

IN RE: PETITION FOR VARIANCE

N/Side of Springlake Drive, 213' W
of the c/line of Hartham Court
8th Election District
3rd Council District
(2448 Springlake Drive)

Sharlene I. Schnepfe
Petitioner

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BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2011-0299-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County for consideration of a Petition for Variance filed by the legal owner of the property, Sharlene (Sherry) I. Schnepfe. The Petitioner is requesting Variance relief under Section 1B02.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an attached garage with side yard setback of 5 feet and a sum of both sides of 15 feet in lieu of the required 15 feet and 25 feet, respectively. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the variance request was Petitioner Sherry Schnepfe and James Martz with Endless Construction, the contractor who prepared the site plan and is assisting the Petitioner through the permitting process. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. Appearing in opposition from the Springlake Community Association were C. Warren, Julie and Paul Gleitsmann of 2446 Spring Lake Drive, Warner G. Welsh of 2506 Londonderry Road, Eric Rockel of 1610 Riderwood Drive, Brad Milhern of 2520 Girdwood Road, Benjamin Mell of 241 Treherne Road, Jeannette Lagorio of 2519 Girdwood Road, and Elizabeth D Hansen of 2517 Girdwood Road. Also appearing was Gary Hucik, a Code

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Date 6-13-11

By [Signature]

Inspector/Enforcement Officer with the Department of Permits, Approvals and Inspections.

Prior to the hearing, the undersigned received a packet from Elizabeth Hansen, President, Springlake Community Association ("Association"). The Association opposes the requested variances and alleges that Ms. Schnepfe failed to secure approval from the Association prior to construction. Whether or not Petitioner has violated the bylaws and/or covenants of the Association is irrelevant for present purposes. The sole function of this proceeding is to determine whether Petitioner is entitled to variance relief under County and State law.

This matter came to the Office of Administrative Hearings as a result of a complaint registered with the Code Enforcement Division of the Department of Permits, Approvals and Inspections¹. A Code Inspections and Enforcement Correction Notice was issued to Petitioner February 7, 2011, alleging illegal enclosure of existing carport. Hence, Petitioner filed the instant variance request.

Testimony and evidence offered revealed that the subject property is rectangular in shape, contains 16,647 square feet and is improved with a two-story brick and frame dwelling zoned D.R.3.5. The Petitioner enclosed a carport that was the subject of a 1999 variance case (discussed below) and now seeks variance relief to legitimize the "on the ground" site conditions.

The Zoning Advisory Committee (ZAC) comments were received and are made a part of the record of this case. The only substantive comment was from Dennis Kennedy of the Bureau of Development Plans Review, who advised that the garage/carport must be located at least six (6) feet from a County storm drain easement which runs alongside Petitioner's property.

In 1998, Mr. David DeJong, Trustee (a prior owner of the premises at 2448 Spring Lake Drive) was granted variance relief in connection with an attached carport at the side of the home.

¹ Case No: CO-0088716
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Date 6-13-11

By [Signature]

Specifically, then Deputy Zoning Commissioner Timothy Kotroco permitted the owner to construct "an open projection (carport canopy) with a side setback of 5 feet in lieu of the required 11.25 feet, and a sum of the side yards of 15 feet in lieu of the required 25 feet." See Case No. 99-71-A. Significantly, the B.C.Z.R. defines a carport as a structure "open on three sides." B.C.Z.R. § 301.1.A. Such a structure was built and remained on the subject premises until early 2011.

On or about January 26, 2011, Petitioner engaged a MHIC contractor to construct a solid wall on the outside of the open carport. At or about the same time, Petitioner was informed by Inspector Gary Hucik that a building permit was required for such construction. On January 31, 2011, Petitioner applied for and received a building permit to "enclose portion of an existing attached carport." Thereafter, on February 7, 2011, Petitioner was issued a correction notice by Mr. Hucik, directing Petitioner to resubmit the permit to reflect the prior variance granted in 1998 by Deputy Zoning Commissioner Kotroco. Petitioner stated she was unaware of this variance – she bought the home in 2006 – and apparently the Zoning Office was as well, since the permit approval does not reference the case or even provide the applicable side yard setbacks for what was now going to be an attached garage.

The 1998 variance case determined, of necessity, that Petitioner's property was unique and Petitioner (the prior owner) would experience a practical difficulty if strict compliance with the B.C.Z.R. was required. Such a ruling in effect attaches to the property – it is in the nature of an in rem judgment – and runs with the land, such that the present Petitioner is the beneficiary of same. As such, there is little difficulty granting variance relief in the present case, on the same rationale found in Case No. 99-71-A. So that the record is clear, the footprint of the carport/garage will remain the same, and this is an important factor in connection with the setback from the County's stormwater easement. Simply put, without a field survey it is

ORDER RECEIVED FOR FILING

Date 6-13-11 3

By jm

impossible to determine just how close the garage is located to the Baltimore County easement, but what is clear is that the grant of relief herein will not result in any further incursion beyond that approved over 13 years ago. The prior zoning Order permitted a five feet (5) side yard setback, which itself is at odds with the 6 foot setback requirement in Mr. Kennedy's letter.

In terms of technical zoning requirements, the only change is that by enclosing the side wall, the structure is now a garage which requires side yard setbacks of 15 feet and a sum of side yard setbacks of 25 feet. B.C.Z.R. § 1B02.3.B. These are virtually identical to the setbacks applicable to the carport. (The only difference being that the carport was permitted to project 25% into the side yard, hence Mr. Kotroco's Order referencing an 11.25 foot setback). The photographs submitted reveal that Petitioner's property is attractive and well-maintained, and the Petitioner testified that she desired to enclose the side wall to buffer the strong winds and accumulation of snow that has plagued her in recent years.

I am not unmindful of the vocal opposition from the community, and respect and appreciate their input at the hearing. The tension and animosity between the Petitioner and members of the community was palpable, and in large part was due to what Protestants believed was Petitioner's flouting of community association bylaws and requirements. While in no way minimizing the importance of such covenants, which exist to preserve communities, this Office is without authority to enforce same unless they are expressly incorporated in a prior zoning Order, and there was no evidence of that having been done in this case. Blakehurst Community v. Baltimore County, 146 Md. App. 509 (2002) (community covenant agreements enforceable by Zoning Commissioner only when expressly incorporated into prior order).

Considering all of the testimony and evidence presented, I am persuaded to grant the requested variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request.

ORDER RECEIVED FOR FILING

Date 6-13-11

4

By [Signature]

I further find that the granting of the relief as set forth herein can be accomplished without injury to the public health, safety, and general welfare. Therefore, in all manner and form, I find that the variance can be granted in accordance with the requirements of Section 307 of the B.C.Z.R. as articulated in *Cromwell v. Ward*, 102 Md. App. 691 (1995).

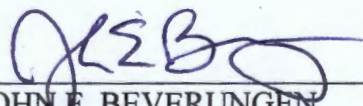
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and after considering the testimony and evidence offered by Petitioner, I find that Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED, this 13 day of June, 2011 by this Administrative Law Judge that Petitioner's Variance request from Section 1B02.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an attached garage with side yard setback of 5 feet and a sum of both sides of 15 feet in lieu of the required 15 feet and 25 feet, respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. The Petitioner may apply for her building permit and may be granted same upon receipt of this Order, however the Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the thirty (30) day appellate process from this Order has expired. If for whatever reason, this Order is reversed, the Petitioner will be required to return and be responsible for returning said property to its original condition.

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:pz

ORDER RECEIVED FOR FILING

Date 6-13-11

By 



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

June 10, 2011

SHARLENE I. SCHNEPFE
2448 SPRING LAKE DRIVE
TIMONIUM MD 21093

Re: Petition for Variance
Case No. 2011-0299-A
Property: 2448 Spring Lake Drive

Dear Ms. Schnepfe:

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the name John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:pz

Enclosure

c: James Martz, 903 Autumn Valley Lane, Gambrills MD 21054
C. Warren, Julie and Paul Gleitsmann, 2446 Spring Lake Drive, Timonium MD 21093
Warner G Welsh, 2506 Londonderry Road, Timonium MD 21093
Eric Rockel, 1610 Riderwood Drive, Timonium MD 21093
Brad Milhern, 2520 Girdwood Road, Timonium MD 21093
Benjamin Mell, 241 Treherne Road, Timonium MD 21093
Jeannette Lagorio, 2519 Girdwood Road, Timonium MD 21093
Elizabeth D Hansen, 2517 Girdwood Road, Timonium MD 21093
Gary Hucik, Code Inspector/Enforcement Officer, Department of Permits, Approvals and Inspections



TAX MAP # 0808005710

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2448 Springlake Drive

which is presently zoned DR-3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.B to permit ^{garage with} a side yard

setback of 5 ft. and a sum of both sides of 15 ft. in lieu of the required 15 ft. and 25 ft., respectively for an existing with one open side.

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

see attached

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Date

Address

By

Telephone No.

City

State

Zip Code

Legal Owner(s):

Sherry Schnepfe

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

JAMES MARTZ

Name

Address

City

State

Zip Code

Case No. 2011-0299-A

REV 9/15/98

Reviewed By BH Date 4/4/11

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Date 4/4/11

OFFICE USE ONLY

2448 Spring Lake Drive

REASONS FOR VARIANCE REQUEST:

UNIQUENESS OF PROPERTY

THIS LOT IS ONE OF THE SMALLEST LOTS IN THE SUBDIVISION OF SPRINGLAKE. THE LOT NARROWS FROM FRONT TO REAR RESULTING IN A NARROWER BUILDING ENVELOPE THAN MOST OF THE OTHER LOTS IN SPRINGLAKE.

PRACTICAL DIFFICULTY

STRICT COMPLIANCE WITH THE REGULATIONS WOULD NOT ALLOW ANY CARPORT AT ALL ON THIS LOT. MOST OF THE LOTS IN THE SUBDIVISION, WHICH ARE LARGER, HAVE GARAGES OR CARPORTS OR THE ROOM TO ADD A GARAGE OR CARPORT WITHOUT NEEDING A VARIANCE.

WE ARE ASKING FOR THE MINIMUM RELIEF NECESSARY. IF WE MADE THE CARPORT SMALLER THEN A CAR WOULD NOT FIT.

THE SPIRIT OF THE ORDINANCE WILL BE OBSERVED BECAUSE HAVING A CARPORT IS AN ALLOWED USE. IN ADDITION, THE CARPORT WOULD NOT HAVE A NEGATIVE IMPACT ON THE PUBLIC SAFETY AND WELFARE.

THERE WILL BE NO INCREASE IN RESIDENTIAL DENSITY.

THE RELIEF REQUESTED IS IN STRICT HARMONY WITH THE SPIRIT AND INTENT OF HEIGHT, AREA, PARKING AND SIGN REGULATIONS.

GRANTING RELIEF WILL NOT HAVE A NEGATIVE IMPACT ON PUBLIC HEALTH, SAFETY AND GENERAL WELFARE.

Description of Hammond Property, 2448 Spring Lake Drive, to Accompany Petition for Variance.

BEGINNING FOR THE SAME at a point on the north side of Spring Lake Drive (50' R/W), 212.7 feet more or less west of the centerline of Hartham Court (50, R/W).

Being Lot 23, Block Q, Section 3, Plat 5 in the subdivision of Springlake as recorded in the Land Records of Baltimore County in Plat Book 28, Folio 75, containing 0.27 acres of land more or less.

Also known as 2448 Spring Lake Drive and located in the 8th Election District and the 4th Councilmanic District.

CASE NAME _____
CASE NUMBER 2011-29
DATE _____

[illegible]

Reset to 5-10 AM 2S 5/16 10 AM 205
CASE NO. 2011- 0299-A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>5-5</u>	DEPS (if not received, date e-mail sent _____)	<u>N/C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. CO-0088716)

PRIOR ZONING (Case No. 99-71-A attached in folder for your convenience)

NEWSPAPER ADVERTISEMENT Date: 5-10-11

SIGN POSTING Date: 5-9-11 by Ogle

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

5/25/11

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



was
5/16/11

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

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: May 5, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-299-A
Address 2448 Springlake Drive
(Schnepfe Property)

Zoning Advisory Committee Meeting of April 18, 2011.

