

5/30/14

IN THE MATTER OF
JOSEPH AND LYNN FARRELL
S/S BRACKENWOOD COURT, 204' W OF
C/L FOXLEY ROAD
(204 BRACKENWOOD COURT)

8th Election District
3rd Councilmanic District

* BEFORE THE
* BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* Case No.: 14-033-X

* * * * *

OPINION

This matter comes before the Board of Appeals as a de novo appeal from the October 10, 2013 decision of the Office of Administrative Law in which the requested special exception for the use of the Petitioners' property to include a professional office was granted with conditions.

BACKGROUND

The property involved in this appeal is known as 204 Brackenwood Court is owned by Joseph and Lynn Farrell. The property is situated on a 0.2486 acre lot and is improved by a single family dwelling. Ms. Farrell is a Certified Public Accountant (CPA) and proposes to operate a professional office for her practice in the basement of the subject property. The property is zoned DR 3.5 and as such under the relevant zoning regulations requires a Special Exception for the proposed use of the property.

The Administrative Law Judge granted the Special Exception with conditions placed upon the use of the property.

HEARING

The appeal before the Board arises from the petition of the Springlake Community Association, Inc. which is the community association that represents the area in which the subject property is located. Counsel for the Springlake Community Association offered as an

initial objection to the relief granted below the provisions of a restrictive covenant executed in 1960 and thereafter assigned in 1982 to the said community association. The provisions of the documents do not specifically identify the situation before the Board. The provisions of the covenants do refer to the use of residential property for owners engaged in the professions of medicine and dentistry. However, in this case the Board has no statutory authority to adjudicate the validity of, or to enforce, restrictive covenants. The Board will therefore defer to a court of competent jurisdiction for the resolution of this matter.

Turning then to the area over which the Board has legal authority to rule we will discuss the evidence presented on the issue of the Special Exception as sought by the Petitioners pursuant to Section 1B0.1(c)(12) of the Baltimore County Zoning Regulations (B.C.Z.R.). As regards the instant case the B.C.Z.R. establishes the following provisions for the establishment of a professional office in a residence located in an area not specifically zoned for the requested use:

Office or studio of physicians, dentists, lawyers, architects, engineers, artists, musicians or other professional persons, provided that such office or studio is established within the same building as that serving as the professional person's primary residence at the time of the application; does not occupy more than 25% of the total floor area of such residence; and does not involve the employment or more than one non resident professional associate nor two other nonresident employees.

Received into evidence on behalf of the Petitioners were: a site plan (Exhibit 1); the CPA license of Mrs. Farrell (Exhibit 6) and a traffic engineering report prepared by Traffic Concepts, Inc. (Exhibit 15).

The Petitioners first witness was Keith Heindel a professional land surveyor who testified that the proposed office would be located in the basement of the Petitioner's residence and would

measure 650 sq ft. The entire usable area of the property, according to Mr. Heindel is 2,823 sq ft. with the basement consisting of 1,195 sq ft.

The next witness called by the Petitioners was Kenneth Schmid of Traffic Concepts, Inc. who was accepted by the Board as an expert in the area of traffic engineering. Mr. Schmid prepared the traffic engineering report introduced into evidence as Exhibit 15. His written and stated conclusion was that the proposed use in this case would have only a minimal impact on the volume and flow of traffic along Petitioners' street. Mr. Schmid described the Petitioners' property as being located in a residential neighborhood with a fully improved roadway including 34 feet of paving with a sidewalk for pedestrian use. He continued in his testimony to indicate that the Petitioners' house has a driveway that can fit one potential client's car along with the car owned by the Petitioners and has room for two parked vehicles in front of their home at the curb.

Several residents who are neighbors of the Petitioners testified as to their concerns above the proposed special exception. The concerns were, inter alia: that there was a fear of a proliferation of special exception uses within the neighborhood; a concern for the safety of children in the area; and, the concern for unanticipated negative impacts to the neighborhood character of the area.

DECISION OF THE BOARD

The law on this subject as interpreted by the Court of Special Appeals of Maryland in found in the case of *AT&T Wireless Services v. Mayor and City Council of Baltimore*, 123 Md. App. 681 (1998). In *AT&T* the Court ruled that the test in evaluating a request for a special exception or conditional use is not whether the special exception is compatible with permitted uses in a zone or whether a conditional use will have adverse effects. Adverse effects the Court held are inherent in all conditional or special exception uses. The standard is whether the

adverse effects of the use at the particular location proposed would be greater than the adverse effects ordinarily associated with that use elsewhere within the same zone.

Under Maryland law it has been established that a special exception enjoys a presumption that it is in the interest of the general welfare of a particular zone as allowed by law and therefore, valid. *Schultz v. Pritts*, 291 Md 1 (1981).

In this case the Board will affirm the decision of the Administrative Law Judge and finds that the Petitioners' property is in conformity with the size requirements of the B.C.Z.R and the proposed use does not present any unacceptable adverse influence to the surrounding neighborhood. The Board will impose the conditions to the Petitioners' grant of the special exception as those established by the Judge in the case below.

Therefore the request for a special exception is granted subject to the conditions contained in the following Order.

ORDER

IT IS THEREFORE, this 30th day of May, 2014, by the
Board of Appeals of Baltimore County

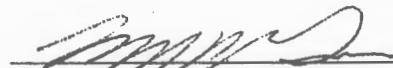
ORDERED that the Petition for Special Exception to for the use of the Petitioners' property to include a professional office is hereby GRANTED, subject to the following conditions:

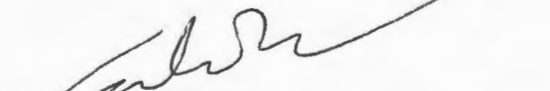
1. The "Special Exception Area," in which all office activities must be conducted, shall be in the basement rooms labeled as "OFFICE," as depicted on the site plan labeled as Exhibit 1.
2. Client parking shall be located only in the driveway and on the street in front of the Petitioners' dwelling.

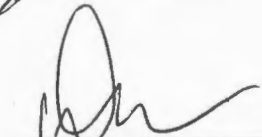
3. Other than the small "office" sign existing on the site, no other signs shall be erected on the premises
4. The Special Exception relief granted herein shall terminate if Mrs. Farrell sells. Leases or in any way conveys her interest in the subject property.
5. The professional office operation shall have no more than one employee other than Mrs. Farrell.

Any petition for judicial review from this decision must be made in accordance with Rule 7- 201 through Rule 7-210 of the *Maryland Rules*.

**BOARD OF APPEALS
OF BALTIMORE COUNTY**


Wendell H. Grier, Panel Chairman

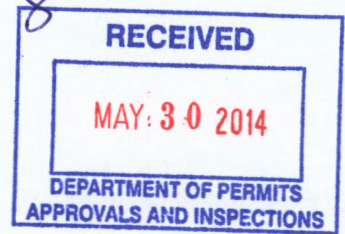

Andrew M. Belt


David L. Thurston



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182



May 30, 2014

Jeffrey H. Gray, Esquire
16925 York Road, Suite A
Monkton, Maryland 21111

Curtis C. Coon, Esquire
Coon & Cole, LLC
401 Washington Avenue, Suite 501
Towson, Maryland 21204

J. Neil Lanzi, Esquire
409 Washington Avenue, Suite 612
Towson, Maryland 21204

RE: *In the Matter of: Joseph and Lynn Farrell*
Case No. 14-033-X

Dear Counsel:

Enclosed please find a copy of the Opinion and Order issued this date by the Board of Appeals of Baltimore County in the above subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, **WITH A PHOTOCOPY PROVIDED TO THIS OFFICE CONCURRENT WITH FILING IN CIRCUIT COURT.** Please note that **all Petitions for Judicial Review filed from this decision should be noted under the same civil action number.** If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

Krysundra "Sunny" Cannington
Administrator

Enclosure
Triplicate Original Cover Letter

c: Joseph and Lynn Farrell
Springlake Community Association, Inc.
Office of People's Counsel
Arnold Jablon, Director/PAI
Lawrence M. Stahl, Managing Administrative Law Judge
Andrea Van Arsdale, Director/Department of Planning
Nancy West, Assistant County Attorney
Michael Field, County Attorney, Office of Law

Keith Herndel
Sarah Maher
John Strohsacker
Wayne Shue
Greg Burke

Address List

Petitioners:

Joseph and Lynn Farrell
204 Brackenwood Court
Timonium, MD 21093

Jeffrey H. Gray, Esquire
16925 York Road, Ste A
Monkton, MD 21111

Protestants:

Curtis C. Coon, Esquire
Coon & Cole, LLC
401 Washington Avenue, Ste 501
Towson, MD 21204

Springlake Community Association, Inc.
Carol A. Martin, Secretary
P.O. Box 603
Timonium, MD 21094

Office of People's Counsel
Arnold Jablon, Director/PAI
Andrea Van Arsdale, Director/Department of Planning
Jeff Mayhew, Deputy Director/Department of Planning
Nancy West, Assistant County Attorney
Michael Field, County Attorney, Office of Law

Interested Persons:

Keith Herndel
194 E. Main Street, 2nd Floor
Westminster, MD 21157

Sarah Maher
John Strohsacker
203 Brackenwood Court
Timonium, MD 21093

Wayne Shue
217 Chantry Road
Timonium, MD 21093

Greg Burke
206 Brackenwood Court
Timonium, MD 21093

BOARD OF APPEALS OF BALTIMORE COUNTY
MINUTES OF DELIBERATION

IN THE MATTER OF: Joseph and Lynn Farrell

14-033-X

DATE: March 12, 2014

BOARD/PANEL: Wendell H. Grier, Panel Chairman
Andrew M. Belt
David L. Thurston

RECORDED BY: Sunny Cannington/Administrator

PURPOSE: To deliberate the following:

1. Petition for Special Exception to use the property as a professional office for Lynn A. Farrell, Certified Public Accountant.

