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	*	BEFORE THE OFFICE
(504 Nollmeyer Road)		
15th Election District	*	OF ADMINISTRATIVE
6th Council District		
Kenneth R. & Yvonne E. Barracks Francis	*	HEARINGS FOR
Legal Owners		
	*	BALTIMORE COUNTY
Petitioners		
	*	**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

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 Den

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 3-28-16
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 NOLLMEYER 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 4 2 8 1

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

(SELECT THE HEARING(S) BY MARKING X 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

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 NOLLMEYER ROAD BALTIMORE MD
Mailing Address City State

21220 / 410-335-2423 / OMELAFRANCIS@YAHOO.COM
Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # 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 / 410-419-4906 /
Zip Code Telephone # Email Address
BDOAK@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2016-0167-A **Filing Date** 1/19/2016 **Do Not Schedule Dates:** _____ **Reviewer** GK

ORDER RECEIVED FOR FILING

Date 3-28-16

By DLN

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

Br[redacted] E. Doak Consulting, L[redacted]
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.

STATE OF MARYLAND
BRUCE EDWIN DOAK
531
PROPERTY LINE SURVEYOR

Land Use Expert and Surveyor

THE BALTIMORE SUN MEDIA GROUP

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.**

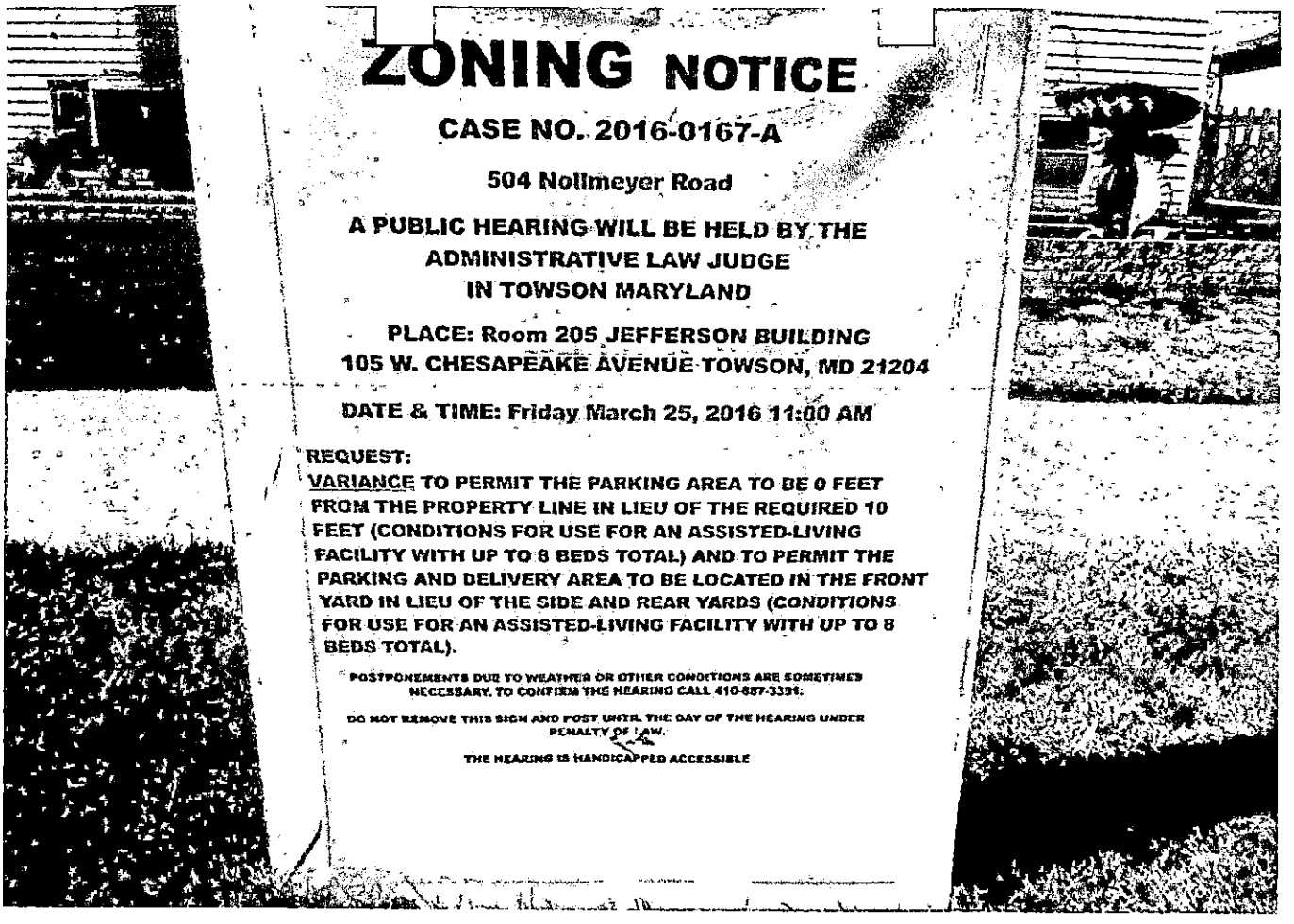
The sign was posted on **March 1, 2016.**

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

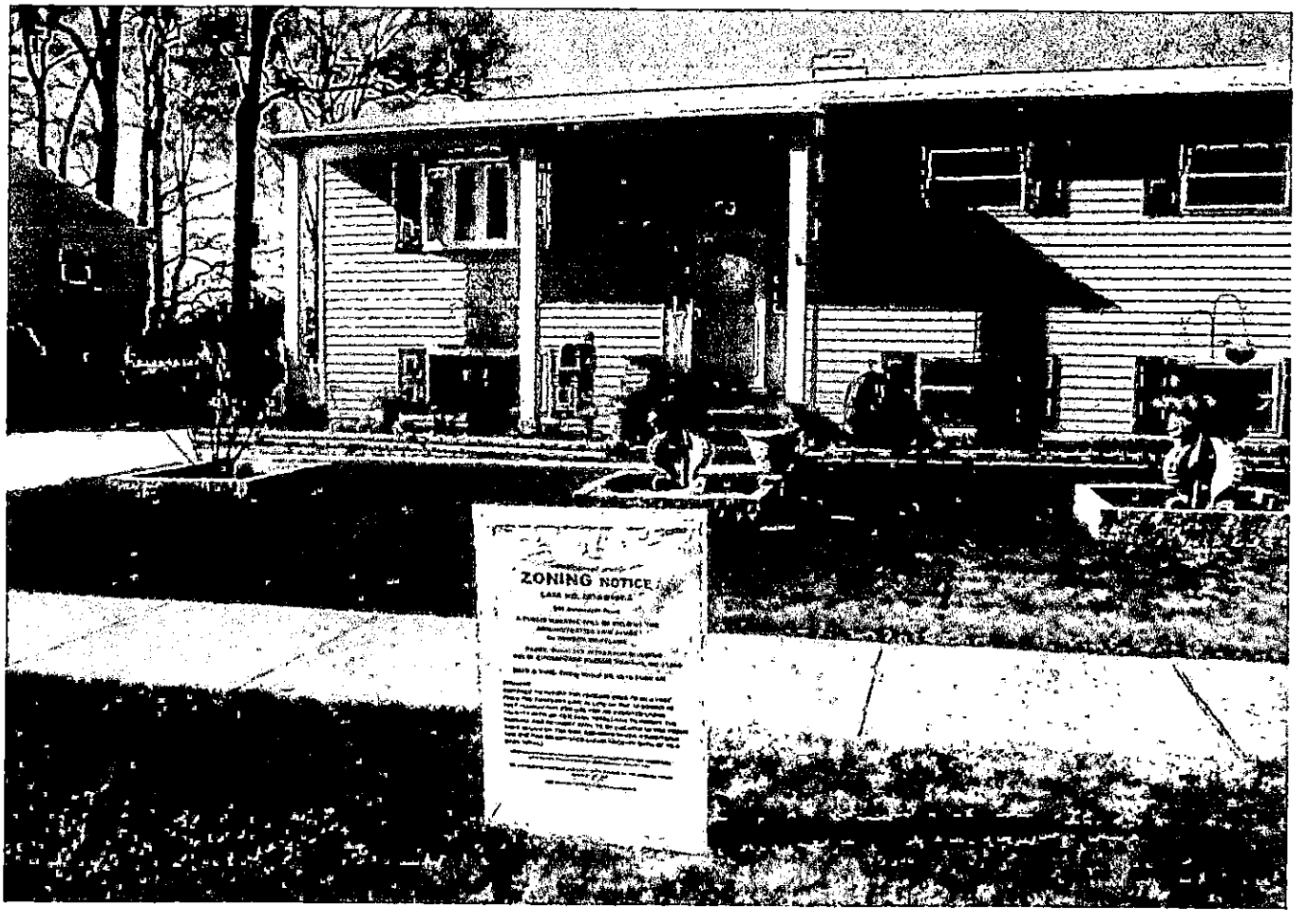
DATE & TIME: Friday March 25, 2016 11:00 AM

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 410-887-3391.