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

Reviewer: Jeff Livingston; Development Coordination

RECEIVED

MAY 05 2011

OFFICE OF ADMINISTRATIVE HEARINGS

IN RE:

PETITION FOR VARIANCE
N/S Spring Lake Drive, 212.7' W
of the c/l of Hartham Court
(2448 Spring Lake Drive)
8th Election District
4th Councilmanic District

Hammond Residuary Trust, c/o
David S. DeJong, Trustee -
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-71-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Hammond Residuary Trust, by David S. DeJong, Trustee. The Petitioner seeks relief from Sections 1B02.3.B (208.3) and 301.2 of the Baltimore County Zoning Regulations (B.C.Z.R., 1955) to permit an open projection (carport canopy) with a side setback of 5 feet in lieu of the required 11.25 feet, and a sum of the side yards of 15 feet in lieu of the required 25 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Hammond, who resides on the property, and Thomas Hoff, Registered Architect. There were no Protestants or other interested persons Testimony and evidence offered revealed that the subject

consists of a gross area of 0.27 acres, more or less, zoned D.F. property is a rectangularly shaped lot, approximately 81 feet the front property line abutting Spring Lake Drive, and 55 feet rear property line. The property is presently improved with a single family dwelling located on the front portion of the lot. It is indicated that he has lived on the property off and on since

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1) The
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reversed, the

bjs

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: # 2011-0299-A

2448 Springlake Drive

N/side of Springlake Drive, 213 ft. west of centerline of Hartham Court

8th Election District — 4th Councilmanic District

Legal Owner(s): Sherry Schnepfe

Variance: to permit an attached garage with side yard setback of 5 feet and a sum of both sides of 15 feet in lieu of the required 15 feet and 25 feet respectively, for an existing with one open side.

Hearing: Wednesday, May 25, 2011 at 10:00 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 Zoning Commissioner's Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

IT 05/659 May 10

275207

CERTIFICATE OF PUBLICATION

5/12/, 2011

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/10/, 2011.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No. 2011-0299-A

Petitioner/Developer JAMES
MARTZ

Date Of Hearing/Closing: 5/25/11

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

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 8448 SPRINGLAKE DRIVE

This sign(s) were posted on May 9, 2011

Month, Day, Year
Sincerely,

Martin Ogle 5/9/11
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

ZONING NOTICE

CASE # 201-0299-A

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

FROM 205 JEFFERSON STREET, 105 WEST

PLACE: Chesapeake Avenue, Towson 21204

DATE AND TIME: Wednesday May 25, 2011 8:00 AM

REQUEST: VARIANCE TO PERMIT AN

SIDE YARD SETBACK OF 5 FEET AND

A SUM OF BOTH SIDES OF 15 FEET

IN LIEU OF THE REQUIRED 15 FEET

AND 45 FEET RESPECTIVELY FOR AN

EXISTING WITH ONE OPEN SIDE

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CANCEL HEARING CALL 410-339-1391

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

05/09/2011

Matthew De 5/9/11

Pair Order
99-71-A

fw
9/24

IN RE: PETITION FOR VARIANCE
N/S Spring Lake Drive, 212.7' W
of the c/l of Hartham Court
(2448 Spring Lake Drive)
8th Election District
4th Councilmanic District

Hammond Residuary Trust, c/o
David S. DeJong, Trustee -
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-71-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Hammond Residuary Trust, by David S. DeJong, Trustee. The Petitioner seeks relief from Sections 1B02.3.B (208.3) and 301.2 of the Baltimore County Zoning Regulations (B.C.Z.R., 1955) to permit an open projection (carport canopy) with a side setback of 5 feet in lieu of the required 11.25 feet, and a sum of the side yards of 15 feet in lieu of the required 25 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Robert Hammond, who resides on the property, and Thomas Hoff, Registered Landscape Architect. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.27 acres, more or less, zoned D.R.3.5. The property is a rectangularly shaped lot, approximately 81 feet wide across the front property line abutting Spring Lake Drive, and 55 feet across the rear property line. The property is presently improved with a two-story, single family dwelling located on the front portion of the lot. Mr. Hammond indicated that he has lived on the property off and on since 1965. During

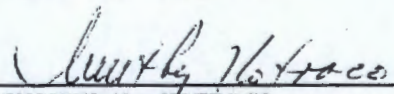
injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of October, 1998 that the Petition for Variance seeking relief from Sections 1B02.3.B (208.3) and 301.2 of the Baltimore County Zoning Regulations (B.C.Z.R., 1955) to permit an open projection (carport canopy) with a side setback of 5 feet in lieu of the required 11.25 feet, and a sum of the side yards of 15 feet in lieu of the required 25 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

Note: Wording differs from that in original building permit dated 01/31/2011



KEVIN KAMENETZ
County Executive

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

May 5, 2011

NEW 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: 2011-0299-A

2448 Springlake Drive

N/side of Springlake Drive, 213 ft. west of centerline of Hartham Court

8th Election District -4th Councilmanic District

Legal Owners: Sherry Schnepfe

* Variance to permit an attached garage with side yard setback of 5 feet and a sum of both sides of 15 feet in lieu of the required 15 feet and 25 feet respectively, for an existing with one open side.

Hearing: Monday, May 16, 2011 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Sherry Schnepfe, 2448 Springlake Drive, Timonium 21093

James Martz, 903 Autumn Valley Lane, Gambrills 21054

Elizabeth Hansen, Springlake Community Assoc., P.O. Box 603, Timonium 21094-0603

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 10, 2011.**
- (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.**

A Proposal submitted by present occupant.

Robert Carlisle Hammond
CERTIFIED PUBLIC ACCOUNTANT

2448 Springlake Drive
Timonium, Maryland 21093-2647
410.561.3966
FAX 410.561.3861
E-Mail RCHCPA@FLASH.NET

Memorandum

Date: 10 April 1998

To: Bob Gugerty, Chair - Springlake Home Improvements Committee

Re: Improvements: 2448 Springlake Drive

The following are the planned improvements at 2448 Springlake Drive —

- 1) Alcoa vinyl siding to replace white asbestos shingles currently on the house. The new colour is a Wedgewood or Williamsburg blue. Trim will remain white. Shutters will be maroon (first choice); a dark blue of some shade; or, black (as they are currently). This decision has to be made after I can compare actual samples against the brick of the house and the siding.
- 2) A new roof using an architectural shingle in a dark grey/ pewter shade. The current asphalt shingles are white. The roof line over the front door is to be extended approximately twenty-four (24) inches a width of approximately seven and one-half feet. This will provide cover for the current front porch. This change will extend no further than the roof line of the one and one-half storey portion of the house (which extends approximately twenty-four inches beyond the roof line of the one storey portion of this split level house.) See the elevation drawing, attached.
- 3) Replacement windows that will maintain the current white trim colour scheme.
 - Front and west side window profiles will remain unchanged.
 - The rear windows of the diningroom, kitchen and master bath will be boxed out: twenty-four (24) inches in the case of the diningroom and bath, and six (6) inches in the kitchen. Bump-outs are well within the twenty-four (24) inch eave above each window.
 - The rear window in the master bedroom will be changed to a bay window, with sides. It will extend approximately twenty-three (23) inches, to the back (house) fascia board. This will not extend beyond the roof line of the house. It is visible in the attached elevation drawing.
- 4) Addition of a carport on the west side of the house. Please see the site elevation attachments.

Attachments



2448 Springlake Dr.

proposal



springlake

SPRINGLAKE COMMUNITY ASSOCIATION, INC.

P.O. BOX 603

TIMONIUM, MD 21094-0603

Ms. Sharlene Schnepfe
2448 Springlake Drive
Timonium, Maryland 21093

March 19, 2011

Dear Ms. Schnepfe:

Please consider this your official notification of the Board of Directors' decision regarding work you completed on your property: 2448 Springlake Drive during January-February 2011.

A proposal for this work was not submitted via the proper application to the Home Improvement Committee prior to inception of construction. Nor was the proposal submitted as requested by the President, when notified of these additions after their completion. As an area director, you are familiar with this protocol required by the Springlake Community Association restrictions. The home improvements consisted of two separate projects; the sunroom and the enclosure of the car port. The Home Improvement Committee and the Board of Directors have researched and reviewed each project.

1. ADDITION ON BACK OF HOUSE KNOWN AS THE SUN ROOM:

- a. This addition consists of wood frame construction with siding, windows, and roofing, consistent with the materials on the main house. This structure is built on piers and not on a conventional foundation of block and concrete.
- b. This structure does fall within the Springlake Community Association restriction requirements with the proper side yard and rear yard setbacks.
- c. The Board of Directors does approve this portion of the construction.

2. MODIFICATIONS TO THE EXISTING CAR PORT CONVERTING IT INTO A CLOSED STRUCTURE/GARAGE:

- a. According to the County, the definition of a car port is a space having four posts with a roof and OPEN on three sides.
- b. The modifications that were made to the car port DO NOT ADHERE TO THIS DEFINITION. You have added wood framing, siding, and windows. Your car

port is now defined as a closed structure even though there is no garage door on the structure at present.

- c. Due to this, a ten foot side yard is required by the restrictions and bylaws of the Springlake Community Association. There is **NOT** a ten foot side yard at this property.
- d. After careful review, the Home Improvement Committee and the Board of Directors have concluded that **THIS PART OF THE UNAUTHORIZED CONSTRUCTION IS REJECTED.**

Therefore, you are directed to return the enclosure on the side of your house to its original status prior to the new construction.

The Board of Directors of the Springlake Community Association

cc: Mr. David Duval, Baltimore County Department of Permits,
Approvals & Inspections, Zoning Review Office
cc: Mr. Glenn Berry, Baltimore County Building Inspections

Reference: Record ID #88716

U.S. Postal Service TM

CERTIFIED MAIL TM RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

7010 1670 0002 2677 4347

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



Sent To Ms Sharlene Schnepfe
Street, Apt. No.,
or PO Box No. 2448 Springlake Drive
City, State, ZIP+4 Timonium, Md. 21093

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ms Sharlene Schnepfe
2448 Springlake Drive
Timonium, MD
21093

2. Article Number

(Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

Sherry Schnepf 3/29/11

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☒ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

7010 1670 0002 2677 4347

Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

Important Reminders:

- Certified Mail may **ONLY** be combined with First-Class Mail® or Priority Mail®.
- Certified Mail is *not* available for any class of international mail.
- **NO INSURANCE COVERAGE IS PROVIDED** with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "Restricted Delivery".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

IMPORTANT: Save this receipt and present it when making an inquiry.

PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

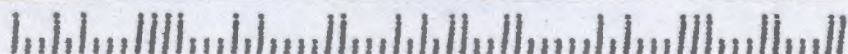
UNITED STATES POSTAL SERVICE

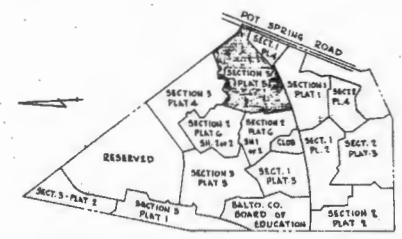
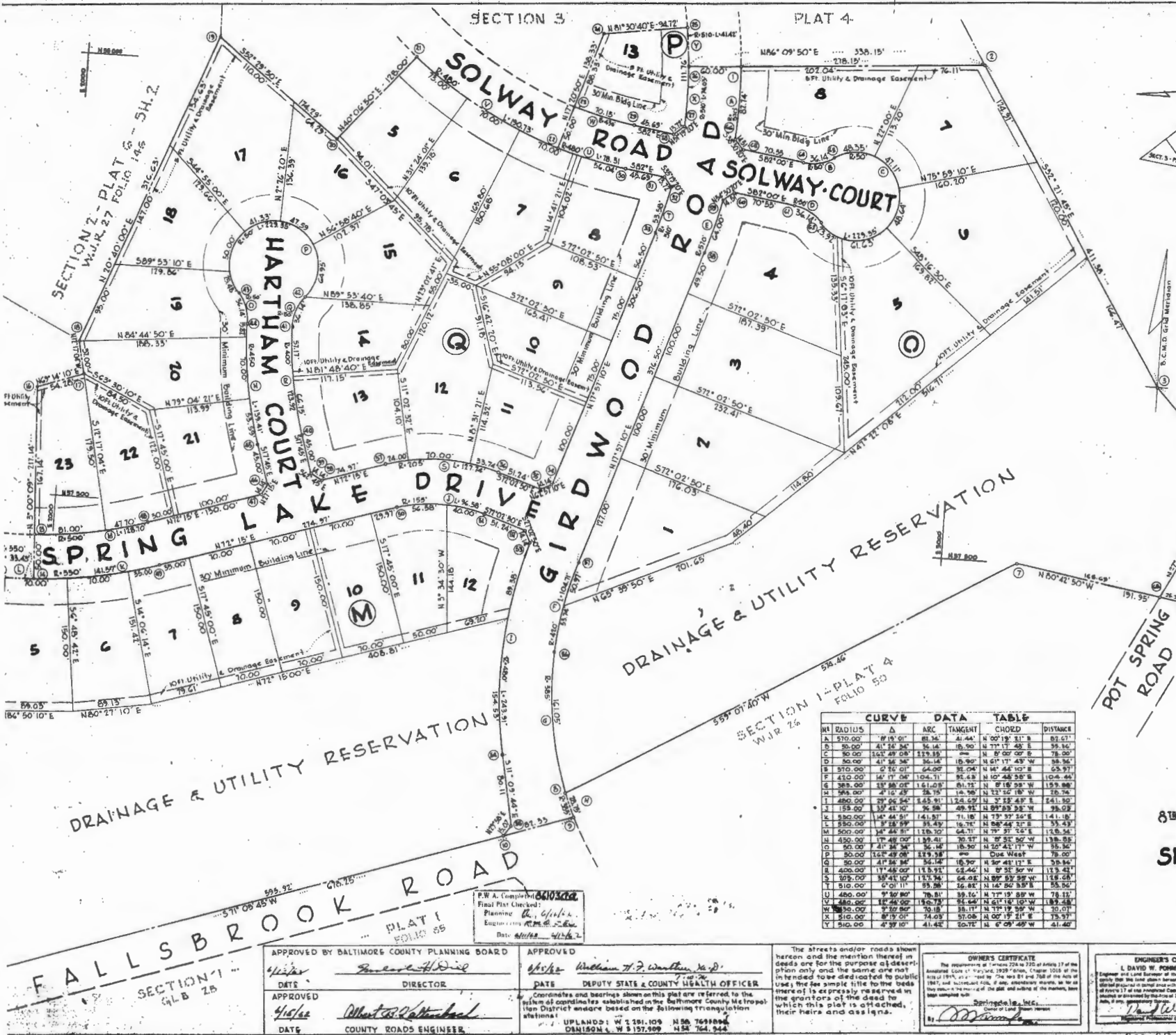


First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

Mrs Elizabeth D. Hansen
2517 Girdwood Rd
Timonium, MD. 21093





LOCATION PLAN
SCALE: 1" = 1000'

COORDINATES		COG
NO	EAST NORTH	
1	1132.85	58,056.32
2	1010.06	58,056.85
3	1130.17	57,709.34
4	1139.38	57,709.38
5	1139.15	57,516.05
6	1176.08	57,462.34
7	1006.61	57,500.31
8	1093.84	57,706.44
9	1004.91	57,178.87
10	1136.62	57,131.50
11	1161.84	56,959.15
12	1047.19	57,153.29
13	1148.39	57,403.28
14	1141.97	57,404.02
15	1179.35	57,455.98
16	1170.99	57,470.86
17	1146.40	58,026.64
18	1184.67	57,111.54
19	1013.40	57,676.36
20	1146.40	58,026.64
21	1184.67	57,111.54
22	1167.14	58,020.43
23	1153.19	57,123.38
24	1154.30	57,971.07
25	1154.34	58,051.99
26	1168.12	58,075.37
27	1161.66	58,054.21
28	1167.55	57,963.91
29	1161.02	57,989.34
30	1161.37	57,961.70
31	1160.61	57,915.19
32	1164.86	57,928.63
33	1164.19	57,894.63
34	1164.88	57,842.89

CURVE DATA TABLE									
NO	RADIUS	Δ	ARC	TANGENT	CHORD	DISTANCE			
A	570.00'	8°19'01"	83.34'	41.44'	100'19'31"	83.34'			
B	80.00'	41°24'34"	34.14'	18.90'	107'17'48"	39.36'			
C	30.00'	161°49'08"	17.55'	9.00'	100'00'00"	78.00'			
D	50.00'	41°24'34"	34.14'	18.90'	107'17'48"	39.36'			
E	570.00'	8°19'01"	83.34'	41.44'	100'19'31"	83.34'			
F	410.00'	14°17'08"	104.71'	51.43'	107'48'38"	104.64'			
G	380.00'	13°58'05"	114.09'	51.12'	107'53'31"	103.88'			
H	590.00'	4°10'23"	28.75'	14.50'	127'50'18"	28.75'			
I	480.00'	2°26'34"	14.51'	7.25'	127'48'48"	14.51'			
J	150.00'	32°41'20"	26.58'	13.97'	107'53'31"	26.58'			
K	590.00'	14°44'51"	141.81'	71.18'	127'53'34"	141.18'			
L	590.00'	8°18'59"	35.43'	18.74'	107'48'38"	35.43'			
M	500.00'	34°24'51"	118.30'	64.71'	107'37'42"	118.30'			
N	430.00'	17°48'00"	118.40'	59.57'	107'48'38"	118.40'			
O	50.00'	17°48'00"	36.14'	18.90'	107'48'38"	36.14'			
P	30.00'	161°49'08"	17.55'	9.00'	100'00'00"	78.00'			
Q	50.00'	41°24'34"	34.14'	18.90'	107'17'48"	39.36'			
R	400.00'	17°48'00"	118.40'	59.57'	107'48'38"	118.40'			
S	100.00'	32°41'20"	26.58'	13.97'	107'53'31"	26.58'			
T	510.00'	2°01'11"	95.28'	26.48'	131'42'55"	95.28'			
U	480.00'	9°30'00"	78.81'	39.16'	127'18'58"	78.81'			
V	480.00'	10°44'00"	130.75'	64.68'	127'18'58"	130.75'			
W	50.00'	161°49'08"	17.55'	9.00'	100'00'00"	78.00'			
X	510.00'	2°01'11"	95.28'	26.48'	131'42'55"	95.28'			
Y	510.00'	4°37'10"	41.42'	20.72'	127'09'49"	41.42'			

APPROVED BY BALTIMORE COUNTY PLANNING BOARD

DATE: 11/15/2011 DIRECTOR: Michael H. F. Wooten, Jr.

APPROVED: Michael H. F. Wooten, Jr. DEPUTY STATE & COUNTY HEALTH OFFICER

DATE: 11/15/2011

UPLANDS: W 1281.109 N 586.769896
DOWNLANDS: W 1281.109 N 586.769896

OWNER'S CERTIFICATE

I, DAVID W. FORMER, a Registered Professional Engineer and Land Surveyor of the State of Maryland, do hereby certify that the above shown plat has been made and that the plat is a true and correct copy of the original as shown and that the plat is a true and correct copy of the original as shown and that the plat is a true and correct copy of the original as shown.

DAVID W. FORMER
OFFICE: 114 W. 25TH STREET, BALTIMORE, MD 21201
SCALE: 1" = 500'

ENGINEER'S CERTIFICATE

I, DAVID W. FORMER, a Registered Professional Engineer and Land Surveyor of the State of Maryland, do hereby certify that the above shown plat has been made and that the plat is a true and correct copy of the original as shown and that the plat is a true and correct copy of the original as shown and that the plat is a true and correct copy of the original as shown.

DAVID W. FORMER
OFFICE: 114 W. 25TH STREET, BALTIMORE, MD 21201
SCALE: 1" = 500'

Attendance Regularly Scheduled Meetings

Held the second Monday of the month at 7 PM Dulaney High School Library located in the Springlake Community.

January through June
September through December

According to my records, Ms. Schnepfe has most recently attended on:

June 14, 2010
February 14, 2011

Newsletters are hand-delivered to each residence.

Winter Issue: December-January
Monthly: February through June
Summer Issue: (July-August)
Monthly September through November
Copies of issues available with Mrs. Hansen

Directories are updated and hand delivered yearly to each residence during the month of June.

Home Improvement Committee:

- Ben Mell: Committee Chair since February 2010.
Retired, Senior Project Manager in Construction, Harkins Builders Inc. for 21 years.
Employed in project management from 1961-2008. USMC 10 years honorably discharged.
- Bob Downie, Co-chair since February 2010. Thirty-five+ years previous experience
Realtor and Mortgage Banker. Retired USMC.
- John Spangler Co-chair since February 2010. I.T. specialist.
- Laura Landefeld, Architectural designer, specializing in residential architectural design
for 22 years. Experience with ADA compliance work Laura joined the committee
September 2010

After review of this issue, it was disturbing to find the following improvements to the home were completed without contacting the board or the home improvement committee:

- New bow/bay windows on front second story.
- New front porch installed with railings.

Even though the Board of Directors and Home Improvement Committee have a dispute with the alteration of the carport/ garage, they unanimously approved sunroom addition after the fact.

HIC notice on 2/20/11

February 20, 2011

To: Betsy Hansen (President Springlake Community Assoc.)

From: Ben Mell, Home Improvement Committee)

Dear Betsy

I am writing this memorandum and requesting that you follow up with copies of everything to the Board of Directors of the Springlake Community Association for their review and vote on this recommendation by me and my committee members.

The Home Improvement Committee consisting of Bob Downie, John Spangler, Laura Landefeld and I have carefully reviewed the issue that came up with work put in place **(without prior review and approval)** by Sherry Schnepfe for her house located at 2448 Sprinklake Drive. After careful review and discussions we have determined that the Home improvements consisted of two different parts construction with neither part being submitted to the home improvement committee for prior review as required by the Springlake Community Association's restrictions.

1. **ADDITION ON BACK OF HOUSE KNOWN AS THE SUN ROOM:**

- a. This addition consisted of wood frame construction with windows and roofing staying consistent with the material main house. This structure is built on piers and not on a conventional foundation of block and concrete.
- b. This structure does fall within the Springlake Restrictive requirements with the proper side yard and rear yard.
- c. Other than the fact that this work was never submitted via the proper Request application to the home improvement committee we do hereby recommend approval of the construction.

2. **Modifications to the existing Car Port converting it into structure/Garage:**

d. As
must
const
intent c
not meet
Springlake

glad to speak with any Board
ours,

All page 2+3



Directories have copies of restrictions
Several HIC Proposals on agenda

Board Minutes, June 14, 2010

<u>Attending:</u>	<u>Area</u>	
Betsy Hansen	14	President, Director, Beautification Committee
Susan Dore	2	Vice President, Director, Welcoming Committee
Trina Strohman	2	Treasurer, Director
Jeanette Lagorio	14	Director
Sandy Nueslein	10	Director
Sherry Schnepfe	13	Director
John Zizwarek	13	Director
Michael Landefeld	10	Director
Bob Downie	14	Director, Home Improvement
Warner Welsh	11	Director, GTCC Representative
Ginny O'Neill	1	Director
Mary Vincent	5	Director, Beautification, 50 th Celebration
John Spangler	7	Director, Home Improvements
Chris Miller	3	
Greg Torr	5	Director, Fall Fest
Eleanor Dickson	3	
Nelson Bayne	9	
Rick Ruggieri	14	
Carol Martin	7	Director, Secretary
Suzi Galletti	4	Director

Meeting was called to order by Betsy Hansen at 7:01 PM

BGE PeakRewards Program:

Betsy Introduced, Miles Hill, representative from BGE:

Mr. Hill explained and distributed pamphlets about the PeakRewards Program. BGE is offering an energy saving programmable thermostat that can be purchased for about \$280.00. The thermostat is designed to provide year-round efficiency that would save 15% of your energy costs. He also spoke about other ways BGE could assess your home's energy efficiency. For more information, go to BGESmartEnergy.com or call 1-888-309-7325.