PANEL MEMBERS DISCUSSED THE FOLLOWING:

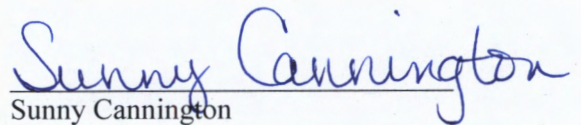
STANDING

- The Board reviewed the history of this matter. The ALJ granted the Petition for Special Exception with conditions.
- The Board discussed that there was opposition to the request from the community. The biggest concerns were with regard to parking and increased traffic.
- The Board reviewed the special exception requirements of 502.1. The Board determined that the requested special exception meets all the standards. The Board reviewed that Ms. Farrell is a CPA with a small clientele. Ms. Farrell testified that even during busy times of the year, the daily traffic and meetings is minimal.
- The Board reviewed the conditions imposed by the ALJ. The Board determined that the conditions imposed by the ALJ are logical and act as a safeguard for the community. The Board determined that they would impose the same conditions in their Opinion.
- The issue of covenants came up at the hearing. The Board determined that they do not have jurisdiction over the review of covenants.

FINAL DECISION: After thorough review of the facts, testimony, and law in the matter, the Board unanimously agreed to GRANT the requested relief with conditions.

NOTE: These minutes, which will become part of the case file, are intended to indicate for the record that a public deliberation took place on the above date regarding this matter. The Board's final decision and the facts and findings thereto will be set out in the written Opinion and Order to be issued by the Board.

Respectfully Submitted,


Sunny Cannington



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

February 12, 2014

NOTICE OF DELIBERATION

IN THE MATTER OF:

14-033-X

Joseph and Lynn Farrell – Legal Owners
S/s Brackenwood Ct, 204'w of c/l Foxley Road
204 Brackenwood Court
8th Election District; 3rd Councilmanic District

Re: Petition for Special Exception to use the property as a professional office for Lynn A. Farrell,
Certified Public Accountant.

10/10/13 Opinion and Order of the Administrative Law Judge wherein the requested relief was GRANTED
with conditions.

Having concluded this matter on 2/11/14 a public deliberation has been scheduled for the following:

DATE AND TIME : Wednesday, March 12, 2014, at 9:30 a.m.

LOCATION : Jefferson Building - Second Floor
Hearing Room #2 - Suite 206
105 W. Chesapeake Avenue

NOTE: ALL PUBLIC DELIBERATIONS ARE OPEN SESSIONS; HOWEVER, ATTENDANCE IS NOT
REQUIRED. A WRITTEN OPINION/ORDER WILL BE ISSUED BY THE BOARD AND A COPY
SENT TO ALL PARTIES.

For further information, including our inclement weather policy, please visit our website at :
www.baltimorecountymd.gov/Agencies/appeals/index.html

Krysundra "Sunny" Cannington
Administrator

c: Counsel for Legal Owner/Petitioner	: Jeffrey H. Gray, Esquire and J. Neil Lanzi, Esquire
Legal Owner/Petitioner	: Joseph and Lynn Farrell
Counsel for Appellant/Protestant	: Curtis C. Coon, Esquire
Appellant/Protestant	: Springlake Community Association, Inc.

Keith Herndel

Sarah Maher

John Strohsacker

Wayne Shue

Greg Burke

Office of People's Counsel
Lawrence M. Stahl, Managing Administrative Law Judge
Nancy West, Assistant County Attorney

Arnold Jablon, Director/PAI
Andrea Van Arsdale, Director/Department of Planning
Michael Field, County Attorney, Office of Law

Case No: 14-033-X

Case Name: Farrell

Exhibit List

Party: Protestants / Appellants

Date: 2/11/14

[illegible]

RECEIVED

JAN 8 2014

BALTIMORE COUNTY
BOARD OF APPEALS

IN THE MATTER OF

JOSEPH FARRELL and
LYNN A. FARRELL

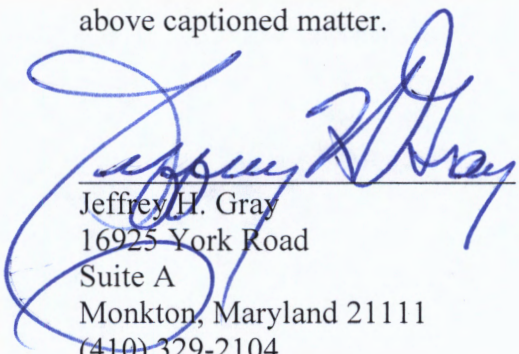
Petitioners

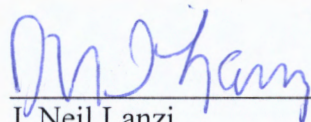
* BEFORE THE COUNTY
* BOARD OF APPEALS
* FOR
* BALTIMORE COUNTY
* Case No. 14-033-X

* * * * *

ENTRY OF APPEARANCE

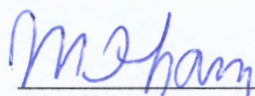
Please enter the appearance of J. Neil Lanzi, Esquire, J. Neil Lanzi, P.A. and
Jeffrey H. Gray, Esquire on behalf of Joseph Farrell and Lynn Farrell, legal owners in the
above captioned matter.


Jeffrey H. Gray
16925 York Road
Suite A
Monkton, Maryland 21111
(410) 329-2104


J. Neil Lanzi
J. Neil Lanzi, P.A.
409 Washington Avenue, Suite 612
Towson, Maryland 21204
(410) 296-0686

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of January, 2014 a
copy of the foregoing Entry of Appearance was mailed, postage prepaid, to Curtis C. Coon,
Esquire, Coon & Cole, LLC, 401 Washington Avenue, Suite 501, Towson, Maryland
21204; Peter Max Zimmerman, Esquire, People's Counsel for Baltimore County, Carole
DeMilio, Deputy People's Counsel for Baltimore County, 105 W. Chesapeake Avenue,
Suite 204, Towson, Maryland 21204; Sarah Maher, 203 Brackenwood Court, Lutherville,
Maryland 21093; Wayne Shue, 217 Chantrey Road, Lutherville, Maryland 21093; Greg
Burke, 206 Brackenwood Court, Lutherville, Maryland 21093.


J. Neil Lanzi

RECEIVED
JAN 8 2014

BALTIMORE COUNTY
BOARD OF APPEALS

January 7, 2014

Krysundra L. Cannington, Administrator
Board of Appeals for Baltimore County
Jefferson Building, Suite 203
105 W. Chesapeake Avenue
Towson, Maryland 21204

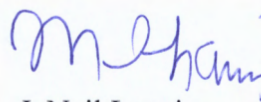
Re: Appeal of Special Exception
Property: 204 Brackenwood Court
Case No. 2014-0033-X

Dear Ms. Cannington:

Enclosed please find an Entry of Appearance on behalf of the Petitioners in the above referenced case.

Thank you for your attention to this matter.

Very truly yours,



J. Neil Lanzi

JNL\mlr
enclosure

cc: Jeffrey H. Gray, Esquire
Curtis C. Coon, Esquire
Peter Max Zimmerman, People's Counsel
Carole DeMilio, Deputy People's Counsel
Sarah Maher
Wayne Shue
Greg Burke



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

November 15, 2013

NOTICE OF ASSIGNMENT

IN THE MATTER OF:

14-033-X

Joseph and Lynn Farrell – Legal Owners
S/s Brackenwood Ct, 204'w of c/l Foxley Road
204 Brackenwood Court
8th E; 3rd C

Re: Petition for Special Exception to use the property as a professional office for Lynn A. Farrell,
Certified Public Accountant.

10/10/13 Opinion and Order of the Administrative Law Judge wherein the requested relief was GRANTED
with conditions.

ASSIGNED FOR: TUESDAY, FEBRUARY 11, 2014, AT 10:00 A.M.

LOCATION:

Hearing Room #2, Second Floor, Suite 206
Jefferson Building, 105 W. Chesapeake Avenue, Towson

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Krysundra "Sunny" Cannington
Acting Administrator

c: Counsel for Legal Owner/Petitioner
Legal Owner/Petitioner

: Jeffrey H. Gray, Esquire
: Joseph and Lynn Farrell

Counsel for Appellant/Protestant
Appellant/Protestant

: Curtis C. Coon, Esquire
: Springlake Community Association, Inc.

Keith Herndel

Sarah Maher

John Strohsacker

Wayne Shue

Greg Burke

Office of People's Counsel
Lawrence M. Stahl, Managing Administrative Law Judge
Nancy West, Assistant County Attorney

Arnold Jablon, Director/PAI
Andrea Van Arsdale, Director/Department of Planning
Michael Field, County Attorney, Office of Law

APPEAL

**Petition for Special Exception
(204 Brackenwood Court)
8th Election District – 3rd Councilmanic District
Legal Owners: Joseph L. and Lynn A. Farrell
Case No. 2014-0033-X**

- ✓ Petition for Special Exception (August 13, 2013)
- ✓ Zoning Description of Property
- ✓ Notice of Zoning Hearing (August 27, 2013)
- ✓ Certificate of Publication (September 19, 2013)
- ✓ Certificate of Posting (September 14, 2013) by J. Lawrence Pilson
- ✓ Entry of Appearance by People's Counsel (August 21, 2013)
- ✓ Petitioner(s) Sign-in Sheet – 1 page
- ✓ Citizen(s) Sign-in Sheet – 1 page
- ✓ Zoning Advisory Committee Comments
 - Petitioner(s) Exhibits -
 - ✓ 1A. Site Plan
 - ✓ 1B. Photos of Site
 - ✓ 2. CPA – State Licenses
 - ✓ 3A & 3B. Color Photos – Interior
 - ✓ 4. Invoices – ADT & Fireline
- Protestants' Exhibits – None
- ✓ Miscellaneous (Not Marked as Exhibits) – Email Comments and SDAT
- ✓ Administrative Law Judge Order and Letter (GRANTED with Conditions - October 10, 2013)
- ✓ Notice of Appeal – November 12, 2013 by Curtis C. Coon (Coon & Cole, LLC) on behalf of Springlake Community Association, Inc.

