

MEMORANDUM

DATE: May 3, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0167-A- Appeal Period Expired

The appeal period for the above-referenced case expired on April 27, 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 VARIANCE

(504 Nollmeyer Road)

15th Election District

6th Council District

Kenneth R. & Yvonne E. Barracks Francis

Legal Owners

Petitioners

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2016-0167-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of Kenneth & Yvonne Francis, legal owners of the subject property ("Petitioners"). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) to permit the parking area [for an assisted living facility (ALF)] to be 0 ft. from the side property line in lieu of the required 10 ft. pursuant to §432A.1.C.1; and (2) to permit the parking and delivery area to be located in the front yard in lieu of the side and rear yards, pursuant to §432A.1.C.2. A site plan was marked as Petitioners' Exhibit 1.

Kenneth and Yvonne Francis appeared in support of the Petition. Bruce E. Doak, surveyor from Bruce E. Doak Consulting, LLC assisted Petitioners. Numerous community members attended the hearing and opposed the requests. The Petition was advertised and posted as required by the B.C.Z.R. No substantive Zoning Advisory Committee (ZAC) comments were received.

The subject property is approximately 7,480 square feet and is zoned DR 5.5. The property is improved with a single family dwelling, which is the Petitioners' principal residence. Petitioners propose to operate an ALF at the property providing care for three patients, but require zoning

ORDER RECEIVED FOR FILING

Date

3-28-16

By

Sen

relief to comply with the parking requirements for such a use.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioners cannot satisfy the stringent requirements for variance relief. While Petitioners appear to be conscientious and capable, the reality is their property is essentially the same size, shape and configuration as others in the neighborhood. In requesting a zoning variance, petitioners face an uphill battle. In fact, there are no Maryland appellate court opinions from the last twenty years which have upheld the grant of a variance. Under Maryland law, variances should be granted “sparingly” since it is “an authorization for [that] ...which is prohibited by a zoning ordinance.” *Cromwell*, 102 Md. App. at 699 (1995).

THEREFORE, IT IS ORDERED, this 28th day of **March, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (“B.C.Z.R.”): as follows: (1) to permit the parking area to be 0 ft. from the side property line in lieu of the required 10 ft. pursuant to §432A.1.C.1; and (2) to permit the parking and delivery area to be located in the front yard in lieu of the side and rear yards, pursuant to §432A.1.C.2, be and is hereby DENIED.

ORDER RECEIVED FOR FILING

Date 3-28-16

By Sen

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 3-28-14

By sln



PETITION FOR ZONING HEARING(S)

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

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

Address 504 NOLLMAYER ROAD BALTIMORE MD which is presently zoned D.R. 5.5

Deed References: JLE 35412/348 21220 10 Digit Tax Account # 2 1 0 0 0 0 9 2 8 1

Property Owner(s) Printed Name(s) KENNETH R. FRANCIS & YVONNE E. BARRACKS FRANCIS

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s)

SEE ATTACHED SHEET

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT THE HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

KENNETH R. FRANCIS / YVONNE E. BARRACKS FRANCIS

Name #1 - Type or Print

Name #2 - Type or Print

KENNETH FRANCIS

Yvonne Francis

Signature #1

Signature #2

504 NOLLMAYER ROAD BALTIMORE MD

Mailing Address

City

State

21220

Zip Code

410-335-2423

Telephone #

OMELAFRANCIS@YAHOO.COM

Email Address

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING, LLC

Name - Type or Print

Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD

Mailing Address

City

State

21053

Zip Code

410-419-4906

Telephone #

BD0AK@BRUCE5DOAKCONSULTING.COM

Email Address

CASE NUMBER 2016-0167-A

Filing Date 1/19/2016

Do Not Schedule Dates:

Reviewer GH

ORDER RECEIVED FOR FILING

Date

3-28-16

By

den

Variances requested:

- 1. To permit the parking area to be 0 feet from the property line in lieu of the required 10 feet per Section 432A.1.C.1**
- 2. To permit the parking and delivery area to be located in the front yard in lieu of the side and rear yards per Section 432A.1.C.2**

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

Zoning Description

504 Nollmeyer Road
Fifteenth Election District Sixth Councilmanic District
Baltimore County, Maryland

Beginning at a point on the southwest side of Nollmeyer Road, approximately 98 feet southwest of the center line of Dublin Hill Road,

Being Lot 4 Section 3 Block H as shown on the plat entitled "Carrollwood", which is recorded in the Land Records of Baltimore County in Plat Book OTG 30, page 148.

Containing 7480 square feet of land, more or less.

This description is part of a zoning hearing petition and is not intended for any conveyance purposes.



Land Use Expert and Surveyor

Case 2:16-cv-0171



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4005961

Sold To:

Yvonne Francis - CU00523000
504 Nollmeyer Rd
Middle River, MD 21220-3032

Bill To:

Yvonne Francis - CU00523000
504 Nollmeyer Rd
Middle River, MD 21220-3032

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Mar 03, 2016

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: # 2016-0167-A
504 Nollmeyer Road
SW/s Nollmeyer Road, 98 ft. SW of the centerline of Dublin Hill Road
15th Election District - 6th Councilmanic District
Legal Owner(s) Kenneth & Yvonne Francis

Variance: to permit the parking area to be 0 ft. from the property line in lieu of the required 10 ft. and to permit the parking and delivery are to be located in the front yard in lieu of the side and rear yards.

Hearing: Friday, March 25, 2016 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

3/007 March 3 4005961

The Baltimore Sun Media Group

By

S. Wilkinson

Legal Advertising

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

March 5, 2016

Re:

Zoning Case No. 2016-0167-A

Petitioner: Kenneth & Yvonne Francis

Hearing date: March 25, 2016

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

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 **504 Nollmeyer Road**.

The sign was posted on **March 1, 2016**.

Sincerely,



Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

ZONING NOTICE

CASE NO. 2016-0167-A

504 Nollmeyer Road

A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND

PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204

DATE & TIME: Friday March 25, 2016 11:00 AM

REQUEST:

VARIANCE TO PERMIT THE PARKING AREA TO BE 0 FEET
FROM THE PROPERTY LINE IN LIEU OF THE REQUIRED 10
FEET (CONDITIONS FOR USE FOR AN ASSISTED-LIVING
FACILITY WITH UP TO 8 BEDS TOTAL) AND TO PERMIT THE
PARKING AND DELIVERY AREA TO BE LOCATED IN THE FRONT
YARD IN LIEU OF THE SIDE AND REAR YARDS (CONDITIONS
FOR USE FOR AN ASSISTED-LIVING FACILITY WITH UP TO 8
BEDS TOTAL).

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-687-3339.

DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.

THE HEARING IS HANDICAPPED ACCESSIBLE





KEVIN KAMENETZ
County Executive

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

February 1, 2016

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2016-0167-A

504 Nollmeyer Road

SW/s Nollmeyer Road, 98 ft. SW of the centerline of Dublin Hill Road

15th Election District – 6th Councilmanic District

Legal Owners: Kenneth & Yvonne Francis

Variance to permit the parking area to be 0 ft. from the property line in lieu of the required 10 ft. and to permit the parking and delivery area to be located in the front yard in lieu of the side and rear yards.

Hearing: Friday, March 25, 2016 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Francis, 504 Nollmeyer Road, Baltimore 21220
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 5, 2016.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

ZONING NOTICE

CASE NO. 2016-0167-A

504 Nollmeyer Road

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ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204**

DATE & TIME: Friday March 25, 2016 11:00 AM

REQUEST:

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FROM THE PROPERTY LINE IN LIEU OF THE REQUIRED 10
FEET (CONDITIONS FOR USE FOR AN ASSISTED-LIVING
FACILITY WITH UP TO 3 BEDS TOTAL) AND TO PERMIT THE
PARKING AND DELIVERY AREA TO BE LOCATED IN THE FRONT
YARD IN LIEU OF THE SIDE AND REAR YARDS (CONDITIONS
FOR USE FOR AN ASSISTED-LIVING FACILITY WITH UP TO 3
BEDS TOTAL).**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.**

THE HEARING IS HANDICAPPED ACCESSIBLE



KEVIN KAMENETZ
County Executive

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

February 1, 2016

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AJ:kl

C: Mr. & Mrs. Francis, 504 Nollmeyer Road, Baltimore 21220
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

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- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 3, 2016 Issue - Jeffersonian

Please forward billing to:
Yvonne Francis
504 Nollmeyer Road
Baltimore, MD 21220

410-335-2423

NOTICE OF ZONING HEARING

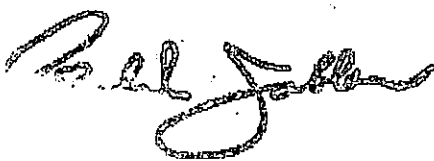
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CASE NUMBER: 2016-0167-A

504 Nollmeyer Road
SW/s Nollmeyer Road, 98 ft. SW of the centerline of Dublin Hill Road
15th Election District – 6th Councilmanic District
Legal Owners: Kenneth & Yvonne Francis

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Hearing: Friday, March 25, 2016 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
504 Nollmeyer Road; SW/S Nollmeyer Road, * OF ADMINISTRATIVE
98' SW of c/line of Dublin Hill Road * HEARINGS FOR
9th Election & 2nd Councilmanic Districts * BALTIMORE COUNTY
Legal Owner(s): Kenneth & Yvonne Francis *
Petitioner(s) *
* 2016-167-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.

RECEIVED

JAN 29 2016

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of January, 2016, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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: 2016-0167-A

Petitioner: KENNETH R. FRANCIS & YVONNE E. B. FRANCIS

Address or Location: 504 NOLLMORR ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: YVONNE FRANCIS

Address: 504 NOLLMORR ROAD

BALTIMORE MD 21220

Telephone Number: 410-335-2423

Revised 2/20/98 - SCJ

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

No.

134187

Date:

12/23/15

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

Total:

75.00

Rec

From:

FRANCIS, EYVONNE

For:

504 NICHOLAS RD

ALF

2016-0167-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

March 17, 2016

Kenneth R & Yvonne E Barracks Francis
504 Nollmeyer Road
Baltimore MD 21220

RE: Case Number 2016-0167 A, Address: 504 Nollmeyer Road

Dear Mr. & Ms. Francis:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals; and Inspection (PAI) on January 19, 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
Bruce E Doak Consulting LLC, 3801 Baker Schoolhouse Road, Freeland MD 21053

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



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

Date: 2/1/16

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

RE: Baltimore County
Item No. 2016-0167-A

Neumance
Kenneth R. Francis & Yvonne E. Barrocks Francis
504 Hollmeyer Road.

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2016-0167-A.

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 black ink, appearing to read 'David W. Peake', is written over a horizontal line.

David W. Peake
Metropolitan District Engineer -- District 4
Baltimore & Harford Counties

DWP/RAZ

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



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

Date: 1/27/16

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

RE: Baltimore County
Item No. 2016-0167-A
Variance
Kenneth R. Francis & Yvonne E. Burvacks Francis
504 Nolmeyer Road.

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Sincerely,

David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: February 10, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-167

RECEIVED

RECEIVED

FEB 13 2016
FEB 16 2016

OFFICE OF ADMINISTRATIVE HEARINGS
OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

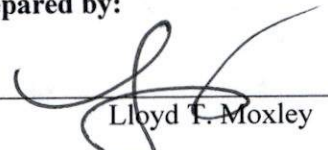
Property Address: 504 Nollmeyer Road
Petitioner: Kenneth R. Francis, Yvonne E. Francis
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for variances to permit the parking area to be 0 feet from the property line and permit the parking and delivery area to be located in the front yard in lieu of the required 10 feet and side and rear yard respectively. A site visit was conducted on February 2, 2016.

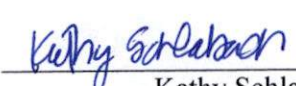
The Department of Planning has no objection to granting the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:


Lloyd T. Moxley

Division Chief:


Kathy Schlabach

AVA/KS/LTM/ka

c: Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

3-25-10
11 Am

BALTIMORE COUNTY, MARYLAND

RECEIVED

FEB 04 2016

Inter-Office Correspondence

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: February 4, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0167-A
Address 504 Nolmeyer Road
(Francis Property)

Zoning Advisory Committee Meeting of February 1, 2016.

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

Reviewer: Steve Ford

Date: 02-04-2016

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: February 4, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For February 1, 2016
Item No. 2016-0165, 0166, 0167, 0168, 0169 and 0171

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\ZAC02012016.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: February 10, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-167

INFORMATION:

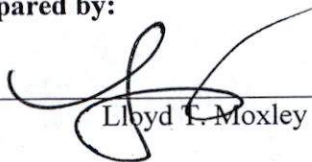
Property Address: 504 Nollmeyer Road
Petitioner: Kenneth R. Francis, Yvonne E. Francis
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for variances to permit the parking area to be 0 feet from the property line and permit the parking and delivery area to be located in the front yard in lieu of the required 10 feet and side and rear yard respectively. A site visit was conducted on February 2, 2016.

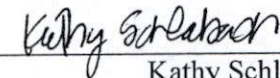
The Department of Planning has no objection to granting the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:


Lloyd F. Moxley

Division Chief:


Kathy Schlabach

AVA/KS/LTM/ka

c: Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

Carl Richards Jr

From: Dennis Teegardin
Sent: Friday, March 04, 2016 2:19 PM
To: Carl Richards Jr
Subject: FW: Protesting a variance at 504 Nollmeyer Rd. 21220

Carl –

Has this variance hearing been scheduled, that you are aware of? The case number may not be correct, but the address is 504 Nollmeyer Road in Middle River. Just gathering information for the Councilwoman at this point.

Thank you,

Dennis Teegardin

From: Joseph Clary [<mailto:claryjf86@hotmail.com>]
Sent: Friday, March 04, 2016 12:33 PM
To: County Council District 6 <council6@baltimorecountymd.gov>
Subject: Protesting a variance at 504 Nollmeyer Rd. 21220

Dear Mrs. Bevins,

My name is Joseph F. Clary and I am a resident/homeowner in your district. I am sending you this email to protest a variance (Case No. 2006-0167-A) being considered at 504 Nollmeyer Road Middle River, 21220. My understanding of the variance is to allow the property owner permission to turn their front yard into a parking lot. The extra spaces would allow the owner to apply for the house to be used as an assisted living facility. This does NOT sit well with the majority of concerned members of the community in Bowleys Quarters. These types of "assisted living" facilities do not belong in our community.

The community already is suffering from a rapidly climbing crime rate, with little police presence, and government assisted housing. Foreclosures and short sales have demolished property values and have left people upside down on mortgages. I am originally from a town called North Wales located in Pennsylvania. The "assist living" houses there were dump houses for deficient individuals who wandered the neighborhood causing all sorts of issues. These facilities are often poorly run leaving the house and property in shambles. This of course causes property values to drop and chases away potential new residents. This will drive down residential sales. My career as a Firefighter/EMT in Washington DC has me respond to such houses every shift. I also was a volunteer FF/EMT in my hometown so my experiences with these facilities is vast. Nothing good will come from this if the property owner of 504 Nollmeyer Road is allowed to turn there house into an "assisted living" facility.

Bowleys Quarters is a beautiful community located along Maryland's waters. Please give me suggestions and help on how to stop this from happening. The community is slipping away down a dark road that will leave a cancerous mark on your district. No one wants look out their windows every day to see a parking lot on a residential side street filled with strangers and have the fire department constantly arriving to treat the sick that WILL live there.

Sincerely,

Joseph F. Clary
639 Nollmeyer Rd. 21220
(443) 509-7218

RECEIVED

MAR 17 2016

OFFICE OF ADMINISTRATIVE HEARINGS

March, 2016

Dear Sir:

We are opposed to the
8 bed unit for assistant living
at 504 Nollmeyer Rd. Balto, MD 21220.
It is Case # 2016-0167A.

We have been residents on
Nollmeyer Rd. for 40 yrs. It has
become a busy road over the years and
this will only add to the congestion.
There is no parking for such a facility.
Thank you.

Sincerely

Carlton & Eileen
Walters

2016-0167A

Lawrence McCau
500 Nollmeyer Rd
Middle River, Md
21220

Baltimore County Zoning Office
111 W. Chesapeake Ave
Room 111
Towson, Md 21204

Re: Proposed Zoning Change Case # 2016-0167A

I must voice my opposition to this proposed zoning change in the strongest terms possible.

The owners of 504 Nollmeyer are proposing an assisted living facility in their home. The zoning proposal calls for an 8 bed unit, but the owners say they only want 3 beds. The amount of beds is inconsequential when you are considering placing a commercial enterprise in a residential neighborhood with relatively small lot sizes. In order for the proposed assisted living facility, the entire front yard must be concreted for a parking and delivery area.

Nollmeyer road is a long, straight, flat, road that is one of the main thoroughfares through the Carrollwood subdivision. It carries a heavy volume of traffic already and the added deliveries and visitation traffic of an assisted living facility will over burden an already busy street. The street already has a problem with excessive speeding. Inattentive speeding drivers and the added traffic/deliveries of an assisted living facility in the middle of a block could spell disaster.

The Carrollwood subdivision property values are already

suffering. The area has been hit hard by foreclosures which wind up falling into disrepair and selling for 45-60% of their market value. The proposed assisted living facility will negatively impact the values of the surrounding houses in a profound way.

Future impact to the community is unfashionable. If the facility succeeds it could easily turn into a home where the owners don't even live there but have employees care for 8 elderly or disabled people. Now it is not a home, it is a strictly commercial enterprise. If the facility fails and the owners stay, the whole front yard is concreted and the property looks commercial. If the owners sell, it would most likely be bought by investors because of the zoning as an assisted living facility and becomes a strictly commercial enterprise.

Assisted living facilities, just because of the nature of the enterprise, require more EMS and Fire Department calls that will add to the workload of our overworked volunteers and professional firefighters and EMTs.

If this zoning change is approved, there is no positive outcome for the community. Please consider the other citizens in the immediate vicinity whose entire nest eggs are wrapped up in their homes. We are already being assaulted by foreclosures. We love our neighborhood and want it to remain a neighborhood. We don't want our subdivision opened up to all kinds of home based businesses or investor absentee landlords. Please protect our homes by denying this proposed zoning change.

Lawrence McCordy
9 Mar 16

Carl Richards Jr

From: Bruce Doak <bdoak@bruceedoakconsulting.com>
Sent: Wednesday, February 03, 2016 10:52 AM
To: Peter Max Zimmerman
Cc: Carl Richards Jr
Subject: Francis Zoning Case 2016-0167-A

February 3, 2016

When posting the zoning sign I will include the information shown in red below on the sign. I believe this will make it more understandable to the public as to the additional use proposed for the property.