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

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

Variance to permit the parking area to be0 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.

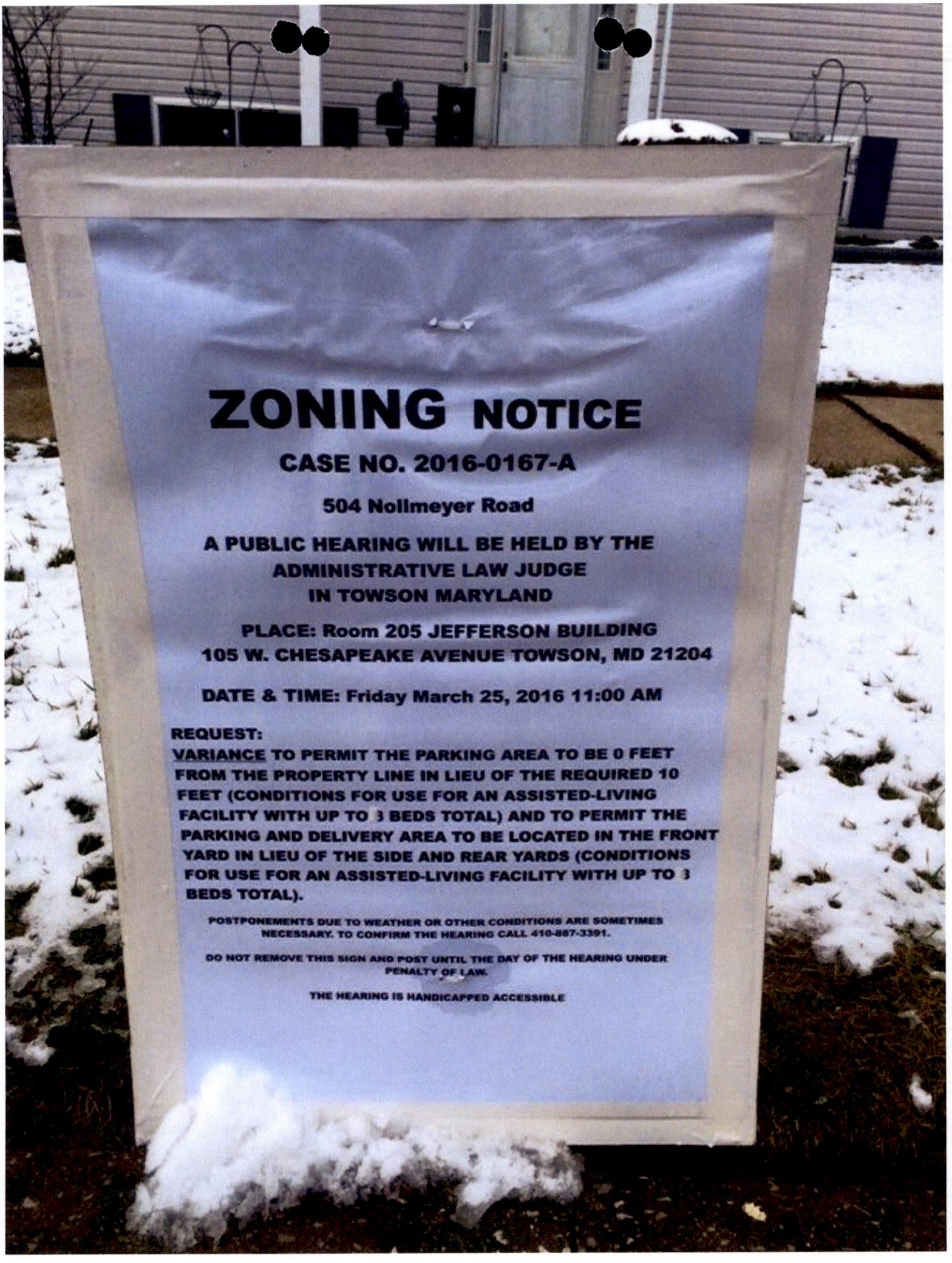
Hearing: Friday, March 25, 2016 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

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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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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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

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 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 be0 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

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

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 NOLLMEYER ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: YVONNE FRANCIS

Address: 504 NOLLMEYER 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/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				~~50.00~~ .75

Total: ~~50.00~~ .75

Rec From: FRANCIS, EVONNE

For: 504 NALLAMEYER 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,

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*

State Highway Administration
Maryland Department of Transportation

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
Variance
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,

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

DWP/RAZ

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

State Highway Administration
Maryland Department of Transportation

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
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Sincerely,

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

DWP/RAZ

3-25

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 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

s:\planning\dev rev\zac\zacs 2016\16-167.docx

3-25-16
11 Am

RECEIVED
FEB 04 2016
OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

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

FROM: Jeff Livingston, Department of Environmental Protection and 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

C:\Users\dwiley\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\DXWB6LKP\ZAC 16-0167-A 504 Nolmeyer Road.doc

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 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

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 McCarty
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

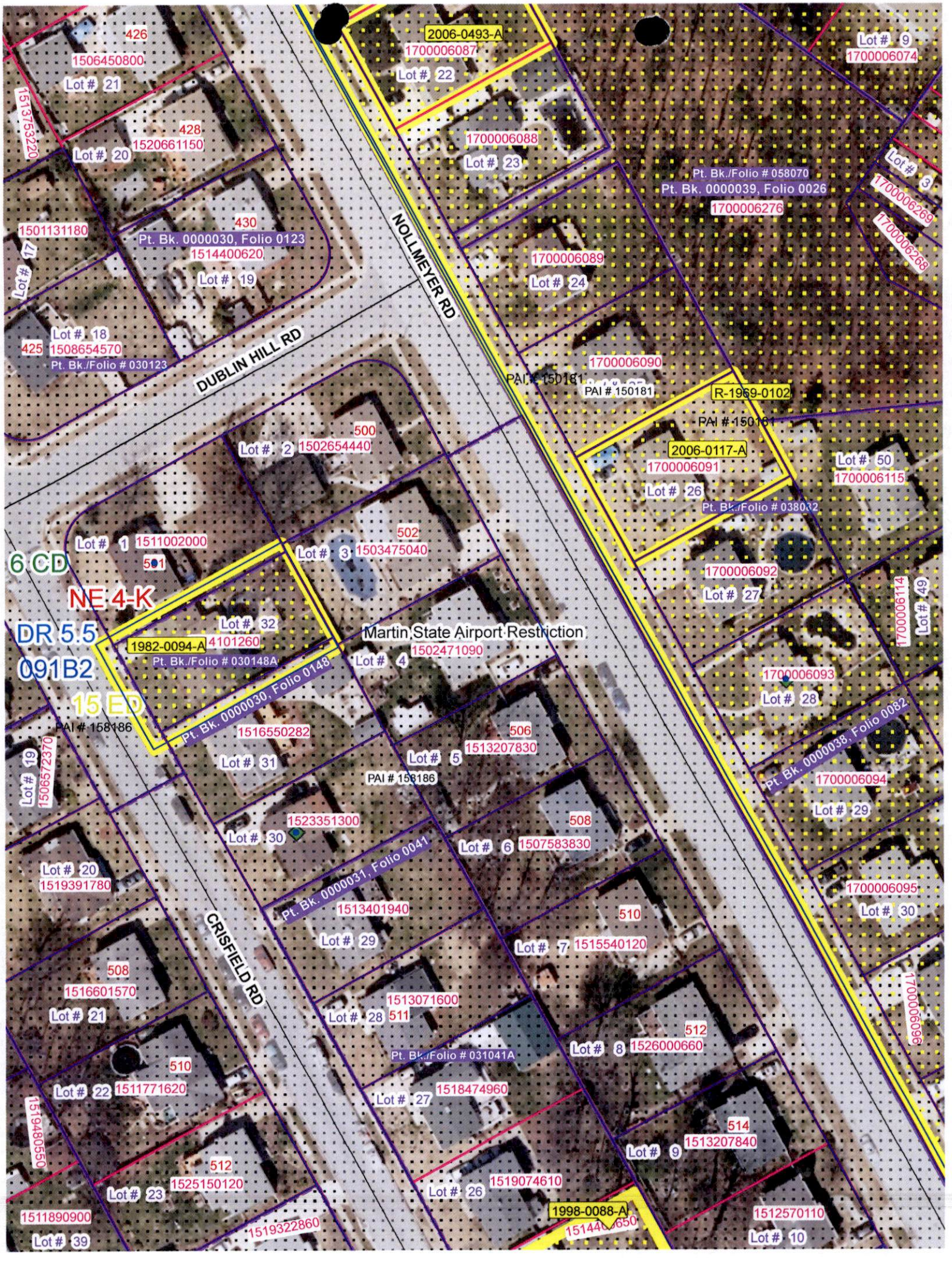
NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Bruce E. Doak	3801 Baker Schoolhouse Road	Freeland MD 21053	
Bruce E. Doak Consulting			BDOAK@BRUCEEDOAKCONSULTING.COM
Kenneth Francis	504 Nollmeyer Rd	Middle River MD 21220	
Yvonne Francis	" " "	" " "	