APPEAL

**Petition for Special Exception
(204 Brackenwood Court)
8th Election District – 3rd Councilmanic District
Legal Owners: Joseph L. and Lynn A. Farrell
Case No. 2014-0033-X**

Petition for Special Exception (August 13, 2013)

Zoning Description of Property

Notice of Zoning Hearing (August 27, 2013)

Certificate of Publication (September 19, 2013)

Certificate of Posting (September 14, 2013) by J. Lawrence Pilson

Entry of Appearance by People's Counsel (August 21, 2013)

Petitioner(s) Sign-in Sheet – 1 page

Citizen(s) Sign-in Sheet – 1 page

Zoning Advisory Committee Comments

Petitioner(s) Exhibits -

- | | |
|----------|---------------------------|
| 1A. | Site Plan |
| 1B. | Photos of Site |
| 2. | CPA – State Licenses |
| 3A & 3B. | Color Photos – Interior |
| 4. | Invoices – ADT & Fireline |

Protestants' Exhibits – None

Miscellaneous (Not Marked as Exhibits) – Email Comments and SDAT

Administrative Law Judge Order and Letter (GRANTED with Conditions - October 10, 2013)

Notice of Appeal – November 12, 2013 by Curtis C. Coon (Coon & Cole, LLC) on behalf of Springlake Community Association, Inc.

KEVIN KAMENETZ
County Executive



LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

November 13, 2013

Jeffrey H. Gray, Esquire
16925 York Road, Suite A
Monkton, Maryland 21111

RE: **APPEAL TO BOARD OF APPEALS**
Case No. 2014-0033-X
Location: 204 Brackenwood Court



Dear Mr. Gray:

Please be advised that an appeal of the above-referenced case was filed in this Office on November 12, 2013. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals ("Board").

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to contact the Board at 410-887-3180.

Sincerely,

A handwritten signature in black ink, appearing to be "L. Stahl".

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS/dlw

c/ Baltimore County Board of Appeals
People's Counsel for Baltimore County
Curtis C. Coon, Esquire, Coon & Cole, LLC, 401 Washington Avenue, Suite 501,
Towson, MD 21204
Sarah Maher, 203 Brackenwood Ct., Lutherville, MD 21093
Wayne Shue, 217 Chantrey Road, Lutherville, MD 21093
Greg Burke, 206 Brackenwood Ct., Lutherville, MD 21093

Address List

Petitioners:

Joseph and Lynn Farrell
204 Brackenwood Court
Timonium, MD 21093

Jeffrey H. Gray, Esquire
16925 York Road, Ste A
Monkton, MD 21111

Protestants:

Curtis C. Coon, Esquire
Coon & Cole, LLC
401 Washington Avenue, Ste 501
Towson, MD 21204

Springlake Community Association, Inc.
Carol A. Martin, Secretary
P.O. Box 603
Timonium, MD 21094

Office of People's Counsel
Arnold Jablon, Director/PAI
Andrea Van Arsdale, Director/Department of Planning
Jeff Mayhew, Deputy Director/Department of Planning
Nancy West, Assistant County Attorney
Michael Field, County Attorney, Office of Law

Interested Persons:

Keith Herndel
194 E. Main Street, 2nd Floor
Westminster, MD 21157

Sarah Maher
John Strohsacker
203 Brackenwood Court
Timonium, MD 21093

Wayne Shue
217 Chantry Road
Timonium, MD 21093

Greg Burke
206 Brackenwood Court
Timonium, MD 21093



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

November 12, 2013

RECEIVED

VIA HAND DELIVERY

NOV 12 2013

Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204

OFFICE OF ADMINISTRATIVE HEARINGS

Re: Appeal of Special Exception
Property: 204 Brackenwood Court, Lutherville-Timonium, MD 21093
Case No.: 2014-0033-X
Appellant: Springlake Community Association, Inc.

Dear Sir/Madam:

This letter will serve as the required written request for appeal of the above-referenced Special Exception. Appellant is an incorporated homeowners' association. The above Property is subject to certain covenants, conditions, easements, and restrictions, as more fully provided in the Declaration dated November 25, 1960, and recorded in the Land Records of Baltimore County at Liber 3786 Folio 363 (the "Declaration"), a copy of which is attached hereto as **Exhibit 1**. The power to enforce and administer the covenants, conditions, easements, and restrictions was assigned to Appellant by an Assignment and Agreement dated June 21, 1982, and recorded in the Land Records of Baltimore County at Liber 6406 Folio 53 (the "Assignment"), a copy of which is attached hereto as **Exhibit 2**.

Paragraph 1 of the Declaration provides, "...any building or structure now or hereafter erected...shall be occupied and used for residential purposes only." The Declaration provides a very limited exception to allow the use of a residence as a physician's or dentist's office only, with the prior written consent of Appellant. The Declaration does not indicate any exception that would allow the operation of other professional offices from the Property, including those of a Certified Public Accountant, as allowed by the Special Exception. Additionally, Paragraph 2 of the Declaration prohibits the erection of any "...building, fence, wall, or other structure" without written approval, such as the "Office" sign erected on the Property and allowed by the Special Exception.

Appellant hereby appeals the Special Exception as it is clearly a violation of the Declaration. The Property Owners had notice of the Declaration and the associated covenants when they purchased the Property in 2012. Nevertheless, the Property Owners proceeded to seek a Special Exception that would allow for the operation of a CPA office from the Property, a use

that is prohibited by the Declaration. The Property Owners did not notify Appellant of their desire to use the Property for this purpose, or request permission from Appellant for a limited exception to the Declaration.

Baltimore County Code Section 502: Special Exceptions provides governing principles and conditions to be considered in granting any Special Exception. Specifically, § 502.1 provides, "Before any special exception may be granted, it must appear that the use for which the special exception is requested will not: A. Be detrimental to the health, safety or general welfare of the locality involved." The Declaration provides for a common scheme of development for the Property and the surrounding neighborhood that is intended to be limited to residential purposes. By allowing the operation of a business from the Property, and the additional visitors and traffic associated with operation of such a business, the Special Exception contravenes the purposes of the Declaration and may be detrimental to the welfare of the neighborhood.

Appellant is a not for profit civic organization, performing valuable quasi-governmental functions in the community. Appellants' good faith efforts to enforce and administer the covenants and conditions of the Declaration should be afforded comity by the County. The Special Exception is inequitable in that it would tend to endorse the Property Owners' flagrant and obvious intent to sidestep and violate the Declaration, and therefore should not be granted.

Appellant expressly reserves all other rights or claims not included in this written request for appeal. To the extent that additional supporting documents are requested by the Office of Administrative Hearings and/or The Baltimore County Board of Appeals, this appeal will be promptly supplemented.

Thank you for your consideration.

Very truly yours,

SPRINGLAKE COMMUNITY ASSOCIATION, INC.

Carol A. Martin
By: Carol A. Martin
Title: Secretary

Enclosures

COON & COLE, LLC
ATTORNEYS AT LAW
401 WASHINGTON AVENUE, SUITE 501
TOWSON, MARYLAND 21204

CURTIS C. COON*, P.C.
Direct Dial: 410-630-4425
cccoon@ccclaw.net

Telephone (410) 244-8800
Facsimile (410) 825-5941

COLIN J. CASLER
ZACHARY J. A. COON
CARA L. HERMAN

DAVID H. COLE, P.C.

* Admitted in MD and DC

November 12, 2013

VIA HAND DELIVERY

Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204

RECEIVED

NOV 12 2013

OFFICE OF ADMINISTRATIVE HEARINGS

Re: Appeal of Special Exception
Property: 204 Brackenwood Court, Lutherville-Timonium, MD 21093
Case No.: 2014-0033-X

Dear Sir/Madam:

Enclosed is a Notice of Appeal to be filed for the above-referenced Special Exception. As the undersigned represents the Appellant, please notify this office of the hearing date so that we may advise our client.

If you have any questions, please feel free to call me. Thank you.

Very truly yours,

Curtis C. Coon w/permission CLH

Curtis C. Coon

CCC/clh
Enc.

10/10/13

IN RE: PETITION FOR SPECIAL EXCEPTION *

BEFORE THE

(204 Brackenwood Court)

8th Election District *

OFFICE OF

3rd Councilman District

Joseph L. & Lynn A. Farrell *

ADMINISTRATIVE HEARINGS

Legal Owners

Petitioners *

FOR BALTIMORE COUNTY

* Case No. 2014-0033-X

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Special Exception filed for property located at 204 Brackenwood Court. The Petition was filed by Jeffrey H. Gray, Esquire, on behalf of the legal owners of the subject property, Joseph L. and Lynn A. Farrell. The Special Exception Petition seeks relief pursuant to §1B01.1(c)(12) of the Baltimore County Zoning Regulations (B.C.Z.R.), to use a portion of the herein described property for the professional office of Lynn A. Farrell, Certified Public Accountant. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1A.

Appearing at the hearing was Joseph and Lynn Farrell and Keith Heindel of Professional Surveys, LLC, who prepared the site plan. Jeffrey H. Gray, Esquire attended and represented the Petitioners. Several neighbors (whose names are in the case file) attended the hearing and expressed certain concerns with the request. The file reveals that the Petition was properly advertised and the site was properly posted as required by the B.C.Z.R.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The only substantive comment was from the Department of Planning (DOP), which did not oppose the relief, but requested that certain conditions be imposed.

ORDER RECEIVED FOR FILING

Date 10/10/13

By Sen

Testimony and evidence offered at the hearing revealed that the subject property is 0.2486 acres and is zoned DR 3.5. The property is improved with a single family dwelling, which the Petitioners purchased last year. Ms. Farrell has been a Certified Public Accountant (CPA) since 1982, and would like to operate a professional office for her practice in the basement of her home. To do so requires Special Exception relief. The BCZR provides as follows concerning this requested special exception use:

Office or studios of physicians, dentists, lawyers, architects, engineers, artists, musicians or other professional persons, provided that any such office or studio is established within the same building as that serving as the professional person's primary residence at the time of application; does not occupy more than 25% of the total floor area of such residence; and does not involve the employment of more than one nonresident professional associate nor two other nonresident employees.

BCZR § 1B01.1.(C)(12).