Variances requested:

1. To permit the parking area to be 0 feet from the property line in lieu of the required 10 feet per Section 432A.1.C.1 (conditions for use for an assisted-living facility with up to 8 beds total)
2. To permit the parking and delivery area to be located in the front yard in lieu of the side and rear yards per Section 432A.1.C.2 (conditions for use for an assisted-living facility with up to 8 beds total)

With regards,
Bruce Doak

Bruce E. Doak Consulting
410-419-4906
bdoak@bruceedoakconsulting.com
3801 Baker Schoolhouse Road
Freeland, MD 21053

PLEASE PRINT CLEARLY

CASE NAME FRANCIS
CASE NUMBER 2016-0167-A
DATE 3/25/16

PETITIONER'S SIGN-IN SHEET

[illegible]

PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER

DATE

504 Knowlmeypc

~~2016-167~~

2016-167

3/25/16

CITIZEN'S SIGN - IN SHEET

NAME

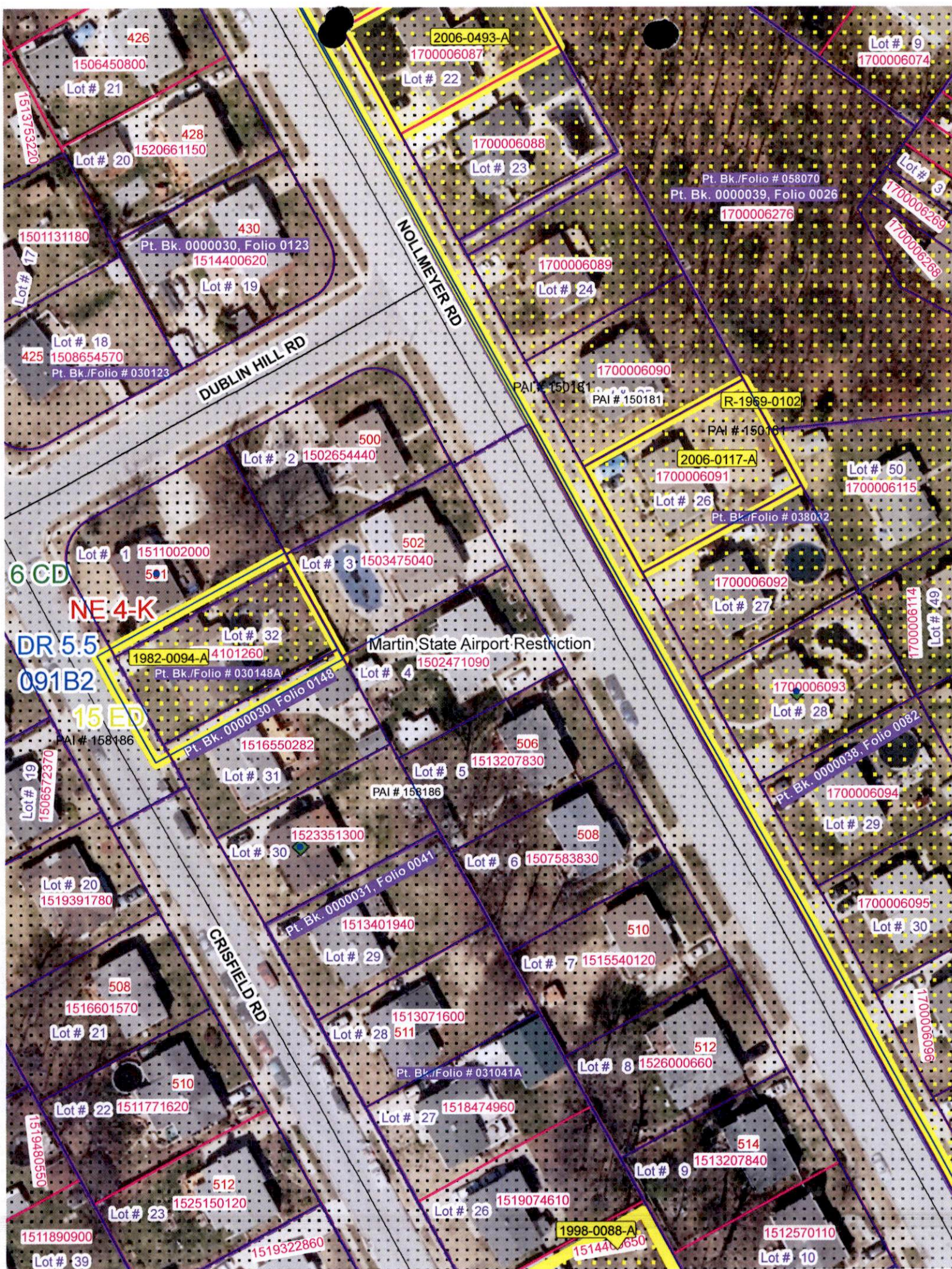
ADDRESS

CITY, STATE, ZIP

E - MAIL

Allen Robertson	1608 Holly Tree Road	Middle River, Md 21220	arbq@hotmail.com
Maria Brann	13901 Hunt Harbor Rd	Middle River MD 21220	gailbrann42@yahoo.com
James Whitener	507 Crisfield Rd	Middle River 21220	Whitener9060@gmail.com
Mary Ann Schulte	414 Nollmeyer Rd	" " 21220	nollmeyer@yahoo.com
Susan Bantz	522 Nollmeyer Rd	" " 21220	bantz522@gmail.com
Jessie Kealey	507 Nollmeyer Rd	Middle River 21220	Jessietaylor1956@gmail.com
Pat Emery	428 Nollmeyer Rd	Middle River 21220	Emery428@comcast.net
Eugene Emery	428 Nollmeyer Rd	Middle River 21220	" " " " "
Benny Ausken	528 Nollmeyer Rd	Balto 21220	campbigdog@comcast.net
Carol Carey	528 Nollmeyer Rd	Balto 21220	campbigdog@comcast.net
Carol Carey	502 Nollmeyer Rd	21220	harleymouse@comcast.net
John Schmitt	3833 Clarks Pk Rd	Middle River 21220	
William A Branner SP	805 Nollmeyer Rd	BALTO MD 21220	
Phyllis Schmitt	414 Nollmeyer Rd	Balto Md. 21220	
John Seiglein	528 Nollmeyer Rd	21220	
Jance Weber	425 Nollmeyer Rd	BALTO MD 21220	joweber@9.mail.com
Loe Brann	3901 Hunt Harbor Road	Middle River 21220	LoeBrann42@yahoo.com
Carol Whitener	507 Crisfield Rd	Middle River 21220	whitener9060@gmail.com
Dave Myskiewicz	525 CRISFIELD RD	MIDDLE RIVER 21220	DCM42267@aol.com





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>2/4</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
<u>2/4</u>	DEPS (if not received, date e-mail sent _____)	<u>N/C</u>
	FIRE DEPARTMENT	
<u>2/10</u>	PLANNING (if not received, date e-mail sent _____)	<u>No Obj</u>
<u>2/1</u>	STATE HIGHWAY ADMINISTRATION	<u>no Obj</u>
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
<u>Letters of Opposition</u>		
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>3-3-16</u>	
SIGN POSTING	Date: <u>3-1-16</u> by <u>DOAK</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption				View GroundRent Registration			
Account Identifier:			District - 15 Account Number - 1502471090							
Owner Information										
Owner Name:		FRANCIS KENNETH R FRANCIS YVONNE E BARRACKS				Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		504 NOLLMEYER RD BALTIMORE MD 21220-3032				Deed Reference:		/35412/ 00348		
Location & Structure Information										
Premises Address:		504 NOLLMEYER RD BALTIMORE 21220-3032				Legal Description:		504 NOLLMEYER RD CARROLLWOOD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0091	0010	0281		0000	3	H	4	2015	Plat Ref:	0030/0148
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use		
1966		1,050 SF		600 SF		7,480 SF		04		
Stories Split Foyer	Basement YES	Type SPLIT FOYER	Exterior SIDING	Full/Half Bath 2 full	Garage	Last Major Renovation				
Value Information										
			Base Value	Value As of 01/01/2015		Phase-in Assessments As of 07/01/2015		As of 07/01/2016		
Land:			91,400	91,400						
Improvements			88,700	113,100						
Total:			180,100	204,500		188,233		196,367		
Preferential Land:			0					0		
Transfer Information										
Seller: WHEAT STANLEY ROBERT Type: ARMS LENGTH IMPROVED				Date: 09/29/2014 Deed1: /35412/ 00348				Price: \$229,900 Deed2:		
Seller: BLAKER CLARENCE L Type: ARMS LENGTH IMPROVED				Date: 08/14/1996 Deed1: /11748/ 00091				Price: \$124,500 Deed2:		
Seller: Type:				Date: Deed1:				Price: Deed2:		
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2015		07/01/2016				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00 0.00		0.00 0.00				
Tax Exempt: Exempt Class:				Special Tax Recapture: NONE						
Homestead Application Information										
Homestead Application Status: Approved 10/22/2014										

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **15** Account Number: **1502471090**

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 (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

March 16, 2016

Joseph F. Clary
639 Nollmeyer Road
Middle River, MD 21220

Baltimore County Zoning Office
Attn: Case# 2016-0167-A
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

RECEIVED
MAR 23 2016
OFFICE OF ADMINISTRATIVE HEARINGS

To whom it may concern,

My name is Joseph F. Clary and I am writing to the zoning board to protest the variance being requested by **504 Nollmeyer Rd. Middle River, MD 21220 Case# 2016-0167-A**. The end result of the variance being granted will be the completion of a larger paved parking surface on a residential street. This will enable the owners to seek a permit to allow an "Assisted Living Facility" to take place inside the residence. I, my wife and members of the community are not at all satisfied by this possible scenario. Nollmeyer Road and the surrounding community is a quiet scenic neighborhood with single family homes, townhomes and apartments. Allowing one residence to alter their front yard to be used for more parking will alter the look and appeal of our community. Multiple concerns are to follow.

The property already has a large paved driveway for parking. Concerns of more impervious surfaces in the Chesapeake Bay Watershed have been discussed in the community. Storm water runoff is already a problem for this particular street and flooding occurs regularly on my lower end of the street closer to the bay. Adding more of a paved surface will greatly effect and contribute to more storm water runoff and increase pollutants entering our beloved Chesapeake Bay.

Please note that I am also a career Firefighter for the Washington DC Fire Department and my experiences with "Assisted Living Facilities" is vast. I respond regularly to these facilities. This has shown me a few issues that I am very concerned about. First would be the increased traffic of employees coming and going to work at the residence. Next would be the increased traffic from families coming and going from the residence. Following that would be the increased traffic from deliveries of supplies and shuttling of the intended assisted residents at all type of hours. These types of facilities also often care for sick people. This will create biohazardous waste and also emergency vehicles responding there frequently. I am concerned about the disposal of biohazardous waste and where it would be stored until it's picked up. Located in a close community with property lines close to each other, the waste is probably going to be held in bins outside near to the neighboring houses. Nearby is Seneca Elementary and children are often walking around the community and often pass this residence.

"Assisted Living Facility" is also a broad term that could possibly allow the residence to be used for multiple uses such as: Care for the elderly, drug rehabilitation, care for the physically/mentally disabled and more. I noted earlier that my career as a firefighter has given me insight of the possible outcome of increased traffic in the community. With a paved front yard and the comings and goings of emergency vehicles, delivery vans, visiting families, employees and transit buses; how is this going to affect our property values in the community? Possible criminal elements could be introduced as well into the neighborhood allowing a path for unwelcome characters to be housed in a residential neighborhood with schools and daycares nearby.

The area already suffers from foreclosures and short sales that devastated the investment in our homes. New possible residents are going to be turned away from buying in this area. We do not need a single family home destroying the curb appeal and chasing away future real estate sales. Allowing this variance to be granted will set an unwelcome precedent and drive our property values down. The property will then forever be a sore and burden on its neighbors if the owners were to pull out and leave one day.

In summary I am protesting this variance **Case# 2016-0167-A** and hoping that this is denied immediately. With possible environmental impacts, increased traffic, unsightly alterations of a single family residence and a possible increase in crime, 504 Nollmeyer Road should remain zoned for single family residential use only. Again, allowing such a variance could set a precedent for other homes in the area to follow suit and damage our community. If it were not for my full time employment I would attend the hearing in person to protest the allowing of such a variance.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph F. Clary", with a long horizontal line extending to the right.

Joseph F. Clary
639 Nollmeyer Road
Middle River, MD 21220
(443) 509-7218

Case No.: 2016-0167-A

Exhibit Sheet

3-28-16
pen

Petitioner/Developer

DW
5-3-16

Protestant

No. 1	site plan	
No. 2	SDAT record	
No. 3	portion of dev. plat	
No. 4	4A-4U photos of site	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

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 - 15 Account Number - 1502471090			
Owner Information					
Owner Name:		FRANCIS KENNETH R FRANCIS YVONNE E BARRACKS		Use:	RESIDENTIAL
Mailing Address:		504 NOLLMEYER RD BALTIMORE MD 21220-3032		Principal Residence:	YES
				Deed Reference:	/35412/ 00348
Location & Structure Information					
Premises Address:		504 NOLLMEYER RD BALTIMORE 21220-3032		Legal Description: 504 NOLLMEYER RD CARROLLWOOD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0091	0010	0281		0000	3
					H
					4
					2015
					Plat No:
					Plat Ref:
					0030/0148
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1966	1,050 SF	600 SF	7,480 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
Split Foyer	YES	SPLIT FOYER	SIDING	2 full	
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015	
				As of 07/01/2016	
Land:		91,400	91,400		
Improvements		88,700	113,100		
Total:		180,100	204,500	188,233	196,367
Preferential Land:		0			0
Transfer Information					
Seller: WHEAT STANLEY ROBERT		Date: 09/29/2014		Price: \$229,900	
Type: ARMS LENGTH IMPROVED		Deed1: /35412/ 00348		Deed2:	
Seller: BLAKER CLARENCE L		Date: 08/14/1996		Price: \$124,500	
Type: ARMS LENGTH IMPROVED		Deed1: /11748/ 00091		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
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 10/22/2014					

PETITIONER' S

EXHIBIT NO. 2

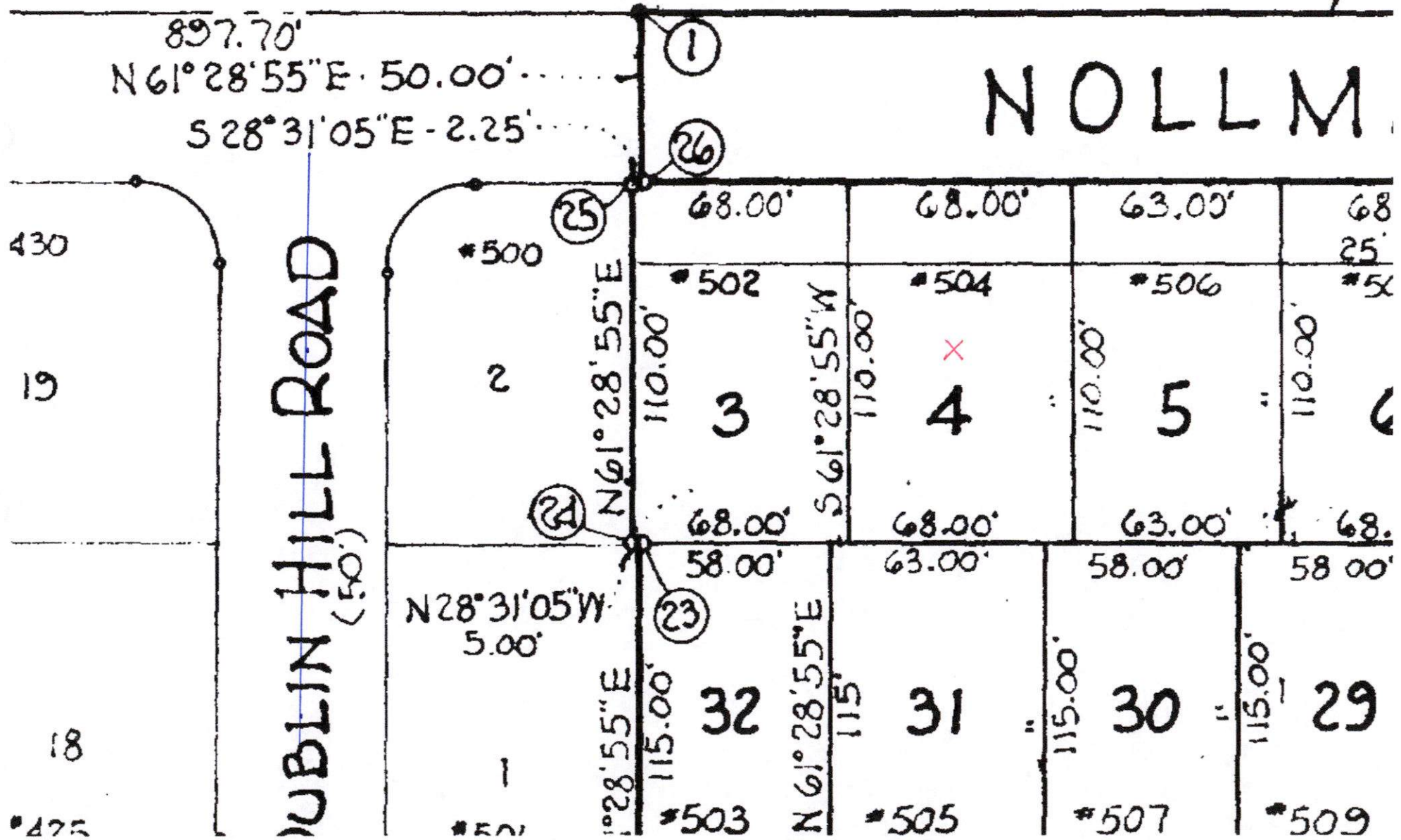
PETITIONER'S

EXHIBIT NO. 3

1" = 40'

42.50

N 12.5



E



F



G



H



A



B



C

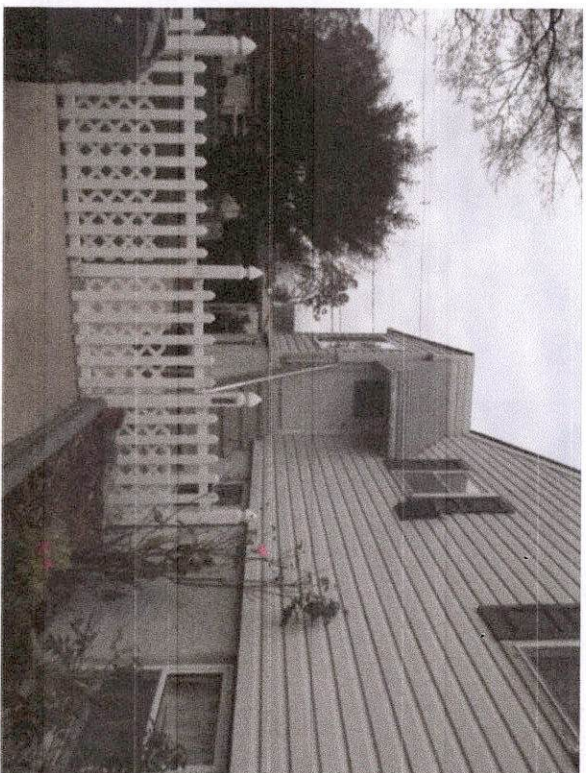


D





I



J



K



L



Q



R



S



T



M



N



O



P



Elaine McCauley
500 Nollmeyer Rd
Middle River, Md
21220

5

Baltimore County Zoning Office

111 W. Chesapeake Ave
Room 111
Towson Md 21204

Regarding proposed zoning change case # 2016-0167A

I want to voice my strong opposition to the proposed assisted living facility at 500 Nollmeyer Rd. The facility would negatively impact traffic. We already have traffic problems with speeders and with deliveries and visitors there could easily be a bad accident.

This is a residential neighborhood and we do not want it turned into an area of home based businesses or absentee landlord investment properties.

The proposed delivery and parking area would be unsightly to say the least. The home won't look like a home any longer. It will look like a commercial property.

Please take the community's well being into consideration and deny this proposed change.

Elaine McCauley

Residents of the Carrollwood Community and the Bowleys Quarters Community Association are opposed to Zoning Case #2016-0167-A.

The reasons for opposition include, but are not limited to:

- We do not want a business in our residential neighborhood.

- Lots are less than 1/4 acre. With only 22 feet between houses, the close proximity of a business next to a home will have a negative impact on neighboring homeowners.

- This is a small residential community. Parking and delivery in a front yard belong in a commercial zone.

- Negative impact on property values.

- Nollmeyer Road drains directly into a Chesapeake Bay tributary. It is yet to be determined the impact of an additional impervious surface in the area.

- Increase in traffic to include delivery vehicles, ambulances, visitors to, and employees of the facility, as well as transport vehicles for the residents to outings, doctor appointments, etc.

- The employees and residents of assisted living facilities are often outside of the facility for cigarette and meal breaks. Discarded cigarette butts and additional noise.

- Dumpsters (photo of one attached) located on the property of assisted living facilities are unsightly and a health concern in a residential area.

- Disposal of biohazard waste, including syringes, soiled diapers, linens, etc. A biohazard can or dumpster is unacceptable in a residential neighborhood.

- Increased burden on volunteer and paid EMS and fire emergency system.

- The above considerations do not even consider what this community is left with if this business venture fails.