PLEASE PRINT CLEARLY

CASE NAME 504 Knollmeyer ~~2016-167~~
CASE NUMBER 2016-167
DATE 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	arbg@hotmail.com
Gail Brandt	13901 Hunt Harbor Rd	Middle River MD 21220	gailbrandt@verizon.net
James Whitener	507 Crisfield Rd	Middle River 21220	WhitenSR9060@GMAIL.com
Mary Ann Schultz	414 Nollmeyer Rd	" " 21220	nollmeyer@yahoo
Susan Bentz	522 Nollmeyer Rd.	" " 21220	bentzsusan@gmail.com
Jessie Reilly	507 Noll Meyer Rd	Middle River 21220	Jessietaylor1956@gmail.com
Pat Emery	428 Nollmeyer Rd	Middle River 21220	Semery428@comcast.net
Eugene Emery	428 Nollmeyer Rd	Middle River 21220	" " "
Penny Lusken	528 Nollmeyer Rd	Balto 21220	campbigdog@comcast
~~Carol Carey~~	528 Nollmeyer Rd	Balto 21220	campbigdog@comcast
Carol Carey	502 Nollmeyer Rd	21220	harleymouse@comcast.net
John Schlicht	3833 Clarks Pt. Rd	Middle River 21220	
William A Brunner Jr	505 Nollmeyer Rd	Balto MD 21220	
Philip Schultz	414 Nollmeyer Rd	Balto Md. 21220	—
John Seiglein	526 Nolmeyer Rd	21220	
Janice Weber	425 Nollmeyer Rd	Balto MD 21220	joweber@gmail.com
Joe Brandt	3901 Hunt Harbor Road	Middle River 21220	JRBRANDTSR@VERIZON.NET
Carol Whitener	507 Crisfield Rd	Middle River 21220	whitener9060@gmail.com
David Myskiewicz	525 CRISFIELD RD	MIDDLE RIVER 21220	DCM42267@AOL.COM


2006-0493-A
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Lot # 21
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428
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Lot # 20
1700006088
Lot # 23
Lot # 9
1700006074
Pt. Bk./Folio # 058070
Pt. Bk. 0000039, Folio 0026
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Lot # 3
1700006269
1700006268
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Pt. Bk. 0000030, Folio 0123
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Lot # 19
Lot # 17
1700006089
Lot # 24
NOLLMEYER RD
Lot # 18
425
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DUBLIN HILL RD
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PAI # 150181
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PAI # 150181
500
Lot # 2
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2006-0117-A
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Lot # 26
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Lot # 1
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502
Lot # 3
1503475040
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501
NE 4-K
DR 5.5
091B2
15 ED
1700006092
Lot # 27
1700006114
Lot # 49
Lot # 32
4101260
1982-0094-A
Pt. Bk./Folio # 030148A
Martin State Airport Restriction
Lot # 4
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Pt. Bk. 0000030, Folio 0148
PAI # 158186
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Lot # 28
Pt. Bk. 0000038, Folio 0082
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1513207830
Lot # 31
Lot # 5
PAI # 158186
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Lot # 29
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Lot # 30
Lot # 6
1507583830
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CRISFIELD RD
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Lot # 21
Lot # 28
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Lot # 8
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Pt. Bk./Folio # 031041A
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Lot # 22
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Lot # 27
1518474960
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Lot # 9
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Lot # 23
Lot # 26
1519074610
1998-0088-A
1511890900
1519322860
1512570110
Lot # 39
Lot # 10

CASE NO. 2016-0167-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
2/4	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	N/C
2/4	DEPS (if not received, date e-mail sent _____)	N/C
	FIRE DEPARTMENT	
2/10	PLANNING (if not received, date e-mail sent _____)	No Obj
2/1	STATE HIGHWAY ADMINISTRATION	no Obj
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

letters of opposition

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 3-3-16

SIGN POSTING Date: 3-1-16 by Doak

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: Ad Valorem: Tax Class:	NONE	

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	Last Major Renovation
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 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:	Special Tax Recapture:
Exempt Class:	NONE

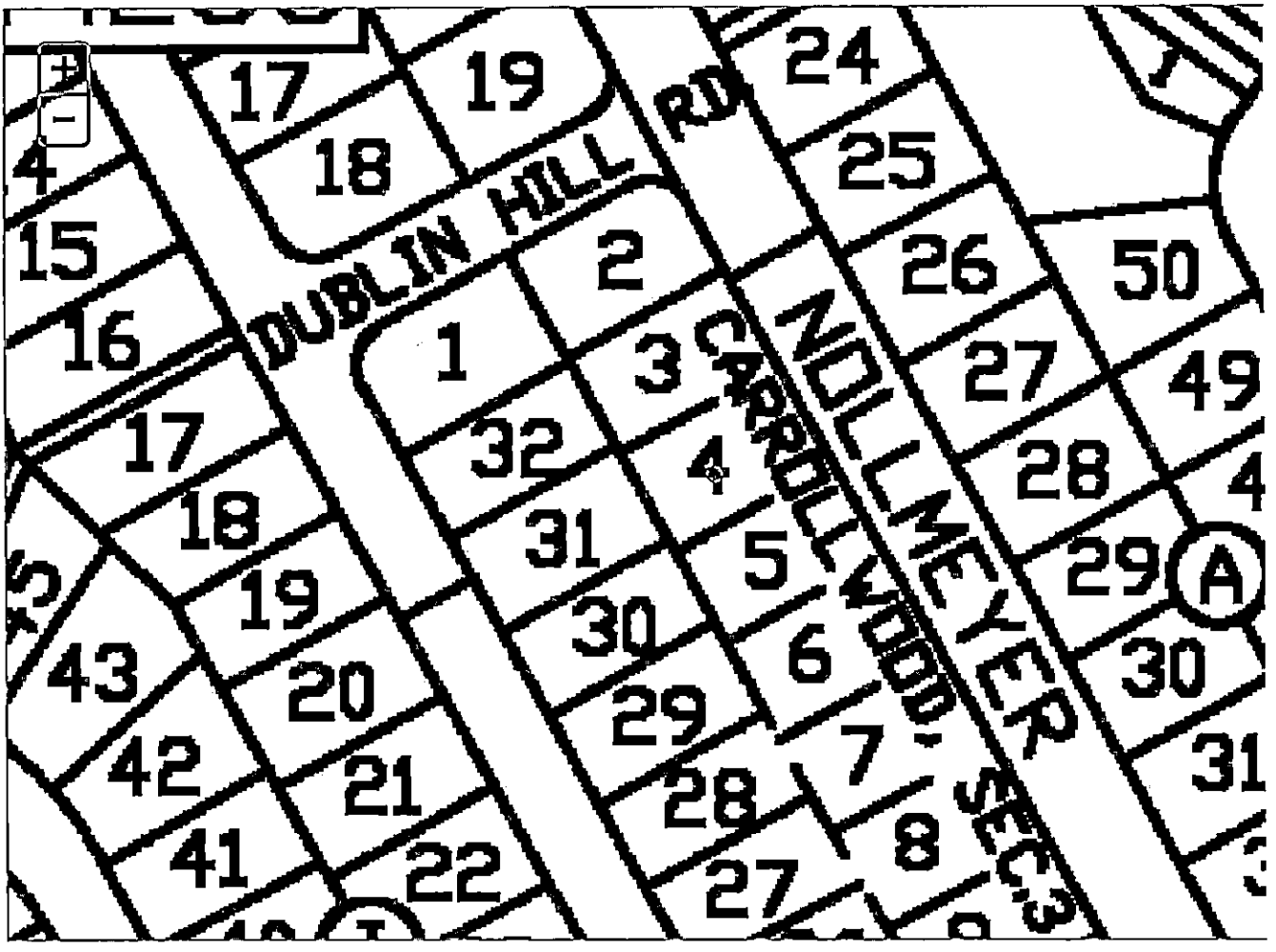
Homestead Application Information

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

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 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 remained 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,