Special Exception Law in Maryland

In AT&T Wireless Services v. Mayor and City Council of Baltimore, 123 Md. App. 681 (1998), the court ruled that the test in evaluating a special exception or conditional use is not whether a special exception is compatible with permitted uses in a zone or whether a conditional use will have adverse effects. Adverse effects are inherent in all conditional or special exception uses. The standard is whether the adverse effects of the use at the particular location proposed would be greater than the adverse effects ordinarily associated with that use elsewhere within the same zone. Under Maryland law, a special exception enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. Schultz v. Pritts, 291 Md. 1 (1981).

Surveyor Keith Heindel, who prepared the site plan, opined that the Petitioners satisfied the requirements for a Special Exception. Mr. Heindel indicated that the office for Ms. Farrell would occupy 23% of the total floor space in the dwelling, which complies with the B.C.Z.R. Ms.

ORDER RECEIVED FOR FILING

Date

10/10/13

By

Sen

Farrell testified that she is the only CPA in the practice, and that she has only one other employee, an administrative assistant. Ms. Farrell stated she does not advertise, does not want the practice to grow, and operates (with rare exceptions) between the hours of 9:00 am to 5:00 pm Monday – Friday. The only sign on the premises is a small metal sign with the word “Office,” directing clients to the basement entrance to the home.

In these circumstances, I do not believe that the inherent adverse effects associated with this special exception use would be any greater at this location than they would be at any other location in the DR 3.5 zone. Several neighbors expressed concerns with the loss of a neighborhood feel, unknown visitors in the neighborhood and an increase in traffic. These concerns (while valid) are the same as those that would exist in any professional home office scenario, and the County Council is presumed to have been aware of same when it allowed offices for lawyers, doctors, etc. by special exception in DR zones. Though the petition will be granted, I will impose certain conditions designed to minimize any adverse impacts upon the community. In written comments submitted to the undersigned, a neighbor questioned how these conditions/restrictions would be enforced. Baltimore County zoning and code inspectors conduct investigations and enforcement actions initiated by citizen complaints. To the extent any of the conditions are not observed, the appropriate recourse would be to contact the County’s Code Enforcement Bureau.

One of the DOP’s recommendations was to restrict the special exception approval to Ms. Farrell personally. Generally speaking, special exceptions, like variances, “run with the land.” Van Sciver v. Zoning Board of Adjustment, 396 Pa. 646 (1959) (“... [A] special exception or a variance, although it may be granted conditionally or limited in time or use in any manner consistent with the ordinance *always runs with the land and cannot be personal*”). But there is also authority for the

ORDER RECEIVED FOR FILING

Date

10/10/13

By

Sen

proposition that if the grant is made personal, and the order is not appealed, that the restriction will bind a subsequent owner/lessee. *Kulak v. Zoning Board*, 563 A.2d 978 (Pa. 1989). As such, I will include the restriction recommended by the DOP.

Pursuant to the advertisement, posting of the property, and public hearing on this petition, and after considering the testimony and evidence offered, I find that Petitioners' Special Exception request should be granted, subject to the conditions noted below.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 10th day of October, 2013, that the Petition for Special Exception relief under §1B01.1 (c)(12) of the Baltimore County Zoning Regulations ("B.C.Z.R."), to use a portion of the herein described property for the professional office of Lynn A. Farrell, Certified Public Accountant, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

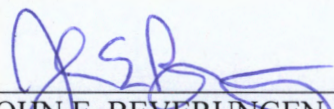
1. Petitioners may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The "Special Exception area," in which all office activities must be conducted, shall be the basement rooms labeled "OFFICE," as depicted on the site plan marked as Exhibit 1A.
3. Client parking shall be located only in the driveway and on the street in front of (and on the same side of the street) the Petitioners' dwelling. Ms. Farrell shall make good faith efforts to notify her clients of this restriction.
4. Other than the small "office" sign existing on the site, no other signs shall be erected on the premises.
5. The Special Exception relief granted herein shall terminate if Ms. Farrell sells, leases or in any way conveys her interest in the subject property.
6. The professional office operation shall have no more than one employee, in addition to Ms. Farrell.

ORDER RECEIVED FOR FILING

4 Date 10/10/13
By den

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

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 10/10/13
By Sen



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

October 10, 2013

Jeffrey H. Gray, Esquire
16925 York Road
Suite A
Monkton, Maryland 21111

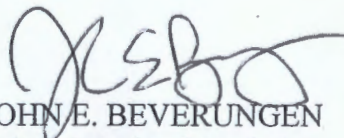
RE: Petition for Special Exception
Case No.: 2014-0033-X
Property: 204 Brackenwood Court

Dear Mr. Gray:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slm
Enclosure

c: Sarah Maher, 203 Brackenwood Ct., Lutherville, Maryland 21093
Wayne Shue, 217 Chantrey Road, Lutherville, Maryland 21093
Greg Burke, 206 Brackenwood Ct., Lutherville, Maryland 21093

John Beverungen - Re: 204 Brackenwood Ct

From: John Strohsacker <johnstroh@gmail.com>
To: John Beverungen <jbeverungen@baltimorecountymd.gov>
Date: 10/9/2013 10:09 AM
Subject: Re: 204 Brackenwood Ct

Judge Beverungen,
Thank you for an opportunity to send in comments.

We have lived on Brackenwood Ct. for 9 years. We are very concerned about the increase in traffic from business related to Amrhein and Flynn Pa at 204 Brackenwood Ct. This past February – April traffic was heavy which prompted contact with the county code enforcement. The code inspector called us and suggested we document the traffic activity.

Brackenwood Ct is a very quiet street; it's not a cut through or a busy street like Padonia Rd. or Timonium Rd. We walk our neighborhood and I don't know of any other professional offices in our general area.

I searched for CPA firms in this area and they are located on commercially zoned roads like Timonium or Padonia. Several of the smaller CPA firms are located in the Kelly Building (20 E Timonium Rd) 1.3 miles away and Elliot Building (57 W Timonium Rd) 1.6 miles away.

Here is a list of CPA firms near us:

Carlozo & Company
20 E. Timonium Road Suite 200 Timonium, MD 21093
Phone: 410-561-5028

Berger, Nyborg & Cannon, P.A.
20 E Timonium Rd Ste 301 Timonium, MD 21093
410-561-5005

Tillman & Santoni LLC
20 E Timonium Rd, Lutherville Timonium, MD 21093
(410) 252-7322

Drake & Miller CPA
57 W Timonium Rd - Elliot Bldg, Suite 100 Timonium, MD
(410) 252-8471

James A. Depew, CPA, P.A.
57 West Timonium Road Elliot Bldg, Suite 306 Timonium, MD 21093
(410) 560-6694 depewcpa.com

Anthony S Waskiewicz CPA
57 W Timonium Rd Suite 108 Timonium, MD 21093 (410) 561-2090

Charchalis & Company, P.A.
2065 York Road Timonium, MD 21093
410-252-3488 acharchalis@comcast.net tcharchalis@comcast.net

Needer and Company
1818 Pot Spring Rd Ste 16, Lutherville Timonium, MD 21093

(410) 560-2770

Robert Talesnik CPA
108 W Timonium Road # 100 Timonium, MD 21093
(410) 560-3535

Resurreccion CPA Firm, LLC
1623 York Rd #200, Lutherville-Timonium, MD
(410) 825-1623 • rescapafirm.com

Weil, Akman, Baylin & Coleman, P.A.
201 W Padonia Rd Ste 600 Timonium, MD 21093
410-561-4411 wabccpas.com

Kahn, Berman, Solomon, Taibel & Mogol
9515 Deereco Rd Ste 801 Timonium, MD 21093
410-308-0300

Is an easier option for Ms. Farrell and her accounting firm Amrhein And Flynn Pa to lease from one of the multiple commercially available properties along York, Timonium or Pot Spring roads within 1 to 2 miles, so their business be consistent with the above firms location and activity/traffic? Is \$8-10,000 in yearly rent not feasible/reasonable? Did they share their gross revenue when applying for an exception and is that considered when weighing a decision?

They moved their business from 3646 Roland Ave, Baltimore, MD 21211 (based on a Patch.com) in Hampden, which according to Maryland tax records is a commercially zoned building.

From the hearing Monday, I thought I heard Ms. Farrell's lawyer say Amrhein And Flynn Pa has 300 business clients and 107 appointments for taxes with three or four times that number in walk ups. Are those numbers are accurate? If so, that is a sizable accounting business that has been in business for quite a while, and I estimate those numbers translate to low to mid six figures if each of the businesses are \$500-\$2000 clients. Is rent doable for a business of that size? Manta.com lists the revenue @ \$500K+ and 3 employees. <http://www.manta.com/c/mmyddp9/amrhein-flynn>

Is that accurate revenue @ the old location?

Mid-Atlantic Properties midap.com has small office space available:

1818 Pot Spring Rd Ste 16, Lutherville Timonium, MD 21093 which is a 2-3 minute drive from Brackenwood Ct. - 1.3 miles.

http://www.midap.com/PDFs/Availability_Report2.pdf

List Price: 536 square feet @ \$14.50 - \$7772 in rent per year? Plus Cam charges?

List Price: 889 square feet @ \$10 - \$8890 in rent per year? Plus Cam charges?

Also, a packet we received Monday at the hearing included a page that was an Inter office correspondence from Andrea Van Arsdale, Director of the Department of Planning to Arnold Jablon Deputy Admin Officer and Director of Permits dated Sept 10th, 2013 that had a summary of recommendations. The last one was interesting:

#4: No employees, except persons who use the dwelling as their primary residence, shall be involved in the home occupation.

This recommendation doesn't seem consistent with current usage.

Ms. Farrell mentioned that they had used a temp employee helping during their busy season at their old location, and did not do so here, maintaining just one fulltime employee. Will an additional temporary employee be allowed under this proposed exception that they are requesting?

How would we know if she follows code, do we need to constantly monitor Amrhein and Flynn Pa to see if they stay within code or the exception granted? How many cars and clients are ok: 100, 200, 500 during tax season? I have counted 3 cars at a time, some cars just idling outside, while a person picks up or drops off. I started watching more closely after the code inspector suggested we document the traffic.

