTO.	STATE MD	ZIP CODE 21222
VIOLATION ADDRESS SAME		
CITY BALTIMORE	STATE MARYLAND	ZIP CODE

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

RESIDENTIAL ZONE CLASSIFICATION

- ☐ DR1 ☐ DR2 ☐ DR3.5 ☐ DR5.5 ☐ DR10.5 ☐ DR16
☐ RC2(1A01) ☐ RC4(1A03) ☐ RC20 & 50 (1A05) ☐ RC6(1A07)
☐ RC3(1A02) ☐ RC5(1A04) ☐ RCC (1A06) ☐ RC7 (1A08)
☐ OTHER: _____

NON-RESIDENTIAL CLASSIFICATION

- ☐ BL (230) ☐ BR (236) ☐ BM (233)
☐ MR (240) ☐ ML (253) ☐ MH (256)
☐ OTHER: _____

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 | ☐ 18-2-601: Remove all obstruction(s) at street, alley, road |
| ☐ 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 | ☐ IBC 115; BCBC 115: Remove/ Repair unsafe structure board and 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 and weeds to three (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)(i)(ii): Board & secure. Material to match building color of structure |

OTHER VIOLATIONS OR REMARKS:

P.V. NEEDS TO BE 8' BEHIND FRONT WALL OF HOME

only 1 P.V. per property

☐ NOTICE POSTED AND MAILED

POTENTIAL FINE: ☒ \$200 ☐ \$500 ☐ \$1000 per day, per violation and to be placed as a lien upon your tax bill

COMPLIANCE DATE: **11/30/09**

INSPECTOR NAME: **EO CAERO**

PRINT NAME (Rev 9/05)

AGENCY



Permits & Development Management Complaint Report

Report Criteria:

Employee(s): EE0000019 to EE0000019

Scheduled Date(s): 11/25/09 to 12/01/09

PE Range: EN01 to EN04

<u>Record ID</u>	<u>AS/400 Case</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Scheduled Time</u>	<u>Received By</u>	<u>Received Date</u>	<u>Status</u>	<u>Hearing Date</u>	<u>ADC Grid</u>
CO0070192		Ed Creed	10/26/2009		Ed Creed	10/26/2009	Open - Normal		44J8

Complaint Description: sw
rv front yard**Facility:**FA0124574
PDM 1208082030
8256 BULLNECK CT
DUNDALK, MD, 21222**Owner :**DOETSCH JOSEPH C DOETSCH SABRINA A
8256 BULLNECK CT
BALTIMORE MD 21222**Complainant:**SW
FILE MADE**Daily Activity Details**

<u>Serial Number</u>	<u>Inspector</u>	<u>Activity Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>
DA0044581	Ed Creed	10/26/2009	SWEEP	NOT IN COMPLIANCE	CORRECTION NOTICE ISSUED

Inspector Notes: rec 10/26 09 notice for rv needs to be 8 ft behind front wall p/u 11/30/09 ec**Violation Details**

Violation Record ID:	IV0025455	Comply By:	11/30/2009	Complied On:		Status:	NOT IN COMPLIANCE
Program Category/Section Source:	BCZR Resource Conservation/RC2			Violation Description	Recreational Vehicle - Not Permitted. See 415A		
Correction Text:	Cease use						
Violation Text:	Sec. 415A: Use Permitted only after compliance with all Restrictions.						
Violation Comment:							

<u>Serial Number</u>	<u>Inspector</u>	<u>Activity Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>
DA0046915	Ed Creed	11/19/2009	REINSPECTION	NOT IN COMPLIANCE	CORRECTION NOTICE ISSUED

Inspector Notes:**Violation Details**

Violation Record ID:	IV0026747	Comply By:	11/30/2009	Complied On:		Status:	NOT IN COMPLIANCE
Program Category/Section Source:	BCZR Office/ROA			Violation Description	Recreational Vehicle/Boat-Not Permitted-Sec 415A		
Correction Text:	Cease use						
Violation Text:	Sec. 415A, 202: Use Permitted only after compliance with all Restrictions.						
Violation Comment:							