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

Case No.: 2016-0167-A

Exhibit Sheet

3-28-16 DEN

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

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		Principal Residence:	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	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
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Total:	180,100	204,500	188,233	196,367
Preferential Land:	0			0

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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:
Exempt Class:

Special Tax Recapture: NONE

Homestead Application Information

Homestead Application Status: Approved 10/22/2014

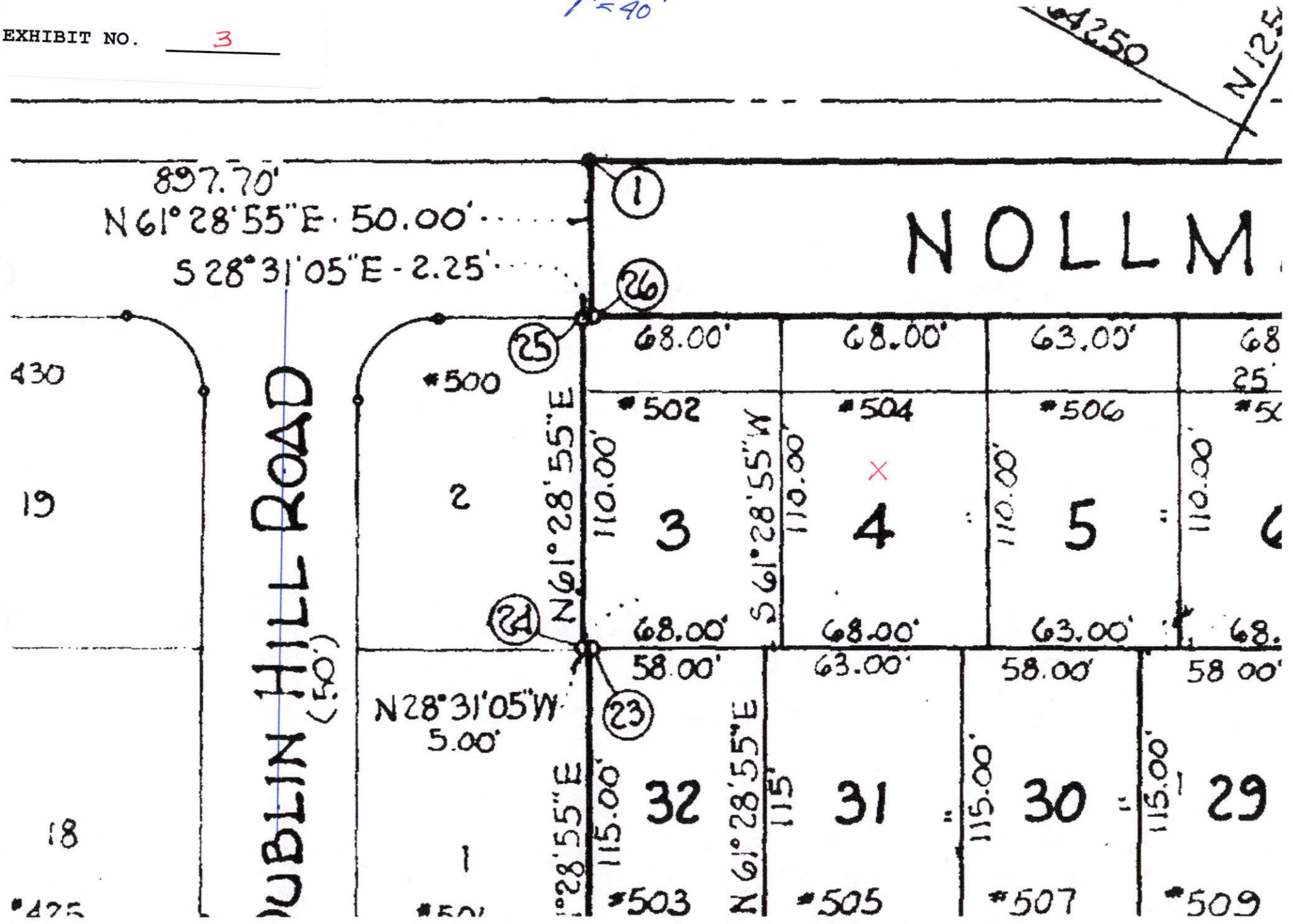
PETITIONER'S

EXHIBIT NO. 2

PETITIONER'S

EXHIBIT NO. 3

1" = 40'



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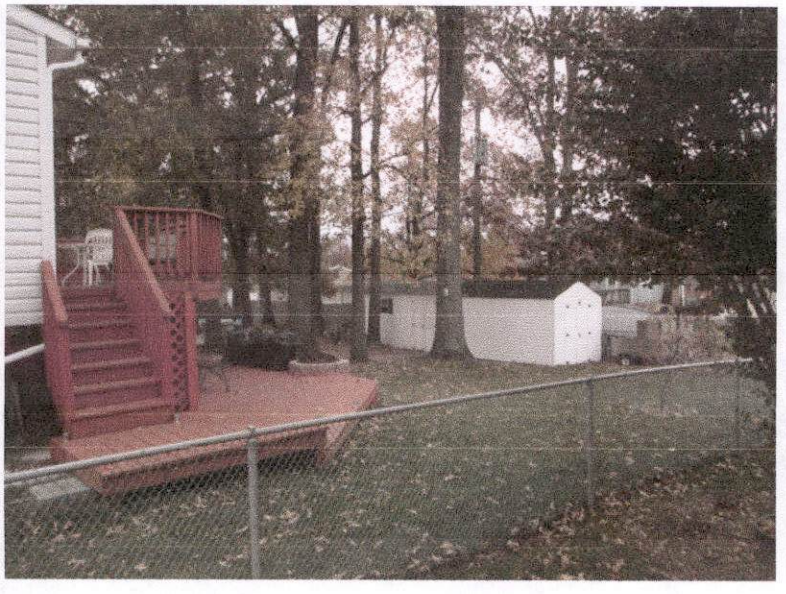

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Elaine McC: ley
500 Nollmeyer Rd
Middle River, Md
21220

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 504 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	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 NOLLMEYER RD MIDDLE RIVER MD		3/15/16

Printed Name	Signature	Address, Phone # + E Mail	Comment	Date
Floyd Wolfe	Floyd Wolfe	603 Nollmeyer Rd	Residential area. Stay out.	3-15-16
Annmarie Burkett	Annmarie Burkett	609 Nollmeyer Rd		3-15-16
Anne Elroy	Anne Elroy	615 Nollmeyer 21227	For any asst. living in my or next block w/o my permission	3-15-16
BRADFORD NORTH	Bradford North	627 NOLLMEYER ROAD		3/15/16
MARIENE BILLINGER	Marlene Billinger	625 Nollmeyer RD		3-15-2016
ROBERT BILLINGER	Robert Billinger	625 NOLLMEYER RD		3-15-2016
Ed Borman	[illegible]	6 Cloudy Cove		3-15-16
Denise Borman	Denise Borman	6 Cloudy Cove		3-15-16
MARGARET DUHNA	Margaret Duhna	3 Cloudy Cove	not suitable in a residential area.	3-15-16