Amrhein and Flynn Pa has gone to one heck of a lot of trouble and expense to get an exception to zoning laws by hiring a lawyer and surveyor, all to I guess save on rent which we as CPAs think rent is very reasonable cost of doing business for an accounting practice of their apparent size.

I feel like it is inconsistent with Spring Lakes zoning classification if Amrhein And Flynn Pa continues to run their business with the traffic they have created during tax season.

This activity is outside the spirit and intent of this quiet neighborhood, and would be more consistent with an office location on Pot Spring, Timonium and Padonia roads in an office building or individual houses zoned commercially. I see a lot of signage on these roads soliciting for leases. Costar.com lists lots of available space as well.

Lastly, we are now also concerned after speaking with a realtor yesterday telling us we may now have to disclose a business is across the street, and if and when we decide to sell our house, it may impact the sales price.

My concerns have heightened since Monday's hearing, and I feel the activity with the amount of clients and sizable increase in traffic should be conducted in a commercial zone and not in a residential neighborhood.

Respectfully,

John Strohsacker

On Tue, Oct 8, 2013 at 10:43 AM, John Beverungen <jbeverungen@baltimorecountymd.gov> wrote:

Mr. Strohsacker,

You can email comments to me, but they would need to be submitted as soon as possible.

John Beverungen

ALJ

>>> John Strohsacker <johnstroh@gmail.com> 10/8/2013 9:31 AM >>>

Judge Beverungen,

I apologize for leaving the hearing at 12:47pm yesterday.

Our meter was going to expire after 2 hours limit. I guess the delay with the surveyor set us back 40 mins.

I was hoping to speak after Sarah Maher. Just emailing to see if it is possible for me you email or mail you my comments about 204 Brackenwood Ct.

Thanks,

John Strohsacker

CONNECT WITH BALTIMORE COUNTY

CERTIFICATE OF POSTING

Date: 9-14-13

RE: Case Number: 2014-0033-X

Petitioner/Developer: Joseph and Lynn Farrell

Date of Hearing/Closing: Oct 7, 2013

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 204 Drakenwood Ct.

The sign(s) were posted on 9-14-13
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

CASE # 2014-0033-X

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

JEFFERSON BLDG, ROOM 205
PLACE: 105 W. CHESAPEAKE AVE TOWSON 21204

DATE AND TIME: MONDAY OCTOBER 7, 2013 11AM

REQUEST: SPECIAL EXCEPTION TO USE PROP-

ERTY FOR PROFESSIONAL OFFICE OF LYNN A.

FARRELL CERTIFIED PUBLIC ACCOUNTANT

AS PROVIDED IN THE ZONING REGULATIONS

OF BALTIMORE COUNTY

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 307-3101

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

HANDICAPPED ACCESSIBLE



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

September 19, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on September 17, 2013

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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: #2014-0033-X

204 Brackenwood Court

S/s Brackenwood Court, 204 ft. w/of centerline of Foxley Road

8th Election District - 3rd Councilmanic District

Legal Owner(s): Joseph & Lynn Farrell, Jr.

Special Exception to use property for professional office of Lynn A. Farrell, Certified Public Accountant as provided in the Zoning Regulations of Baltimore County.

Hearing: Monday, October 7, 2013 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

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

JT 09/7/15 September 17

947225

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 17, 2013 Issue - Jeffersonian

Please forward billing to:

Jeffrey Gray
16925 York Road, Ste. A
Monkton, MD 21111

410-329-2104

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: 2014-0033-X

204 Brackenwood Court

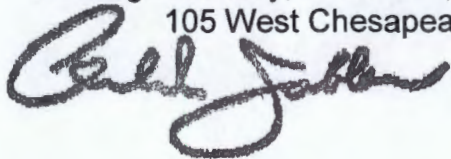
S/s Brackenwood Court, 204 ft. w/of centerline of Foxley Road

8th Election District – 3rd Councilmanic District

Legal Owners: Joseph & Lynn Farrell, Jr.

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Hearing: Monday, October 7, 2013 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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



KEVIN KAMENETZ
County Executive

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

August 27, 2013

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2014-0033-X

204 Brackenwood Court

S/s Brackenwood Court, 204 ft. w/of centerline of Foxley Road

8th Election District – 3rd Councilmanic District

Legal Owners: Joseph & Lynn Farrell, Jr.

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Hearing: Monday, October 7, 2013 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Jeffrey Gray, 16925 York Road, Ste. A., Monkton 21111
Mr. & Mrs. Farrell, 204 Brackenwood Ct., Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUE., SEPTEMBER 17, 2013.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINSTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



PETITION FOR ZONING HEARING(S)

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

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

Address 204 Brackenwood Ct., Luth-Timonium, Md. 21093 which is presently zoned DR 3.5

Deed References: Liber 32957, Folio 20 10 Digit Tax Account # 08-13-056890

Property Owner(s) Printed Name(s) Joseph L. Farrell, Jr. and Lynn A. Farrell

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

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

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

2. **x** a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for professional office of Lynn A. Farrell, Certified Public Account as provided in the Zoning Regulations of Baltimore County, Section 1B01.1(C)(12)

3. a **Variance** from Section(s)

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

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Joseph L. Farrell, Jr.

Lynn A. Farrell

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

204 Brackenwood Ct.

Timonium

Md.

Mailing Address

City

State

21093

410-308-3786

rolandcpa@verizon.net

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Jeffrey H. Gray

Name- Type or Print

Signature

16925 York Road, Suite A Monkton,

Md.

Mailing Address

City

State

21111

410-329-2104

jhgrayattorney@live.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Jeffrey H. Gray

Name- Type or Print

Signature

16925 York Road, Suite A Monkton,

Md.

Mailing Address

City

State

21111

410-329-2104

jhgrayattorney@live.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2014-0033-X Filing Date 8/13/13

Do Not Schedule Dates: _____

Reviewer G.H.



PETITION FOR ZONING HEARING(S)

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Jeffrey H. Gray

Name- Type or Print

Signature

16925 York Road, Suite A Monkton, Md.

Mailing Address City State

21111 410-329-2104 jhgrayattorney@live.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Joseph L. Farrell, Jr. , Lynn A. Farrell

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

204 Brackenwood Ct. Timonium Md.

Mailing Address City State

21093 410-308-3786 rolandcpa@verizon.net

Zip Code Telephone # Email Address

Representative to be contacted:

Jeffrey H. Gray

Name - Type or Print

Signature

16925 York Road, Suite A Monkton, Md.

Mailing Address City State

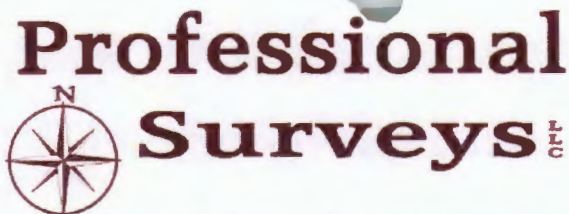
21111 410-329-2104 jhgrayattorney@live.com

Zip Code Telephone # Email Address

CASE NUMBER 2014-0033-X Filing Date 8/13/13

Do Not Schedule Dates: _____

Reviewer G.H



194 East Main Street, 2nd Floor
Westminster, Maryland 21157

Voice: 410-751-8795
Fax: 410-751-8796

**Zoning Property Description For
The Farrell Property
#204 Brackenwood Court
Lutherville-Timonium, MD 21093**

August 9, 2013

Beginning at a point on the south side of Brackenwood Court, which is of variable width (minimum of 50 feet wide), at the distance of 204 feet west of the centerline of Foxley Road, which is 50 feet wide; thence running the following courses,

- 1.) South 05 degrees 02 minutes 15 seconds East 126.47 feet; thence,
- 2.) South 82 degrees 33 minutes 45 seconds West 58.79 feet; thence,
- 3.) South 89 degrees 22 minutes 35 seconds West 41.31 feet; thence,
- 4.) North 09 degrees 51 minutes 18 seconds East 138.82 feet to the south side of said street; thence,
- 5.) by a curve to the left, having a radius of 250.00 feet, for a distance measured along the arc of 64.97 feet, which arc is subtended by a chord bearing of South 87 degrees 35 minutes 32 seconds East 64.79 feet to the point of beginning.

Containing 0.2486 acres (10,830.75 sq. ft.) of land, more or less.

Being all that lot described in the deed to Joseph L. Farrell, Jr. and Lynn A. Farrell, dated November 26, 2012 and recorded in Liber J.L.E. 32957 folio 20, etc., and all of Lot 32, Block G of Plat 3 of Section 2, "Springlake" recorded in Plat Book 26 page 100. Located in the Eighth Election District and Third Councilmanic District of Baltimore County, Maryland.



License renewal: 12/31/13

This description was prepared from deed information only and is not the result of an actual boundary survey and is not to be used for any other purpose than the zoning hearing for which this description is prepared.