Comment Details - No Comments**Lien Information - None**

Mileage:



0254 Bulmerick ein 21227



SE 5-F 110C1

DR 5.5

12 ED

7 CD

RC 20



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw1.1d)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 12 Account Number - 1208082030

Owner Information

Owner Name:	DOETSCH JOSEPH C DOETSCH SABRINA A	Use:	RESIDENTIAL
Mailing Address:	8256 BULLNECK CT BALTIMORE MD 21222-6001	Principal Residence:	YES
		Deed Reference:	1) /12258/ 553 2)

Location & Structure Information

Premises Address

8256 BULLNECK CT

Legal Description

8256 BULLNECK CT
MURRAY POINT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
110	6	32			B	1	40	3	Plat Ref: 13/ 66

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1945	1,425 SF	4,545.00 SF	04
Stories	Basement	Type	Exterior
1 1/2	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	
		01/01/2009	07/01/2009	07/01/2010	
Land	71,500	71,500			
Improvements:	108,960	140,260			
Total:	180,460	211,760	190,893	201,326	
Preferential Land:	0	0	0	0	

Transfer Information

Seller:	DOETSCH JOSEPH C	Date:	06/27/1997	Price:	\$0
Type:	NOT ARMS-LENGTH	Deed1:	/12258/ 553	Deed2:	
Seller:	VEST DONALD M	Date:	06/20/1983	Price:	\$52,000
Type:	IMPROVED ARMS-LENGTH	Deed1:	/ 6543/ 153	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

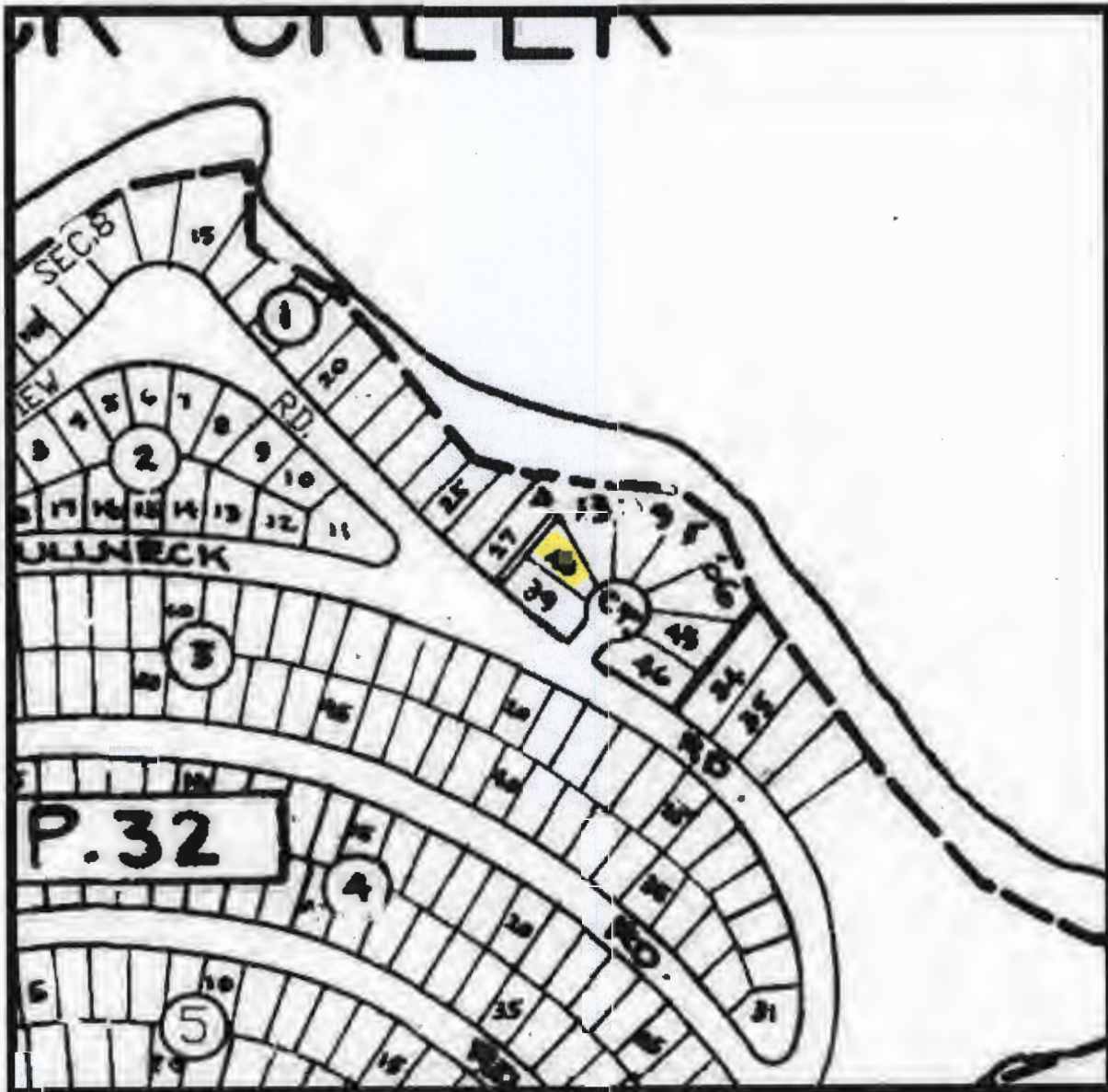
Special Tax Recapture:
* NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