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

Printed Name	Signature	Address, Phone # + E Mail	Comment	Date
Vincent Gore	Vincent Gore	507 Nollmeyer Rd 443-415-2820		3-14-16
Jessie Reilly	Jessie Reilly	507 Nollmeyer Rd 443-220-6314		3-14-2016
Alexins Hall	Alexins Hall	511 Nollmeyer Rd 443 854 4759		3-15-16
MICHAEL HALL	Michael Hall	511 NOLLMEYER RD 443 858 4439		3.15.16
CARLA WOZNIAK	Carla Wozniak	513 Nollmeyer Rd 410-335-8594		3-15-16
Joseph WOZNIAK	Joseph Wozniak	513 Nollmeyer 410 335 8594		3-15-16
SHARON PETERSON	Sharon Peterson	517 Nollmeyer Rd. 443-707-7084		3-15-16
Millie Booth	Millie Booth	527 Nollmeyer Rd 443-572-9310		3-15-16
Cathy Tingler	Cathy Tingler	527 Nollmeyer Rd 410-335-4641		3-15-16
April Blahut	April Blahut	529 Nollmeyer Rd Balto Md 21220		3/15/16

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Printed Name	Signature	Address, Phone # & E Mail	Comment	Date
Christy Olenick	Christy L. Olenick	3729 Seneca Garden Rd Baltimore, Md 21220 410-963-9825	I feel that this would absolutely decrease property values as well as an excess in traffic	3/10/16
Joseph F. Clary	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	Susan Y. Bentz	522 Nollmeyer Rd. Baltimore, Md 21220	This will decrease property value. Do not want the traffic	3/10/16
EILEEN ANDERSON	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	Randy Novak	3703 Hurlock RD Baltimore, MD 21220	This will decrease property value.	3/16/16

PRINTED NAME	SIGNATURE	Address Phone # Email	Comment	Date
BOB BUSINSKY	Bob Businsky	21 Tearose DR Middle River MD 21220 443-326-5137		3/16/16
Christopher Davis	Christopher Davis	429 Nollmeyer Rd. Middle River 21220 410 335-2068		3-16-16
Christopher Davis JR	Chr Davis Jr.	424 Nollmeyer RD MIDDLE RIVER. MD. 21220		3/16/16
Laura Clary	Laura Clary	639 Nollmeyer Rd Middle River, MD 21220 443-834-2768	LClary@GBMC.org	3/16/16
BEN WARNECKA	Ben Warnecka	3712 Red Grove RD Balto md 21220	This is A community Not A Buisness 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 K Carey	502 Nollmeyer Rd 410 274-3715 Baltimore MD 21220 parkeymouse@comcast.net	Keep US residential!	3-17-16

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Printed Name	Signature	Address, Phone # & E Mail	Comment	Date
Ron Dively		3843 Bayville Rd Balt. MD 21220 443-417-3562 DRONES@yahoo.com	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.net	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

Printed Name	Signature	Address, Phone # and E/Mail	Comments	Date
F. BENTZ	F. Bentz	410-335-2457. 522 Hollenmeyer Rd 21220	We don't need this in our neighborhood	3/10/16
Jeff Das	[illegible]	3030 Eastern Blvd Baltimore, MD 21220	keep our neighborhood residential	3/10/16
Megan Lapinski	[illegible]	501 Crisfield Rd 21220	we don't want this in our neighborhood	3/10/16
Debbie Lapinski	Deborah Lapinski	502 Crisfield Rd	The neighborhood not set up for this	3/10/16
Timothy Lapinski	[illegible]	501 Crisfield Rd	We Dont need the traffic	3/10/16
Tony Lapinski	[illegible]	502 Crisfield Rd	keep it residential	3/10/16
Karen Schafer	[illegible]	3717 Holly Grove Rd	don't want the traffic	3/10/16
Bud Schafer	[illegible]	3717 Holly Grove Rd	lets stay residental	3/10/16
John Talmadge	[illegible]	607 KITTENDALE CIRCLE 410-335-4107	Keep it residential	3/10/16

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Printed Name	Signature	Address, Phone # & E Mail	Comment	Date
Lynell J. Gibson	Lynell J Gibson	3813 Dunmoir Circle 410 992 9395		3/11/2016
Tacka + Mark Murphy	Tacka Murphy	12633 Eastern Ave Middle River 21220 410-812-3732		3/13/16
Samantha Rampmeyer	Smith Ramp	121 Glider Drive Baltimore MD 21220 443-850-5268		3-13-16
Sam Rampmeyer	Sam Ramp	121 Glider Drive Baltimore Md 21220 443-850-5265		3-13-16
Kaitlynn Kohler	[illegible]	762 Launeston Rd Baltimore, MD, 21220		3/13/16

Printed Name	Signature	Address, Phone # + E Mail	Comment	Date
Kristy Sarzynski	KSarzynski	945 Bowleys Quarters Road, Balti, MD. 21220 Kriss6483@yahoo.com		3/13/16
Stephanie Smith	Stephanie Smith	8 Schooner Bay Court Baltimore, Md 21220		3/13/2016
Deborah Wilson	Deborah Wilson	1114 Burke Rd Balto. MD 21220		3/16/16
Lois Kucharski	Lois Kucharski	3705 BAY DRIVE BALTO MD 21220		3/16/16
CHUCK KUCHARSKI	[illegible]	3705 BAY DRIVE BALTO MD. 21220	BELONGS IN A COMMERCIAL AREA NOT RESIDENTIAL	3/16/16
Daniel Perticone	[illegible]	3902 tidewood Rd. Balto. MD 21220		3/17/16
Inley Perticone	Inley Perticone	3902 Tidewood Rd Balto. MD 21220		3/17/16

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

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Printed Name	Signature	Address, Phone # & E Mail	Comment	Date
Tina Fuller	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 Morton Rd. Bowleys Quarters, MD. 21220 brylskep@kennedykrieger.org		
JANET WALPER	Janet Walper	1123 Chester Rd Bowleys Quarters, MD 21220 410-335-7968		3/22/16
MALCOLM WOOD	Malcolm Wood	1402 BURKE RD MIDDLE RIVER, MD 21220 410-335-7285		3/22/16

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 HOLAN	Gary Holan	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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Printed Name	Signature	Address, Phone # & E Mail	Comment	Date
Amanda Gardner	Amanda Gardner	407 Brownell Rd Balto MD 21220 Adodd3RN@gmail.com		3/23/16
Chris Gardner	[illegible]	407 Brownell Road Baltimore MD 21220		3/23/16
Brenda Perdue	Brenda Perdue	401 Bowleys Quarters Rd Balto, Md 21220		3/23/16
Jessica Angelini	Jessica Angelini	402 Kosciak Rd. Baltimore, MD 21220		3/24/16
Steven Angelini	[illegible]	402 Kosciak Rd Baltimore 21220		3/24/16

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Printed Name	Signature	Address, Phone # & E Mail	Comment	Date
Eileen Walters	Eileen Walters	501 Nollmeyer Rd. 21220		3/13/16
Carlton Walters	Carlton A Walters	501 NOLLMEYER RD. 21220		
Carlton Walters		123 Marinos Pt. Drive 21220		3/13/16
Craig Walters		501 Nollmeyer RD 21220		3/14/16
Candice Bonner	Candice Bonner	3443 Recolea Ch. RD 21220		3/15/16
Marjorie Bowers	Marjorie Bowers	421 Nollmeyer Rd. 21220		3/17/16

Printed Name	Signature	Address Phone # + E Mail	Comments	Date
Darlene Burns	Darlene Burns	540 Holly Hunted 21220		3-17-16

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Printed Name	Signature	Address, Phone # & E Mail	Comment	Date
James Suitt	James Suitt	506 Crisfield Rd Middle River MD 21220 443 3178233		3-14-16
JoAnn Bush	JoAnn Bush	505 Crisfield Rd Middle River Md 21220 410-335-7552		3-14-16
Richard Bush	Richard Bush	505 Crisfield Rd Middle River Md 21220 410-335-7552		3-14-16
Anthony Bush	Anthony F Bush Sr	505 Crisfield Rd MIDDLE RIVER MD 21220 410-335-7552		3-14-16
DIANE THORNTON	Diane Thornton	507 Crisfield Rd Middle River Md 21220		3-14-16

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 Yarland	H Yarland	3803 Bayville Rd. Middle River, MD. 21220		3/17/16
FRED HETRICK	Fred Hetrick	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 Balto Md. 21220		3/22/16
Darrell Gordon	Donna Gordon	3819 Bayville Rd. Balt. Md. 21220		3/22/16
Albert McCauley	Albert McCauley	3825 Bayville Road Balto Md. 21220		3/22/16
LOWELL PROFFITT	Lowell Proffitt	3829 BAYVILLE BALTO. 21220		3/22/16
Michele White	Michele White	3831 Bayville Rd Balto Md 21220		3/22/16

(12)

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Printed Name	Signature	Address, Phone # & E Mail	Comment	Date
DONNA M. GOLDBERGER	Donna M. Goldberger	3715 RED GROVE RD MIDDLE RIVER, MD 21220	WHY IS THIS EVEN BEING CONSIDERED? THIS AREA IS RESIDENTIAL	03/21/16
Narsell Vasa	Narsell Vasa	3707 Red Grove Rd Middle River MD 21220	This is Residential area. Should remain same	3-21-16
Pamela M. Pikla	Pamela M. Pikla	3701 Red Grove Rd, Middle River, MD 21220	Should remain - as residential only.	3/21/16
MARIE LITZ	Marie Litz	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	Don Litz	3709 Red Grove Rd Middle River, Md. 21220	STAY AWAY FROM US!!!!	