In addition, there is concern regarding the alteration of the Zoning Notice sign from an 8 bed assisted living facility to a 3 bed assisted living facility in 2 separate places on the sign. The sign is displayed at curbside, not in the middle of the yard where it would be easily visible. The homeowner regularly parks a vehicle in front of the Zoning Notice sign, thereby impeding its visibility.

Given this deceptive behavior, how can we expect the homeowner to comply with any zoning/licensing process?

If the parking/delivery area is approved, what prevents the homeowner from opening a different type of business, i.e. halfway house, group home, rather than an assisted living.

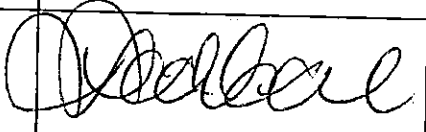
Petition to deny Zoning Case #2016-0167-A

Petition summary and background	Opposition to zoning case #2016-0167-A Requesting "Variance to permit parking area to be 0 feet from the property line in lieu of the required 10 feet (conditions for use for assisted living facility with up to 8 beds total) and to permit the parking and delivery area to be located in the front yard, in lieu of the side and rear yards (conditions for use for an assisted living facility with up to 8 beds total).
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to deny variance case #2016-0167-A and to deny the proposed assisted living facility to be located at 504 Nollmeyer Road, Baltimore, MD 21220.

Printed Name	Signature	Address, Phone # & E Mail	Comment	Date
Amy Santopietro		685 Seawave Ct Middle River Md 21220 amy.santopietro@gmail.com H-410 344-9069		3-24-16

Petition to deny Zoning Case #2016-0167-A

Petition summary and background	Opposition to zoning case #2016-0167-A Requesting "Variance to permit parking area to be 0 feet from the property line in lieu of the required 10 feet (conditions for use for assisted living facility with up to 8 beds total) and to permit the parking and delivery area to be located in the front yard, in lieu of the side and rear yards (conditions for use for an assisted living facility with up to 8 beds total).
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to deny variance case #2016-0167-A and to deny the proposed assisted living facility to be located at 504 Nollmeyer Road, Baltimore, MD 21220.

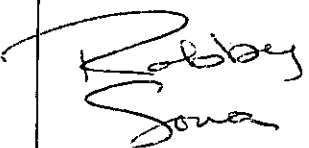
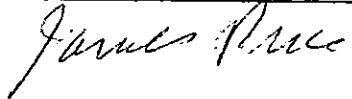
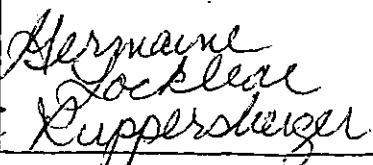
Printed Name	Signature	Address, Phone # & E Mail	Comment	Date
Lisa Erdman		8 Windward Way Middle River, MD 21220		3/15/16
ALEX ERDMAN		8 Windward Way Middle River, MD 21220		3/15/16
Julia Locklear		506 Nollmeyer Rd Middle River, MD 21220		3/15/16
KIP RUPPERSBERGER		506 NOLLMAYER RD MIDDLE RIVER MD		3/15/16

1. *Phragmites australis* (Cav.) Trin. ex Steud.

Printed Name	Signature	Address, Phone # + E-Mail	Comment	Date
Hoop Wolfe	Hoop Wolfe	603 Nollmeyer Rd	Residential area. stay out.	3-15-16
Annex Box #	Annex Box #	605 Nollmeyer Rd		3-15-16
Annex Elroy	Alley	615 Nollmeyer Rd 2122	For any asst. living w/o my permission block	3-18-16
BRADFORD NORTH	Bradford North	627 NOLLMEYER ROAD		3/15/16
MARIENE BITTINGER	Marlene Bittinger	625 Nollmeyer Rd		3-15-2016
ROBERT BITTINGER	Robert Bittinger	625 NOLLMEYER RD		3-15-2016
Ed Borman	Ed Borman	6 Cloudy Cove		3-15-16
Denise Borman	Denise Borman	6 Cloudy Cove		3-15-16
MARGARET DULIN	Margaret Dulin	3 Cloudy Cove	Not suitable for a residential area.	3-15-16

Petition to deny Zoning Case #2016-0167-A

Petition summary and background	Opposition to zoning case #2016-0167-A Requesting "Variance to permit parking area to be 0 feet from the property line in lieu of the required 10 feet (conditions for use for assisted living facility with up to 8 beds total) and to permit the parking and delivery area to be located in the front yard, in lieu of the side and rear yards (conditions for use for an assisted living facility with up to 8 beds total).
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to deny variance case #2016-0167-A and to deny the proposed assisted living facility to be located at 504 Nollmeyer Road, Baltimore, MD 21220.

Printed Name	Signature	Address, Phone # & E Mail	Comment	Date
Robby Sowa		520 Nollmeyer Rd		3/15/16
Robertz Price		518 Nollmeyer Rd 21220		3/15/16
JAMES PRICE		518 NOLLMEYER Rd 21220		3/15/16
GERRI ANDREJAK		515 Nollmeyer Rd 21220		3/15/16
GERMAINE LOCKLEAR RUPPERSBERGER		506 Nollmeyer Rd 21220		3/15/16

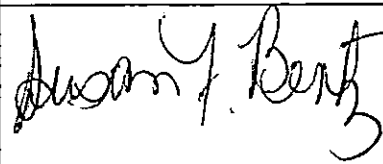
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Journal of Management Studies, 37(6), 809–826.

Printed Name	Signature	Address, Phone # + EMail	Comment	Date
Vincent Gore	<i>Vincent Gore</i>	507 Nollmeyer Rd 443-415-2820		3-14-16
Jessie Reilly	<i>Jessie Reilly</i>	507 Nollmeyer Rd 443-220-6314		3-14-2016
Alexius Hall	<i>Alexius Hall</i>	511 Nollmeyer Rd 443 854 6759		3-15-16
Michael Hall	<i>Michael Hall</i>	511 Nollmeyer Rd 443 858 4439		3-15-16
CARLA WOZNIAK	<i>Carla Wozniak</i>	513 Nollmeyer Rd 410-335-8594		3-15-16
Joseph WOZNIAK	<i>Joseph Wozniak</i>	513 Nollmeyer Rd 410-335-8594		3-15-16
SHARRON PETERSON	<i>Sharon Peterson</i>	517 Nollmeyer Rd. 443-707-7084		3-15-16
Millie Booth	<i>Millie Booth</i>	527 Nollmeyer Rd 443-572-9310		3-15-16
Cathy Tingle	<i>Cathy Tingle</i>	527 Nollmeyer Rd 410-335-4641		3-15-16
April Blahut	<i>April Blahut</i>	529 Nollmeyer Rd Baltimore md 21220		3/15/16

Petition to deny Zoning Case #2016-0167-A

Petition summary and background	Opposition to zoning case #2016-0167-A Requesting "Variance to permit parking area to be 0 feet from the property line in lieu of the required 10 feet (conditions for use for assisted living facility with up to 8 beds total) and to permit the parking and delivery area to be located in the front yard, in lieu of the side and rear yards (conditions for use for an assisted living facility with up to 8 beds total).
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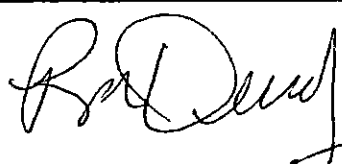
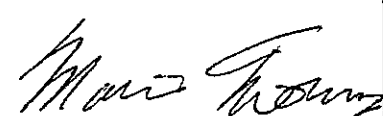
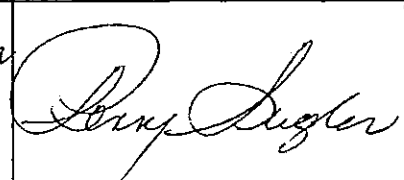
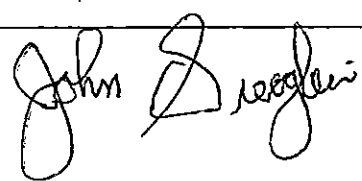
Printed Name	Signature	Address, Phone # & E Mail	Comment	Date
Christy Olenick		3729 Seneca Garden Rd Baltimore, Md 410-963-9825 21220	I feel that this would absolutely decrease property values as well as an excess in traffic	3/10/16
Joseph F. Clary		639 Nollmeyer Rd Baltimore, MD 21220 443 509 7218	I am very concerned about the environmental impact of more impervious surfaces next to the bay. Declining Property values as well.	3/10/16
Susan Bentz		522 Nollmeyer Rd. Baltimore, Md 21220	This will decrease property value. Do not want the traffic	3/10/16
EILEEN ANDERSON		3705 HURLOCK RD BALTIMORE, MD 21220 Bobson2@comcast	IF THIS GOES THRU OTHER HOMES MAY REQUEST A REZONING TO WHATEVER REASON	3/15/16
Randy Novak Randy Novak		3703 Hurlock Rd Baltimore, MD 21220	This will decrease property value.	3/14/16

Date	Description	Particulars	Debit	Credit	Balance
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PRINTED NAME	SIGNATURE	Address Phone & Email	Comments	Date
BOB BUSINSKY	Bob Businsky	21 Teatose Dr Middle River MD 21220 443-326-5137		3/16/16
Christopher Davis	Christopher Davis	429 Mollmeyer Rd. Middle River 21220 410-335-2068		3-16-16
Christopher Davis Jr	Chit Davis Jr.	424 Nollmeyer Rd Middle River, MD. 21220		3/16/16
Laura Clary	Laura Clary	639 Nollmeyer Rd Middle River, MD 21220 443-834-2708	LCIary@GBMC.org	3/16/16
Ben Warnock	Ben Warnock	3712 Red Grove Rd Baltimore MD 21220	This is a community not a business park.	3/16/16
KATHLEEN ORZECH	K O	1 CONGRESSIONAL COURT BALTIMORE, MD 21220	DO NOT WANT THIS AROUND OUR KIDS.	3/16/16
Carol Carey	Carol Carey	502 Nollmeyer Rd 410-274-3715 Baltimore MD 21220 mckeymorse@comcast.net	Keep us residential!	3-17-16

Petition to deny Zoning Case #2016-0167-A

Petition summary and background	Opposition to zoning case #2016-0167-A Requesting "Variance to permit parking area to be 0 feet from the property line in lieu of the required 10 feet (conditions for use for assisted living facility with up to 8 beds total) and to permit the parking and delivery area to be located in the front yard, in lieu of the side and rear yards (conditions for use for an assisted living facility with up to 8 beds total).
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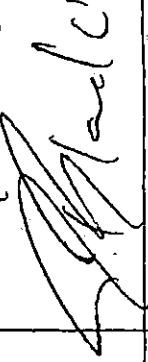
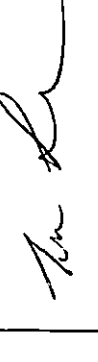
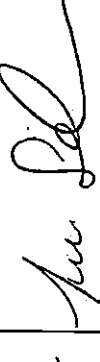
Printed Name	Signature	Address, Phone # & E Mail	Comment	Date
Ron Dively		3843 Bayville Rd BALT. MD 443-47-21220 443-47-3362	NO! NO! NO!	3/10/16
Eric Loftus		3030 Eastern Blvd 21220	Do not want it in neighborhood	3/10/16
MARIO THOMAS		609 NOLLMEYER RD 21220	NO! THE PLACE FOR THIS IS NOT THIS LOCATION	3-10-16
Penny Sieglein		528 Nollmeyer Rd 410-207-5104 Camp big dog @ comcast.	NO! 5 people live there now + they want to add 8 more NO!	3-10-16
JOHN SIEGLEIN		528 Nollmeyer Rd 410-207-5104	This is not the place for this business NO! WHY NO!	3-10-16

The first part of the document is a letter from the President of the United States to the Secretary of the Navy. The letter is dated 1864 and is addressed to the Secretary of the Navy, Mr. G. B. Davis. The letter is signed by Abraham Lincoln. The letter discusses the appointment of a new Secretary of the Navy and the importance of the position.

Mr. G. B. Davis
 Secretary of the Navy
 Washington, D. C.

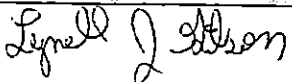
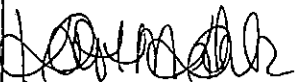
Mr. G. B. Davis
 Secretary of the Navy
 Washington, D. C.

No.	Name	Rank or Position	Date	Remarks
1	John A. Bland	Major	1864	
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100	John A. Bland	Major	1864	

Printer Name	Signature	Address, Phone # and E Mail	Comments	Date
F. BENTZ		410-335-2457 522 Hollman Rd 21220	We don't need this in our neighborhood	3/10/16
DEB DODG		3030 Eastern Blvd Bethesda, MD 21220	keep our neighborhood residential	3/10/16
Megan Capinski		501 Crisfield Rd 21220	we don't want this in our neighborhood	3/10/16
Debbie Capinski		502 Crisfield Rd	The neighborhood not set-up for this	3/10/16
Timothy Capinski		501 Crisfield Rd	We Don't need the traffic	3/10/16
Tony Capinski		502 Crisfield Rd	keep it residential	3/10/16
Karen Schaefer		3717 Holly Grove Rd	don't want the traffic	3/10/16
Bud Schaefer		3717 Holly Grove Rd	lets stay residential	3/10/16
John Talmadge		607 KITTENDALE CIRCLE 410-335-4107	Keep it residential	3/10/16

Petition to deny Zoning Case #2016-0167-A

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Printed Name	Signature	Address, Phone # & E Mail	Comment	Date
Lynell J. Gibson		3813 Downside Circle 410 982 9395		3/11/2016
Taeka + Mark Murphy		12633 Eastern Ave Middle River 21220 410-812-3732		3/13/16
Samantha Rampmeyer		121 Glider Drive Baltimore md 21220 443-850-5268		3-13-16
Sam Rampmeyer		121 Glider Drive Baltimore md 21220 443-850-5265		3-13-16
Kaitlyn Kohler		762 Lannerton Rd Baltimore, MD, 21220		3/13/16

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1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840.

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1. *Phragmites australis* (Cav.) Trin. ex Steud.

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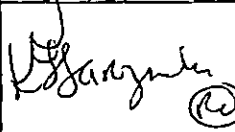
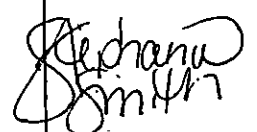
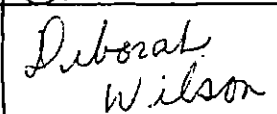
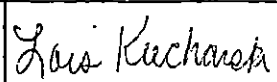
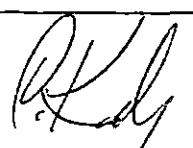
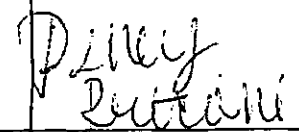
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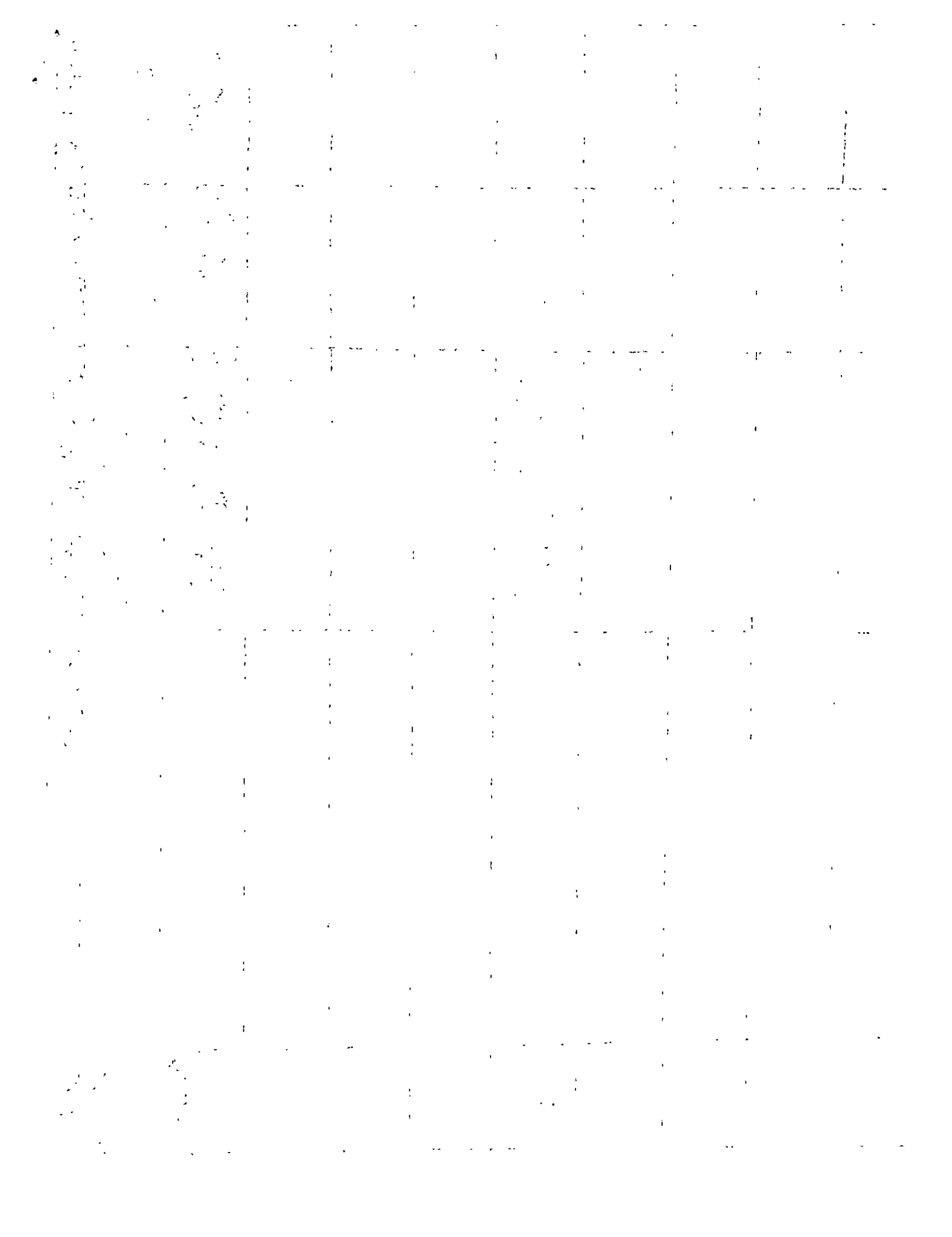
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1. *Chlorophyll a* (Chl a) and *Chlorophyll b* (Chl b) are the primary photosynthetic pigments in green plants. They are responsible for capturing light energy and converting it into chemical energy through the process of photosynthesis. Chl a is the most abundant pigment, while Chl b is present in smaller amounts. Both pigments absorb light most efficiently in the blue and red regions of the visible spectrum.