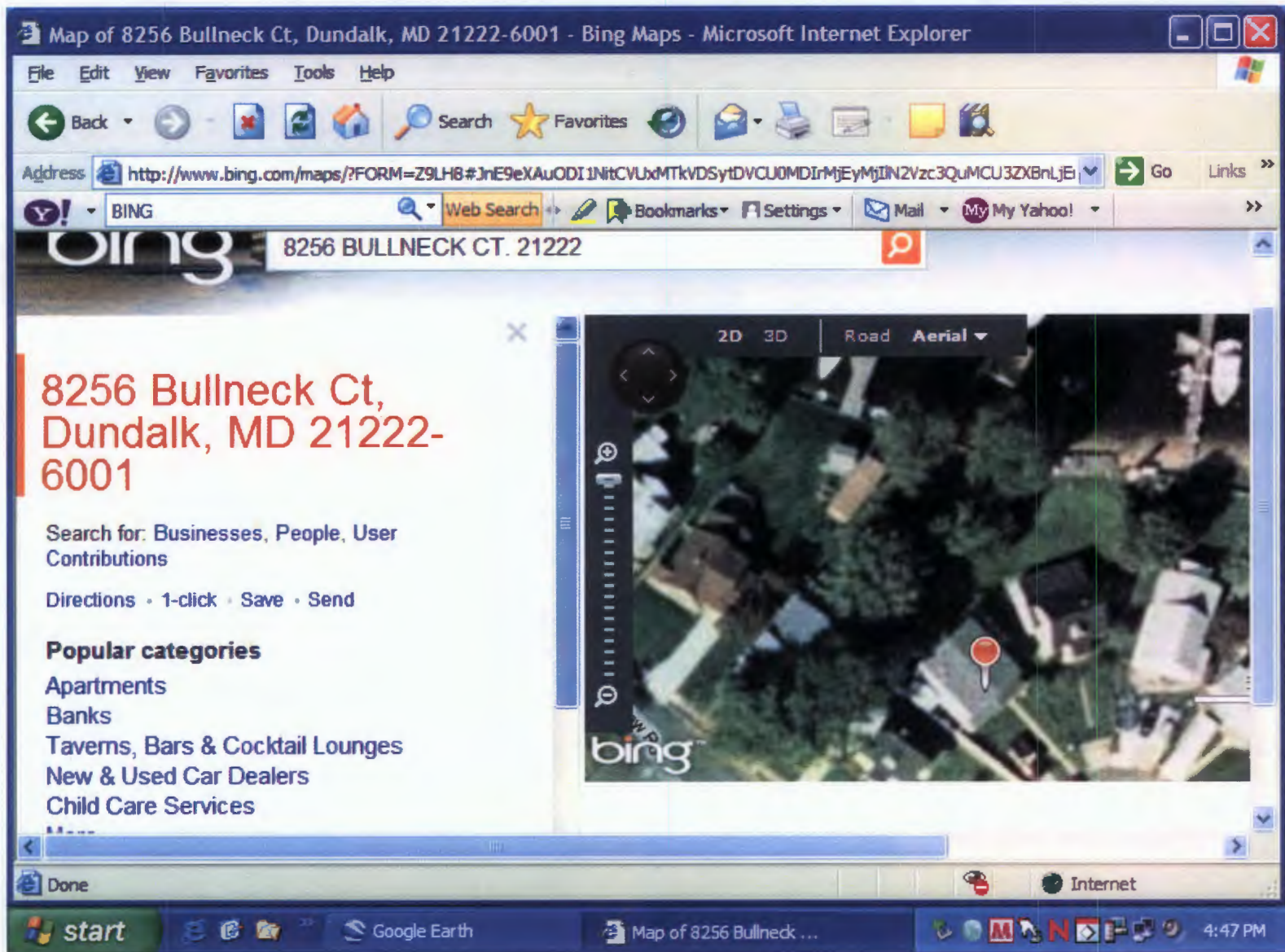
District - 12 Account Number - 1208082030