Printed Name	Signature	Address, Phone # & E Mail	Comment	Date
Sue Cavanaugh	Sue Cavanaugh	3719 Red Grove Rd Middle River MD 21220 SUECA2@COMCAST.NET	Residential area	3/21/16
Joseph Cavanaugh	Joseph Cavanaugh	3719 Red Grove Rd Middle River MD 21220		3/21/16
Helene Schaefer	Helene Schaefer	3721 Red Grove Rd Middle River, MD 21220		3/21/16
JEROME SCHAEFER	Jerome Schaefer	3721 RED GROVE RD MIDDLE RIVER MD 21220		3/21/16
Ruth Ann Sprinkle Reggio	Ruth Ann Sprinkle Reggio	3720 Red Grove Rd Balto Md 21220		3/21/16
Joseph Reggio	Joseph M Reggio Sr.	3720 Red Grove Rd Balto Md 21220		3/21/16
Dennis R Goldberger	Dennis R Goldberger	3715 Red Grove Rd. Balto MD 21220	Residential	3/21/16

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Printed Name	Signature	Address, Phone # & E Mail	Comment	Date
FRED BERGNER	[signature]	835 SENECA PARK RD MIDDLE RIVER MD 21220 443-682-1160 FRED615@VERIZON.NET		3/15/16

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Printed Name	Signature	Address, Phone # & E Mail	Comment	Date
~~Beth~~ Maryanne Jayman		3816 Bayville Road	Baltm 21220	3/22/16
JOHN JAYMAN	John Jayman	3816 Bayville Rd Middle River MD 21220		3/22/16
Joe Fischer	Joseph E. Fischer	402 Chatfield 21220		3/22/16
Josh Amend		408 Lisfield Road 21220		3/22/16
William BOCKAGE	William Bockage	322 CARROLL ISLAND RD 21220		3/22/16

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Printed Name	Signature	Address, Phone # & E Mail	Comment	Date
Tina Allio	Tina Allio	981 Seneca Park Rd Balto MD 21220 410-882-3446 [illegible]@yahoo.com		3/12/16
Sandra Lipsey	Sandra Lipsey	724 Seneca Pk. Rd. Balto., MD. 21220 410-952-3707		03-15-'16
[illegible] Carter	[illegible]	811 Nanette Ln Balto MD 21220 443-452-7164 [illegible]@hotmail.com		3/15/16
Ryan Gilbert	[illegible]	823 Seneca Park Rd Middle River 21220 443-278-6127		3/13/16
William Cicotte	[illegible]	820 Seneca Park Rd Middle River MD 21220 (410) 963-3557		3/15/16

Printed Name	Signature	Address, Phone # + E Mail	Comment	Date
Tammy Mereal	Tammy Mereal	1122 Stephen Drive Middle River MD 21220 tgirl0475@aol.com		3/12/16
Gary Linden	[illegible]	824 Seneca Park Rd Middle River MD 21220 GLLG[illegible]@gmail.com		3/15/16
Felisha Neal	Felisha Neal	981 Seneca Park Rd Middle River Middle Felishna27@ickid.com		3/15/16
James Edds	[illegible]	20 [illegible] ct Balt MD 21220		3/15/2016
Alexis Manzari	[illegible]	12337 Eastern Ave 21220 Balt MD		3/15
Paolo Manzari	[illegible]	12337 Eastern 21220 Balt MD		3/15
Justin Manzari	[illegible]	12337 Eastern Ave 21220 Balt. MD		3/15
Edward Moore	Edward Moore	981 Seneca Park Rd Balto MD 21222		3/23

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Printed Name	Signature	Address, Phone # & E Mail	Comment	Date
ROBERT MELCHER	Robert Melcher	3533 Bay Drive Middle River MD 21220 410-335-8232 melcherdb@comcast.net		3/22/2015
ANTHONY DiPAOLA		3600 GALLOWAY RD, BOWLEYS QUARTERS, MD, 21220 410.456.2742 DFAMILYONNINE@VERIZON.NET		3/22/2015
KATHLEEN PAUL	Kathleen Paul	3803 BAY DR. BALTO. MD. 21220 kampaul@comcast.net		
Marcus Stroud	[illegible]	1236 Susquehanna Ave Baltimore, Md 21220		3/22/2016
MICHAEL RIST	Michael Rist	1610 BURKE ROAD BALTO. MD. 21220		3/22/16

Printed Name	Signature	Address, Phone # & E Mail	Comment	Date
Mildred Rist	Mildred Rist	1610 Burke Rd Balto, 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
Victoria Hamilton	[illegible]	12 Joggins Ct 410 335 1815 Baltofan1@gmail		10 Mar 16 2016
JAMES WHITENER	[illegible]	507 CRISFIELD RD MIDDLE RIVER MD. 410.335.7595 whitener9060@gmail.com		3-10-16
Carol Whitener	Carol Whitener	507 Crisfield Rd Middle River MD 410.335.7595	why would this even be considered for a residential community? whitener13@gmail.com	3-10-16
Christine Priddy	[illegible]	529 Crisfield Rd. middle river MD		3-10-16
EUGENE PONDO	Eugene Pondo	503 CRISFIELD RD MIDDLE RIVER, MD 410 · 335-7570		3/10/16

PRINTED Name	SIGNATURE	Address, Phone # + E Mail	Comment	Date
Pat Pondo	Pat Pondo	505 Crisfield Road Middle River MD	410-335-7570	3/10/16
GENE PARSONS	[illegible]	509 CRISFIELD		
Sharon McMillion	Sharon McMillion	412 Nollmeyer Rd Balto. Md 21220	Residential Community	3/13/16
John McMillon	John McMillon	410 335-3783 412 Nollmeyer Rd Balto. Md. 21220	" "	3/13/16
PHILIP SCHULTZE	Philip C. Schultze	410-335-3190 414 NOLLMEYER Rd. BALTO. Md. 21220		3/13/16
Mary Ann Schultze	Mary Ann Schultze	414 Nollmeyer Rd Balto. MD 21220 410-335-3190		3/13/16
JEANNE EICHELBERGER	Jeanne Eichelberger	3722 HOLLY GROVE AVE. BALTO., MD 21220 410-335-2168		3/14/16
MARY EICHELBERGER	Mary Eichelberger	3722 Holly Grove Balto, Md 21220 410-335-2168		3/14/16

11

Petition to deny Zoning Case #2016-0167-A

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Printed Name	Signature	Address, Phone # & E Mail	Comment	Date
Anthony J Lapinski	[illegible]	503 Crisfield rd	traffic	3
Kim Previti	Kim Previti	503 Crisfield Rd	Want to keep my neighborhood residential	3/10/16
Tosha Taylorson	~~[illegible]~~ Tosha Taylorson	728 Nollemeyer Rd	1 Moves in and then other things will move in	3/12/16
Vince Previti	Vincent Previti	503 Crisfield Rd	traffic	3/10/16

Printed Name	Signature	Address, Phone # + EMail	Comment	Date
Carly Previti	Carly Previti	503 Crisfield Rd	Parking Pad? No thanks.	3/12
Colby Celmer	[illegible]	Nollemeyer	Want to keep it residential.	3/12
Jeffrey Schrack	[illegible]	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 horendes)	3/13
Jill Schrack	Jill Schrack	417 Nollmeyer Rd Baltimore, MD 21220	To much traffic	3/13
Matt Wilhelm	[illegible]	500 Crisfield Rd	Residential	3/16