X:\Jobs\2013\2013092\Corr\Zoning Description-08092013.doc

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2014-0033-X

Petitioner: Joseph L. Farrell, Jr. and Lynn A. Farrell

Address or Location: 204 Brackenwood Court, Timonium, Maryland 21093

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jeffrey H. Gray

Address: 16925 York Road

Suite A

Monkton, Maryland 21111

Telephone Number: 410-329-2104

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

No. **102539**

Date: **8/13/13**

PAID RECEIPT

BUSINESS ACTUAL TIME IRM
 8/13/2013 8/13/2013 09:12:35 2
 ISS 1502 WALKIN JENA JEE
 RECEIPT # 040805 8/13/2013 OFLN
 Dept 5 528 ZONING VERIFICATION
 CR NO. 102539
 Recpt Tot \$500.00
 Baltimore County, Maryland CA

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6156						500. ⁰⁰

Total: **500.⁰⁰**

Rec From: **Jeffrey H. Gray**

For: **2014 - 0032-X**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

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

No. **94623**

Date: **11/12/13**

PAID RECEIPT

BUSINESS ACTUAL TIME
 11/12/2013 11/12/2013 13:57:42
 REC W604 WALKIN SHIL SAH
 >>RECEIPT # 601098 11/12/2013 OFL

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	000		615				385.00

Dep 5 528 ZONING VERIFICATION
 CR NO. 094623
 Recpt Tot \$385.00
 \$.00 CK \$385.00 CA
 Baltimore County, Maryland

Rec From: **40 Carol Martin**
Springlake Community Association
 For: **Coon & Cole, LLC - Curtis C Coon**
2014-0033-X
204 Brackenwood Court

Total: **385.00**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

October 2, 2013

Joseph L. Jr. & Lynn A. Farrell
204 Brackenwood Court
Timonium MD 21093

RE: Case Number: 2014-0033 X, Address: 204 Brackenwood Court

Dear Mr. & Ms. Farrell:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 13, 2013. 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Jeffrey H. Gray, Esquire, 16925 York Road, Suite A, Monkton MD 21111

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 10, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 204 Brackenwood Court

INFORMATION:

Item Number: 14-033

Petitioner: Jospeh L. Farrell, Jr. and Lynn A. Farrell

Zoning: DR 3.5

Requested Action: Special Exception

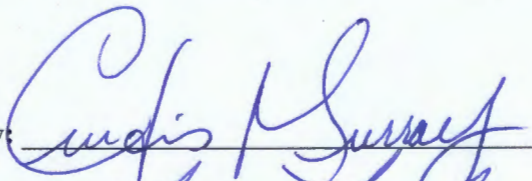
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning does not oppose the petitioner's request for a special exception to permit a professional office on the subject property to serve Lynn A. Farrell, CPA. However, this department requests that the following conditions to be placed on any relief granted:

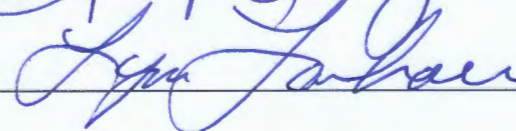
1. The Petitioner may not change or expand the home office beyond the 23% of the home currently used without an additional public hearing.
2. The Petitioner may hang a single sign. The sign must not exceed the dimensions of 8" x 12" and must not be lighted at any time. There must be no other signs or notice on the premises indicating that the home is being used as an office.
3. This professional office request should only be granted to the Petitioner: Lynn A. Farrell personally, should not attach to the real property, and should not be transferable to any other person.
4. No employees, except persons who use the dwelling as their primary residence, shall be involved in the home occupation on the property.

For further information concerning the matters stated here in, please contact Jessie Bialek at 410-887-3480.

Prepared By:



Division Chief:
AVA/LL:cjm



RECEIVED

SEP 11 2013

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: August 21, 2013

SUBJECT: DEPS Comment for Zoning Item # 2014-0033-X
Address 204 Brackenwood Court
(Farrell Property)

Zoning Advisory Committee Meeting of August 19, 2013.

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

Reviewer: *Jeff Livingston – Development Coordination*

RECEIVED

AUG 21 2013

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 21, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For August 26, 2013
Item Nos. 2014- 0031, 0032, 0033, 0034, 0037 and 0038.

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

DAK:CEN
Cc: file

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 8-20-13

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

RE: Baltimore County
Item No. 2014-0033-X
Special Exception
Joseph L. & Lynn A. Farrell
204 Brackenwood Court

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2014-0033-X

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).

Sincerely,

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

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

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
204 Brackenwood Court; S/S Brackenwood *
Court, 204' W of c/line of Foxley Road * OF ADMINSTRATIVE
8th Election & 3rd Councilmanic Districts *
Legal Owner(s): Joseph & Lynn Farrell * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2014-033-X

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

AUG 21 2013

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of August, 2013, a copy of the foregoing Entry of Appearance was mailed to Jeffrey Gray, Esquire, 16925 York Road, Suite A, Monkton, Maryland 21111, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

3786

363

App. No. H-29371

THIS DECLARATION, Made this 25th day of November, in the year one thousand nine hundred and sixty, by and between FOXCROFT, INC., party of the first part; FIFTY-SIX CORPORATION, party of the second part; ARLINGTON FEDERAL SAVINGS AND LOAN ASSOCIATION, party of the third part; and THE SAVINGS BANK OF BALTIMORE, party of the fourth part; all being corporations of the State of Maryland.

WHEREAS, the party of the first part owns a fee simple interest in certain of the following described lots and a reversionary interest in other of the following described lots, which said lots are described as: (First) all those forty-three (43) lots of ground known and designated as Lot No. 1, Block A, Lots 33-34, Block C, Lots 15-16-17-18-19-20, Block G, Lots 9-10-11-12-13-14-15-16-17-18-19-20, Block H, and Lots 1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22, Block I, on Plat entitled "Springlake, Plat No. 2 of Section No. 2", recorded among the Land Records of Baltimore County in Plat Book W.J.R. No. 26 folio 99. (Second) All those fifty-seven (57) lots of ground known and designated as Lots Nos. 9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28, Block C, Lots 11-12-13-14-15-16, Block F, and Lots 21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-39-40-41-42-43-44-45-46-47-60-61-62-63-64-65, Block G, on Plat entitled "Springlake, Plat No. 3 of Section No. 2", recorded among the Land Records of Baltimore County in Plat Book W.J.R. No. 26 folio 100, the said party of the first part having obtained title to all of the above described lots of ground by Deed dated April 6, 1960 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3686 folio 116 from Springdale, Inc.; and

WHEREAS, the said party of the first part subsequently leased certain of the above described lots unto the party of the second part; and

WHEREAS, the party of the second part is now the owner of the leasehold interest in certain of said lots by virtue of the aforesaid leases, which said leases are dated and recorded respectively, as follows: July 14, 1960, July 25, 1960, August 19, 1960, September 9, 1960, September 29, 1960, October 19, 1960, November 2, 1960, Libers W.J.R. No. 3725 folio 604, W.J.R. No. 3732 folio 137, W.J.R. No. 3742 folio 458, W.J.R. No. 3751 folio 361, W.J.R. No. 3761 folio 396, W.J.R. No. 3769 folio 216, W.J.R. No. 3775 folio 451; and

WHEREAS, the party of the first part has mortgaged said lots by executing several mortgages unto the said party of the third part, the said mortgages now being an encumbrance upon a fee simple interest in certain of said lots and a leasehold

EXHIBIT

1

tabbier

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 recorded, granting said rights and privileges to the Association; and

WHEREAS, since 1974, the Springlake Community Association, Inc., has undertaken to exercise all of the rights and privileges which were reserved unto Springdale, Inc. under the various deeds and declarations as hereinafter set forth;

NOW THEREFORE, this assignment and agreement witnesseth that the party of the first part in consideration of these presents and the mutual benefits of the parties hereto, does hereby grant and convey, assign and quit claim all of these discretionary rights, consents and approvals unto Springlake Community Association, Inc., as set forth in the following deeds and declarations:

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE [Signature] DATE 6/21/82

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION

[Signature] 6/21/82
CLERK DATE

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY, MARYLAND

Per [Signature]
Authorized Signature
Date 6-21-82 Sec. 11-85-6-1000000

EXHIBIT

2

Real Property Data Search (w2)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 08 Account Number - 0813056890	
Owner Information		
Owner Name:	FARRELL JOSEPH L JR FARRELL LYNN A	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	204 BRACKENWOOD CT LUTH-TIMONIUM MD 21093-2616	Deed Reference: 1) /32957/ 00020 2)
Location & Structure Information		
Premises Address:	204 BRACKENWOOD CT LUTHERVILLE TIMONIUM 21093-2616	Legal Description: 204 BRACKENWOOD CT SPRINGLAKE
Map: 0052	Grid: 0019	Parcel: 0055
Sub District:	Subdivision: 0000	Section: 2
Block: G	Lot: 32	Assessment Year: 2014
Plat No: 3	Plat Ref: 0026/ 0100	Town: NONE
Special Tax Areas:		
Primary Structure Built 1961	Above Grade Enclosed Area 1,753 SF	Finished Basement Area 700 SF
Property Land Area 10,824 SF	County Use 04	
Stories 1.000000	Basement YES	Type STANDARD UNIT
Exterior BRICK	Full/Half Bath 2 full/ 1 half	Garage
Last Major Renovation		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2011	07/01/2013
		As of 07/01/2014
Land: 99,800	99,800	
Improvements: 213,800	213,800	
Total: 313,600	313,600	313,600
Preferential Land: 0		
Transfer Information		
Seller: MILLER RUTH C	Date: 12/20/2012	Price: \$340,000
Type: ARMS LENGTH IMPROVED	Deed1: /32957/ 00020	Deed2:
Seller: MILLER EDWARD J,3RD	Date: 03/19/2001	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /15051/ 00676	Deed2:
Seller: FIFTY-SIX CORPOR ATION	Date: 08/30/1961	Price: \$20,000
Type: ARMS LENGTH IMPROVED	Deed1: /03887/ 00397	Deed2:
Exemption Information		
Partial Exempt Assessments: Class		07/01/2013 07/01/2014
County: 000		0.00
State: 000		0.00
Municipal: 000		0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 09/10/2013		

CASE NAME _____
CASE NUMBER 2014-0033-X
DATE 10-7-2013

[illegible]

CASE NAME _____
CASE NUMBER 2014-0033-X
DATE 10-7-2013

[illegible]