Minutes from March 8, 2010 meeting were distributed, reviewed and approved by all participants with a motion from Susan Dore; seconded by John Spangler.

Treasurer's Report

Checking Balance: [REDACTED]

Savings: [REDACTED]

CD: [REDACTED]

- Dues Payments: 65.9% participation
- Need 42 more families to meet goal
- Motion to accept Treasurer's Report by Bob Downie and approved by all participants.

Date appears to be typo
minutes from
May 2010
meeting reviewed

angler, seconded

Committees:

1. Welcoming: (Susan Dore) Two new neighbors on Girdwood and Treherne will soon receive "Welcoming Packets".
2. GTTC: (Warner Welsh)
 - Tag readers are going to be installed in the Cranbrook area.
 - Zoning Appeal: Light rail at McCormick.
 - 262 apartments have been planned to be built near Sparks School---GTCC against and will petition. We can contact McInitre with our discernment.
 - 120' Communication Tower will be erected at old Giant off Ridgley Rd.
 - Old Giant will be home to Mercy Medical, next year.
 - Farmer's Market, every Wed. 2:00-6:00 PM at Fairgrounds.
 - Library--still under construction; opening soon!
 - Next Walgreens there will be a bank, all opening soon.
3. Police Committee Relations: New co-chairs will be Brad Milhorn, Michael Landefeld, Chris Minkiewica and Jed Hartnett will share going to meetings and report back to the board.
4. New Directory: Betsy, Bill and Diane Leizear have delivered to area directors on 6/2/2010.
5. 4th of July Parade

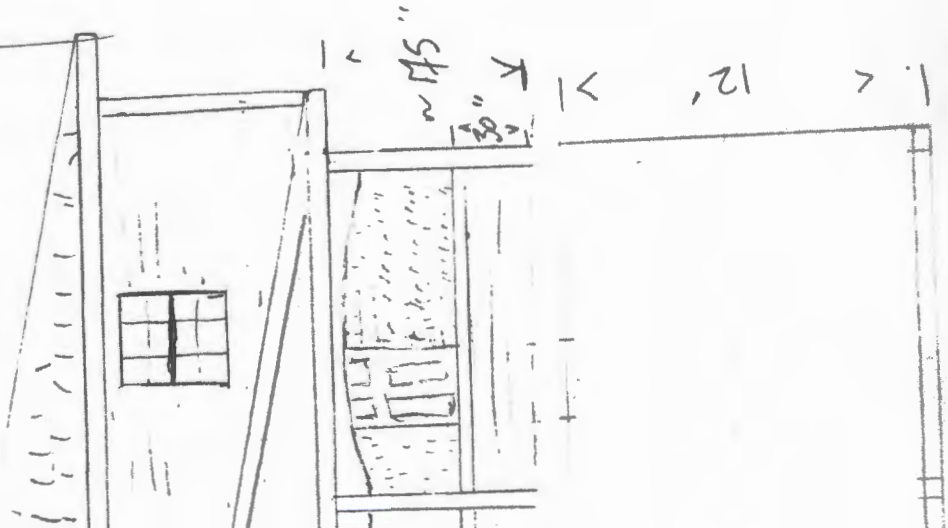


(2) Extend roof over front porch 24" to cover porch. Extends no further than upper roof line.

Have to Property line

West side 15' 1/2" (carport)

East side 5'



al
48 Springlake Drive

 Bob and John have been filling in while Ben Mell is away. Bob Downie distributed the Home Improvement Request Log and the following approved home improvements:

- Leizear, 2511 Londonderry: shed.
- Zhao-Sun, 2313 Springlake Drive: deck.
- Beard, 292 E. Padonia: vinyl picket fence replacement.
- Vincent, 2320 Springlake Drive: replacement shed.
- Burke, 206 Brackenwood Ct.: paver patio.
- Downie, 2525 Girdwood: replacement of old asbestos shingles with shake vinyl shingles.
- Amon/Parozzi, 2509 Girdwood: replacement deck.

Pending:

- Woolwich Ct.: sunroom to replace a deck.
- Matejovsky, 2316 Harcroft Rd.; vinyl fence surrounding yard.
- Bowden, 2500 Londonderry: kitchen enlargement, new siding, shutters.

After Meeting: Betsy has prepared a letter to the community regarding covenants/fence height.

10. Street Islands on Girdwood:

- Thanks to Jeanette Lagorio, Betsy Hansen and Mary Vincent for their beautification talents.
- Betsy Hansen shared the proposals for changes of traffic patterns and speed bumps to area.
- Greg Torr shared the proposals for speed bumps on Fallsbrook.

11. Thank You Notes:

- Dulaney High School, Brian Boston, Director of Guidance for \$500 donation to Scholarship Fund and the recipient, Chelsey Bush.
- Cockeysville Volunteer Fire Company, \$50 donation.
- Timonium United Methodist Church; \$200.00 donation for Christmas tree.

Unfinished Business:

Girdwood Road Entrance: (Susan Dore and Betsy Hansen)

The damage to the sign has been deemed a "no fault" accident and considered "collateral damage"; meaning the community is liable for repairs. Plans have been made to contest these findings.

Estimates:

-Buscemi, \$3360 will do work with deferred payment. Agreed to estimate that will endure prolonged wait.

-Anson and Greig, \$3000 Has not returned phone calls and emails to sign.

-do \$2000-5000 depending on stone loss.

-and B Landscaping

- *After meeting: Betsy Hansen has sent out letters to Dr. Nancy Grasmick, State Superintendent of Schools and to Mr. Ned Kodeck of the MVA/ Mr. John O'Donoghue of the Maryland Association of Board of Education concerning the matter.*
2. Springlake Pond:
- Betsy has asked Mary Vincent to chair a committee for the pond to work with the county in an effort to maintain the pond.
 - Mr. Gerardo Albornoz of Abbey Hill Ct. has volunteered to help in a clean-up strategy.
 - Mary is working with Senator Brochin's office about the condition of the pond.
 - Mary is working on getting tests made to evaluate the health of the pond.
 - There was a concern about the pool drainage in the pond and the pool boundaries. *Follow-up after meeting: Betsy has contacted John Cirincione of the Springlake Club to get a copy of the pool's property boundaries.*

New Business:

1. Abandoned property: 6 Tyburn Ct.

- According to Baltimore Land Records, a first and second mortgage are held on property by Bank of America. Betsy spoke with John Priest in the president's office in Texas. They are placing the property in "Property Preservation". Photo's of property taken on May 21, 2010 forwarded via email john.g.priests @bankofamerica.com , 972-781-5414. House has to abandoned 30 to 45 before it can be put up for sale.
- Inspector Clark from Baltimore County Department of Code Inspection and Enforcement contacted a contractor to cut grass and clean up debris.
- Baltimore County Electrical Inspection Department sent out an inspector on May 21, 2010 to look at open circuit breaker panel for swimming pool to check for electricity feeding the property.
- *After meeting: DEPRO has pumped out the water, cleaned and covered the pool.*

2. Thefts

- Betsy reported that there were two auto thefts on Fallsbrook and Wuthering.
 - An unsolicited lawn care duo was cutting a neighbor's lawn.
- After meeting: Betsy spoke to Cockeysville Precinct's Community Outreach about the situation and update at next meeting or through email.*

3. Greg Torr made a motion to provide Betsy Hansen with a cell phone. This will discussed at the next meeting.

Special Note: Susan and Tom Dore's grandson has survived his brain surgery and is at home recuperating. Continue to keep them in your prayers.

Meeting Adjourned by Susan Dore: 8:50 PM

Motion made by John Spangler, second by Carol Martin, all accepted.

Next meeting: Monday, September 13, 2010

Filed with minutes

Sign In Sheet

Thank You Notes

Letters to Grasmick, Kodeck, O'Donoghue

BGE Brochures

Home Improvement Notes

50th Celebration Notes

Filed in Home Improvement Notebook

Home Improvement Request Log and Report

Improvement Requests

Notes prepared by Carol Martin

June 27, 2010

HOME IMPROVEMENT REPORT

September 13, 2010

Report from Ben Mell, Bob Downie, John Spangler & Laura Landefeld.

1. Ben Mell wanted to welcome and thank Laura Landefeld for joining the Home improvement committee. She will be a big help and brings an architectural point of view to our committee.
2. See the attached Home Improvement Request Log updated September 11, 2010.
3. Since the last official meeting there have been 3 new requests with 3 being approved and one old request that is still pending. The one pending for 200 Woolwich Court was submitted without enough information. Based on what is known now it appears that this will be a sunroom on the back of the house and will be treated as an addition to the house that will require the Boards approval once the Home improvement committee obtains additional information and then makes its recommendations to the board.
4. The Home Improvement Committee continues to receiving positive feedback from residents on the process being used for the community residents.

If there are any Questions by any board member they can contact me on my cell phone at (443) 248-0283 and I will be glad to answer any questions or concerns that they might have.

Thank You,

Ben Mell

Chairman, of the home improvement committee.



See page 2+3 See attached HIC documents

Board Minutes, May 10, 2010

<u>Attending:</u>	<u>Area</u>	
Susan Dore	2	Vice President, Director, Welcoming Committee
Trina Strohman	2	Treasurer, Director
Ginny O'Neill	1	Director
Betsy Hansen	14	Director
Sandy Nueslein	10	Director
Robert Downie	14	Director, Home Improvements
Becky Downie		
Warner Welsh	12	Director, GTCC Representative
Jeanette Lagorio	14	Director
John Spangler	7	Director, Home Improvements
Cathy Smith	6	Director
Mary Vincent	5	Director, 50 th Celebration
Suzi Galletti	4	Director
Ben Mell	10	Director, Home Improvements
Marilyn Workman	13	
Carol Martin	7	Director, Secretary
Gary Martin	7	
Greg Torr	5	Director, Fall Fest

Meeting was called to order by Susan Dore at 7:05 PM

Minutes from March 8, 2010 meeting were distributed, reviewed and approved by all participants with a motion from Bob Downie; seconded by Trina Strohman.

Treasurer's Report

As of May 10, 2010

Checking Balance: [REDACTED]

Savings: [REDACTED]

CD: [REDACTED]

- Dues Payments: 55% participation
(new membership letter was mailed out March 31, 2010)
- Trina presented the Proposed FY 2011 Budget (attached)
After a discussion, it was agreed to add additional funds to the 50th Anniversary Party, changing the amount from \$250 to \$750.00, plus \$250 from Coachford.
Motion to accept Treasurer's Report and changes was motioned by Carol Martin, seconded by Betsy Hansen and approved by all participants.

A letter of appreciation was received for donation to the Knight's of Columbus in Pat O'Neal's name.

Committees:

1. Welcoming: (Susan Dore) No new neighbors reported at this date
2. GTTC: (Warner Welsh)

- (correction from Mach 8, 2010 minutes) Blair Contracting is possibly planning to use empty lots *east* of Hightops to build retail stores, bank, office area and possibly a supermarket. Nothing has been decided.
- Board of Education has budgeted funds for Ridgely Middle School to be air-conditioned.
- In order for slots to be placed at Timonium Fairgrounds, it must go through state referendum.