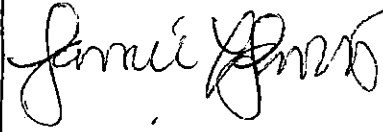
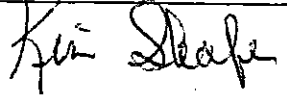
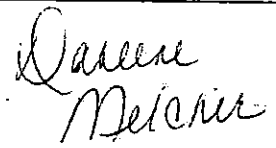
4

| Printed Name | Signature | Address, Phone # & Email | Comment | Date |
|------------------|---|--|---|-----------|
| Kristy Sarzynski |  | 945 Bowleys Quarters Road, Balti, MD 21220
Kris6483@yahoo.com | | 3/13/16 |
| Stephanie Smith |  | 8 Schooner Bay Court
Baltimore, MD 21220 | | 3/13/2016 |
| Deborah Jilson |  | 1114 Burke Rd
Balto, MD 21220 | | 3/16/16 |
| Lois Kucharski |  | 3705 BAY DRIVE
BALTO MD 21220 | | 3/16/16 |
| CHUCK KUCHARSKI |  | 3705 BAY DRIVE
BALTO MD, 21220 | BELONGS IN A COMMERCIAL AREA
NOT RESIDENTIAL | 3/16/16 |
| Daniel Perticone |  | 3902 Tidewood Rd.
Balto, MD 21220 | | 3/17/16 |
| Danley Perticone |  | 3902 Tidewood Rd
Balto, MD 21220 | | 3/17/16 |
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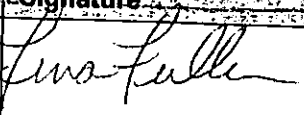
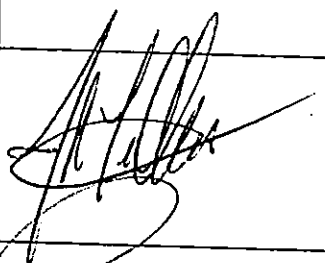
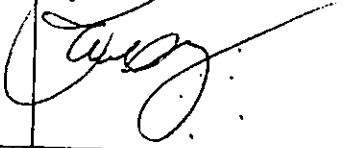
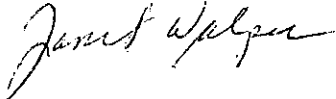
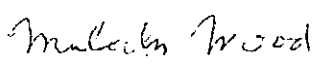
Petition to deny Zoning Case #2016-0167-A

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| Petition summary and background | Opposition to zoning case #2016-0167-A Requesting "Variance to permit parking area to be 0 feet from the property line in lieu of the required 10 feet (conditions for use for assisted living facility with up to 8 beds total) and to permit the parking and delivery area to be located in the front yard, in lieu of the side and rear yards (conditions for use for an assisted living facility with up to 8 beds total). |
| Action petitioned for | We, the undersigned, are concerned citizens who urge our leaders to act now to deny variance case #2016-0167-A and to deny the proposed assisted living facility to be located at 504 Nollmeyer Road, Baltimore, MD 21220. |

| Printed Name | Signature | Address, Phone # & E Mail | Comment | Date |
|-----------------|---|---|---------|-----------|
| Samantha Bickel |  | 7009 Reed Rd
Middle River 21220
samanthabickel824@gmail.com | n/a | 3/20/2016 |
| Jamie Jenkins |  | 3713 Hurlock Rd
Baltimore, MD 21220 | N/A | 3/24/16 |
| Kim Shafer |  | 3720 Holly Grove Rd
Balto, MD 21220 | | 3/21/16 |
| Allen Shafer |  | 3720 Holly Grove Rd
Balto. MD 21220 | | 3-22-16 |
| DARLENE MELCHER |  | 3533 BAY DRIVE
MIDDLE RIVER
MD 21220 | | 3/22/16 |

Petition to deny Zoning Case #2016-0167-A

| | |
|--|--|
| Petition summary and background | Opposition to zoning case #2016-0167-A Requesting "Variance to permit parking area to be 0 feet from the property line in lieu of the required 10 feet (conditions for use for assisted living facility with up to 8 beds total) and to permit the parking and delivery area to be located in the front yard, in lieu of the side and rear yards (conditions for use for an assisted living facility with up to 8 beds total). |
| Action petitioned for | We, the undersigned, are concerned citizens who urge our leaders to act now to deny variance case #2016-0167-A and to deny the proposed assisted living facility to be located at 504 Nollmeyer Road, Baltimore, MD 21220. |

| Printed Name | Signature | Address, Phone # & E Mail | Comment | Date |
|--------------|---|---|---------|---------|
| Tina Fuller |  | 3822 Chestnut Rd
Middle River MD 21220
410-335-3069
TFuller077@aol.com | | 3-22-16 |
| Joe Fuller |  | 3822 Chestnut Rd
Middle River MD 21220
410-335-3069
JFuller069@aol.com | | |
| Paul Brylske |  | 822 Frog Mountain Rd.
Bowie, Queen, MD 21220
brylskev@kenedy.kingco.org | | |
| JANET WALPER |  | 1123 Chester Rd
Bowie, Queen, MD
21220
410-335-7468 | | 3/22/16 |
| MALCOLM WOOD |  | 1402 BURKE RD
MIDDLE RIVER, MD
21220
410-335-7285 | | 3/22/16 |

REPORT ON THE PROGRESS OF THE WORK DURING THE YEAR 1900

The work of the Department during the year 1900 has been characterized by a steady and continuous progress in all the various branches of the study. The most important results have been the completion of the first volume of the "History of the Department" and the publication of the "Report on the Progress of the Work during the Year 1900". The work of the Department has been carried on in accordance with the plan laid down in the "Report on the Progress of the Work during the Year 1899". The work of the Department has been carried on in accordance with the plan laid down in the "Report on the Progress of the Work during the Year 1899".

REPORT ON THE PROGRESS OF THE WORK DURING THE YEAR 1900

REPORT ON THE PROGRESS OF THE WORK DURING THE YEAR 1900

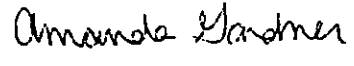
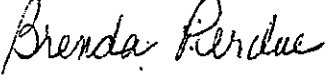
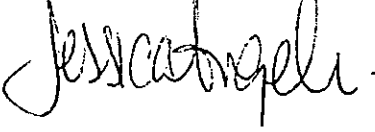
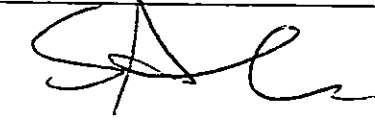
REPORT ON THE PROGRESS OF THE WORK DURING THE YEAR 1900

| Printed Name | Signature | Address, Phone # & E Mail | Comment | Date |
|-----------------------|-----------------|--|---------|---------|
| Michael Smith | Michael L Smith | 821 Cold Spring Rd
Middle River | | 3/18/16 |
| Michelle Farish | Michelle Farish | 169 Bennett Rd. | | 3-18-16 |
| Reed
O'Connell | Reed O'Connell | 821 Cold Spring Rd
Middle River MD
21220 | | 3/18/16 |
| JOSEPH
C.
TERZI | Joseph C. Terzi | 410 NOLLMEYER RD | | 3/18/16 |
| GARY HOLLAN | Gary Hollan | 509 NOLLMEYER RD | | 3/20/16 |
| WILLIAM
BRUNNER | Bill Brunner | 505 NOLLMEYER RD | | 3/20/16 |
| Joyce
Brunner | Joyce Brunner | 505 Nollmeyer Rd. | | 3/20/16 |

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Petition to deny Zoning Case #2016-0167-A

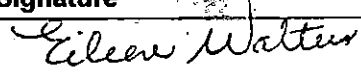
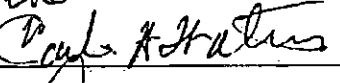
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| Petition summary and background | Opposition to zoning case #2016-0167-A Requesting "Variance to permit parking area to be 0 feet from the property line in lieu of the required 10 feet (conditions for use for assisted living facility with up to 8 beds total) and to permit the parking and delivery area to be located in the front yard, in lieu of the side and rear yards (conditions for use for an assisted living facility with up to 8 beds total). |
| Action petitioned for | We, the undersigned, are concerned citizens who urge our leaders to act now to deny variance case #2016-0167-A and to deny the proposed assisted living facility to be located at 504 Nollmeyer Road, Baltimore, MD 21220. |

| Printed Name | Signature | Address, Phone # & E Mail | Comment | Date |
|------------------|---|---|---------|---------|
| Amanda Gardner |  | 407 Brownell Rd Balto
MD 21220
Adodd3RN@gmail.com | | 3/23/16 |
| Chris Gardner |  | 407 Brownell Rd
Baltimore MD 21220 | | 3/23/16 |
| Brenda Perdue |  | 401 Bowleys QTES Rd
Balt, md 21220 | | 3/23/16 |
| Jessica Angelini |  | 402 Kosciak Rd.
Baltimore, MD 21220 | | 3/24/16 |
| Steven Anglin |  | 402 Kosciak Ln
Baltimore, MD 21220 | | 3/24/16 |

Petition to deny Zoning Case #2016-0167-A

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| | |
|--|--|
| Petition summary and background | Opposition to zoning case #2016-0167-A Requesting "Variance to permit parking area to be 0 feet from the property line in lieu of the required 10 feet (conditions for use for assisted living facility with up to 8 beds total) and to permit the parking and delivery area to be located in the front yard, in lieu of the side and rear yards (conditions for use for an assisted living facility with up to 8 beds total). |
| Action petitioned for | We, the undersigned, are concerned citizens who urge our leaders to act now to deny variance case #2016-0167-A and to deny the proposed assisted living facility to be located at 504 Nollmeyer Road, Baltimore, MD 21220. |

| Printed Name | Signature | Address, Phone # & E Mail | Comment | Date |
|-----------------------------------|--|--|---------|---------|
| Eileen Walters
CARLTON WALTERS | 
 | 501 Nollmeyer Rd.
21220
501 NOLLMEYER RD.
21220 | | 3/13/16 |
| CARLTON WALTERS |  | 123 MARION PT. DRIVE
21220 | | 3/13/16 |
| Craig Walters |  | 501 Nollmeyer Rd.
21220 | | 3/14/16 |
| Candice Bonner |  | 3443 Reisterstown Rd.
21220 | | 3/15/16 |
| Marjorie Bowers |  | 421 Nollmeyer Rd.
21220 | | 3/17/16 |

1. The first part of the document is a list of names and addresses, which are arranged in a columnar fashion. The names are written in a cursive script, and the addresses are written in a more formal, printed style. The list appears to be a directory or a roster of some kind.

2. The second part of the document is a series of short, handwritten notes or entries. These are written in a cursive script and are arranged in a columnar fashion, similar to the first part. The notes appear to be related to the names and addresses listed above.

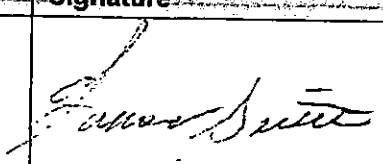
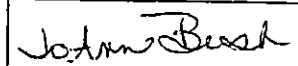
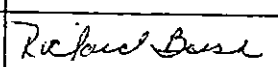
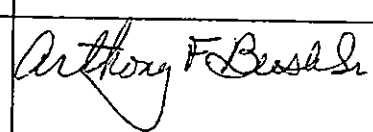
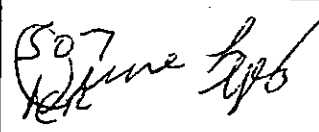
3. The third part of the document is a series of short, handwritten notes or entries. These are written in a cursive script and are arranged in a columnar fashion, similar to the first part. The notes appear to be related to the names and addresses listed above.

4. The fourth part of the document is a series of short, handwritten notes or entries. These are written in a cursive script and are arranged in a columnar fashion, similar to the first part. The notes appear to be related to the names and addresses listed above.

[illegible]

Petition to deny Zoning Case #2016-0167-A

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|--|--|
| Petition summary and background | Opposition to zoning case #2016-0167-A Requesting "Variance to permit parking area to be 0 feet from the property line in lieu of the required 10 feet (conditions for use for assisted living facility with up to 8 beds total) and to permit the parking and delivery area to be located in the front yard, in lieu of the side and rear yards (conditions for use for an assisted living facility with up to 8 beds total). |
| Action petitioned for | We, the undersigned, are concerned citizens who urge our leaders to act now to deny variance case #2016-0167-A and to deny the proposed assisted living facility to be located at 504 Nollmeyer Road, Baltimore, MD 21220. |

| Printed Name | Signature | Address, Phone.# & E Mail | Comment | Date |
|----------------|---|--|---------|---------|
| Tom & Suitt |  | 506 CRISFIELD RD
MIDDLE RIVER MD
21220
443 3178233 | | 3-14-16 |
| JoAnn Bush |  | 505 CRISFIELD Rd
Middle River Md
21220
410-335-7556 | | 3-14-16 |
| RICHARD Bush |  | 505 CRISFIELD Rd
Middle River Md
21220
410-335-7556 | | 3-14-16 |
| Anthony Bush |  | 505 CRISFIELD Rd
MIDDLE RIVER MD
21220
410-335-7556 | | 3-14-16 |
| DIANE THORSTON |  | 507 CRISFIELD Rd
Middle River md
21220 | | 3-14-16 |

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that proper record-keeping is essential for transparency and accountability, particularly in financial matters.

2. The second part outlines the specific steps and procedures for conducting a thorough audit. This includes identifying the scope of the audit, gathering relevant data, and performing detailed analysis to identify any discrepancies or areas of concern.

3. The third part addresses the challenges often encountered during the audit process, such as limited access to information or resistance from staff. It provides strategies to overcome these obstacles and ensure the audit is completed successfully.

4. The final part discusses the importance of communication throughout the audit process. Regular updates and clear communication with all stakeholders are crucial for maintaining trust and ensuring that the audit findings are understood and acted upon.

| Printed Name | Signature | Address, Phone # + E-Mail | Comment | Date |
|--------------------|--------------------|--|---------|---------|
| PAULINE
LEYHE | Pauline
Leyhe | 205 KERRIA LN.
MIDDLE RIVER
21220 21220 | | 3/17/16 |
| JOHN O.
LEYHE | John O.
Leyhe | 205 KERRIA LA.
MIDDLE RIVER MD.
21220 | | 3/17/16 |
| Heather
Farland | Heather
Farland | 3803 Bayville Rd.
Middle River, MD.
21220 | | 3/17/16 |
| FRED HETTINGER | Fred Hettinger | 3807 BAYVILLE RD
BALTO, MD. 21220 | | 3/22/16 |
| LISA SIMS | Lisa Sims | 3813 BAYVILLE Rd
Balt. MD 21220 | | 3/22/16 |
| Patsy Krepper | Patsy
Krepper | 3815 Bayville Rd
Balt. MD. 21220 | | 3/22/16 |
| Doreen Goshall | Doreen Goshall | 3819 BAYVILLE RD.
BALTO MD. 21220 | | 3/22/16 |
| Albert McCauley | Albert McCauley | 3825 Bayville Road
Balto Md. 21220 | | 3/22/16 |
| LOWELL
PROFFER | Lowell Proffer | 3829 BAYVILLE
BALTO. 21220 | | 3/22/16 |
| Michael
White | Michael White | 3831 Bayville Rd
Balto MD 21220 | | 3/22/16 |

Petition to deny Zoning Case #2016-0167-A

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| | |
|--|--|
| Petition summary and background | Opposition to zoning case #2016-0167-A Requesting "Variance to permit parking area to be 0 feet from the property line in lieu of the required 10 feet (conditions for use for assisted living facility with up to 8 beds total) and to permit the parking and delivery area to be located in the front yard, in lieu of the side and rear yards (conditions for use for an assisted living facility with up to 8 beds total). |
| Action petitioned for | We, the undersigned, are concerned citizens who urge our leaders to act now to deny variance case #2016-0167-A and to deny the proposed assisted living facility to be located at 504 Nollmeyer Road, Baltimore, MD 21220. |

| Printed Name | Signature | Address, Phone # & E Mail | Comment | Date |
|---------------------|---------------------------|---|---|----------|
| DONNA M. GILDBERGER | <i>Donna M. Gilberger</i> | 3715 RED GROVE RD
MIDDLE RIVER, MD 21220 | WHY IS THIS EVEN BEING CONSIDERED? THIS AREA IS RESIDENTIAL | 03/21/16 |
| Harrell Vasa | <i>Harrell Vasa</i> | 3747 Red Grove Rd
Middle River Md
21220 | This is a residential area. Should remain same | 3-21-16 |
| Patricia M. Pickle | <i>Patricia M. Pickle</i> | 3701 Red Grove Rd
Middle River, MD 21220 | Should remain - residential only. | 3/21/16 |
| MAURIE LITZ | <i>Maurie Litz</i> | 3709 Red Grove Rd.
Middle River Md.
21220 | ENOUGH IS ENOUGH FOR THIS NEIGHBORHOOD. LEAVE US ALONE!!! GO SOMEWHERE ELSE!! | 3/21/16 |
| DONALD LITZ | <i>Don Litz</i> | 3709 Red Grove Rd
Middle River, Md.
21220 | STAY AWAY FROM ZIS!!!! | |

| Printed Name | Signature | Address, Phone # & E Mail | Comment | Date |
|--------------------------------|-------------------------------------|--|------------------|---------|
| Sue CAVANAUGH | <i>Sue Cavanaugh</i> | 3719 Red Grove Rd
Middle River Md 21220
SUECA2@COMCAST.NET | Residential area | 3/21/16 |
| JOSEPH. CAVANUGH | <i>Joseph Cavanaugh</i> | 3719 Red Grove Rd
Middle River Md 21220 | | 3/21/16 |
| Helene
Scharfer | <i>Helene Scharfer</i> | 3721 Red Grove
Middle River, Md 21220 | | 3/21/16 |
| JEROME
SCHAEFER | <i>Jerome Schaefer</i> | 3721 RED GROVE RD
MIDDLE RIVER MD
MP 21220 | | 3/21/16 |
| Ruth ANN
Sprinkle
REGGIO | <i>Ruth Ann Sprinkle
Reggio</i> | 3720 Red Grove Rd
Baltimore Md 21220 | | 3/21/16 |
| Joseph REGGIO | <i>Joseph Reggio</i> | 3720 Red Grove Rd
Baltimore Md
21220 | | 3/21/16 |
| Dennis R
Goldberger | <i>Dennis R Goldberger</i> | 3715 Red Grove Rd.
Baltimore md 21220 | Residential | 3/21/16 |

Petition to deny Zoning Case #2016-0167-A

| | |
|--|--|
| Petition summary and background | Opposition to zoning case #2016-0167-A Requesting "Variance to permit parking area to be 0 feet from the property line in lieu of the required 10 feet (conditions for use for assisted living facility with up to 8 beds total) and to permit the parking and delivery area to be located in the front yard, in lieu of the side and rear yards (conditions for use for an assisted living facility with up to 8 beds total). |
| Action petitioned for | We, the undersigned, are concerned citizens who urge our leaders to act now to deny variance case #2016-0167-A and to deny the proposed assisted living facility to be located at 504 Nollmeyer Road, Baltimore, MD 21220. |

| Printed Name | Signature | Address, Phone.# & E Mail | Comment | Date |
|--------------|---|--|---------|---------|
| FRED BERGNER |  | 825 SENECA PARK RD
MIDDLE RIVER MD
443-682-1166 21220
FRED615@VERIZON.NET | | 3/15/16 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

1. The first group of students (Group A) was assigned to read the text and identify the main idea of the passage. They were then asked to write a short paragraph summarizing the main idea in their own words.

2000

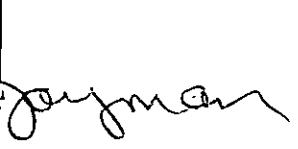
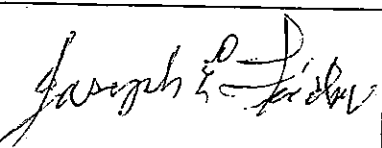
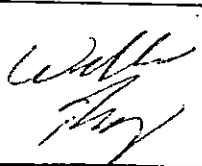
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Petition to deny Zoning Case #2016-0167-A

| | |
|--|--|
| Petition summary and background | Opposition to zoning case #2016-0167-A Requesting "Variance to permit parking area to be 0 feet from the property line in lieu of the required 10 feet (conditions for use for assisted living facility with up to 8 beds total) and to permit the parking and delivery area to be located in the front yard, in lieu of the side and rear yards (conditions for use for an assisted living facility with up to 8 beds total). |
| Action petitioned for | We, the undersigned, are concerned citizens who urge our leaders to act now to deny variance case #2016-0167-A and to deny the proposed assisted living facility to be located at 504 Nollmeyer Road, Baltimore, MD 21220. |

| Printed Name | Signature | Address, Phone.# & E Mail | Comment | Date |
|------------------------------------|---|--|---------|---------|
| Beth
Maryanne Jayman |  | 3816 Bayville Road
Baltimore MD 21220 | | 3/22/16 |
| JOHN
JAYMAN |  | 3816 Bayville Rd
Middle River
MD 21220 | | 3/22/16 |
| Joe
Fischer |  | 402 CRISTFIELD
MD 21220 | | 3/22/16 |
| Josh
Amend |  | 408
Cristfield Road
21220 | | 3/22/16 |
| William
Bocklage |  | 322 CARROLL
ISLAND RD 21220 | | 3/22/16 |

THE HISTORY OF THE UNITED STATES

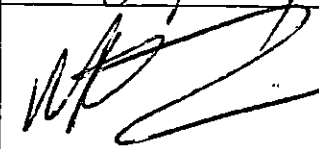
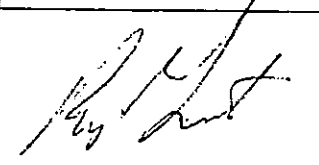
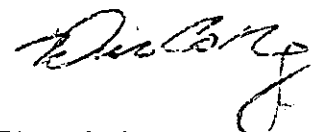
The history of the United States is a story of growth and change. From the first settlers to the present day, the nation has evolved through various stages of development. The early years were marked by exploration and settlement, followed by a period of rapid expansion and industrialization. The American Revolution and the Civil War were pivotal moments in the nation's history, shaping its identity and values. The 20th century brought significant social and political changes, including the rise of the American Dream and the challenges of the Cold War. Today, the United States continues to evolve, facing new challenges and opportunities in the global landscape.