Lot # 39 0812041170

0814000500
220

Lot # 63

218
0805053110
Lot # 62

0804051191
Lot # 61

0820032290

211
Lot # 40 0804023430

Lot # 47 0818013060 2310

2311
0811000920
Lot # 11

2309
0801054870
Lot # 12

2307
0818037550
Lot # 13

0808033870

Lot # 14

0810046480

NE 15-A

Lot # 41 0805019490

Lot # 46 0811077560 2308

0808032860
Lot # 42

Lot # 43
0802059630
205

Lot # 45
0819035740
0802087510
Lot # 44

BRACKENWOOD CT

FOXLEY RD

3 CD

210

208

206

Lot # 30 0813057260
PDM # 080050

Lot # 35
0803051850

0803038050
Lot # 34

0823058030
Lot # 33

Lot # 32
0813056890

Lot # 31
0802003660

Pt. Bk./Folio # 026100

DR 3.5
8 ED 052A3

Lot # 29 0802023960
Pt. Bk. 0000026, Folio 0100

NE 14-A

0807048560
Lot # 28

0816080040
Lot # 24
220

0813009110
Lot # 25

Lot # 26
0814067170
224

0806001290
Lot # 27

CHANTREY RD

218
Lot # 23 08160003170

0823017020

233

0802003450
Lot # 18

231

0813077740
Lot # 19

229
0823056910
Lot # 20

0803068780
Lot # 21

Lot # 22
0820000920

223
0802059580
Lot # 23

221
0816045151
Lot # 24

219
2002-0446-A
0823003740
Lot # 25

0804036310 Lot # 26

2014-0033-X

Case No.:

2014-0033-X

Exhibit Sheet

10-10-13
Sen

Petitioner/Developer

Protestant

No. 1	1A-Site plan 1B- photos of site	
No. 2	CPA - State Licenses	
No. 3	3A + 3B Color photos - Interior	
No. 4	Invoices - ADT + Fireline	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Martin O'Malley
Governor
Anthony G. Brown
Lt. Governor
Alexander M. Sanchez
Secretary

LICENSE, REGISTRATION, OR CERTIFICATION

State of Maryland

DEPARTMENT OF LABOR, LICENSING AND REGULATION

MARYLAND STATE BOARD OF PUBLIC ACCOUNTANCY

CERTIFIES THAT
LYNN A FARRELL

SIGNATURE OF BEARER

Lynn A. Farrell

IS AN AUTHORIZED

ACTIVE C.P.A.

LIC. REG. CERT. NO.
8303

EXPIRATION DATE
01-02-2014

EFFECTIVE DATE
N/A

CATEGORY
01

4192493

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

Martin O'Malley
Governor
Anthony G. Brown
Lt. Governor
Alexander M. Sanchez
Secretary

LICENSE, REGISTRATION, OR CERTIFICATION

State of Maryland

DEPARTMENT OF LABOR, LICENSING AND REGULATION

MARYLAND STATE BOARD OF PUBLIC ACCOUNTANCY

CERTIFIES THAT
AMRHEIN & FLYNN P A

SIGNATURE OF BEARER

Lynn A. Farrell

IS AN AUTHORIZED

CPA CORPORATION

LIC. REG. CERT. NO.
747

EXPIRATION DATE
11-06-2013

EFFECTIVE DATE
N/A

CATEGORY
05

4172375

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

AICPA®

Lynn A. Farrell, CPA

01113708

MEMBERSHIP CARD

Lynn Amrhein Farrell, CPA

**A
&F**

Amrhein & Flynn, P.A.
Certified Public Accountants
204 Brackenwood Court
Timonium, Maryland 21093
(410) 308-3767 Fax (410) 308-4674

EX-2

Lynn Farrell

From: MACPA Member Services <memberservice@macpa.org>
Sent: Wednesday, May 08, 2013 1:40 PM
To: rolandcpa@verizon.net
Subject: MACPA Dues Payment



DUES RECEIPT

Please keep a copy of this receipt for your records.
Dues Year 2013 - 2014

Wednesday, May 08, 2013

Dear Lynn,

Thank you for renewing your Maryland Association membership online! We have received your payment.

Best regards,

The Maryland Association of CPAs

PAYMENT DETAILS

Association Dues: **\$310.00**
Maryland CPA/PAC: **\$0.00**
Education Foundation: **\$0.00**
Products: **\$0.00**
Total: \$310.00

PAYMENT INFORMATION

Verification Number: **VQEE8E32E206**

Name on credit card: **Lynn Farrell**

Card number: **5-X-X-8698**

Membership Year: **2014**

Amount charged: **\$AMOUNT\$**

POLICIES

In compliance with the Revenue Reconciliation Act of 1993, 92% of your Maryland Association membership dues may be deductible as a business expense. However, 8% may not be deductible as allocable expenses to state and federal lobbying activities of this organization.

Maryland Association of CPAs, INC. | 901 Dulaney Valley Road Towson, MD 21204 | 800.782.2036

◆ Copyright 2012 Maryland Association of Certified Public Accountants, Inc. All Rights Reserved.



Security System Installation Certificate

For Eligible Homeowner's Insurance Savings

The security system that has been installed may entitle you to discounts on your homeowner's insurance. You should check with your insurance agent or broker for additional information or to determine if you are eligible.

This Certificate of Security System Installation reflects that a security system, as described in the Alarm Services Contract, dated 8/31/2013, was installed by an ADT Authorized Dealer on 9/4/2013 in the residence identified below.

Name Farrell, Lynn

Address 204 Brackenwood Ct

Tel. _____

City Lutherville Timonium

State MD

Zip 21093

Central Station Signal Receiving and Notification Service is provided seven days a week, 24 hours a day, by a UL Listed Alarm Service Center for the following service(s):

- | | |
|--|--|
| ☐ Digital Communicator Using Standard Telephone Lines | ☒ Cellular Radio |
| ☒ Burglar Alarm Monitoring | ☒ Medical/Fire Emergency |
| ☒ Smoke Communicator | |
| ☐ Carbon Monoxide Detection | ☐ Heat Detection |
| ☐ Flood Detection | |
| ☐ Freeze | ☐ Other _____ |

If there are any questions regarding this installation, please contact your ADT Authorized Dealer identified below.

ADT Authorized Dealer: Defender Security Company

Address: 3750 Priority Way South Dr Suite 200

Tel: 800-689-9554

City: Indianapolis

State: IN

Zip: 46240

This Certificate of Security System Installation is subject to the terms and conditions of your Alarm Services Contract.

The ADT Authorized Dealer Program is an ADT LLC approved program of independent authorized dealers. If there are any questions regarding this program, please call ADT at (800) 539-9690.

Dealer Representative Signature: _____

Date: 9/30/2013

2012 ADT LLC. All rights reserved. (03/12) [Use the Dealer Group Customers]



EX. 4



4506 HOLLINS FERRY ROAD BALTIMORE, MARYLAND 21227-4671
PHONE (410) 247-1422 FAX (410) 247-1776 WASHINGTON (301) 621-1055

12 CARDINAL PARK DRIVE, UNIT #103 LEESBURG, VIRGINIA 20175-4458
PHONE (703) 779-8728 METRO (703) 589-1354 FAX (703) 779-0112

S0986141

Amrhein & Flynn, P.A.
3646 Roland Avenue
Baltimore, MD 21211-2407

Cust. # AMRFLY
W.A. #
Type: r

Date: 10/01/2012
By: pnb
Tech:
P.O.#
Slsm: 1437
Terms: NET30

Contact: Lynn Farrell
Phone: 410/366-0386-
Fax:

OCTOBER FIRE EXTING SERV CONTRACT Annual

2 - PDC

Qty.	Part #	Description	Price	Amount
2		2.5 Gal Water Press. Ext. 5 lb. Press. Dry Chem. Ext. <i>correct must</i> lb. Press. Dry Chem. Ext. lb. Press. Dry Chem. Ext. lb. CO2 Ext. lb. CO2 Ext. lb. CO2 Ext. lb. Cart. Dry Chem. Ext lb. Halon 1211 Ext. CO2 Hose Conductivity Test Fireline Loaner Extinguisher		
③ 1	500	520 <i>amount</i>		

Completed	Must Return	Serviced By	Time/Date Started	Time/Date Completed
✓		1220	940	1000

I hereby acknowledge the above described scope of services provided by Fireline. I further acknowledge that I have read, and agree, to the Terms and Conditions on the reverse side of this form and understand that they are incorporated in, any and all further documentation, whether paper or electronic, provided by Fireline during the provision of the services outlined above, including but not limited to, all field, status or inspection reports.

2% PER MONTH LATE CHARGE
ADDED TO PAST DUE ACCOUNT

Signature: *[Signature]*

Date: 10/3/12



SCHEDULE OF PROTECTION

The ADT Authorized Dealer Program is an ADT LLC dba ADT Security Services ("ADT") approved Program of independent ADT Authorized Dealers. Please refer any questions concerning the Program or Dealer to ADT at 800-539-9690.

Monitoring Account Number:

035820396

Dealer Name:

Protect Your Home

Dealer Number:

0008570

ADT Conn

THIS CONTRACT is made and entered into this 04 day of September 2013 by and between Dealer

("We" "Us" or "Our") and Lynn Farrell ("You" or "Your"),

704 Buckhorn Rd Louisville ("Monitored Location")

Street & Number, State, Zip Code

Tennessee 40203

Home Telephone

Business Telephone

This Schedule of Protection is incorporated by reference into the Alarm Services Contract made this date between We, the Dealer and You, the terms and conditions of which fully apply to this Schedule of Protection.