3. Home Improvements:

- Ben Mell has created an ongoing Home Improvement Request Log to record status of each request. (filed)
- Ben Mell submitted suggested guidelines and procedures for the Home Improvement Committee to follow. (filed)

4. Police Committee Relations: No report, no representation

5. 4th of July Parade

Danielle Cirincione, Chairperson, is working on plans for celebration.

6. Street Islands on Girdwood:

- Thanks to Jeanette Lagorio, Betsy Hansen and Mary Vincent for their beautification talents.
- Betsy Hansen shared the proposals for changes of traffic patterns and speed bumps to area.
- Greg Torr shared the proposals for speed bumps on Fallsbrook.

Unfinished Business:

1. Repair of Girdwood & Pot Spring Entrance: The Baltimore County Public School's Insurance Company is refusing to pay for destruction denying that the bus was at fault, although the police report states that the bus was at fault. A letter from the Springlake Board was sent to Councilman McIntire, Joe Hairston, and Jim Smith asking them to investigate the situation and assist in resolving this matter. (Filed)
2. 50th Celebration and Fallfest: (Carol Martin) Saturday, October 9th
 - Next planning meeting: May 27th, 7:00 PM at 2320 Harcroft Rd.

New Business:

1. Election of Officers: Betsy Hansen was unanimously elected as President with a motion from Jeannette Lagorio and seconded by Susan Dore. Congratulations and welcome Betsy!
2. Animal Control: Jeanette reported an incident that occurred to her when a "vicious" dog attacked her while walking her new puppy.

Guest Speaker: Senator Brochin

He spoke about his position on:

1. Cell phone usage in car
2. Child Molestation Bill: "Time-off for Good Behavior"

HIC notice on 2448 Springlake Dr.

February 20, 2011

To: Betsy Hansen (President Springlake Community Assoc.)

From: Ben Mell (Home Improvement Committee)

Dear Betsy,

I am writing this memorandum and requesting that you follow up with copies of everything to the Board of Directors of the Springlake Community Association for their review and vote on this recommendation by me and my committee members.

The Home Improvement Committee consisting of Bob Downie, John Spangler, Laura Landefeld and I have carefully reviewed the issue that came up with work put in place **(without prior review and approval)** by Sherry Schnepfe for her house located at 2448 Sprinklake Drive. After careful review and discussions we have determined that the Home improvements consisted of two different parts of construction with neither part being submitted to the home improvement committee for prior review as required by the Springlake Community Association's restrictions.

1. ADDITION ON BACK OF HOUSE KNOWN AS THE SUN ROOM:

- a. This addition consisted of wood frame construction with siding, windows and roofing staying consistent with the materials on her main house. This structure is built on piers and not on a conventional foundation of block and concrete.
- b. This structure does fall within the Springlake Restriction requirements with the proper side yard and rear yard setbacks.
- c. Other then the fact that this work was never submitted formally via the proper Request application to the home improvement committee we do hereby recommend approval on only this part of the construction.

2. Modifications to the existing Car Port converting it into a closed structure/Garage:

- a. The modifications consisted of closing in the long side of the existing car port with wood framing siding and windows as well as parts of the back rear wall. This change has converted the definition from a Car Port to a Structure/Garage. By making this into a structure it now requires a 10 foot side yard which this building does not have. It presently has approx. 3 feet at the back corner of structure which is in violation of the Springlake restrictions and by laws. **The total wall is well within the restricted 10 foot area.**
- b. Even though this owner says she has no intention of installing a garage door the framing is built making this possible without any difficulty complicating this issue even farther.
- c. It is important to note that the definition of a car port is defined as **a space having 4 posts with a roof and open on 3 sides**. Once you enclose any of those 3 walls it has changed the definition into a structure/garage
- d. After very careful review the Home Improvement Committee **must recommend that this part of the unauthorized construction be rejected**. This rejection is due to changing the intent of the existing car port into a structure/garage as well as not meeting the proper side yard distance as required in the Springlake restrictions and by laws.

I will be glad to speak with any Board member that has any questions.

Sincerely yours,

Ben Mell

All page 2+3



Directories have copies of restrictions
Several HIC Proposals on agenda

Board Minutes, June 14, 2010

<u>Attending:</u>	<u>Area</u>	
Betsy Hansen	14	President, Director, Beautification Committee
Susan Dore	2	Vice President, Director, Welcoming Committee
Trina Strohman	2	Treasurer, Director
Jeanette Lagorio	14	Director
Sandy Nueslein	10	Director
Sherry Schnepfe	13	Director
John Zizwarek	13	Director
Michael Landefeld	10	Director
Bob Downie	14	Director, Home Improvement
Warner Welsh	11	Director, GTCC Representative
Ginny O'Neill	1	Director
Mary Vincent	5	Director, Beautification, 50 th Celebration
John Spangler	7	Director, Home Improvements
Chris Miller	3	
Greg Torr	5	Director, Fall Fest
Eleanor Dickson	3	
Nelson Bayne	9	
Rick Ruggieri	14	
Carol Martin	7	Director, Secretary
Suzi Galletti	4	Director

Meeting was called to order by Betsy Hansen at 7:01 PM

BGE PeakRewards Program:

Betsy Introduced, Miles Hill, representative from BGE:

Mr. Hill explained and distributed pamphlets about the PeakRewards Program. BGE is offering an energy saving programmable thermostat that can be purchased for about \$280.00. The thermostat is designed to provide year-round efficiency that would save 15% of your energy costs. He also spoke about other ways BGE could assess your home's energy efficiency. For more information, go to BGESmartEnergy.com or call 1-888-309-7325.

Minutes from March 8, 2010 meeting were distributed, reviewed and approved by all participants with a motion from Susan Dore; seconded by John Spangler.

Treasurer's Report

Checking Balance: [REDACTED]

Savings: [REDACTED]

CD: [REDACTED]

- Dues Payments: 65.9% participation
- Need 42 more families to meet goal
- Motion to accept Treasurer's Report by Bob Downie and approved by all participants.

Date appears to be typo
minutes from
May 2010
meeting reviewed

angler, seconded

3. Speed Cameras
4. Slots in the State of Maryland
5. His involvement in the s-conditioning situation at Ridgely Middle School
6. State Budget: ie. Pensions

New Home
Improvement
Committee
February 2010

Meeting Adjourned by Susan Dore: 9:15 PM

Motion made by John Spangler, second by Bob Downing, all accepted.

Next meeting: Monday, June 12, 2010

Attachments

Proposed Budget for FY2011

Filed with minutes

Sign In Sheet

Letter to Councilman McIntire concerning Springlake sign

Photographs of new traffic patterns on Girdwood

Home Improvement Request Log

Home Improvement Committee Guidelines and Procedures

Filed in Home Improvement Notebook

Home Improvement Request Log

Home Improvement Committee Guidelines and Procedures

Beard, East Padonia

Zhao/Sun, Springlake Drive

Mell, Treherne Rd.

Minkiewilz, Londonderry Road

Notes prepared by Carol Martin

March 17, 2010

- Motion to accept Treasurer's Report was accepted by Jennette Lagario, seconded by John Spangler and approved by all participants.
- Fata Publishing was notified to remind them about the association not receiving the annual report and donation.

Committees:

1. Welcoming:(Susan Dore) No new neighbors reported at this date
2. GTTC: No report, no representation
3. Home Improvements: The following requests have been submitted:
 - Wilder, Norman; 2206 Stryker Ct.; new replacement windows; approved
 - Beard, Kay & Gary; 203 Abbey Hill Court; submitted an explanation of an installed split rail fence without approval; approved
 - Norton, Bruce & Carol; 237 Chantrey; submitted request to build a mud room off the back of the house, wrap around porch and master bedroom. Before approval, the board has requested a new plan that shows the additional footprint of original plat to see if they conform to the covenants and Baltimore County ordinances.
 - Faegh & Negar Athari; chain link fence was removed and replaced with an approved fence. *(after mtg. A thank you note was sent, February 28, 2010)*
4. Police Committee Relations: No report, no representation
5. Easter Egg Hunt: (Anita & Steve Shaw)
March 27, 2010 at 11:00 AM Pot Spring Elementary
Activities to follow at Timonium United Methodist at 1:00 PM
6. 50th Celebration and Fallfest: (Carol Martin) Saturday, October 9th
 - Save The Date flyer was delivered as an insert in the February Newsletter
 - Carol shared notes from Brainstorming Session
 - Next planning meeting: March 25, 2010 at 2320 Harcroft Rd.
 - The following suggestions were discussed:
Tents: Contact neighbors to borrow: Susan Dore, Ruddy Hurly, Tom McComas
Fireworks: Contact David Pack and Dave Rosner
DJ: Contact Dan Hawkins, 251 Fallsbrook
Sandwich Boards: Board denied due to vandalism

Unfinished Business:

1. **Fox/Rudolf:** The association's insurance company has been notified of situation. As a result the agent from the company as requested a timeline of correspondence between the two parties and the association. Susan Dore will compile.
2. **Covenant Letter** was mailed to each resident.
3. **Speed hump Girdwood:** Betsy Hansen received an email from Keith Link, Engineering Program Manager from the Baltimore County Traffic Engineering Office confirming (February 22, 2010) that one additional hump will be installed just north of Springlake in front of #2411 on Girdwood.
4. **Handicap Curb Cuts:** Carol Martin received a letter (February 3, 2010) from Steven Weber, Division of Traffic Engineering that (9) curb ramps will be placed at the intersection of Fallsbrook Rd. and Springlake Dr., the entrances of Pot Spring School, and southwest corner of Harcroft Rd. and Fallsbrook Rd.

New Business:

1. **Dulaney High School Request:**
 - Dulaney sent a letter asking if the association would continue to contribute to the general scholarship program, without any stipulations.

- It was decided to contribute \$500.00 as in the past, with the stipulation that a Springlake student is the recipient selected by the Dulaney Scholarship Committee.
2. **Dues letter and possible increase:**
- Due to increased expenses, the board voted unanimously to increase the annual dues to \$25.00 per household with motion from John Spangler, seconded by Trina Strohman.

Annual Meeting: Monday, April 12, 2010

- Susan Dore will not be in attendance, Betsy Hansen has agreed to introduce guest speaker, Keith Link, see below.
- Keith Link, Engineering Program Manager from the Baltimore County Traffic Engineering Office Annual Meeting confirmed his attendance.
- He will discuss the revised plans to Girdwood Road and will be available to answer questions regarding traffic on Springlake streets.
- Keith Link can be contacted at:
111 W. Chesapeake Avenue
Towson, Md. 21204
410-887-3554
Fax: 410-887-5784
Email: trafficeng@baltimorecountymd.gov

Meeting Adjourned by Susan Dore: 9:00 PM

Motion made by Jeanette Lagorio, second by Trina Strohman, all accepted.

Next meeting: Monday, March 8, 2010

Filed with minutes

Home Improvement Requests; Home Improvements Notebook

50th Celebration Brainstorm Session Notes

Dulaney High School Request

Speed bump confirmation on Girdwood

Handicap Curb Cut confirmation

Filed in Home Improvement Notebook

Athari; 2323 Harcroft Rd Thank you

Wilder, Norman; 2206 Stryker Ct

Norton, Bruce & Carol; 237 Chantrey

Beard, Kay & Gary; 203 Abbey Hill Court

Notes prepared by Carol Martin

February 28, 2010

SPRINGLAKE HOME IMPROVEMENT COMMITTEE

❖ **MISSION STATEMENT:**

DATED 5/8/2010

The Board of directors and the home improvement committee are dedicated to respecting the right of home ownership for every Springlake resident. We also understand that home improvements and home repairs are necessary and are beneficial to maintaining the high standard of our neighborhood. It is the Board's and the committee's goal to consider all requests for home improvement/repairs in a timely manner.