9

Petition to deny Zoning Case #2016-0167-A

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Printed Name	Signature	Address, Phone # & E Mail	Comment	Date
DEBORAH PAZOUREK	Deborah M. Pazourek	503 NOLLMEYER Rd. BALTIMORE, MD 21220 410-630 2156 PEPPY 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 TAKING THE PROPERTY VALUE DOWN.	3-13-16
Lisa Jones	Lisa Jones	513 Kosciak Rd Balto. MD 21220 (410) 303-3952 Kayell-Jay@comcast	THIS CAN NOT BE TOLERATED	3-15-16
CRAIG WALTERS	CA Walters	501 NOLLMEYER	THIS CAN NOT BE TOLERATED	3-10-16
JOSEPH R PAZOUREK	Joseph R Pazourek	503 NOLLMEYER	AN INCREASE IN TRAFFIC THROUGH THE AREA AND THE LACK OF PROPER SUPERVISION OF POTENTIALLY	3-13-16
Patti Zimmerman	Patti Zimmerman	513 Crisfield Rd	DISTURBED CLIENTELE IS CAUSE FOR CONCERN TO	3-20-16

Printed Name	Signature	Address, Phone # + E Mail	Comment	Date
WAYNE HOPKINS	Wayne H Hopkins	528 CAISFIELD RD BALT. MD. 21220	CONGESTION, RESIDENTIAL NEIGHBORHOOD	3-12-16
Victoria Amelid	Victoria K Amelid	409 Caisfield Rd Balto, MD 21220	" "	3-12-16
ROBERT RODGER	Robert Rodger	3840 BAYVILLE RD	RESIDENTIAL NEIGHBORHOOD	3-20-16
ROBIN McFAUL	Robin McFaul	MIDDLE RIVER RD. BALTIMORE, MD		3-20-16

...g Case #2016-0167-A

Petition to ...

...etition summary and background	Opposition to zon... 167-A Requesting "Variance to permit parking area to be 0 feet from the property line in lieu of the regu... ...nditions for use for assisted living facility with up to 8 beds total) and to permit the parking and delivery area... in the front yard, in lieu of the side and rear yards (conditions for use for an assisted living facility with up to ...posed assisted living facility to be located at 504 Nollmeyer Road, Baltimore, MD 21220.
Action petitioned for	We ...

Printed Name	Signature	Address, Phone # & E Mail	Comment	Date
ALLEN JONES	[illegible]	12310 EASTERN AVE CHASE, MD. 21220		3-17-16
~~[illegible]~~ James Bianconi	Rita Bianconi	12310 Eastern Ave - Balto-Md. 21220		3/17/16
Rita Bianconi	James Bianconi	12310 Eastern Ave Balto, Md, 21220		3/17/16
Jeff Beard	Jeff Beard	2011 LeLand Ave BALTO 21220		
William R Lloyd Jr	William R. Lloyd Jr	516 NOLLMEYER RD BALTIMORE MD 21220		

Brian Warnick	B Wa[illegible]	523 Nollmeyer Rd 21220		3/19/16
Pat Gardner	Pat Gardner	521 Nollmeyer Rd 21220		3-16-16
Jim Gardner III	Jim Gardner III	521 Nollmeyer Rd 21220	No Possible Drug Abuse and Traffic	3-16-16
C R Bentz	C C Bentz	528 Holly Hunt Rd 21220		3-19-16
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).
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Printed Name	Signature	Address, Phone # & E Mail	Comment	Date
Linda Fowler	Linda S Fowler	417 Crisfield Rd 21220	Do not need Disney in residential area	3/12/16
Pat Riggins	Pat Riggins	40 Nicholas Ct 21220		3/12/16
MARY E. BENZ	Mary E. Benz	528 Holly Hunt Rd	Same as above!	3/12/16
Nellie Keller	Nellie Keller	416 Cold Spring Rd 21220	Same "	3/12/16
Sandra Michael	Sandra Michael	401 Carrollwood RD 21220	same	3/19/16
LaVerne Metzger	LaVerne Metzger	418 Crisfield Rd 21220	Same as above!	3/20/16
Rodger Metzger	Rodger Metzger	418 Crisfield Rd. 21220	same " " !	3/20/16

Printed Name	Signature	Address, Phone # and E Mail	Comment	Date
RAY MOHR	Ray Mohr	416 Crisfield Rd 21220	Do not want Bus in Residential Area	3/20/16
ANN MOHR	Ann L. Mohr	416 Crisfield 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 Veil Thorn RD 21220	Same as above	3/21/16
TIM EICHENBERGER	Tim Eichenberger	421 Crisfield 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. Kensington Parkway 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.

Francis Schafer

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

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March 11, 2016

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Your consideration is greatly appreciated.

Karen Schafer

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

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Your consideration is greatly appreciated.

Timothy Lapinski

Resident

Lawrence McCau
500 Nollmeyer Rd
Middle River, Md
21220

5

altimore 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, bu 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 fron 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

[redacted]ring. 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. 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.

Lowrina McCauley
9 Mar 16

Megan 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

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Your consideration is greatly appreciated.

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 — 3-22-16

Joseph R. Pazourek — DATE

Deborah M. Pazourek — 3-22-16

Deborah M. Pazourek — DATE

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

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

Re: Case # 2016-0167A

March 11, 2016

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Your consideration is greatly appreciated.

Jill Schrack

Jill Schrack
Resident

5

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

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

Re: Case # 2016-0167A

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Your consideration is greatly appreciated.

Marie Schrack

Marie Schrack

Resident

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

Baltimore County Zoning Office
111 W. Chesapeake Avenue
Room 111
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Your consideration is greatly appreciated.

Louise Akers

Louise Akers
Resident

5

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

Baltimore County Zoning Office
111 W. Chesapeake Avenue
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Your consideration is greatly appreciated.

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.

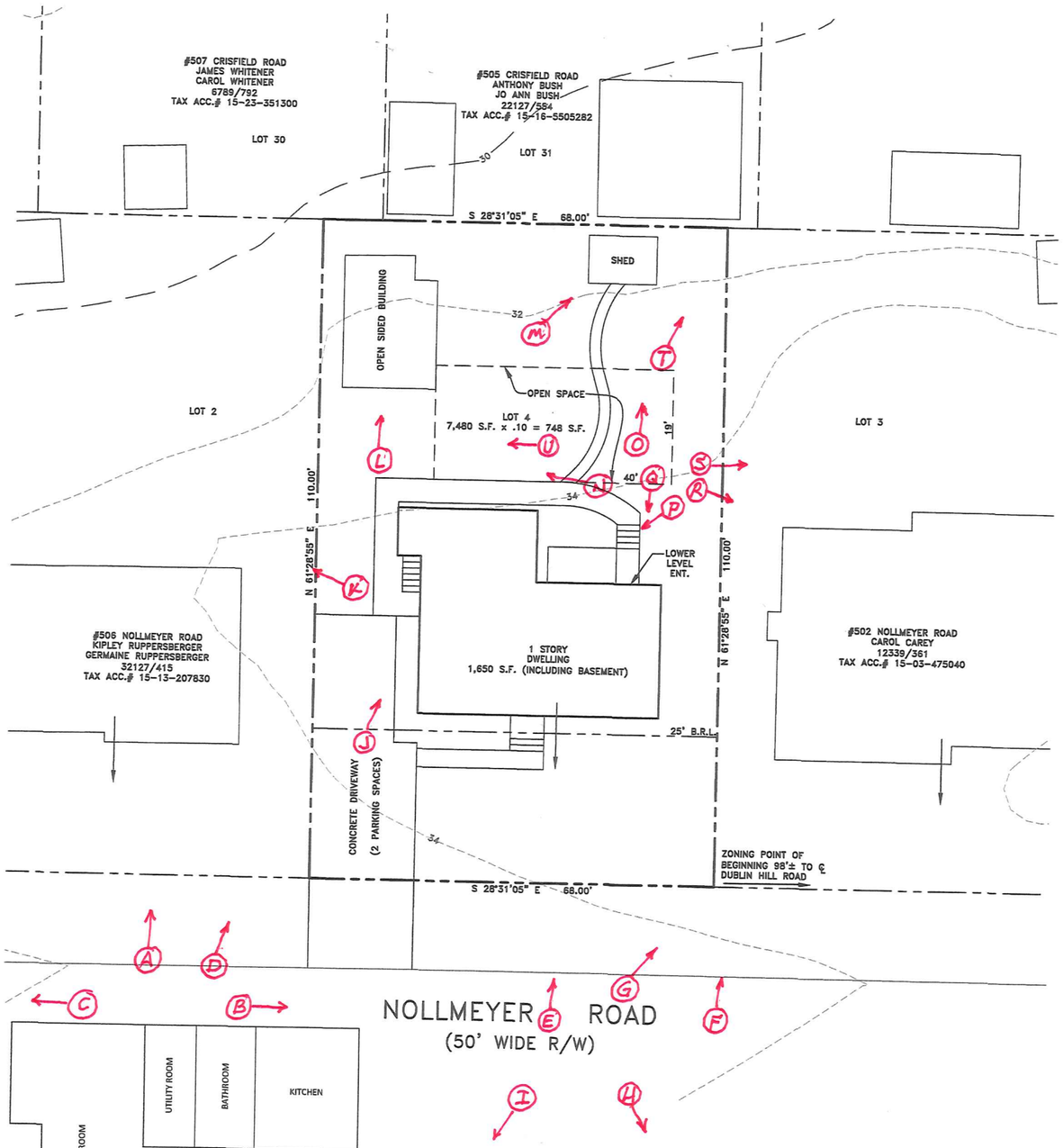
DR 5.5 Setbacks for Residential Single Family Dwellings