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2008.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml





CASE NAME _____
CASE NUMBER 2010-0190-A
DATE 3-19-10

[illegible]

Case No.: 2010-0190-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	site plan	
No. 2	zoning map	
No. 3	aerial photo	
No. 4	photos of property	
No. 5	letter of support	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER'S

EXHIBIT NO.

3

A

↑
steel
garage



PETITIONER'S
EXHIBIT NO. 4A-C

12.28.2009 11:47



C



March 15, 2010

To Whom It May Concern:

We are writing this letter regarding the variance that we had petition in January 2010 to have our said Recreational Vehicles parked in front of our house. We posted our sign and no one had appealed the petition. We have signatures of our neighbors who don't mind if the Recreational Vehicles are parked in our driveway. Please see below signatures.

Regards

Joseph & Sabrina Doetsch

Mildred M Young

William E Bump

Loren Jones

Dan Orr

Dan Randall

Jenni Shohard

Louis Danna

8262 Bullneck Ct

8266 Bullneck Ct.

8264 Bullneck Ct.

8268 Bullneck Rd

8260 Bullneck Ct

8245 Bullneck Rd.

8258 Bullneck Ct

PETITIONER'S

EXHIBIT NO.

5

C.H.K. N°13

LEGEND:

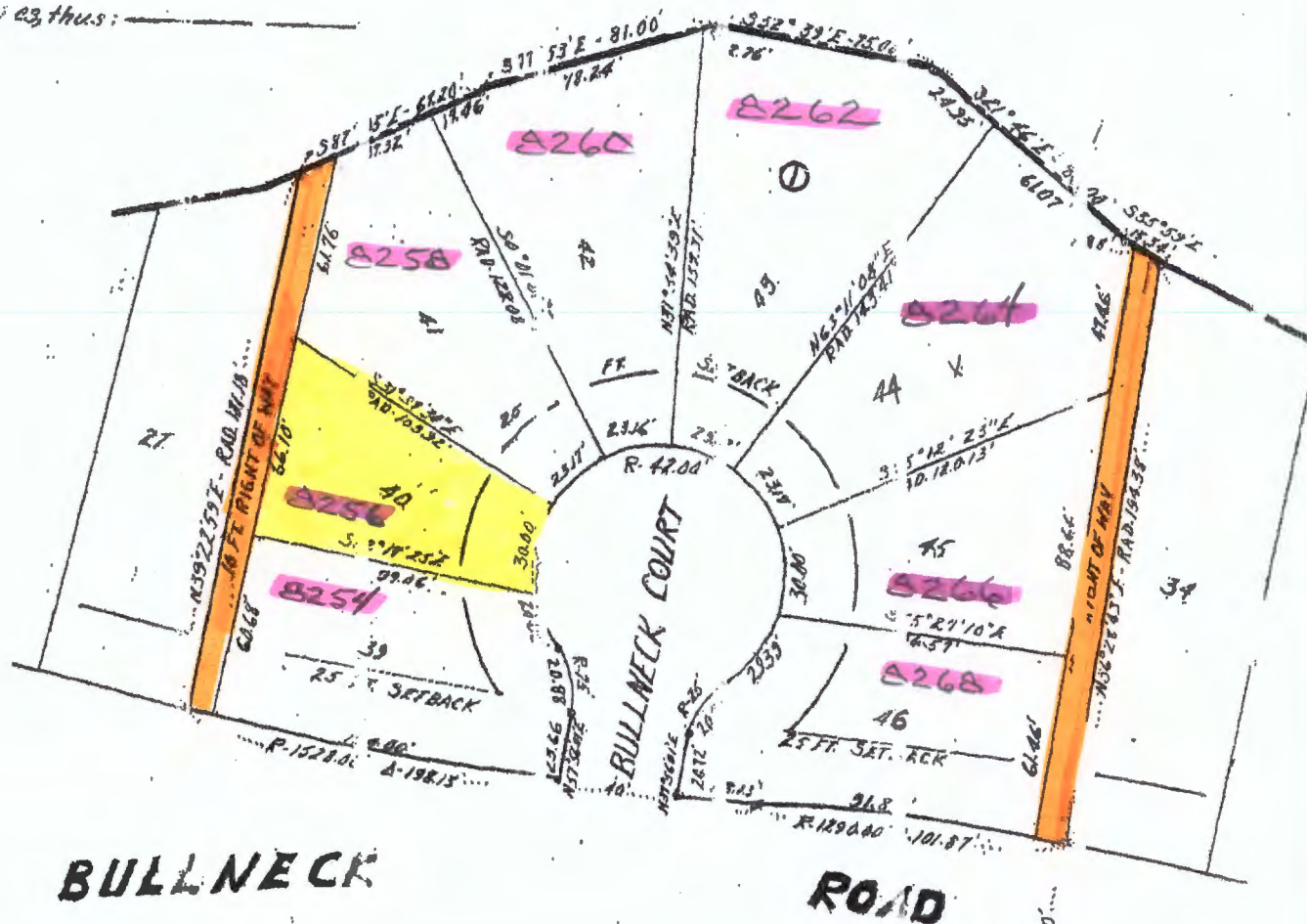
Roads, streets and other highways are shown in this
Plat for the purpose of description only and not for the
purpose of dedication:

Outline of Section B shown thus: _____

The boundaries of streets and other highways, of lots
and other parcels of land are shown by a solid line, thus: _____