❖ **HOME IMPROVEMENT COMMITTEE TEAM:**

- Committee chairman: **BEN MELL**
- Members: **JOHN SPANGLER & BOB DOWIE**

❖ **AREA'S OF RESPONSIBILITY:**

- ✚ **Repairs or replacement of EXISTING exterior structures, fences etc. i.e. Roofing, Siding, Windows, Doors, fences etc.**
- ✚ **NEW Additions to Existing Footprint of existing home.**
- ✚ **Interior home improvements of any nature Do Not require approval from the Spring lake Home improvement committee.**

❖ **APPROVAL PROCESS FOR HOMEOWNER REQUESTS:**

- ✚ **Approval on repairs or replacements to Existing structures, fences etc.**
 - Committee chairman receives home improvement request from the President or the Homeowner.
 - Chairman advises the other committee members of the pending request.
 - Committee fully reviews request for home improvements to existing structures.
 - Approval/disapproval along with memorandum from committee chairman to the President of the Board of Directors.
 - **NO VOTE IS REQUIRED BY THE BOARD FOR THIS TYPE OF HOME IMPROVEMENT REPAIRS.**

- The President issues the formal notification to the Home Owner.

 APPROVAL ON NEW CONSTRUCTION EXPANDING THE FOOTPRINT OF THE EXISTING STRUCTURE:

- Approval is required by the Board of Directors.
- Chairman of committee receives request from the President of the Board or directly from a Home Owner.
- Chairman of the committee reviews request with the other committee members.
- Committee fully reviews the home improvement request from the homeowner making sure all proper paper work is in place and the new home improvements fall within the Spring Lake Regulations.
- Approval / Disapproval along with detailed memorandum from the Chairman of the committee to the President with its decision and recommendation.
- The President puts this Homeowners request on the next Board Meeting Agenda. The months that the Board does not meet will need to be handled via e-mail or special called meetings.
- The Chairman of the committee will review the request at the Board Meeting and answer any questions from Board Members prior to the vote being taken on this request.
- Once the Board renders their decision the President will advise the Homeowner of the decision by the Board in writing immediately.

2448 Springlake Drive

Sharlene Schnepfe Owner

Google Earth Images of original carport

Projections Into Yards

[BCZR 1955]

Carports or open porches.

-
-
-

A.

If attached to the main building, a carport or a one-story open porch, with or without a roof, may extend into any required yard not more than 25% of the minimum required depth of a front or rear yard or of the minimum required width of a side yard. Any carport or open porch so extended must be open on three sides.

[Bill Nos. 150-1983; 2-1992]

B.

Notwithstanding the provisions of Subsection A, open projections in the side yard are permitted in residential large tract subdivisions only in accordance with Section 504 and the standards as set forth in the Comprehensive Manual of Development Policies.

[Bill No. 2-1992]

PROTESTANT' S

EXHIBIT NO. 9



SPRINGLAKE COMMUNITY ASSOCIATION, INC.
P.O. BOX 603
TIMONIUM, MD 21094-0603

Ms. Sharlene Schnepfe
2448 Springlake Drive
Timonium, Maryland 21093

March 19, 2011

PROTESTANT'S
EXHIBIT NO. 9

Dear Ms. Schnepfe:

Please consider this your official notification of the Board of Directors' decision regarding work you completed on your property: 2448 Springlake Drive during January-February 2011.

A proposal for this work was not submitted via the proper application to the Home Improvement Committee prior to inception of construction. Nor was the proposal submitted as requested by the President, when notified of these additions after their completion. As an area director, you are familiar with this protocol required by the Springlake Community Association restrictions. The home improvements consisted of two separate projects; the sunroom and the enclosure of the car port. The Home Improvement Committee and the Board of Directors have researched and reviewed each project.

1. ADDITION ON BACK OF HOUSE KNOWN AS THE SUN ROOM:

- a. This addition consists of wood frame construction with siding, windows, and roofing, consistent with the materials on the main house. This structure is built on piers and not on a conventional foundation of block and concrete.
- b. This structure does fall within the Springlake Community Association restriction requirements with the proper side yard and rear yard setbacks.
- c. The Board of Directors does approve this portion of the construction.

2. MODIFICATIONS TO THE EXISTING CAR PORT CONVERTING IT INTO A CLOSED STRUCTURE/GARAGE:

- a. According to the County, the definition of a car port is a space having four posts with a roof and OPEN on three sides.
- b. The modifications that were made to the car port DO NOT ADHERE TO THIS DEFINITION. You have added wood framing, siding, and windows. Your car

port is now defined as a closed structure even though there is no garage door on the structure at present.

- c. Due to this, a ten foot side yard is required by the restrictions and bylaws of the Springlake Community Association. There is **NOT** a ten foot side yard at this property.
- d. After careful review, the Home Improvement Committee and the Board of Directors have concluded that **THIS PART OF THE UNAUTHORIZED CONSTRUCTION IS REJECTED.**

Therefore, you are directed to return the enclosure on the side of your house to its original status prior to the new construction.

The Board of Directors of the Springlake Community Association

cc: Mr. David Duval, Baltimore County Department of Permits,
Approvals & Inspections, Zoning Review Office
cc: Mr. Glenn Berry, Baltimore County Building Inspections

Reference: Record ID #88716

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



Sent To Ms Sharlene Schnepfe
Street, Apt. No.,
or PO Box No. 2448 Springlake Drive
City, State, ZIP+4 Timonium, Md. 21093
PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ms Sharlene Schnepfe
2448 Springlake Drive
Timonium, MD
21093

2. Article Number

(Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

Sherry Schnepf 3/29/11

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

7010 1670 0002 2677 4347

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- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

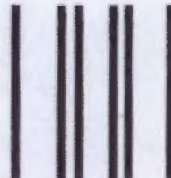
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- Certified Mail is *not* available for any class of international mail.
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- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "Restricted Delivery".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

IMPORTANT: Save this receipt and present it when making an inquiry.

PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

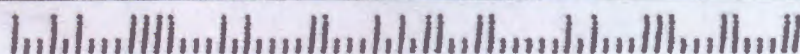
UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

Mrs Elizabeth D. Hansen
2517 Girdwood Rd
Timonium, MD. 21093



From: ssha@earthlink.net
To: sbsghansen611@msn.com
Subject: RE: Monday February 14th SCA Meeting
Date: Thu, 10 Feb 2011 10:56:51 -0500

put it on my calendar. I have added siding and a sun room and I guess I broke some rule by not asking for permission from the association. Did tell some folks I was doing it and now letting you know. I will be at the meeting Monday...sherry

----- Original Message -----

From: [Elizabeth Hansen](#)

To:

cazrn@comcast.net; cjransm@verizon.net; smcglone@verizon.net; mary.m.vincent@verizon.net; thomas.i.mccomas@saic.com; ssha@earthlink.net; annegarrett57@verizon.net; tstrohman@hotmail.com; garyandcarol3@verizon.net; snueslein@hotmail.com; spangler451926@gmail.com; chris.miller@siemens-enterprise.com; wgw1926@comcast.net; clubs62@gmail.com; ilagorio1@verizon.net; sbsghansen611@msn.com; llandefeld@comcast.net; suzigalletti@gmail.com; george@swscpa.com; thebullfam@verizon.net; rgregorytorr@allstate.com; fspbehvdyn@aol.com; rrdownie@comcast.net; steven2517@comcast.net; bengmell@gmail.com; bmcvay@billmcvay.com

Sent: 2/10/2011 10:42:47 AM

Subject: Monday February 14th SCA Meeting

Good Morning All:

I know it is Valentine's Day, but Dulaney's schedule is not flexible.

We have a meeting scheduled for Monday February 14, 2011 at 7 PM Dulaney High School Library.

Thank you,

Betsy Hansen

PROTESTANT' S

EXHIBIT NO. 10

SCA HIC ISSUES FOR REVIEW:

- **Item One: Rear addition for sunroom.**
No application submitted to SCA HIC.
According to Baltimore County Building Inspections: Permit 1:
01/07/2011: First floor addition rear of dwelling to make a sunroom.
Passed initial inspections.
02/14/2011: Final inspection not done.
02/14/2011: No application received by SCA HIC
- **Item 2: Carport**
No application submitted to SCA HIC.
According to Baltimore County Building Inspections: Permit 2:
01/31/2011: Enclose an existing attached carport with side windows and rear door, leaving front open.
- **Item 3: Siding replacement**
02/14/2011: No application received by SCA HIC

Email's

To Ben Mell, Sherry Schnepfe
From: **Elizabeth Hansen** (sbsghansen611@msn.com)
Sent: Thu 2/10/11 5:26 PM
To: Ben Mell (hengmell@gmail.com); Sherry Schnepfe (ssha@earthlink.net)
HI,

I have referred this to Ben Mell of the Home Improvement Committee. He will be contacting you. I went by your house this afternoon. You are well underway there... almost finished. The carport looks to be a garage now. Like I said, the committee will look at your proposal, please fill out the form for Ben to keep all in order with procedure.

Thank you,

Betsy

To ssha@earthlink.net
From: **sbsghansen611@msn.com**
Sent: Thu 2/10/11 3:32 PM
To: ssha@earthlink.net
Hi, that's fine, just fill out form on back of newsletter and hand to Ben at meeting so we keep it all in order. No favoritism with Board!

No Problem!

See you Monday

Betsy



KEVIN KAMENETZ
County Executive

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

May 13, 2011

Mrs. Sherry Schnepfe
2448 Springlake Drive
Timonium, MD 21093

RE: Case Number 2011-0299-A, 2448 Springlake Drive

Dear Mrs. Schnepfe,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 4, 2011. 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:mcn

Enclosures

PROTESTANT' S

EXHIBIT NO. 1

c: People's Counsel
James Martz, 903 Autumn Valley Lane, Gambrills, MD 21054
Elizabeth Hansen, Springlake Community Assoc., P. O. Box 603, Timonium, MD 21094-0603



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

State Highway
Administration

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

Maryland Department of Transportation

Date: 4-13-11

Ms. Kristen Matthews
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

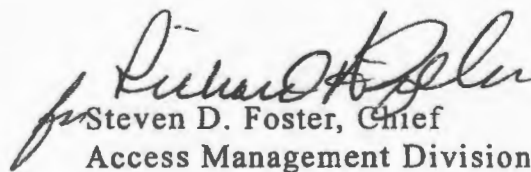
RE: Baltimore County
Item No. 2011-0299-A
Variance
Sherry Schnepfe
2448 Springlake Drive
Hammond Property

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2011-0299-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us). Thank you for your cooperation.

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/rz



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

April 8, 2011

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

ATTENTION: Zoning Review

Distribution Meeting of: **April 4, 2011**

Item No.:

Administrative Variance: 2011-0298A, 2011-0300A

Variance: 2011-0295A – 0297A, 2011-0299A

Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

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

SUBJECT: Zoning Advisory Committee Meeting
For April 18, 2011
Item No. 2011-299

DATE: April 12, 2011

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

Though not shown on the plan, the County owns and maintains a 15" storm drain in the drainage and utility easement along the property line. No permanent structures, including footings, maybe placed in the easement. Therefore, the proposed garage must be located at least 6 feet from the property line.

DAK:CEN:cab

cc: File

ZAC-ITEM NO 11-299-04182011.doc



BALTIMORE COUNTY
MARYLAND

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

PRESORTED
FIRST CLASS



Hasler

016426612962

\$00.340

05/17/2011

Mailed From 21204
US POSTAGE

Return Service Requested

ELIZABETH HANSEN
SPRINGLAKE COMMUNITY ASSOC.
P. O. BOX 603
TIMONIUM, MD 21094-0603

CK*LS51 21094



PROTESTANT' S

EXHIBIT NO.

2

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

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

SUBJECT: Zoning Advisory Committee Meeting
For April 18, 2011
Item No. 2011-299

DATE: April 12, 2011

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

Though not shown on the plan, the County owns and maintains a 15" storm drain in the drainage and utility easement along the property line. No permanent structures, including footings, maybe placed in the easement. Therefore, the proposed garage must be located at least 6 feet from the property line.