The history of the United States is a story of growth and change. From the first settlers to the present day, the nation has evolved through various stages of development. The early years were marked by exploration and settlement, followed by a period of rapid expansion and industrialization. The American Revolution and the Civil War were pivotal moments in the nation's history, shaping its identity and values. The 20th century brought significant social and political changes, including the rise of the American Dream and the challenges of the Cold War. Today, the United States continues to evolve, facing new challenges and opportunities in the global landscape.

| | | | | | |
|------|----------------|-------------------------------------|------|----------------|-------------------------------------|
| 1776 | July 4th | Declaration of Independence | 1776 | July 4th | Declaration of Independence |
| 1787 | September 17th | Constitution signed | 1787 | September 17th | Constitution signed |
| 1791 | September 16th | Bill of Rights adopted | 1791 | September 16th | Bill of Rights adopted |
| 1800 | January 3rd | Capital moved to Washington | 1800 | January 3rd | Capital moved to Washington |
| 1803 | April 30th | Louisiana Purchase | 1803 | April 30th | Louisiana Purchase |
| 1820 | March 3rd | Morrill Act passed | 1820 | March 3rd | Morrill Act passed |
| 1848 | February 2nd | Treaty of Guadalupe Hidalgo | 1848 | February 2nd | Treaty of Guadalupe Hidalgo |
| 1861 | April 15th | Lincoln's Emancipation Proclamation | 1861 | April 15th | Lincoln's Emancipation Proclamation |
| 1865 | January 31st | Lincoln's assassination | 1865 | January 31st | Lincoln's assassination |
| 1868 | March 30th | 14th Amendment ratified | 1868 | March 30th | 14th Amendment ratified |
| 1870 | July 3rd | 15th Amendment ratified | 1870 | July 3rd | 15th Amendment ratified |
| 1876 | November 3rd | Reconstruction ends | 1876 | November 3rd | Reconstruction ends |
| 1896 | July 2nd | Spanish-American War ends | 1896 | July 2nd | Spanish-American War ends |
| 1901 | September 8th | Spanish-American War ends | 1901 | September 8th | Spanish-American War ends |
| 1914 | April 6th | World War I begins | 1914 | April 6th | World War I begins |
| 1918 | November 11th | World War I ends | 1918 | November 11th | World War I ends |
| 1929 | October 29th | Wall Street Crash | 1929 | October 29th | Wall Street Crash |
| 1933 | March 4th | Roosevelt becomes President | 1933 | March 4th | Roosevelt becomes President |
| 1945 | September 2nd | World War II ends | 1945 | September 2nd | World War II ends |
| 1949 | January 30th | China becomes Communist | 1949 | January 30th | China becomes Communist |
| 1954 | July 1st | Desegregation of schools | 1954 | July 1st | Desegregation of schools |
| 1963 | November 22nd | John F. Kennedy assassination | 1963 | November 22nd | John F. Kennedy assassination |
| 1968 | November 5th | Nixon becomes President | 1968 | November 5th | Nixon becomes President |
| 1973 | January 27th | Watergate scandal | 1973 | January 27th | Watergate scandal |
| 1979 | January 20th | Carter becomes President | 1979 | January 20th | Carter becomes President |
| 1981 | March 30th | Reagan becomes President | 1981 | March 30th | Reagan becomes President |
| 1989 | September 11th | Wall falls in Berlin | 1989 | September 11th | Wall falls in Berlin |
| 1991 | August 6th | Soviet Union collapses | 1991 | August 6th | Soviet Union collapses |
| 1993 | January 20th | Clinton becomes President | 1993 | January 20th | Clinton becomes President |
| 1994 | November 3rd | Clinton re-elected | 1994 | November 3rd | Clinton re-elected |
| 1997 | January 20th | Clinton re-elected | 1997 | January 20th | Clinton re-elected |
| 1998 | November 3rd | Clinton re-elected | 1998 | November 3rd | Clinton re-elected |
| 1999 | January 20th | Clinton re-elected | 1999 | January 20th | Clinton re-elected |
| 2001 | January 20th | Bush becomes President | 2001 | January 20th | Bush becomes President |
| 2003 | March 20th | Iraq War begins | 2003 | March 20th | Iraq War begins |
| 2008 | November 4th | Obama becomes President | 2008 | November 4th | Obama becomes President |
| 2009 | January 20th | Obama re-elected | 2009 | January 20th | Obama re-elected |
| 2012 | November 6th | Obama re-elected | 2012 | November 6th | Obama re-elected |
| 2013 | January 20th | Obama re-elected | 2013 | January 20th | Obama re-elected |
| 2017 | January 20th | Trump becomes President | 2017 | January 20th | Trump becomes President |
| 2020 | November 3rd | Trump re-elected | 2020 | November 3rd | Trump re-elected |
| 2021 | January 20th | Biden becomes President | 2021 | January 20th | Biden becomes President |

Petition to deny Zoning Case #2016-0167-A

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|--|--|
| Petition summary and background | Opposition to zoning case #2016-0167-A Requesting "Variance to permit parking area to be 0 feet from the property line in lieu of the required 10 feet (conditions for use for assisted living facility with up to 8 beds total) and to permit the parking and delivery area to be located in the front yard, in lieu of the side and rear yards (conditions for use for an assisted living facility with up to 8 beds total): |
| Action petitioned for | We, the undersigned, are concerned citizens who urge our leaders to act now to deny variance case #2016-0167-A and to deny the proposed assisted living facility to be located at 504 Nollmeyer Road, Baltimore, MD 21220. |

| Printed Name | Signature | Address, Phone # & E Mail | Comment | Date |
|-----------------|---|--|---------|---------------|
| Tina Allio |  | 981 Seneca Park Rd
Baltimore MD 21220
410-982-3446
Sra.allio527@yahoo.com | | 3/12/16 |
| Sandra Lipsey |  | 724 Seneca Park Rd.
Baltimore, MD. 21220
410-952-3707 | | 03-15-
'16 |
| David Carter |  | 811 Nemette Ln
Baltimore MD 21220
443-452-7164
David.Carter@fidelity.com | | 3/15/16 |
| Ryan Gilbert |  | 823 Seneca Park Rd
Middle River 21220
410-275-6127 | | 3/13/16 |
| William Corbett |  | 820 Seneca Park Rd
Middle River MD 21220
(410) 963-3557 | | 3/15/16 |

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that proper record-keeping is essential for transparency and accountability, particularly in financial matters.

2. The second part outlines the specific procedures for handling sensitive information. It stresses the need for strict confidentiality and the implementation of robust security measures to protect data from unauthorized access or disclosure.

3. The third part addresses the role of communication in organizational success. It highlights the importance of clear, concise, and timely communication between all levels of the organization to ensure that everyone is aligned with the same goals and objectives.

4. The fourth part focuses on the importance of continuous learning and development. It encourages the organization to foster a culture of innovation and growth by providing opportunities for employees to acquire new skills and knowledge.

5. The fifth part discusses the importance of maintaining a strong ethical foundation. It stresses that all actions should be guided by a clear set of values and principles, ensuring that the organization operates with integrity and honesty.

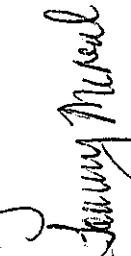
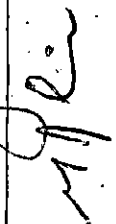
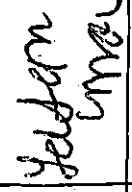
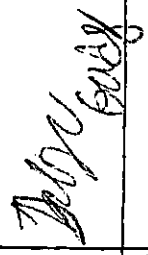
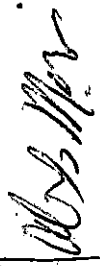
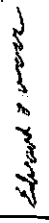
6. The sixth part outlines the importance of regular monitoring and evaluation. It emphasizes that the organization should regularly assess its performance against its goals and make necessary adjustments to stay on track.

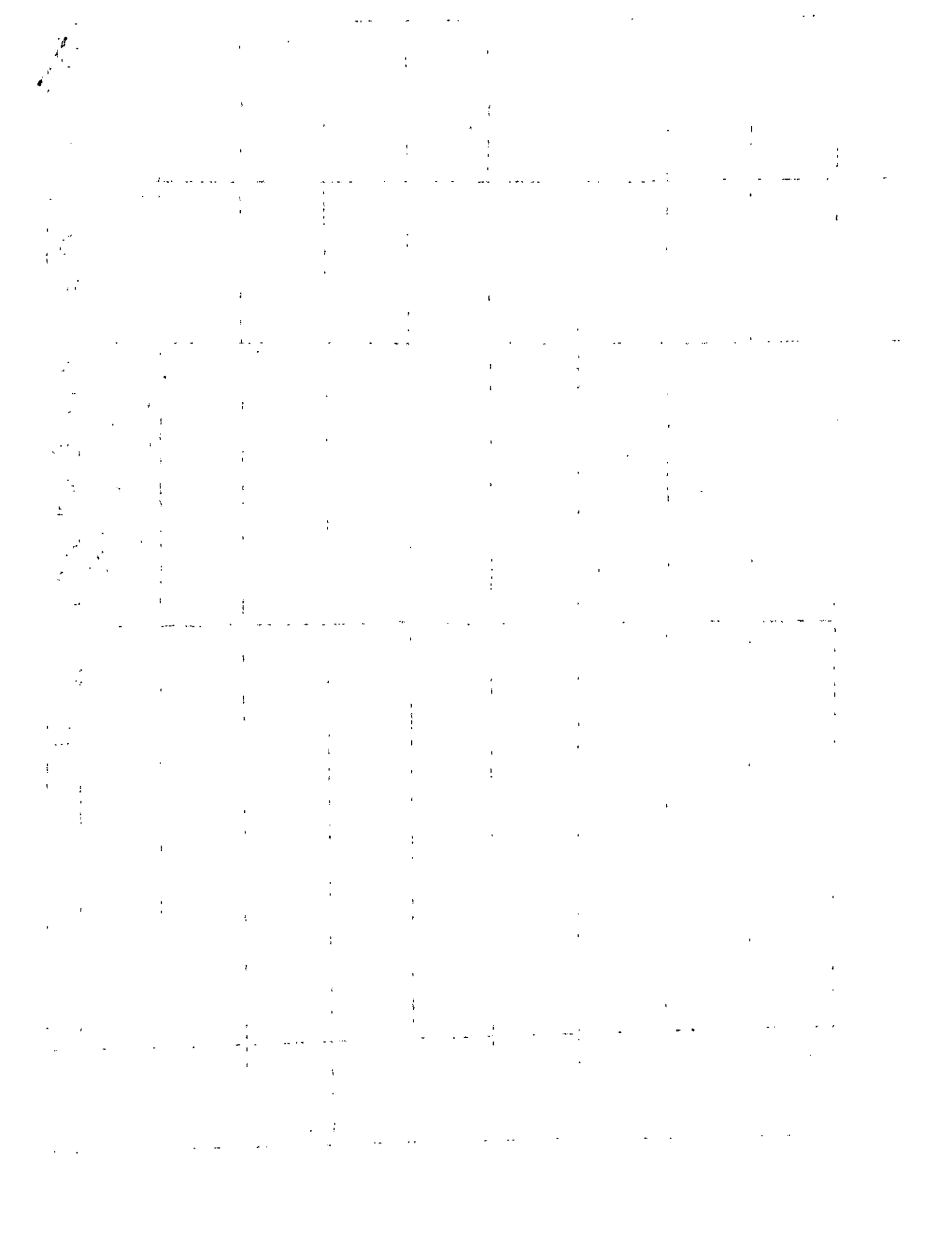
7. The seventh part discusses the importance of building a strong relationship with stakeholders. It stresses that the organization should actively engage with its customers, suppliers, and the community to build trust and loyalty.

8. The eighth part focuses on the importance of maintaining a healthy work environment. It emphasizes that the organization should prioritize the well-being of its employees by providing a safe, supportive, and motivating work environment.

9. The ninth part discusses the importance of maintaining a strong financial position. It stresses that the organization should carefully manage its resources and ensure that it has sufficient funds to meet its obligations and invest in its future.

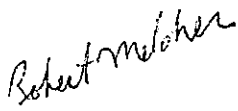
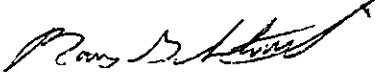
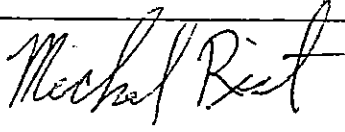
10. The tenth part outlines the importance of maintaining a strong legal and regulatory compliance. It emphasizes that the organization should ensure that all its activities comply with applicable laws and regulations to avoid legal penalties and reputational damage.

| Printed Name | Signature | Address, Phone # + E-Mail | Comment | Date |
|-------------------|---|--|---------|-----------|
| Tammy M. Neal |  | 1122 Stephen Drive
Middle River MD 21220
+girl @ 475@aol.com | | 3/12/16 |
| Gary Linden |  | 324 Sowera Pkwy
Middle River MD 21220
GILLEN@GMAIL.COM | | 3/15/16 |
| Felone
Neal |  | 981 Sowera Park Rd
Middle River MD
Felishne.27@ktdi.com | | 3/15/16 |
| JAMES
Eads |  | 20 Wm St
Baltimore MD 21220 | | 3/15/2016 |
| James
Klaszari |  | 12337 Eastern
Ave 21220 Balt MD | | 3/15 |
| James
Klaszari |  | 12337 Eastern
Ave 21220 Balt
MD | | 3/15 |
| James
Klaszari |  | 12337 Eastern Ave
21220 Balt. MD | | 3/15 |
| Edward Moore |  | 981 Sowera Park Rd
Baltimore MD 21220 | | 3/23 |
| | | | | |
| | | | | |



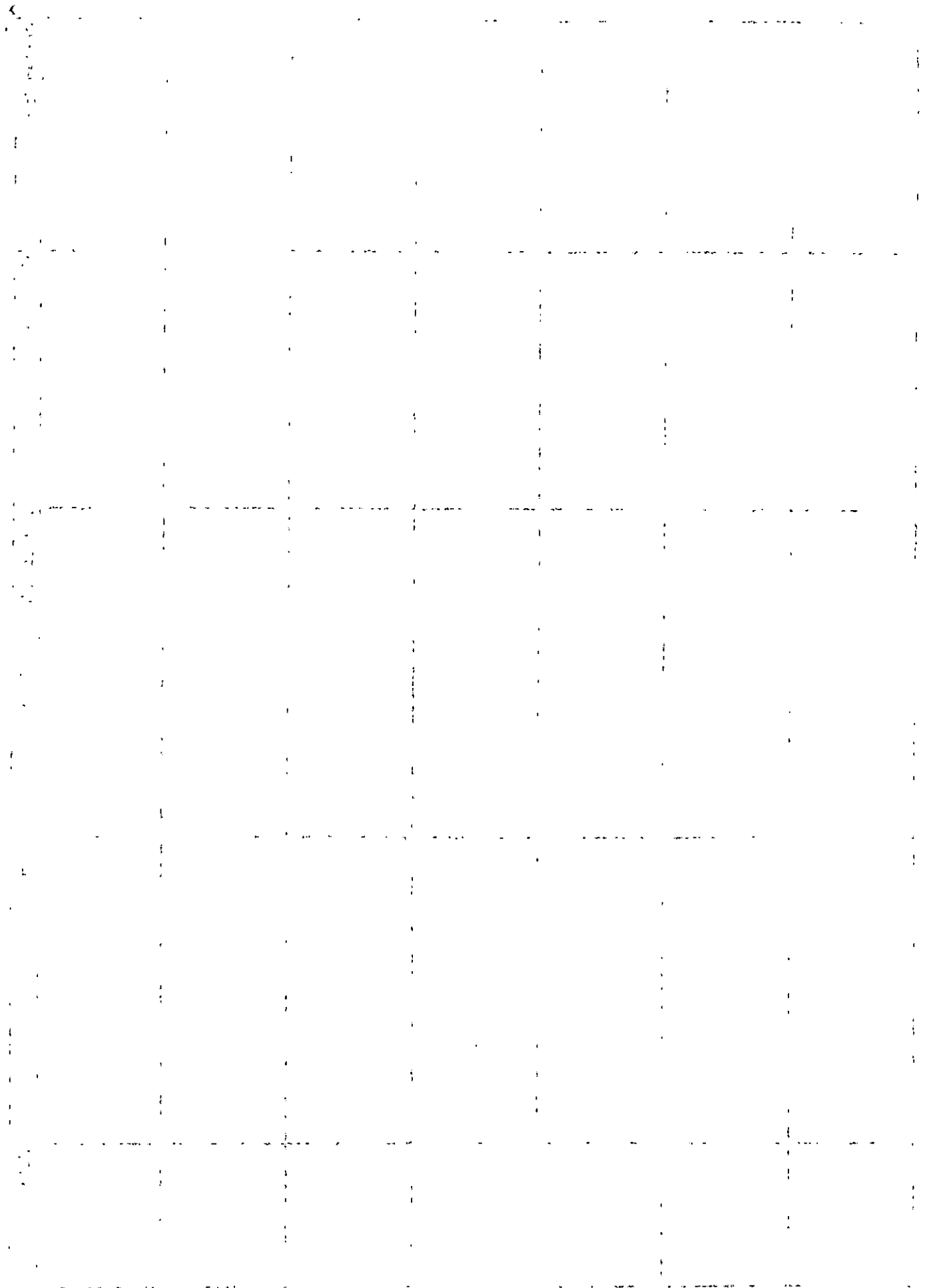
Petition to deny Zoning Case #2016-0167-A

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| Printed Name | Signature | Address, Phone # & E Mail | Comment | Date |
|-----------------|---|---|---------|-----------|
| ROBERT MELCHER |  | 3533 Bay Drive
Middle River MD 21220
410-335-8232
melcherdb@comcast.net | | 3/22/2015 |
| ANTHONY DiPAOLA |  | 3600 GALLOWAY RD,
BOWLEY'S QUARTERS, MD,
21220
410.456.2742 DPAOLAVENING@VERIZON.NET | | 3/22/2015 |
| KATHLEEN PAUL | Kathleen Paul | 3803 BAY DR.
BALTO. MD. 21220
Rampaul@comcast.net | | |
| Marcus Strovel |  | 1236 Susquehanna Ave.
Baltimore, Md. 21220 | | 3/22/2016 |
| MICHAEL RIST |  | 1610 BURKE ROAD
BALTO. MD. 21220 | | 3/22/16 |