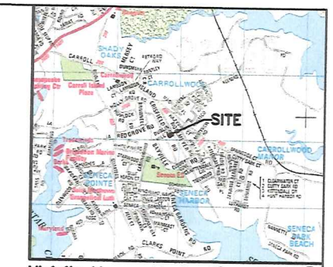
Front: 25 feet
Side: 16 feet if house is less than 20 feet high
20 feet if house is greater than 20 feet high
Rear: 30 feet

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.



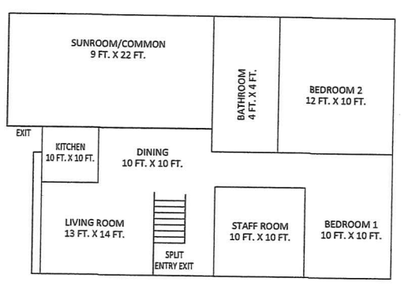


Vicinity Map – Scale: 1' = 2000'
ADC The Map People – Permitted Use # 20612205

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)



FIRST FLOOR PLAN
GUEST ACCOMINDATIONS
NOT TO SCALE

BASEMENT FLOOR PLAN
RESIDENCE/OWNER ACCOMMODATIONS
NOT TO SCALE

0' 10' 20' 30'

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
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'

REVISION

PETITIONER'S

EXHIBIT NO. 4 A-U

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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 091B2

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.

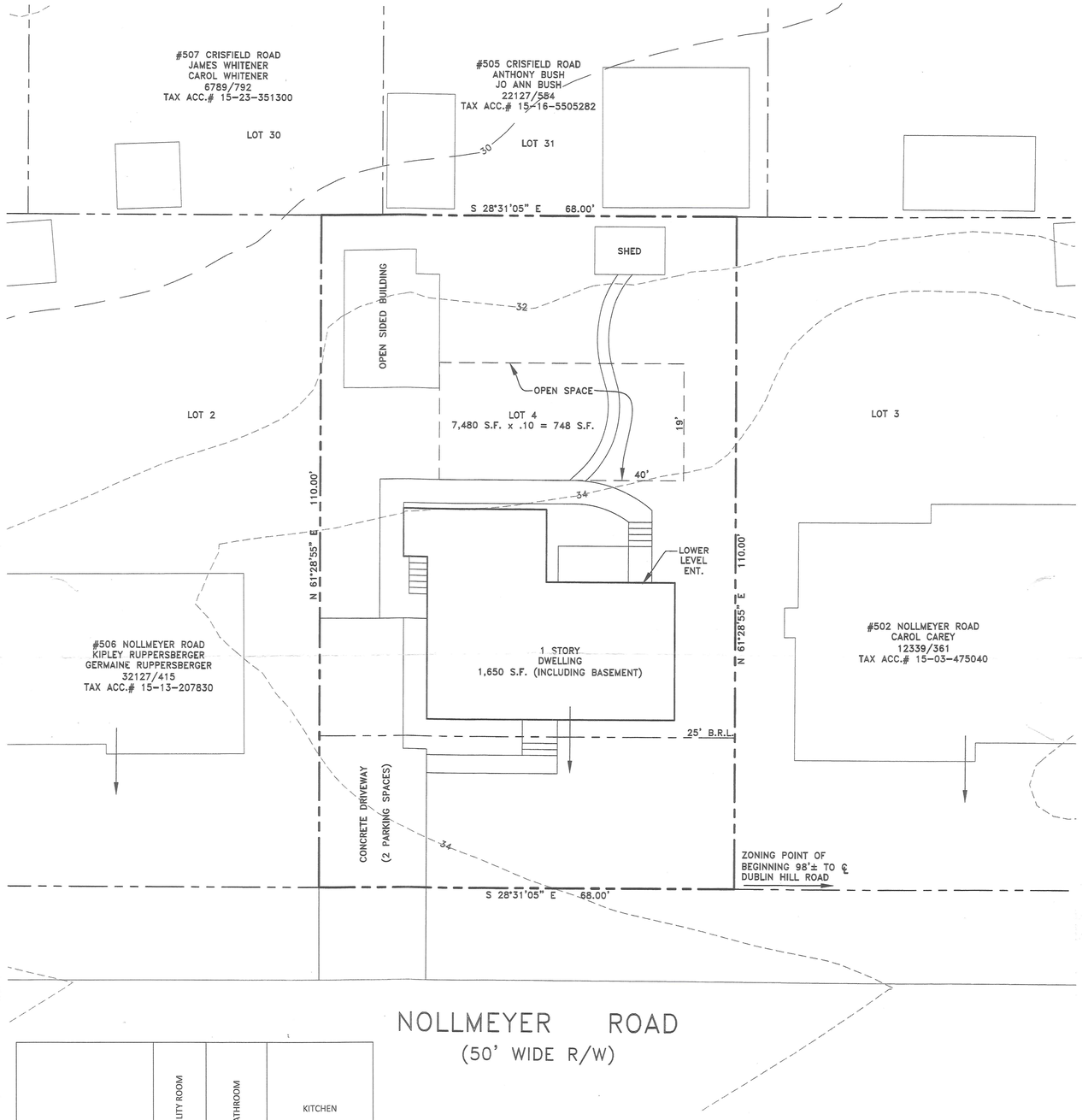
DR 5.5 Setbacks for Residential Single Family Dwellings

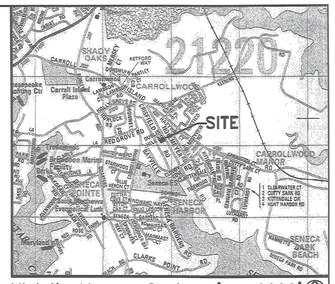
Front: 25 feet
Side: 16 feet if house is less than 20 feet high
20 feet if house is greater than 20 feet high
Rear: 30 feet

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.

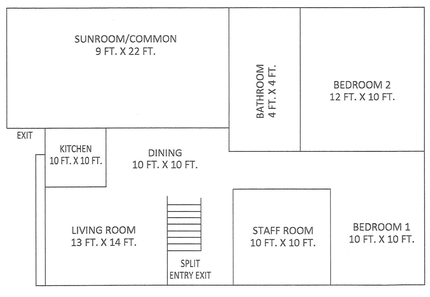




Vicinity Map – Scale: 1' = 2000'
ADC The Map People – Permitted Use # 20612205

SPECIAL NOTES:

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



FIRST FLOOR PLAN
GUEST ACCOMINDATIONS
NOT TO SCALE

BASEMENT FLOOR PLAN
RESIDENCE/OWNER ACCOMMODATIONS
NOT TO SCALE

0' 10' 20' 30'

REVISION

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
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Freeland, MD 21053
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bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY A
ZONING PETITION

504 NOLLMEYER ROAD

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

STATE OF MARYLAND
BRUCE EDWIN DOAK
NO. 551
REGISTERED
PROPERTY LINE SURVEYOR
1/19/16

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

Case 2016-0167-A
Petitioners No. 1