House setbacks are shown by long dashed lines, thus: _____

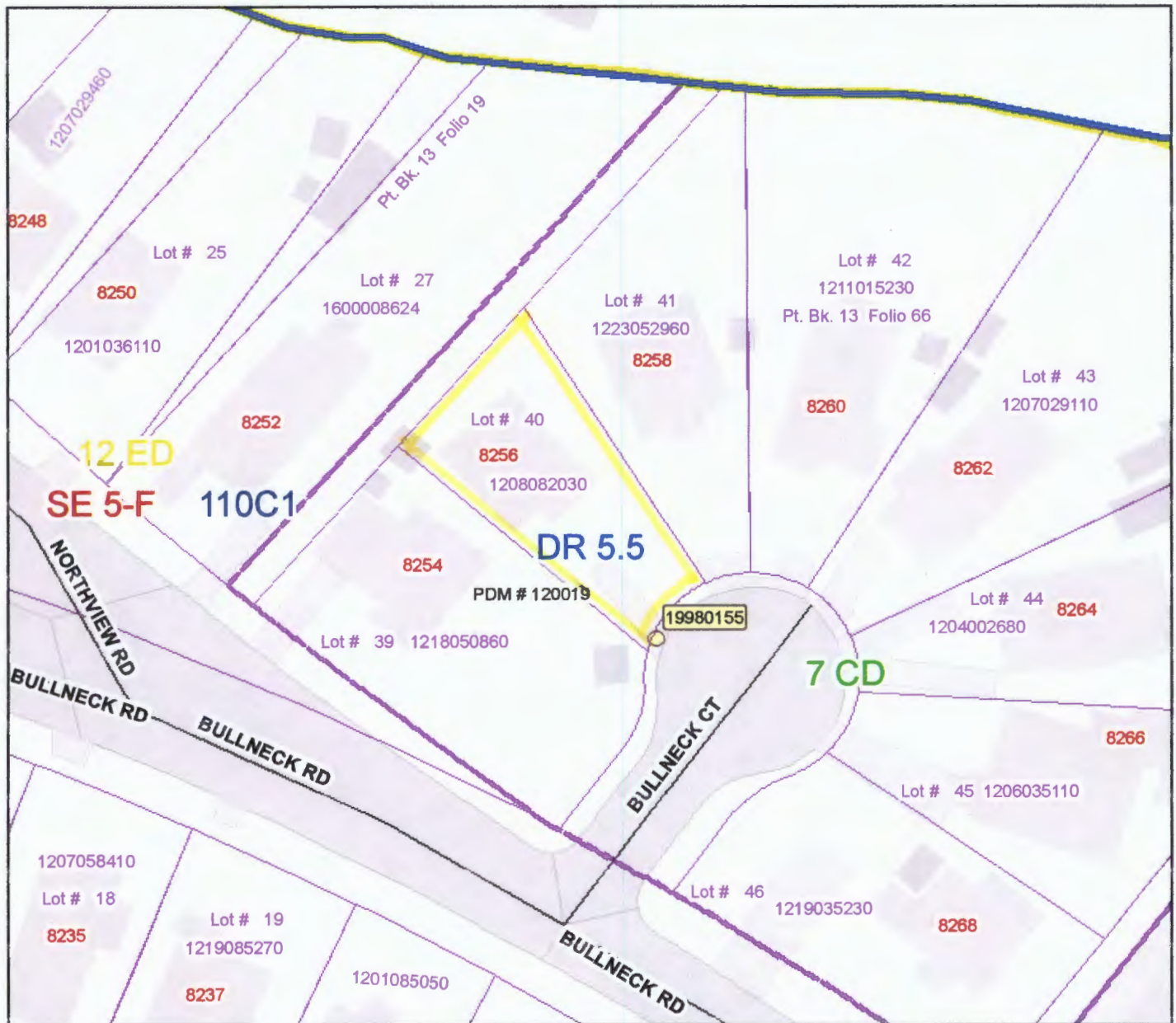
Block numbers shown thus: ①



Filed for Record.
Block 2, Section 8.
Murray Point
Twp. 10 N. R. 10 E. S. 10
Chit

PLAT OF RESUB

8256 Bullneck Court



PETITIONER'S

EXHIBIT NO. 2

DQ Map Notes



50 0 50 Feet
1 inch equals 50 feet



Publication Date: December 18, 2009
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