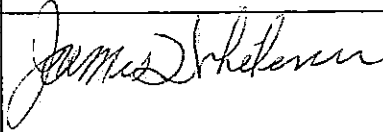
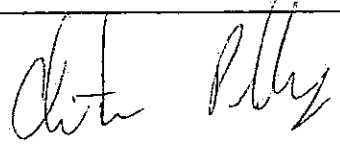
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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 | 101 | 102 | 103 | 104 | 105 | 106 | 107 | 108 | 109 | 110 | 111 | 112 | 113 | 114 | 115 | 116 | 117 | 118 | 119 | 120 | 121 | 122 | 123 | 124 | 125 | 126 | 127 | 128 | 129 | 130 | 131 | 132 | 133 | 134 | 135 | 136 | 137 | 138 | 139 | 140 | 141 | 142 | 143 | 144 | 145 | 146 | 147 | 148 | 149 | 150 | 151 | 152 | 153 | 154 | 155 | 156 | 157 | 158 | 159 | 160 | 161 | 162 | 163 | 164 | 165 | 166 | 167 | 168 | 169 | 170 | 171 | 172 | 173 | 174 | 175 | 176 | 177 | 178 | 179 | 180 | 181 | 182 | 183 | 184 | 185 | 186 | 187 | 188 | 189 | 190 | 191 | 192 | 193 | 194 | 195 | 196 | 197 | 198 | 199 | 200 | 201 | 202 | 203 | 204 | 205 | 206 | 207 | 208 | 209 | 210 | 211 | 212 | 213 | 214 | 215 | 216 | 217 | 218 | 219 | 220 | 221 | 222 | 223 | 224 | 225 | 226 | 227 | 228 | 229 | 230 | 231 | 232 | 233 | 234 | 235 | 236 | 237 | 238 | 239 | 240 | 241 | 242 | 243 | 244 | 245 | 246 | 247 | 248 | 249 | 250 | 251 | 252 | 253 | 254 | 255 | 256 | 257 | 258 | 259 | 260 | 261 | 262 | 263 | 264 | 265 | 266 | 267 | 268 | 269 | 270 | 271 | 272 | 273 | 274 | 275 | 276 | 277 | 278 | 279 | 280 | 281 | 282 | 283 | 284 | 285 | 286 | 287 | 288 | 289 | 290 | 291 | 292 | 293 | 294 | 295 | 296 | 297 | 298 | 299 | 300 | 301 | 302 | 303 | 304 | 305 | 306 | 307 | 308 | 309 | 310 | 311 | 312 | 313 | 314 | 315 | 316 | 317 | 318 | 319 | 320 | 321 | 322 | 323 | 324 | 325 | 326 | 327 | 328 | 329 | 330 | 331 | 332 | 333 | 334 | 335 | 336 | 337 | 338 | 339 | 340 | 341 | 342 | 343 | 344 | 345 | 346 | 347 | 348 | 349 | 350 | 351 | 352 | 353 | 354 | 355 | 356 | 357 | 358 | 359 | 360 | 361 | 362 | 363 | 364 | 365 | 366 | 367 | 368 | 369 | 370 | 371 | 372 | 373 | 374 | 375 | 376 | 377 | 378 | 379 | 380 | 381 | 382 | 383 | 384 | 385 | 386 | 387 | 388 | 389 | 390 | 391 | 392 | 393 | 394 | 395 | 396 | 397 | 398 | 399 | 400 | 401 | 402 | 403 | 404 | 405 | 406 | 407 | 408 | 409 | 410 | 411 | 412 | 413 | 414 | 415 | 416 | 417 | 418 | 419 | 420 | 421 | 422 | 423 | 424 | 425 | 426 | 427 | 428 | 429 | 430 | 431 | 432 | 433 | 434 | 435 | 436 | 437 | 438 | 439 | 440 | 441 | 442 | 443 | 444 | 445 | 446 | 447 | 448 | 449 | 450 | 451 | 452 | 453 | 454 | 455 | 456 | 457 | 458 | 459 | 460 | 461 | 462 | 463 | 464 | 465 | 466 | 467 | 468 | 469 | 470 | 471 | 472 | 473 | 474 | 475 | 476 | 477 | 478 | 479 | 480 | 481 | 482 | 483 | 484 | 485 | 486 | 487 | 488 | 489 | 490 | 491 | 492 | 493 | 494 | 495 | 496 | 497 | 498 | 499 | 500 | 501 | 502 | 503 | 504 | 505 | 506 | 507 | 508 | 509 | 510 | 511 | 512 | 513 | 514 | 515 | 516 | 517 | 518 | 519 | 520 | 521 | 522 | 523 | 524 | 525 | 526 | 527 | 528 | 529 | 530 | 531 | 532 | 533 | 534 | 535 | 536 | 537 | 538 | 539 | 540 | 541 | 542 | 543 | 544 | 545 | 546 | 547 | 548 | 549 | 550 | 551 | 552 | 553 | 554 | 555 | 556 | 557 | 558 | 559 | 560 | 561 | 562 | 563 | 564 | 565 | 566 | 567 | 568 | 569 | 570 | 571 | 572 | 573 | 574 | 575 | 576 | 577 | 578 | 579 | 580 | 581 | 582 | 583 | 584 | 585 | 586 | 587 | 588 | 589 | 590 | 591 | 592 | 593 | 594 | 595 | 596 | 597 | 598 | 599 | 600 | 601 | 602 | 603 | 604 | 605 | 606 | 607 | 608 | 609 | 610 | 611 | 612 | 613 | 614 | 615 | 616 | 617 | 618 | 619 | 620 | 621 | 622 | 623 | 624 | 625 | 626 | 627 | 628 | 629 | 630 | 631 | 632 | 633 | 634 | 635 | 636 | 637 | 638 | 639 | 640 | 641 | 642 | 643 | 644 | 645 | 646 | 647 | 648 | 649 | 650 | 651 | 652 | 653 | 654 | 655 | 656 | 657 | 658 | 659 | 660 | 661 | 662 | 663 | 664 | 665 | 666 | 667 | 668 | 669 | 670 | 671 | 672 | 673 | 674 | 675 | 676 | 677 | 678 | 679 | 680 | 681 | 682 | 683 | 684 | 685 | 686 | 687 | 688 | 689 | 690 | 691 | 692 | 693 | 694 | 695 | 696 | 697 | 698 | 699 | 700 | 701 | 702 | 703 | 704 | 705 | 706 | 707 | 708 | 709 | 710 | 711 | 712 | 713 | 714 | 715 | 716 | 717 | 718 | 719 | 720 | 721 | 722 | 723 | 724 | 725 | 726 | 727 | 728 | 729 | 730 | 731 | 732 | 733 | 734 | 735 | 736 | 737 | 738 | 739 | 740 | 741 | 742 | 743 | 744 | 745 | 746 | 747 | 748 | 749 | 750 | 751 | 752 | 753 | 754 | 755 | 756 | 757 | 758 | 759 | 760 | 761 | 762 | 763 | 764 | 765 | 766 | 767 | 768 | 769 | 770 | 771 | 772 | 773 | 774 | 775 | 776 | 777 | 778 | 779 | 780 | 781 | 782 | 783 | 784 | 785 | 786 | 787 | 788 | 789 | 790 | 791 | 792 | 793 | 794 | 795 | 796 | 797 | 798 | 799 | 800 | 801 | 802 | 803 | 804 | 805 | 806 | 807 | 808 | 809 | 810 | 811 | 812 | 813 | 814 | 815 | 816 | 817 | 818 | 819 | 820 | 821 | 822 | 823 | 824 | 825 | 826 | 827 | 828 | 829 | 830 | 831 | 832 | 833 | 834 | 835 | 836 | 837 | 838 | 839 | 840 | 841 | 842 | 843 | 844 | 845 | 846 | 847 | 848 | 849 | 850 | 851 | 852 | 853 | 854 | 855 | 856 | 857 | 858 | 859 | 860 | 861 | 862 | 863 | 864 | 865 | 866 | 867 | 868 | 869 | 870 | 871 | 872 | 873 | 874 | 875 | 876 | 877 | 878 | 879 | 880 | 881 | 882 | 883 | 884 | 885 | 886 | 887 | 888 | 889 | 890 | 891 | 892 | 893 | 894 | 895 | 896 | 897 | 898 | 899 | 900 | 901 | 902 | 903 | 904 | 905 | 906 | 907 | 908 | 909 | 910 | 911 | 912 | 913 | 914 | 915 | 916 | 917 | 918 | 919 | 920 | 921 | 922 | 923 | 924 | 925 | 926 | 927 | 928 | 929 | 930 | 931 | 932 | 933 | 934 | 935 | 936 | 937 | 938 | 939 | 940 | 941 | 942 | 943 | 944 | 945 | 946 | 947 | 948 | 949 | 950 | 951 | 952 | 953 | 954 | 955 | 956 | 957 | 958 | 959 | 960 | 961 | 962 | 963 | 964 | 965 | 966 | 967 | 968 | 969 | 970 | 971 | 972 | 973 | 974 | 975 | 976 | 977 | 978 | 979 | 980 | 981 | 982 | 983 | 984 | 985 | 986 | 987 | 988 | 989 | 990 | 991 | 992 | 993 | 994 | 995 | 996 | 997 | 998 | 999 | 1000 | 1001 | 1002 | 1003 | 1004 | 1005 | 1006 | 1007 | 1008 | 1009 | 1010 | 1011 | 1012 | 1013 | 1014 | 1015 | 1016 | 1017 | 1018 | 1019 | 1020 | 1021 | 1022 | 1023 | 1024 | 1025 | 1026 | 1027 | 1028 | 1029 | 1030 | 1031 | 1032 | 1033 | 1034 | 1035 | 1036 | 1037 | 1038 | 1039 | 1040 | 1041 | 1042 | 1043 | 1044 | 1045 | 1046 | 1047 | 1048 | 1049 | 1050 | 1051 | 1052 | 1053 | 1054 | 1055 | 1056 | 1057 | 1058 | 1059 | 1060 | 1061 | 1062 | 1063 | 1064 | 1065 | 1066 | 1067 | 1068 | 1069 | 1070 | 1071 | 1072 | 1073 | 1074 | 1075 | 1076 | 1077 | 1078 | 1079 | 1080 | 1081 | 1082 | 1083 | 1084 | 1085 | 1086 | 1087 | 1088 | 1089 | 1090 | 1091 | 1092 | 1093 | 1094 | 1095 | 1096 | 1097 | 1098 | 1099 | 1100 | 1101 | 1102 | 1103 | 1104 | 1105 | 1106 | 1107 | 1108 | 1109 | 1110 | 1111 | 1112 | 1113 | 1114 | 1115 | 1116 | 1117 | 1118 | 1119 | 1120 | 1121 | 1122 | 1123 | 1124 | 1125 | 1126 | 1127 | 1128 | 1129 | 1130 | 1131 | 1132 | 1133 | 1134 | 1135 | 1136 | 1137 | 1138 | 1139 | 1140 | 1141 | 1142 | 1143 | 1144 | 1145 | 1146 | 1147 | 1148 | 1149 | 1150 | 1151 | 1152 | 1153 | 1154 | 1155 | 1156 | 1157 | 1158 | 1159 | 1160 | 1161 | 1162 | 1163 | 1164 | 1165 | 1166 | 1167 | 1168 | 1169 | 1170 | 1171 | 1172 | 1173 | 1174 | 1175 | 1176 | 1177 | 1178 | 1179 | 1180 | 1181 | 1182 | 1183 | 1184 | 1185 | 1186 | 1187 | 1188 | 1189 | 1190 | 1191 | 1192 | 1193 | 1194 | 1195 | 1196 | 1197 | 1198 | 1199 | 1200 | 1201 | 1202 | 1203 | 1204 | 1205 | 1206 | 1207 | 1208 | 1209 | 1210 | 1211 | 1212 | 1213 | 1214 | 1215 | 1216 | 1217 | 1218 | 1219 | 1220 | 1221 | 1222 | 1223 | 1224 | 1225 | 1226 | 1227 | 1228 | 1229 | 1230 | 1231 | 1232 | 1233 | 1234 | 1235 | 1236 | 1237 | 1238 | 1239 | 1240 | 1241 | 1242 | 1243 | 1244 | 1245 | 1246 | 1247 | 1248 | 1249 | 1250 | 1251 | 1252 | 1253 | 1254 | 1255 | 1256 | 1257 | 1258 | 1259 | 1260 | 1261 | 1262 | 1263 | 1264 | 1265 | 1266 | 1267 | 1268 | 1269 | 1270 | 1271 | 1272 | 1273 | 1274 | 1275 | 1276 | 1277 | 1278 | 1279 | 1280 | 1281 | 1282 | 1283 | 1284 | 1285 | 1286 | 1287 | 1288 | 1289 | 1290 | 1291 | 1292 | 1293 | 1294 | 1295 | 1296 | 1297 | 1298 | 1299 | 1300 | 1301 | 1302 | 1303 | 1304 | 1305 | 1306 | 1307 | 1308 | 1309 | 1310 | 1311 | 1312 | 1313 | 1314 | 1315 | 1316 | 1317 | 1318 | 1319 | 1320 | 1321 | 1322 | 1323 | 1324 | 1325 | 1326 | 1327 | 1328 | 1329 | 1330 | 1331 | 1332 | 1333 | 1334 | 1335 | 1336 | 1337 | 1338 | 1339 | 1340 | 1341 | 1342 | 1343 | 1344 | 1345 | 1346 | 1347 | 1348 | 1349 | 1350 | 1351 | 1352 | 1353 | 1354 | 1355 | 1356 | 1357 | 1358 | 1359 | 1360 | 1361 | 1362 | 1363 | 1364 | 1365 | 1366 | 1367 | 1368 | 1369 | 1370 | 1371 | 1372 | 1373 | 1374 | 1375 | 1376 | 1377 | 1378 | 1379 | 1380 | 1381 | 1382 | 1383 | 1384 | 1385 | 1386 | 1387 | 1388 | 1389 | 1390 | 1391 | 1392 | 1393 | 1394 | 1395 | 1396 | 1397 | 1398 | 1399 | 1400 | 1401 | 1402 | 1403 | 1404 | 1405 | 1406 | 1407 | 1408 | 1409 | 1410 | 1411 | 1412 | 1413 | 1414 | 1415 | 1416 | 1417 | 1418 | 1419 | 1420 | 1421 | 1422 | 1423 | 1424 | 1425 | 1426 | 1427 | 1428 | 1429 | 1430 | 1431 | 1432 | 1433 | 1434 | 1435 | 1436 | 1437 | 1438 | 1439 | 1440 | 1441 | 1442 | 1443 | 1444 | 1445 | 1446 | 1447 | 1448 | 1449 | 1450 | 1451 | 1452 | 1453 | 1454 | 1455 | 1456 | 1457 | 1458 | 1459 | 1460 | 1461 | 1462 | 1463 | 1464 | 1465 | 1466 | 1467 | 1468 | 1469 | 1470 | 1471 | 1472 | 1473 | 1474 | 1475 | 1476 | 1477 | 1478 | 1479 | 1480 | 1481 | 1482 | 1483 | 1484 | 1485 | 1486 | 1487 | 1488 | 1489 | 1490 | 1491 | 1492 | 1493 | 1494 | 1495 | 14 |
|---|---|---|---|---|---|---|---|---|-----|------|----|

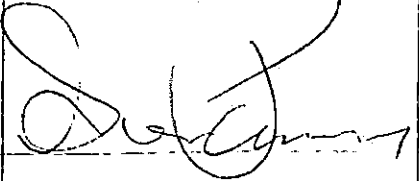
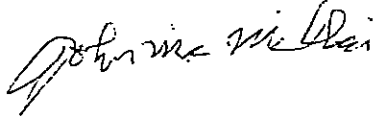
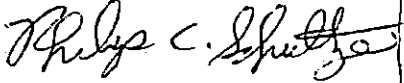
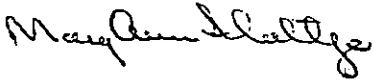
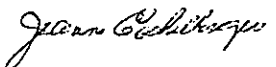
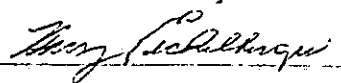
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Petition to deny Zoning Case #2016-0167-A

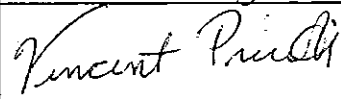
| | |
|--|--|
| Petition summary and background | Opposition to zoning case #2016-0167-A Requesting "Variance to permit parking area to be 0 feet from the property line in lieu of the required 10 feet (conditions for use for assisted living facility with up to 8 beds total) and to permit the parking and delivery area to be located in the front yard, in lieu of the side and rear yards (conditions for use for an assisted living facility with up to 8 beds total). |
| Action petitioned for | We, the undersigned, are concerned citizens who urge our leaders to act now to deny variance case #2016-0167-A and to deny the proposed assisted living facility to be located at 504 Nollmeyer Road, Baltimore, MD 21220. |

| Printed Name | Signature | Address, Phone # & E Mail | Comment | Date |
|-------------------|---|---|--|------------------|
| Victoria Hamilton |  | 12 Loggins Ct
4103351815
BALTOFAN10@gmail | | 10 March
2016 |
| JAMES WHITENER |  | 507 CRISFIELD RD
MIDDLE RIVER MD
410.335.7595
whitener9060@gmail.com | | 3-10-16 |
| Carol Whitener |  | 507 Crisfield Rd
Middle River MD
410.335.7595 | why would this even be considered for a residential community? | 3-10-16 |
| Christine Priddy |  | 529 Crisfield Rd.
middle river MD | whitener13@gmail.com | 3-10-16 |
| EUGENE PONDO |  | 508 CRISFIELD RD
MIDDLE RIVER, MD
410.335.7570 | | 3/10/16 |

| PRINTED Name | SIGNATURE | Address, Phone # + EMail | Comment | Date |
|---------------------|---|--|--------------------------|---------|
| Pat Pondo | Pat Pondo | 505 Crossfield Road
Middle River MD | 410-335-7570 | 3/10/16 |
| EWES
PANNON |  | 509 CRISTFIELD
MD | | 3/11/16 |
| Sharon
McMillion | Sharon McMillion | 412 Nollmeyer Rd
Baito Md
21220 | Residential
Community | 3/13/16 |
| John McMillon |  | 410 335-3783
412 Nollmeyer Rd
Baito, Md.
21220 | " " | 3/13/16 |
| PHILIP SCHUITZE |  | 410-335-3190
414 NOLLMEYER RD.
BAITO, MD
21220 | | 3/13/16 |
| Mary Ann Schuitze |  | 414 Nollmeyer Rd
Baito, MD 21220
410-335-3190 | | 3/13/16 |
| JEANNE EICHELBERGER |  | 3722 HOLLY GROVE AVE.
BALTO, MD 21220
410-335-2168 | | 3/14/16 |
| MARY EICHELBERGER |  | 3722 HOLLY GROVE
BALTO, MD 21220
410-335-2168 | | 3/14/16 |
| | | | | |
| | | | | |

Petition to deny Zoning Case #2016-0167-A

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| Petition summary and background | Opposition to zoning case #2016-0167-A Requesting "Variance to permit parking area to be 0 feet from the property line in lieu of the required 10 feet (conditions for use for assisted living facility with up to 8 beds total) and to permit the parking and delivery area to be located in the front yard, in lieu of the side and rear yards (conditions for use for an assisted living facility with up to 8 beds total). |
| Action petitioned for | We, the undersigned, are concerned citizens who urge our leaders to act now to deny variance case #2016-0167-A and to deny the proposed assisted living facility to be located at 504 Nollmeyer Road, Baltimore, MD 21220. |

| Printed Name | Signature | Address, Phone # & E Mail | Comment | Date |
|--------------------|---|---------------------------|---|---------|
| Anthony J Lapinski |  | 503 Crisfield Rd | traffic | 3 |
| Kim Previti |  | 503 Crisfield Rd | Want to keep my neighborhood residential | 3/10/16 |
| Tosha Taylorson |  | 728 Nollmeyer Rd | I Moves in and then other things will move in | 3/12/16 |
| Vince Previti |  | 503 Crisfield Rd | traffic | 3/12/16 |

| Printed Name | Signature | Address, Phone # & Email | Comment | Date |
|--------------------|-----------------|---|---|------|
| Carly Previti | Carly Previti | 503 Crisfield Rd | Parking Pad?
No thanks. | 3/12 |
| Colby Celmer | Colby Celmer | Nollmeyer 2 | Want to keep it
residential. | 3/12 |
| Jeffrey
Schrack | Jeffrey Schrack | 3716 Holly Grove Rd.
Baltimore, MD 21220 | RESIDENTIAL
NEIGHBORHOOD | 3/13 |
| Louise
Akers | Louise Akers | 3716 Holly Grove Rd.
Baltimore 21220 | RESIDENTIAL | 3/13 |
| Marie
Schrack | Marie Schrack | 417 Nollmeyer Rd.
Baltimore, MD 21220 | Residential Neighborhood
(Traffic would be horrendous) | 3/13 |
| Jill Schrack | Jill Schrack | 417 Nollmeyer Rd
Baltimore, MD 21220 | To much traffic | 3/13 |
| Matt
Wilhelm | Matt Wilhelm | 500 Crisfield Rd | Residential | 3/16 |
| | | | | |
| | | | | |