DAK:CEN:cab
cc: File
ZAC-ITEM NO 11-299-04182011.doc

PROTESTANT'S
EXHIBIT NO. 5

PROTESTANT' S

EXHIBIT NO.

6

LISER 6406 PAGE 053

THIS ASSIGNMENT AND AGREEMENT made this day of June, 1982, by and between HAYFIELDS, INC., party of the first part, and SPRINGLAKE COMMUNITY ASSOCIATION, INC., party of the second part;

WHEREAS, Hayfields, Inc., was formerly known as Springdale, Inc., the name change was authorized by appropriate amendment to its charter on May 8, 1978; and

WHEREAS, Springdale, Inc. was granted the right and privilege of exercising certain discretionary judgements under and by virtue of certain deeds and declarations recorded among the land records of Baltimore County and effecting the subdivision known as Springlake, all as more particularly herein after set forth; and

WHEREAS, in 1974 Springdale agreed with Springlake Community Association, Inc. to grant and convey all of these discretionary rights of approval under these deeds and declarations and inadvertently no agreement was executed and

41

WER

1) Declaration dated October 30, 1958, by Springfield Farms, Inc., and recorded among the land records of Baltimore County in Liber GLB, 3439, Folio 558;

2) Declaration dated November 25, 1960, by Fox Croft, Et. Al., recorded among the land records of Baltimore County in Liber WJR, 3786, Folio 363;

3) Declaration dated September 12, 1961, by Springdale, Inc. Et. Al., recorded among the land records of Baltimore County, in Liber WJR, 3893, Folio 58;

4) Declaration dated September 27, 1962 by Springdale, Inc., and recorded among the land records of Baltimore County, in Liber, WJR, 4051, Folio 473;

5) Declaration dated December 17, 1962, by Springdale, Inc., recorded among the land records of Baltimore County, Liber RRG, 4087, Folio 206.

SPRINGLAKE COMMUNITY ASSOCIATION, INC., joins herein for the express purpose of accepting the assignment of all discretionary powers, rights and privileges reserved unto Springdale, Inc., under and by virtue of the deeds and declarations herein before referred to.

WITNESS the hands and seals of the parties hereto the day and year first above written.

WITNESS:

[Signature]
[Signature]

HAYFIELDS, INC.

By: *[Signature]*
President

SPRINGLAKE COMMUNITY ASSOCIATION
INC.

By: *[Signature]*
Jeanette Lagorio, President

IN RE: PETITION FOR VARIANCE	*	BEFORE THE
W/S Oak Croft Drive, 305' N c/line of	*	ZONING COMMISSIONER
Charmuth Road	*	OF
(1206 Oak Croft Drive)	*	BALTIMORE COUNTY
9th Election District	*	Case No. 2009-0160-A
3 rd Council District	*	
Stamatoula Mavrophilipos	*	
Petitioner	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Stamatoula Mavrophilipos. The Petitioner requests a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an existing detached accessory structure (garage) to have a height of 17 feet in lieu of the maximum allowed 15 feet. The subject property and requested relief are more particularly described on the site plan submitted, which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Stamatoula Mavrophilipos, and her husband, Konstantinos Mavrophilipos, property owners. Appearing as Protestants in the matter was the Dulaney Valley Improvement Association, Inc. represented by their Board of Director members, Larry Townsend, Dr. Robert Cordes and Maxwell R. Collins, II, Esquire.

By way of background, the property known as 1206 Oak Croft Drive, just north of Charmuth Road near Dulaney Valley Road in Lutherville, was the subject of prior Case No. 08-432-A. In that case, the same Petitioner was granted variance relief from B.C.Z.R. Section 400.1 to permit a garage to be located in the side yard in lieu of the requested rear yard. To the extent applicable, the findings and conclusions set forth in my Order of June 6, 2008 in that case are adopted by reference and incorporated herein. Moreover, the relief in Case No. 08-432-A was

subject to certain restrictions which were conditions precedent to the relief granted. Pertinent here was Restriction No. 2 that stated in part:

“The proposed garage shall be built in terms of ‘normal overall garage proportions’ in massing. That is to say that the garage will be built with a door height not to exceed 8 feet and of materials and colors that match the front of the principal structure to assure consistency.”

Subsequently in the fall of the year, Petitioner’s nightmare began when the Department of Permits and Development Management received inquiries questioning the accessory structure’s compatibility and excessive height. Code Enforcement Officer Dennis Rioux visited the site on October 28, 2008 and again on November 6, 2008 and after measuring the structure’s height to be 16'-10", issued a Code Enforcement Notice informing the Petitioner that the height be reduced to 15 feet or a variance obtained before proceeding.¹ Mr. Mavrophilipos testified that he has paid substantial sums of money, applied for and obtained a building permit (Permit No. B697682) for the construction of a 16' x 26' x 15' garage. He estimated \$20,000 would be expended if he would be required to lower the roof structure and indicated the garage would no longer be functional for storage, one of its intended purposes, and may ultimately result in a flat roof structure. Moreover, he asserts that it was through inadvertence on his part that he exceeded the 15 foot height limitation by not including in his measurements the space between the structure’s first and second floors. The Petitioner now comes before me seeking relief as set forth above to allow completion of the structure with a height of 17 feet. Mr. Mavrophilipos testified at length as to the practical difficulty and unreasonable hardship he would endure if the variance were not granted, which would leave he and his wife in an untenable position.

¹ Opposition to garage heights is not uncommon. See *County Board of Appeals’* decisions in Case Nos. 04-255-A, 04-383-A and this Commission’s Orders in Case Nos. 06-219-A, 08-267-A, etc.

As noted above, several residents from the surrounding locale appeared in opposition to the request. They testified that they found the garage with its excessive height and 1:12 roof pitch offensive and out of rhythm with other structures in their immediate area. They believe that the Petitioner should be required to lower the height of the garage and incorporate a pitched roof that matches their principal dwelling in accordance with the regulations. Mr. Collins expressed amazement that the Petitioner would build the garage in violation of the regulations given the prior hearing and Order. He believes the Petitioner(s) are the authors of their own misfortune. Messrs. Collins, Townsend and Dr. Cordes testified that many in the community are opposed to the garage's overpowering size that, if allowed, would not be in keeping with the character of the community and would dominate an already largely developed lot.

To a certain extent, I am sympathetic to the Petitioner's plight; however, variance relief can be granted only if the requirements contained in Section 307 of the B.C.Z.R. are met. This section states that the Zoning Commissioner may grant variances:

... only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the zoning regulations of Baltimore County would result in practical difficulty or unreasonable hardship.

Variances are not favored under the law and presumed to be in conflict with the regulations. As stated in *Cromwell v. Ward*, 102 Md. App. 691, 703 (1995):

The general rule is that the authority to grant a variance should be exercised sparingly and only under exceptional circumstances.

After due consideration of all of the testimony and evidence presented, I find that the Petitioner's property is substantially similar to other properties as to size, shape, topography and

orientation. As such, it does not meet the requirements for a finding of uniqueness as set forth in *Cromwell*. I cannot decide this case based on "extenuating circumstances". Having determined that no uniqueness exist as to the Petitioner's property that would warrant the structure's excessive height, I must therefore deny the variance requested by the Petitioner.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of February 2009, that the Petition for Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a detached accessory structure (garage) with a height of 17 feet, in lieu of the maximum allowed 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and

IT IS FURTHER ORDERED that the Petitioner shall have ninety (90) days from the date of this Order to lower the height of the garage so as to be in compliance with Building Permit No. B6976892 and the Zoning Regulations. As set forth in the Office of Planning's Zoning Advisory Committee (ZAC) comment, dated February 10, 2009, a copy of which is attached hereto, the Petitioner shall comply with architecture to be fitting with that of the community "such as pitched roof with building materials that match the current dwelling".

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

WJW:dlw

SIGNED

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County



Courtesy W. E. Evertsman



Dr, Lutherville-Timonium, MD 21093

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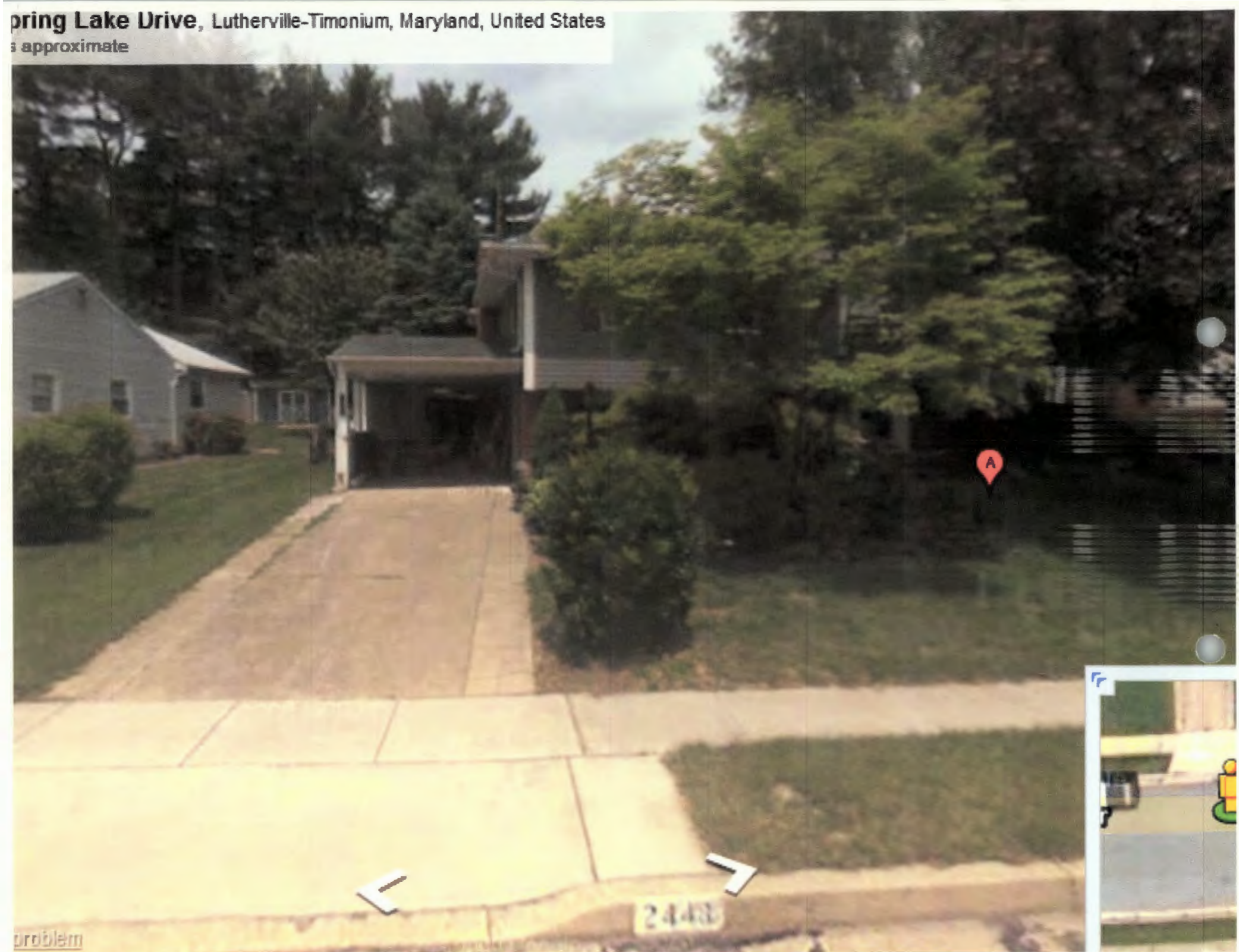
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Spring