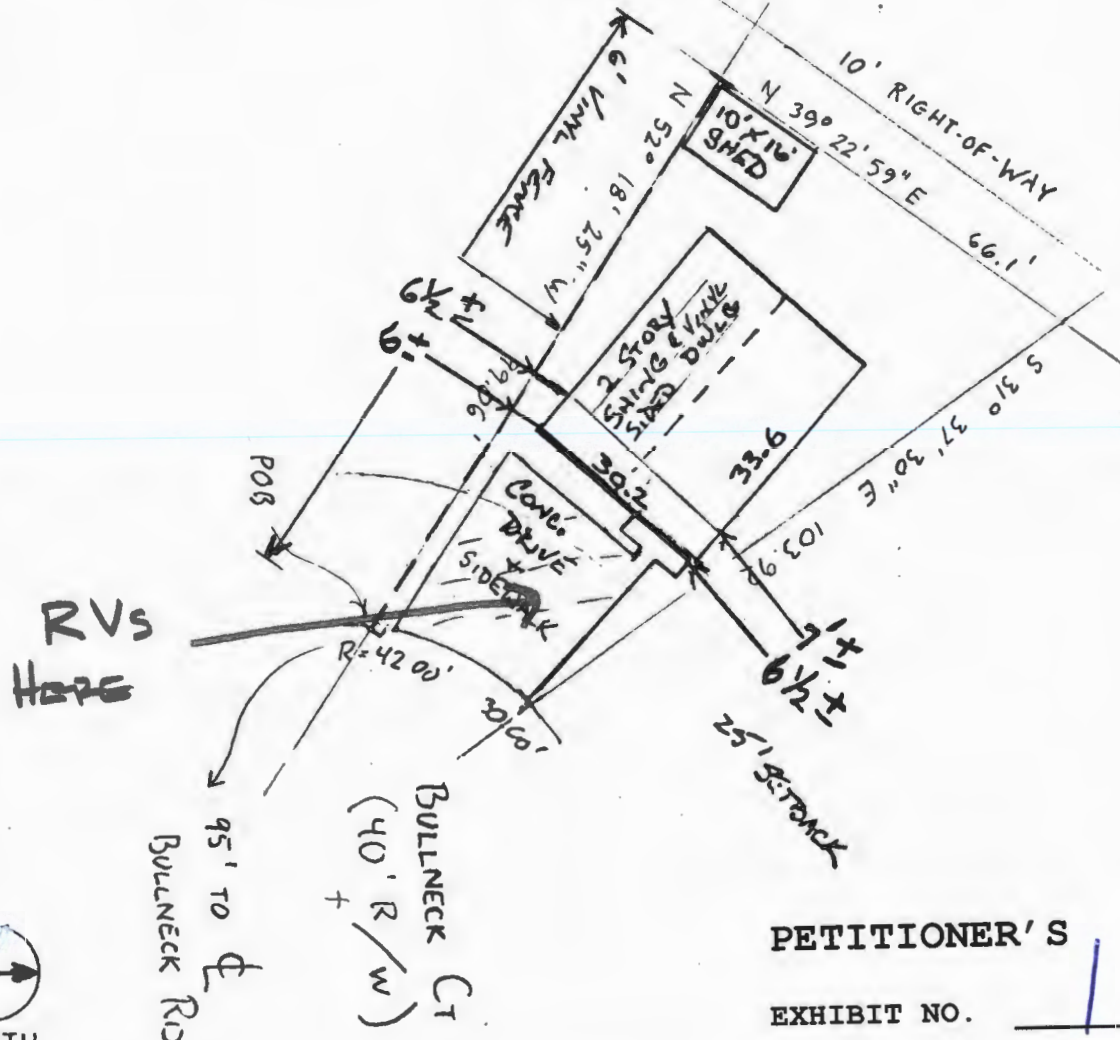
PROPERTY ADDRESS 8256 Bullneck Ct

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

SUBDIVISION NAME Murray Point

PLAT BOOK # 13 FOLIO # 66 LOT # 40 SECTION # B

OWNER Joseph C. + Sabrina A. DOETSCH



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 12

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # 110C1

ZONING DR 5.5

LOT SIZE

ACREAGE

4545
SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☒	☐
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒

PRIOR ZONING HEARING
19980155

ZONING OFFICE USE ONLY

REVIEWED BY _____ ITEM # _____ CASE # _____

PETITIONER'S

EXHIBIT NO. 1

SCALE OF DRAWING: 1" = 30'

PREPARED BY _____