Petition to deny Zoning Case #2016-0167-A

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|--|--|
| Petition summary and background | Opposition to zoning case #2016-0167-A Requesting "Variance to permit parking area to be 0 feet from the property line in lieu of the required 10 feet (conditions for use for assisted living facility with up to 8 beds total) and to permit the parking and delivery area to be located in the front yard, in lieu of the side and rear yards (conditions for use for an assisted living facility with up to 8 beds total). |
| Action petitioned for | We, the undersigned, are concerned citizens who urge our leaders to act now to deny variance case #2016-0167-A and to deny the proposed assisted living facility to be located at 504 Nollmeyer Road, Baltimore, MD 21220. |

| Printed Name | Signature | Address, Phone # & E Mail | Comment | Date |
|-------------------|----------------------------|--|---|---------|
| Deborah Pazourek | <i>Deborah M. Pazourek</i> | 503 Nollmeyer Rd.
BALTIMORE, MD 21220
410-630-2186
Pappy 1995 Love at Verizon.net | I AM VERY MUCH OPPOSED TO VARIANCE CASE #2016-0167-A. IT WOULD BE A COMPLETE DISASTER. - NOT TO MENTION THINGS THE PROPERTY VALUE DOWN. | 3-13-16 |
| Lisa Jones | <i>Lisa Jones</i> | 513 Kosciak Rd
Balto. MD 21220
(410) 303-3952
Kayelljaya@comcast | THIS CAN NOT BE TOLERATED. | 3-15-16 |
| CRAIG WALTERS | <i>CWalters</i> | 501 NOLLMEYER | THIS CAN NOT BE TOLERATED | 3-10-16 |
| JOSEPH R PAZOUREK | <i>Joe R Pazourek</i> | 503 NOLLMEYER | AN INCREASE IN TRAFFIC THROUGH THE AREA AND THE LACK OF PROPER SUPERVISION OF POTENTIALLY DISTURBED CLIENTS IS CAUSE FOR CONCERN | 3-13-16 |
| Patti Zimmerman | <i>Patti Zimmerman</i> | 513 Cristfield Rd | IS CAUSE FOR CONCERN | 3-20-16 |

[illegible]

Case #2016-0167-A

Petition to

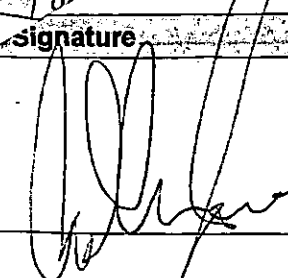
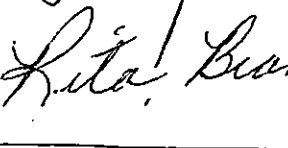
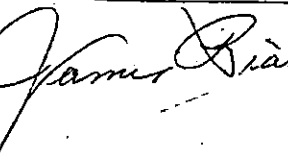
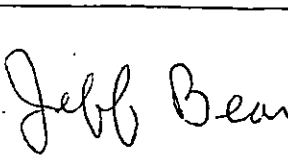
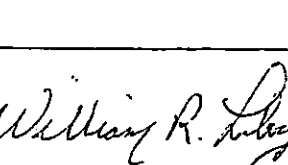
Case #2016-0167-A Requesting "Variance to permit parking area to be 0 feet from the property line in the front yard, in lieu of the side and rear yards (conditions for use for an assisted living facility with up to 8 beds total) and to permit the parking and delivery areaned, are concerned citizens who urge our leaders to act now to deny variance case #2016-0167-A and to with up posed assisted living facility to be located at 504 Nollmeyer Road, Baltimore, MD 21220.

Petition summary and background

Opposition to zoning in the front yard, in lieu of the rear yard.

Action petitioned for

We demand

| Printed Name | Signature | Address, Phone # & E Mail | Comment | Date |
|---|---|--|---------|---------|
| Allen Jones |  | 12310 Eastern Ave
CLARE, MD 21220 | | 3-17-16 |
| James Bianconi
James Bianconi |  | 12310 Eastern Ave -
Balto-Md. 21220 | | 3/17/16 |
| Rita Bianconi |  | 12310 Eastern Ave
Balto, Md, 21220 | | 3/17/14 |
| Jeff Beard |  | 2011 Leland Ave
BALTO 21220 | | |
| William R
LLOYD JR |  | 516 NOLLMEYER RD
BALTIMORE MD 21220 | | |

2.6

3/17/16

LOHEDU

| | | | | |
|----------------------|------------------------|---|---------------------------------------|---------|
| Brian
Warnick | B. Warnick | 523 Nollmeyer Rd
21220 | | 3/14/16 |
| Pat
Gardner | Pat
Gardner | 521 Nollmeyer Rd
21220 | | 3-16-16 |
| Jim
Gardner III | James J
Gardner III | 521 Nollmeyer Rd
21220 | NO POSSIBLE DRUG ABUSE AND
TRAFFIC | 3-16-16 |
| C R
BENTZ | CC Bentz | 528 HOLLY HOLT
RD 21220 | | 3-17-16 |
| Jimmy
Gardner IV | James
Gardner IV | 525 Nollmeyer Rd
21220 | | 3-20-16 |
| Jennifer
Gardner | Jennifer
Gardner | 525 Nollmeyer
Rd
21220 | | 3-20-16 |
| ELIZABETH A
LLOYD | Elizabeth A
Lloyd | 516 NOLLMEYER RD
BALTIMORE, MD 21220 | | 3/22/16 |
| | | | | 3/22/16 |
| | | | | |

Petition to deny Zoning Case #2016-0167-A

| | |
|--|--|
| Petition summary and background | Opposition to zoning case #2016-0167-A Requesting "Variance to permit parking area to be 0 feet from the property line in lieu of the required 10 feet (conditions for use for assisted living facility with up to 8 beds total) and to permit the parking and delivery area to be located in the front yard, in lieu of the side and rear yards (conditions for use for an assisted living facility with up to 8 beds total). |
| Action petitioned for | We, the undersigned, are concerned citizens who urge our leaders to act now to deny variance case #2016-0167-A and to deny the proposed assisted living facility to be located at 504 Nollmeyer Road, Baltimore, MD 21220. |

| Printed Name | Signature | Address, Phone # & E Mail | Comment | Date |
|-----------------------------------|---|---|---|--------------------|
| Linda Fowler
Pat Riggins | <i>Linda S. Fowler</i>
<i>Pat Riggins</i> | 417 crisfield rd
21220
40 riccomb rd
21220 | Do not need variance
in residential district
zone | 3/12/16
3/12/16 |
| MARY E. Benz
Nellie Keller | <i>Mary E. Benz</i>
<i>Nellie Keller</i> | 528 Holly Hunt Rd
416 Cold Spring Rd
21220 | Same as above!
Same !! | 3/12/16
3/12/16 |
| Sandra Michael | <i>Sandra Michael</i> | 401 Carrollwood Rd
21220 | Same | 3/19/16 |
| Laverne Metzger
Rodger Metzger | <i>Laverne Metzger</i>
<i>Rodger Metzger</i> | 418 Cristfield Rd
21220
418 Cristfield Rd.
21220 | Same as above!
same " " ! | 3/20/16
3/20/16 |

| Printed Name | Signature | Address, Phone # and E Mail | Comment | Date |
|------------------|--------------------|--------------------------------|---|---------|
| RAY MOHR | Ray Mohr | 416 Cranfield Rd
21220 | Do not want Bus
in Residential Area | 3/20/16 |
| ANN MOHR | Ann L. Mohr | 416 Cranfield Rd.
21220 | Same as
above | 3/20/16 |
| BARBARA BALCH | Barbara Balch | 13006 Eastern Avenue
21220 | Do not want business
in residential area | 3/21/16 |
| SARA
Hopkins | Sara J.
Hopkins | 528 Crisfield Rd.
21220 | Same as
above | 3/21/16 |
| HENRY SINGLE | Henry Single | 2220 Vail Thorne Rd
21220 | Same as above | 3/21/16 |
| TIM EICHLEBERGER | Tim Eichleberger | 421 Gasfield Rd
21220 | SAME AS ABOVE | 3/21/16 |
| LINDA
SCHULER | Linda
Schuler | 1045 Chester Rd
21220 | Residential
only | 3/21/16 |
| Barbara
Boyle | Barbara Boyle | 12 W. Kempton Park Ln
21220 | Residential
only | 3/21/16 |
| | | | | |

Francis Schafer
3717 Holly Grove Road
Baltimore, MD 21220
410-630-2715

Baltimore County Zoning Office
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

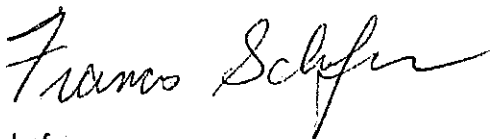
Re: Case # 2016-0167A

March 11, 2016

To whom it may concern:

I am writing today to voice my concern about the proposed zoning change for an assisted living facility at 504 Nollmeyer Road in zip code 21220. I am opposed to this proposed change due to the negative impact that it will have on my community, including increased traffic flow and EMS fire and emergency calls that this type of facility will produce. In addition, this facility is proposed in a **RESIDENTIAL** community, this is not a commercial area and if allowed this residence will become a commercial building and will look like a commercial building with the conversion of the front yard to an unsightly concrete parking area that will remain even if the business fails, not to mention the increased traffic and parking issues that WILL inconvenience the neighborhood. This would also set a precedent for more home based businesses in the area and therefore would impact property values and resale abilities of our homes. This is a bad idea for our community and its residents and would negatively impact all involved. I kindly ask that this zoning change be rejected in the best interest of our residential community.

Your consideration is greatly appreciated.

A handwritten signature in black ink that reads "Francis Schafer". The signature is written in a cursive, flowing style.

Francis Schafer
Resident

Karen Schafer
3717 Holly Grove Road
Baltimore, MD 21220
410-630-2715

Baltimore County Zoning Office
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

Re: Case # 2016-0167A

March 11, 2016

To whom it may concern:

I am writing today to voice my concern about the proposed zoning change for an assisted living facility at 504 Nollmeyer Road in zip code 21220. I am opposed to this proposed change due to the negative impact that it will have on my community, including increased traffic flow and EMS fire and emergency calls that this type of facility will produce. In addition, this facility is proposed in a **RESIDENTIAL** community, this is not a commercial area and if allowed this residence will become a commercial building and will look like a commercial building with the conversion of the front yard to an unsightly concrete parking area that will remain even if the business fails, not to mention the increased traffic and parking issues that WILL inconvenience the neighborhood. This would also set a precedent for more home based businesses in the area and therefore would impact property values and resale abilities of our homes. This is a bad idea for our community and its residents and would negatively impact all involved. I kindly ask that this zoning change be rejected in the best interest of our residential community.

Your consideration is greatly appreciated.

A handwritten signature in black ink, appearing to read "Karen Schafer", written in a cursive style.

Karen Schafer
Resident

Timothy Lapinski
501 Crisfield Road
Baltimore, MD 21220
443-610-3764

Baltimore County Zoning Office
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

Re: Case # 2016-0167A

March 11, 2016

To whom it may concern:

I am writing today to voice my concern about the proposed zoning change for an assisted living facility at 504 Nollmeyer Road in zip code 21220. I am opposed to this proposed change due to the negative impact that it will have on my community, including increased traffic flow and EMS fire and emergency calls that this type of facility will produce. In addition, this facility is proposed in a **RESIDENTIAL** community, this is not a commercial area and if allowed this residence will become a commercial building and will look like a commercial building with the conversion of the front yard to an unsightly concrete parking area that will remain even if the business fails, not to mention the increased traffic and parking issues that WILL inconvenience the neighborhood. This would also set a precedent for more home based businesses in the area and therefore would impact property values and resale abilities of our homes. This is a bad idea for our community and its residents and would negatively impact all involved. I kindly ask that this zoning change be rejected in the best interest of our residential community.

Your consideration is greatly appreciated.

A handwritten signature in black ink, appearing to read 'TJ' followed by a stylized flourish.

Timothy Lapinski

Resident

Lawrence McCau^r / 3
500 Nollmeyer Rd
Middle River, Md
21220

Baltimore County Zoning Office
11 W. Chesapeake Ave
Room 111
Towson, Md 21204

Re: Proposed Zoning Change Case # 2016-0167A

I must voice my opposition to this proposed zoning change in the strongest terms possible.

The owners of 504 Nollmeyer are proposing an assisted living facility in their home. The zoning proposal calls for an 8 bed unit, but the owners say they only want 3 beds. The amount of beds is inconsequential when you are considering placing a commercial enterprise in a residential neighborhood with relatively small lot sizes. In order for the proposed assisted living facility, the entire front yard must be concreted for a parking and delivery area.

Nollmeyer road is a long, straight, flat, road that is one of the main thoroughfares through the Carrollwood subdivision. It carries a heavy volume of traffic already and the added deliveries and visitation traffic of an assisted living facility will over burden an already busy street. The street already has a problem with excessive speeding. Inattentive speeding drivers and the added traffic/deliveries of an assisted living facility in the middle of a block could spell disaster.

The Carrollwood subdivision property values are already

ring. The area has been hit hard by foreclosures which wind up failing into disrepair and selling for 45-60% of their market value. The proposed assisted living facility will negatively impact the values of the surrounding houses in a profound way.

Future impact to the community is unfashionable. If the facility succeeds it could easily turn into a home where the owners don't even live there but have employees care for 8 elderly or disabled people. Now it is not a home, it is a strictly commercial enterprise. the facility fails and the owners stay, the whole front yard is concreted and the property looks commercial. If the owners sell, it would most likely be bought by investors because of the zoning as an assisted living facility and becomes a strictly commercial enterprise.

Assisted living facilities, just because of the nature of the enterprise, require more EMS and Fire Department calls that will add to the workload of our overworked volunteers and professional firefighters and EMTs.

If this zoning change is approved, there is no positive outcome for the community. Please consider the other citizens in the immediate vicinity whose entire nest eggs are wrapped up in their homes. We are already being assaulted by foreclosures. We love our neighborhood and want it to remain a neighborhood. We don't want our subdivision opened up to all kinds of home based businesses or investor absentee landlords. Please protect our homes by denying this proposed zoning change.

Louise McCawley
9 Mar 16

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that proper record-keeping is essential for transparency and accountability, particularly in financial matters. The text suggests that organizations should implement robust systems to track income, expenses, and assets, ensuring that all data is up-to-date and easily accessible.

2. The second part of the document addresses the need for regular audits and reviews. It states that periodic audits are crucial for identifying potential issues, errors, or fraud. By conducting thorough audits, organizations can ensure that their financial statements are accurate and reliable. The text also mentions that audits can help in improving internal controls and preventing future problems.

3. The third part of the document focuses on the importance of communication and collaboration. It highlights that effective communication is key to the success of any organization. The text encourages team members to share information, provide feedback, and work together to achieve common goals. It also mentions that clear communication can help in resolving conflicts and making informed decisions.

4. The fourth part of the document discusses the role of technology in modern organizations. It notes that technology has revolutionized the way businesses operate, providing tools and resources that enhance productivity and efficiency. The text suggests that organizations should embrace new technologies and invest in training to ensure that their workforce is equipped to handle the challenges of the digital age.

5. The fifth part of the document touches upon the importance of ethical behavior and integrity. It states that organizations should always act with honesty and fairness, even when it is difficult. The text emphasizes that ethical behavior is not only a moral obligation but also a business imperative, as it can lead to long-term success and a positive reputation.

6. The sixth part of the document discusses the importance of staying up-to-date with industry trends and regulations. It mentions that the business environment is constantly changing, and organizations must adapt to these changes to remain competitive. The text suggests that organizations should regularly monitor industry news, attend conferences, and consult with experts to stay informed about the latest developments.

7. The seventh part of the document focuses on the importance of customer satisfaction. It states that happy customers are the lifeblood of any business. The text suggests that organizations should strive to provide excellent customer service, listen to feedback, and address any concerns promptly. It also mentions that satisfied customers can lead to repeat business and positive word-of-mouth referrals.

8. The eighth part of the document discusses the importance of financial planning and budgeting. It notes that having a clear financial plan is essential for the long-term success of an organization. The text suggests that organizations should set realistic goals, allocate resources wisely, and regularly review their financial performance. It also mentions that budgeting can help in identifying areas for cost savings and investment.

9. The ninth part of the document touches upon the importance of innovation and creativity. It states that innovation is a key driver of growth and competitive advantage. The text encourages organizations to foster a culture of innovation, where employees are encouraged to think outside the box and propose new ideas. It also mentions that innovation can lead to the development of new products and services that meet the needs of the market.

10. The tenth part of the document discusses the importance of sustainability and social responsibility. It notes that organizations have a responsibility to the environment and society as a whole. The text suggests that organizations should adopt sustainable practices, such as reducing waste and conserving resources, and should also engage in social activities that benefit the community. It mentions that sustainable and socially responsible organizations are more likely to attract top talent and build a strong brand.

Megan Lapinski
501 Crisfield Road
Baltimore, MD 21220
443-610-3764

Baltimore County Zoning Office
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

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Your consideration is greatly appreciated.

A handwritten signature in black ink, appearing to read 'Megan Lapinski', with a long horizontal flourish extending to the right.

Megan Lapinski

Resident

March 21, 2016

We, Joseph R. and Deborah M. Pazourek are opposed to the request for zoning variance to allow an assisted living facility to operate at 504 Nollmeyer Rd. We feel the increased traffic flow, potential increase of EMS vehicles and improperly supervised tenants would have a detrimental effect on the security, quality of life and the property values of the community.

VARIANCE #2016-0167-A

Joseph R. Pazourek

Joseph R. Pazourek

3-22-16

DATE

Deborah M. Pazourek

Deborah M. Pazourek

3-22-16

DATE

5

Jill Schrack
417 Nollmeyer Road
Baltimore, MD 21220
410-335-3876

Baltimore County Zoning Office
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

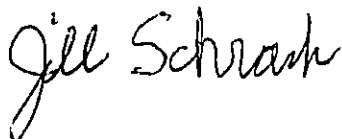
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Your consideration is greatly appreciated.



Jill Schrack
Resident

3

Marie Schrack
417 Nollmeyer Road
Baltimore, MD 21220
410-335-3876

Baltimore County Zoning Office
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

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Your consideration is greatly appreciated.



Marie Schrack

Resident

1. *U. lutea* (L.)

[illegible]

1

[illegible][illegible]

1. *Journal of the American Medical Association*, 1997; 277: 1033-1037.

1

Louise Akers
3716 Holly Grove Road
Baltimore, MD 21220
410-335-4676

Baltimore County Zoning Office
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

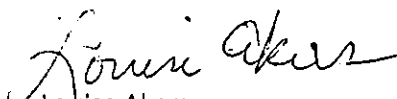
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Your consideration is greatly appreciated.


Louise Akers
Resident

Jeffrey Schrack
3716 Holly Grove Road
Baltimore, MD 21220
410-335-4676

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111 W. Chesapeake Avenue
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Towson, MD 21204

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Your consideration is greatly appreciated.

A handwritten signature in black ink, appearing to read 'Jeff Schrack', with a stylized, cursive script.