© 2010

39°27'18.67"N 76°36'31.74"W elev. 463 ft

Spring Lake Drive, Lutherville-Timonium, Maryland, United States
is approximate



2448 Springlake Drive

Sharlene Schnepfe Owner

Images of enclosure of car port in violation of Springlake Community Association Restrictions;
rejected by Board of Directors



new year



01/11/2017



02/11/2011 Moll



02/11/2011
mell

02/11/2011
Mell



CURVE DATA TABLE			
RADIUS	Δ	ARC LENGTH	CHORD
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200.00	2.00	3.1416	3.1416
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400.00	4.00	6.2832	6.2832
500.00	5.00	7.8540	7.8540
600.00	6.00	9.4248	9.4248
700.00	7.00	10.9956	10.9956
800.00	8.00	12.5664	12.5664
900.00	9.00	14.1372	14.1372
1000.00	10.00	15.7080	15.7080
1100.00	11.00	17.2788	17.2788
1200.00	12.00	18.8496	18.8496
1300.00	13.00	20.4204	20.4204
1400.00	14.00	21.9912	21.9912
1500.00	15.00	23.5620	23.5620
1600.00	16.00	25.1328	25.1328
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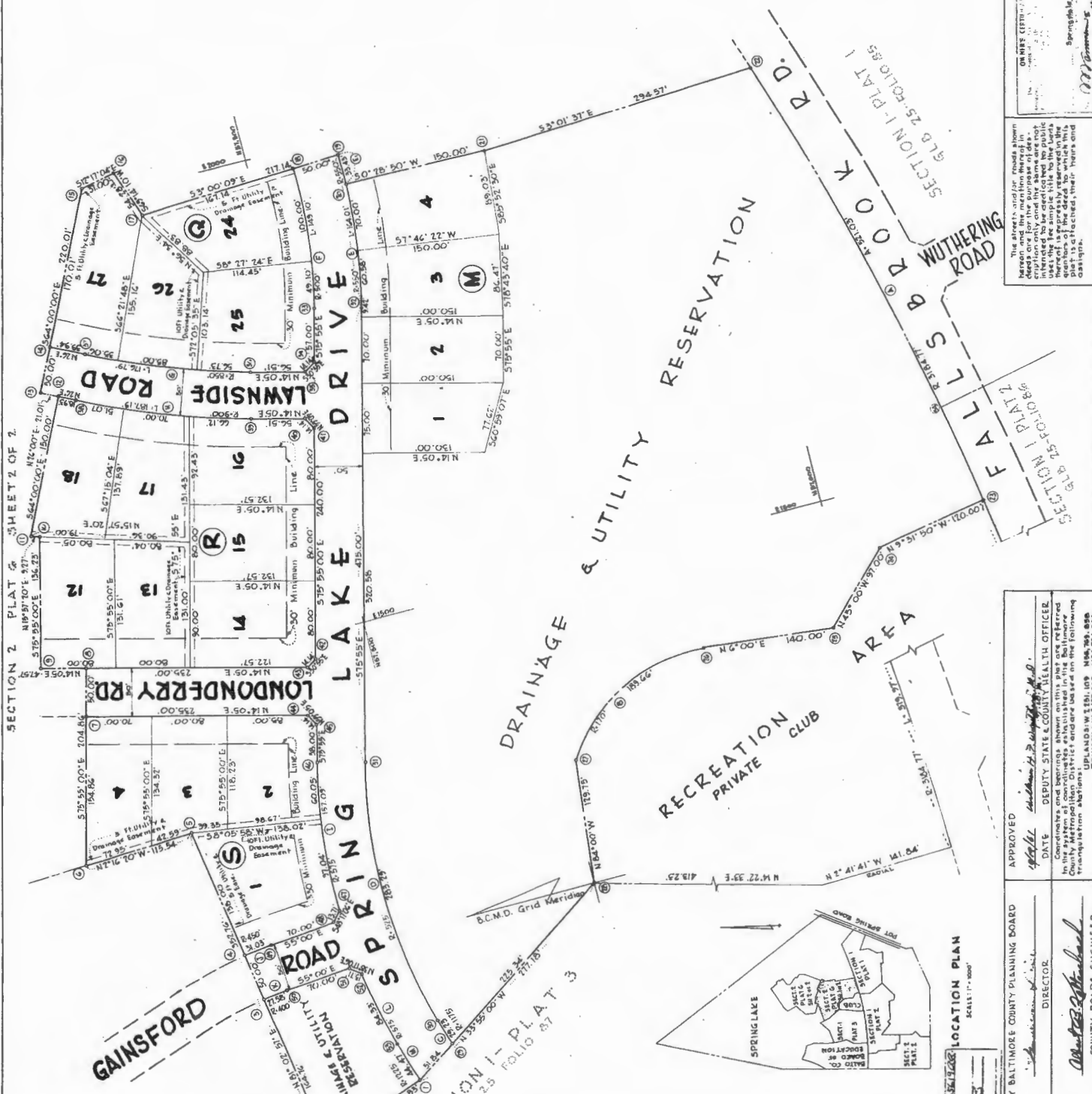
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WLR 27 FOLD 145

OCT 20 1981 at
 name day recorded in Lib
 F.R. No. 10,000
 County of Baltimore, Md.
 Baltimore County and ex
 cluded, per
 [Signature]
 Clerk

Springlake

SECTION 2-PLAT 6
 SHEET 1 OF 2
 8TH DISTRICT - BALTIMORE COUNTY, MD
SPRINGDALE INC. OWNERS
 16 PARK AVENUE
 BALTIMORE 1, MARYLAND



APPROVED

DATE

DIRECTOR

COUNTY ROADS ENGINEER

APPROVED

DATE

DIRECTOR

COUNTY ROADS ENGINEER

APPROVED

DATE

DIRECTOR

COUNTY ROADS ENGINEER

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COUNTY ROADS ENGINEER

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DIRECTOR

COUNTY ROADS ENGINEER



2448

05/14/2011 Hansen



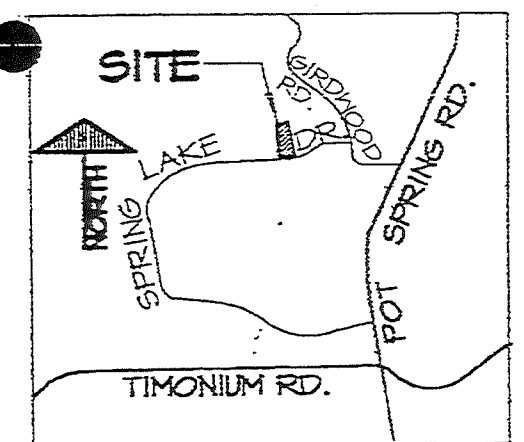
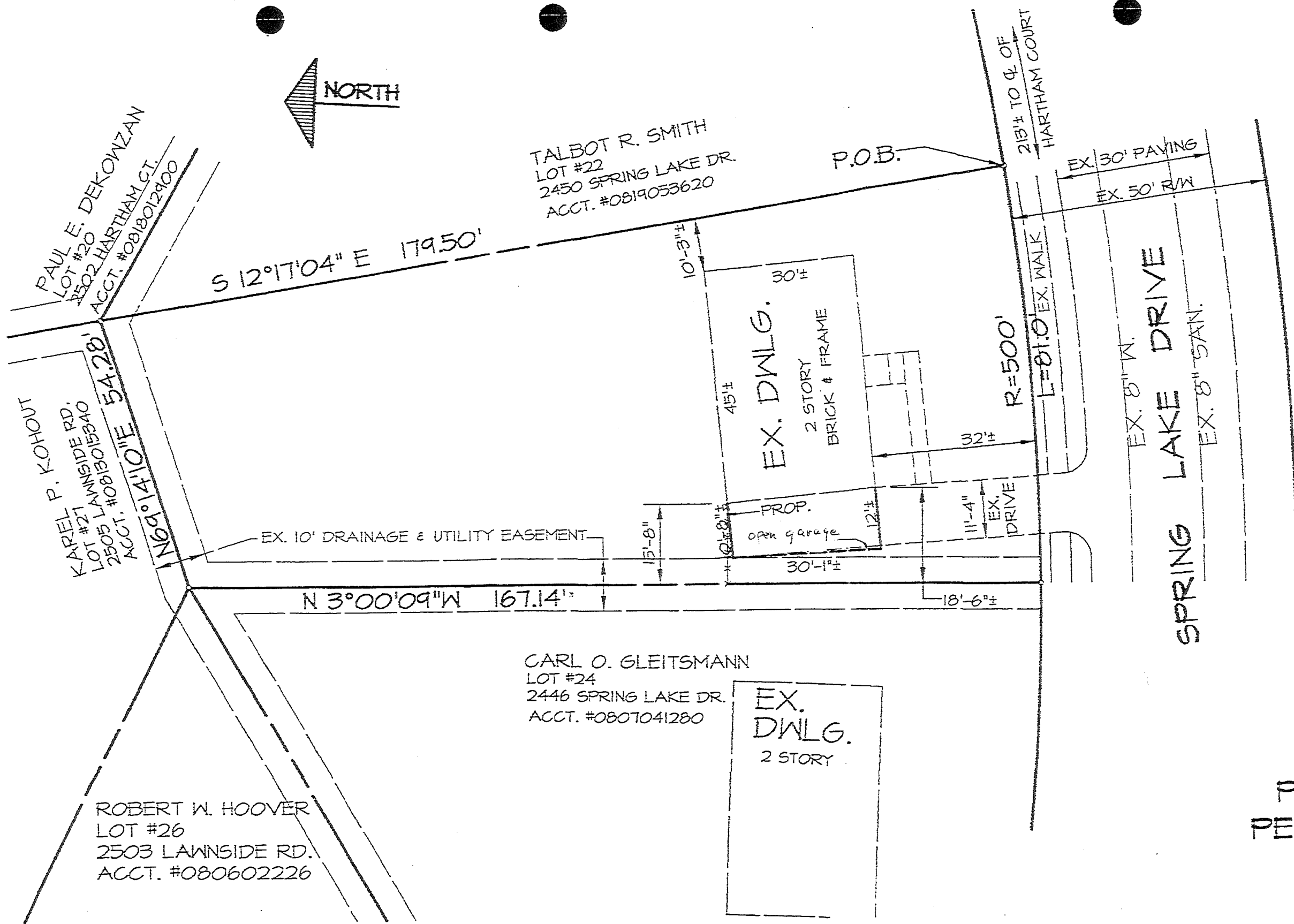
05/14/2011 Hansen

2448



~ JAN. 2011

~~2nd~~ Pt. # 2



VICINITY MAP
SCALE: 1"=1000'

SITE DATA:
 SITE AREA: 11,647± = 0.27 AC.±
 EXISTING ZONING AT TIME PLAT WAS RECORDED: R-10
 EXISTING ZONING: D.R. 35
 EXISTING USE: SINGLE FAMILY DWELLING
 PROPOSED USE: SAME

LOCATION INFORMATION			
ELECTION DISTRICT	8		
COUNCILMANIC DISTRICT	3		
1"=200' SCALE MAP #	052 A J		
ZONING	DR-3.5		
LOT SIZE	ACREAGE	11,647 SQUARE FEET	
	PUBLIC	PRIVATE	
SEWER	☒	☐	
WATER	☒	☐	
CHESAPEAKE BAY CRITICAL AREA	YES ☐	NO ☒	
100 YEAR FLOOD PLAIN	☐	☒	
HISTORIC PROPERTY/BUILDING	☐	☒	
PRIOR ZONING HEARING CASE # 1999-0071-A			
ZONING OFFICE USE ONLY			
REVIEWED BY	ITEM #	CASE #	
JK	0229	2011-0299-A	

PLAT TO ACCOMPANY PETITION FOR VARIANCE

HAMMOND PROPERTY
 2448 SPRING LAKE DRIVE
 TIMONIUM, MD 21093
 LOT 23, BLOCK Q, SECTION 3, PLAT 5
 SPRING LAKE
 W.J.R. 28/75

Prepared by: JAMES MARTZ Date: 3-10-11

OWNER:
 THE VIRGINIA A. HAMMOND TESTAMENTARY TRUST