Jeffrey Schrack
Resident

GENERAL SITE INFORMATION

1. Ownership: Kenneth R. Francis & Yvonne E. Barracks Francis
2. Addresses: 504 Nollmeyer Road Baltimore MD 21220
410-335-2423 omelafrancis@yahoo.com
3. Deed reference: JLE 35412/348 Lot 4 Sect. 3 Block H "Carrollwood" PB 30/148
4. Property area: 7,480 square feet (per SDAT)
5. Election District: 15th Councilmanic District: 6th
6. Tax Map 91 Grid 10 Parcel 281 Lot 4 Tax Acc. # 21-00-004281
7. ADC Map Grid: 4702H7
8. Position Sheet: 13NE43
9. GIS Tile Number: 09182
10. Regional Planning District: Windlass Regional Planning Dist. Code: 322
11. Growth Tier: 1 Growth Tier Description: Served by public sewer & inside URDL
12. Watershed Name: Gunpowder River
13. URDL Land Type: 0
14. School Districts: Seneca ES Middle River MS Kenwood HS
15. Census Block: 240054518032010 Census Tract: 451803
16. The boundary shown hereon is from the plat recorded in PB 30/148.
17. The topography shown hereon is from GIS tile 09182

GROUND WATER MANAGEMENT

1. The existing dwelling shown hereon will each be served by public water and sewer.
2. There are no underground fuel tanks on the subject property.

ENVIRONMENTAL IMPACT

Forest Conservation

1. Forest does not exist on the subject property.

Forest Buffer

1. Wetlands do not exist on the subject property.
2. No flood plain for any tributary is shown on the current FEMA FIRM Map.
3. The subject property is not located within a 100 year flood plain.
4. The subject property is not in the Chesapeake Bay Critical Area.

STORM WATER MANAGEMENT

1. The storm water management regulations are not applicable for the requested permit.

OFFICE OF ZONING

Current Zoning DR 5.5

Density of the subject property 1

Devolution of Title

The owners purchased the subject property on August 15, 2014.

The subject property as shown on this plan was created on September 24, 1965 by PB 30/148.

Zoning History

There have been no zoning hearings concerning the subject property.

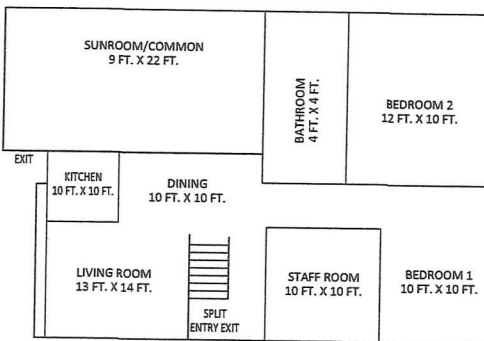
DR 5.5 Setbacks for Residential Single Family Dwellings

Front: 25 feet
Side: 16 feet if house is less than 20 feet high
20 feet if house is greater than 20 feet high
Rear: 30 feet

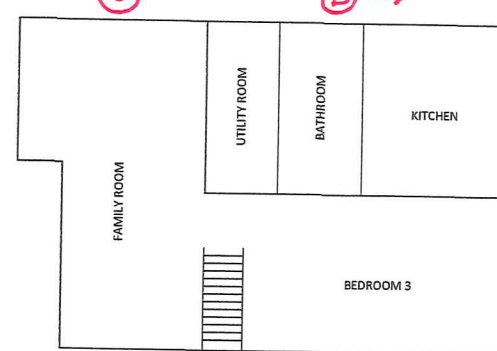
OFFICE OF PLANNING

1. The subject property is not located in any National Register Historic District.
2. Nollmeyer Road is not designated as a Baltimore County scenic road.

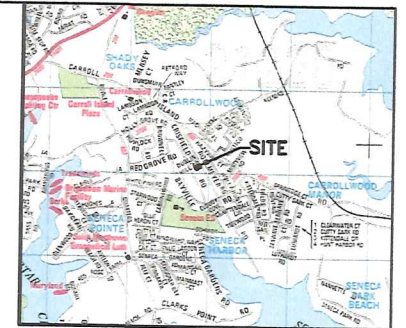
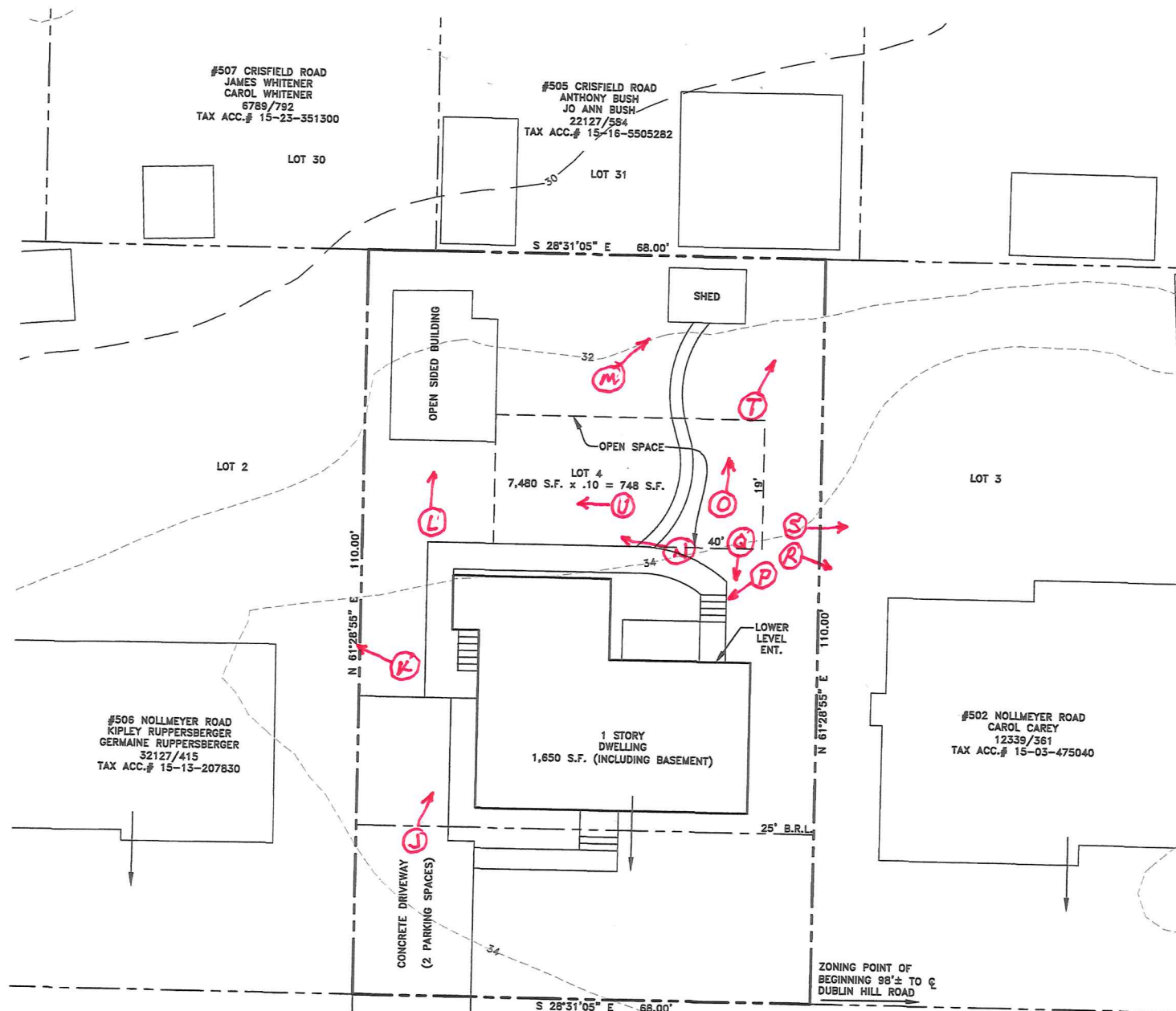
Parking Requirements: 4 beds 0.33 spaces = 1.33 or 2 spaces required (1 space per 3 beds)
1. Each parking space measures 8 1/2' x 18'.
2. The spaces can be striped if required to be.



FIRST FLOOR PLAN
GUEST ACCOMMODATIONS
NOT TO SCALE



BASEMENT FLOOR PLAN
RESIDENCE/OWNER ACCOMMODATIONS
NOT TO SCALE



Vicinity Map - Scale: 1" = 2000'
ADC The Map People - Permitted Use # 20612205

SPECIAL NOTES:

Proposed Use: Assisted Living Facility 1 (4 beds) which accommodates less than 8 resident clients.

PLAN TO ACCOMPANY PHOTOS
(TAKEN 11/15/15)

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-443-9000-5535 m 410-419-4806
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY A
ZONING PETITION

504 NOLLMEYER ROAD
BALTIMORE COUNTY, MARYLAND
15th ELECTION DISTRICT 6th COUNCILMANIC DISTRICT

Date: 11/9/2015
Scale: 1"=10'

PETITIONER'S

EXHIBIT NO. 4 A-U

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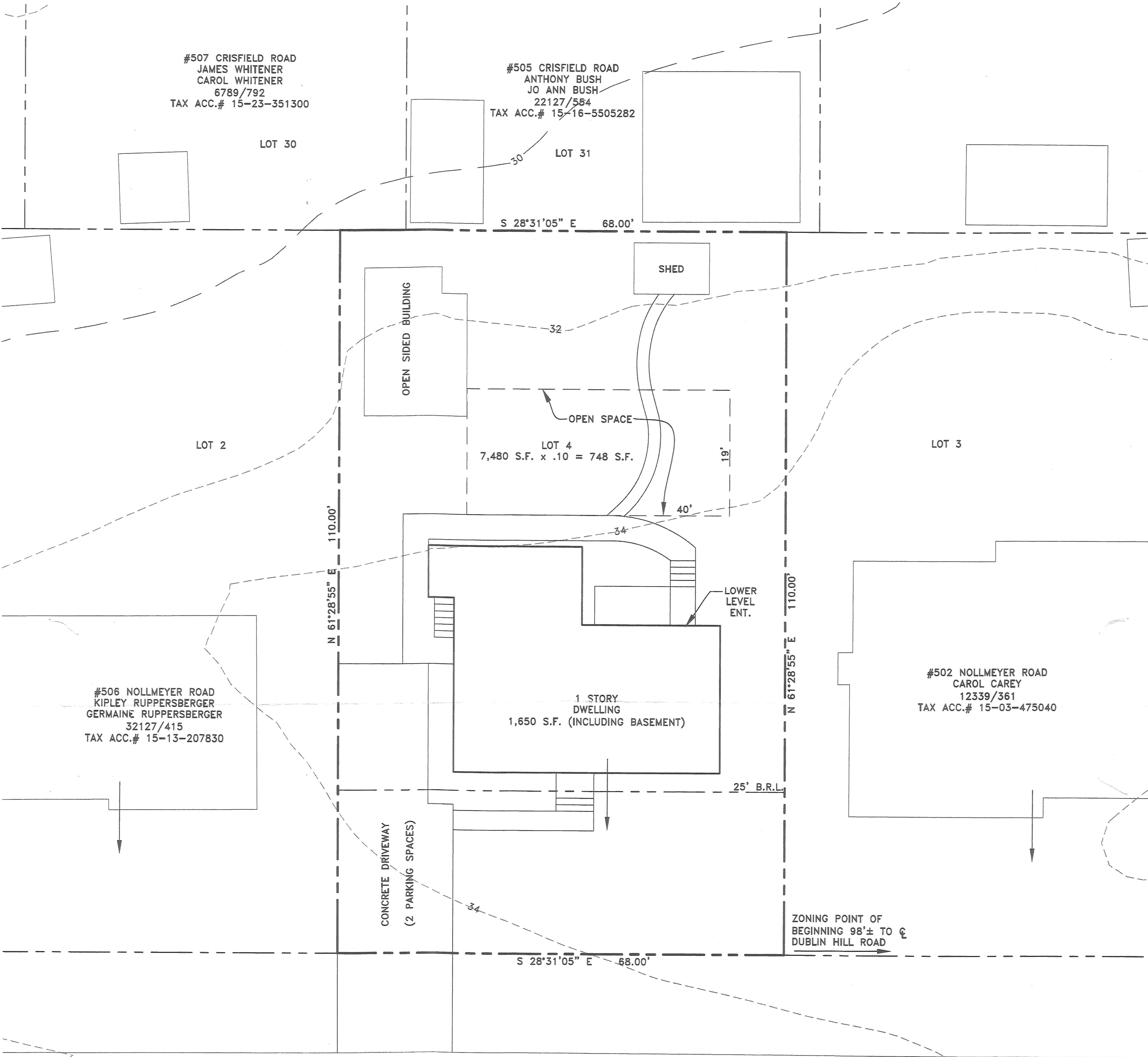
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OFFICE OF PLANNING

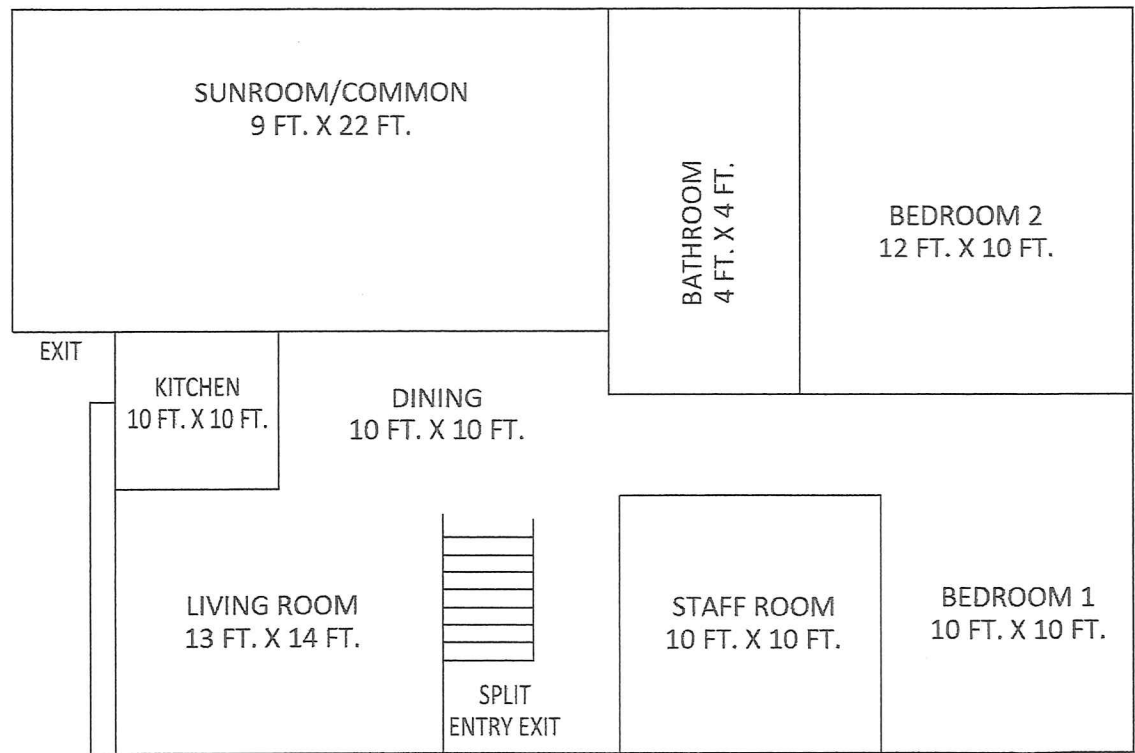
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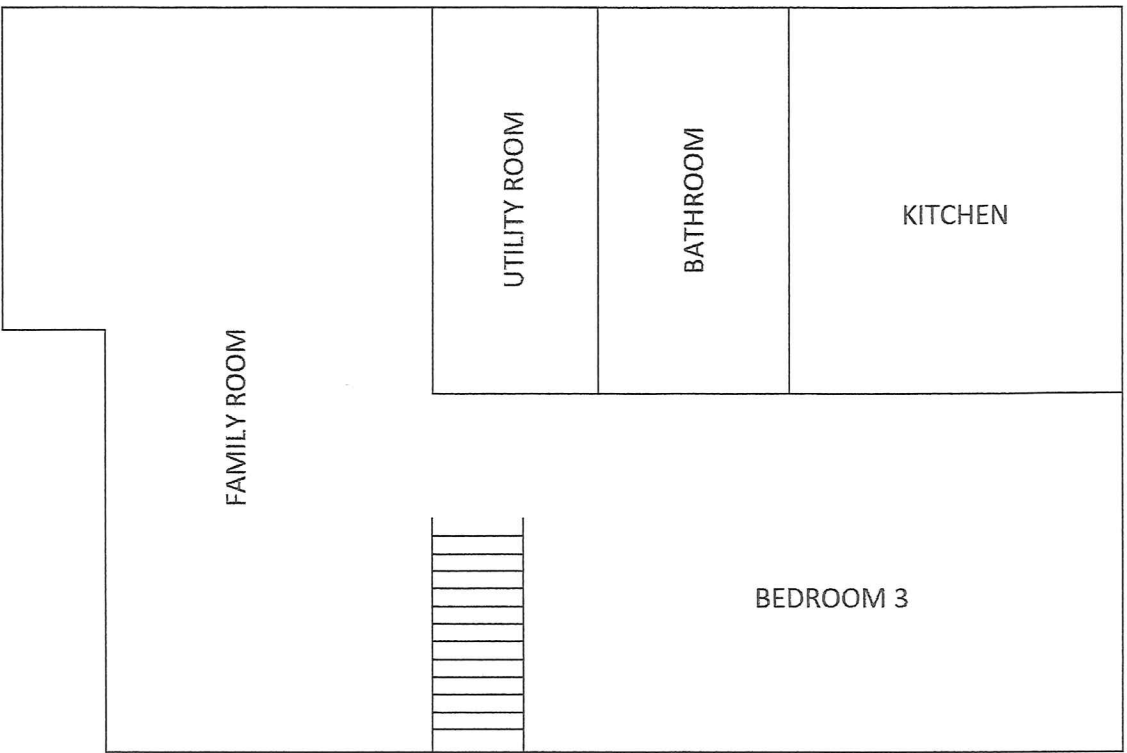
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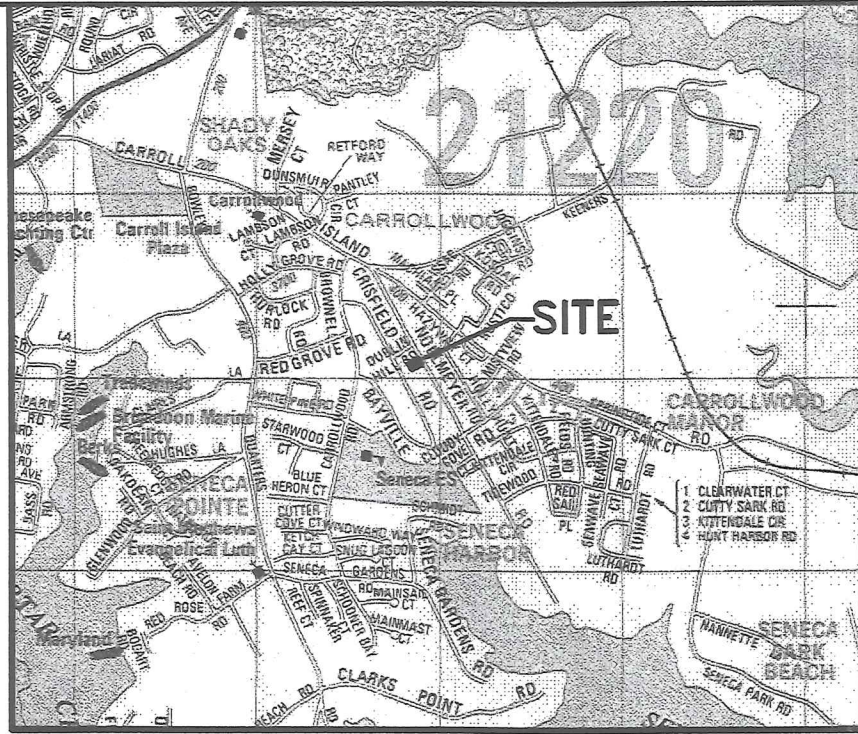
NOLLMYER ROAD
(50' WIDE R/W)



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GUEST ACCOMMODATIONS
NOT TO SCALE



BASEMENT FLOOR PLAN
RESIDENCE/OWNER ACCOMMODATIONS
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PLAN TO ACCOMPANY A
ZONING PETITION

504 NOLLMYER ROAD

BALTIMORE COUNTY, MARYLAND
15th ELECTION DISTRICT 6th COUNCILMANIC DISTRICT



Date: 11/9/2015

Scale: 1"=10'