☒ RESIDENTIAL

☐ COMMERCIAL

☒ WIRELESS

☐ APARTMENT

CODE	QUANTITY	DESCRIPTION	PRICE	EXTENDED PRICE
	1	Base System (\$850 Value) - SELECT ONLY ONE OF THE FOLLOWING: ☒ Impassa Base (1 Key, 2 D/W, 1 Motion) ☐ Power Series (1864 Panel, 1 Keypad, 1 Keyfob) WIRELESS 2 Door/Window 1 Motion Keypad	\$ 99.00	99.00
		PROMO SENSOR	\$49	
800 689-9534 877-291-3604			PRE INSTALL SUBTOTAL	79.00

KIT ITEMS NOT USED		Keychain Remote (\$129)	Door/Window (\$129)	Motion Detectors (\$229)		
Additional Protection Devices						
D049CB	1	Cellular Unit (3G 2075) 3G 3070 TG-4 (circle one)			\$99 ea.	99.00
D094DW		Wireless Door/Window Sensor Doors Windows			\$129 ea.	
D090KR	1	Keychain Remote (w/Personal Panic)			\$129 ea.	129.00
D122KR-2		2-Way Keychain Remote			\$149 ea.	
D165MD		Wireless Motion Detector			\$229 ea.	
D103SD	16	Wireless Shock Detector			\$149 ea.	2384.00
D165SC	3	Wireless Smoke Communicator (Monitored Photo-Electric)			\$229 ea.	687.00
D158GB	3	Wireless Glass Break Detector			\$229 ea.	687.00
D165CO		Wireless Carbon Monoxide Detector			\$229 ea.	
D108MP		Emergency Pendant			\$129 ea.	
D192WKP		Wireless 2-Way Keypad (Impassa)			\$249 ea.	
D02505		Desk Stand for Wireless 2-way Keypad			\$40 ea.	
D289WT		5504 Wireless Touchscreen			\$289 ea.	
D122OH		Wireless Overhead Garage Door Sensor			\$149 ea.	
D099CDV		Vanishing Contact			\$149 ea.	
D139IS		Wireless Indoor Siren			\$149 ea.	
D209OS		Wireless Exterior Siren with Temp Sensor and Strobe			\$289 ea.	
D122FD		Wireless Flood Sensor			\$149 ea.	
D190RK		Repeater Kit			\$229 ea.	
D219HGB		Hardwire Glass Break Detector			\$229 ea.	
D020HWC		Hardwire Door/Window Contact			\$129 ea.	
D179HS		Hardwire Indoor Siren			\$149 ea.	
D229HM		Hardwire Motion Detector			\$229 ea.	
D229HSC		Hardwire Smoke Communicator			\$229 ea.	
D143HTP		Hardwire Touchpad (Power Series)			\$229 ea.	
D105TWV		Power Series 2 Way Voice Module and Speaker, 2 Ports			\$169 ea.	
EC						
S						
DL						

ADDITIONAL EQUIPMENT SUBTOTAL

(-129.00)
3857.00

20% (771.40)

3085.60

Pulse Upgrade

\$199 ea.

INSTALL SUBTOTAL

3085.60

DATE 09/09/13	PURCHASER'S SIGNATURE 	SUBTOTAL	3184.60
INSTALLATION DATE GIVEN	INSTALLATION TECHNICIAN NAME 	TAX	191.08
DEALER LICENSE NUMBER 6999500	SALES REPRESENTATIVE NAME 	TOTAL	3375.68
		LESS DEPOSIT	104.94
		BALANCE DUE	3270.74

3:18 PM

09/30/13

Amrhein & Flynn, P.A.
Vendor QuickReport
 All Transactions

Type	Date	Num	Memo	Account	Clr	Split	Debit	Credit
Fireline Corporation								
Check	10/24/2003	1370	maintenance ...	1010 · Checking	X	Repairs & Mai...		31.30
Check	10/01/2004	1565		1010 · Checking	X	Miscellaneous...		46.21
Check	10/09/2006	2010		1010 · Checking	X	Repairs & Mai...		32.80
Check	10/15/2007	2304		1010 · Checking	X	Repairs & Mai...		40.50
Check	10/20/2008	2547	No 108888	1010 · Checking	X	Repairs & Mai...		44.05
Check	10/30/2009	2802		1010 · Checking	X	Repairs & Mai...		58.02
Check	10/07/2010	3003		1010 · Checking	X	Repairs & Mai...		47.70
Check	10/11/2011	3197	Inve # 212439	1010 · Checking	X	Repairs & Mai...		110.87
Check	10/09/2012	3389		1010 · Checking	X	Repairs & Mai...		113.79

Case No: 14-033-XCase Name: Farrell

Exhibit List #1

Party: Petitioner / AppelleesDate: 2/11/14

Exhibit No:	Description:
✓ 1.	Site Plan
✓ 2-A-Q	Picture of Site - Q is map key
✓ 3.	Appointment Book 1/8 - 5/5 2013
✓ 4.	App. Book 9/30 - 1/27 2014
✓ 5.	Appt List
✓ 6.	D.LLR- CPA License
✓ 7	Md. Bus. Art. 2-101
✓ 8	Photos of interior office space
✓ 9.	Sec System - Installation Cert.
✓ 10.	Fireline
✓ 11.	Photo Office
✓ 12.	- Sign is Sheet of - Neighbors
✓ 13.	CV of Kenneth W. Schmid
✓ 14.	Photo of the Road
VERIFIED BY <u>KC</u> DATE: <u>2/12/14</u>	

Case No: 14-033-X

Case Name: Farrell

Exhibit List #2

Party: Petitioner / Appellees

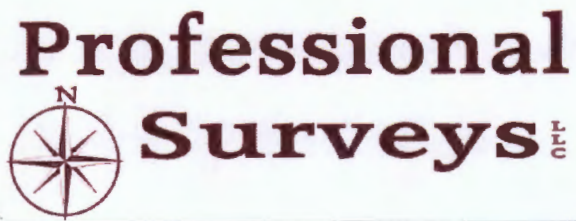
Date: 2/11/14

Exhibit No:	Description:
✓ 15	Traffic Engineer Report
✓ 16	Killman CV
✓ 17	Webster's Def. of "Professional"
✓ 18	American Law of Zoning Treatise
✓ 19	Recreational Plat of Springlake
✓ 20	Aerial Photo
✓ 21	Color Aerial
✓ 22	Topo. Plat
VERIFIED BY <u>KC</u> DATE: <u>2/12/14</u>	

**PHOTOGRAPHS OF
#204
BRACKENWOOD
COURT
Lutherville-Timonium, MD 21093**

The Farrell Property

14-030X Petitioner Exh²A-P-Q Key 2-11/14-Farrell



194 East Main Street, 2nd Floor
Westminster, Maryland 21157

Voice: 410-751-8795
Fax: 410-751-8796

PHOTOGRAPHS OF

#204

BRACKENWOOD

COURT

Lutherville-Timonium, MD 21093

The Farrell Property

EX. 1B

























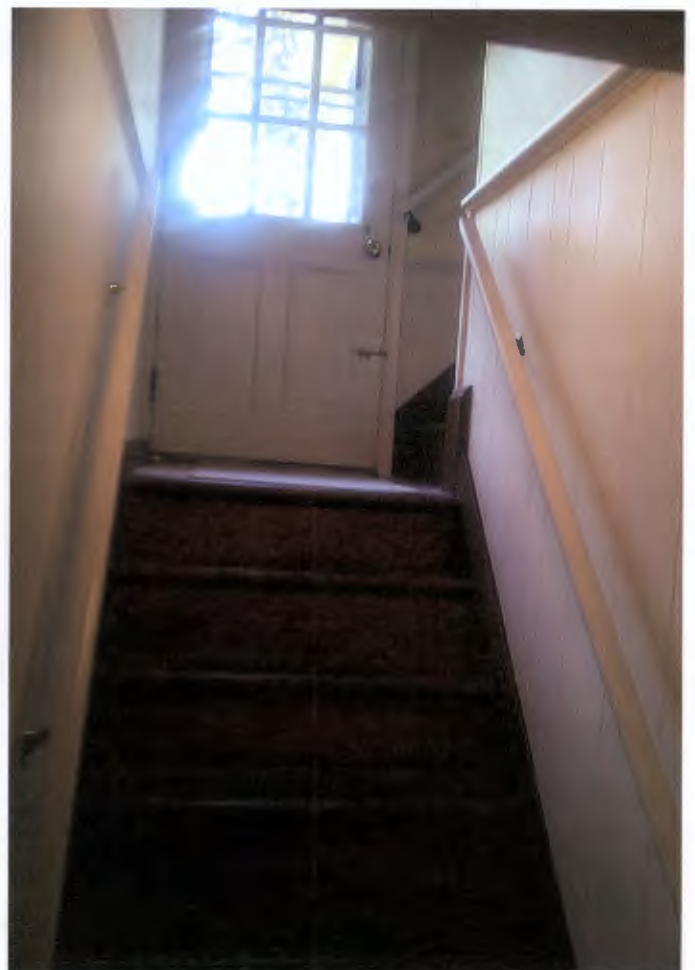
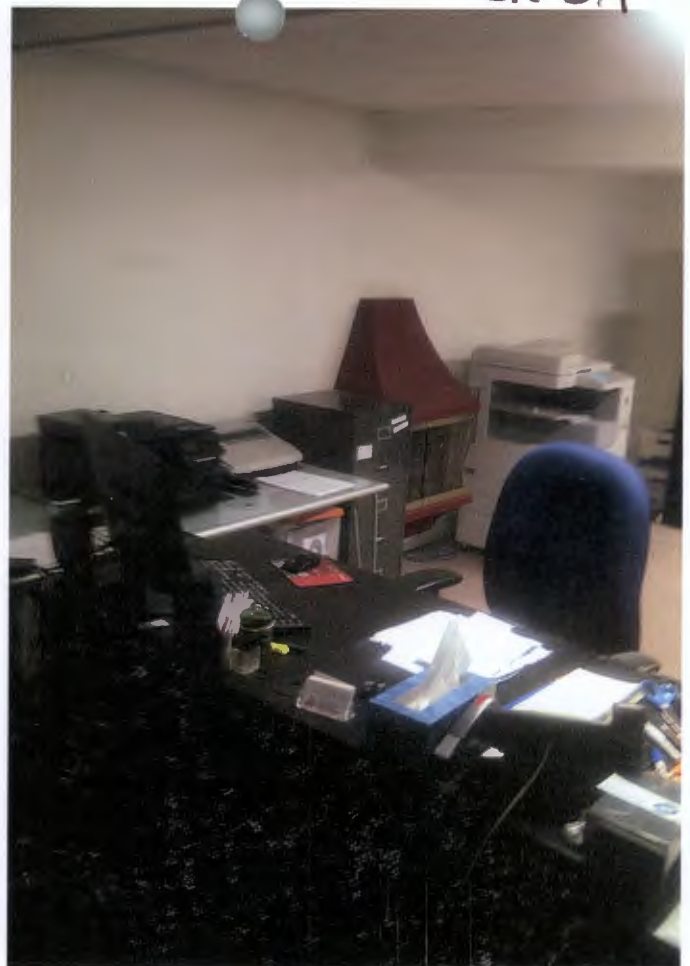




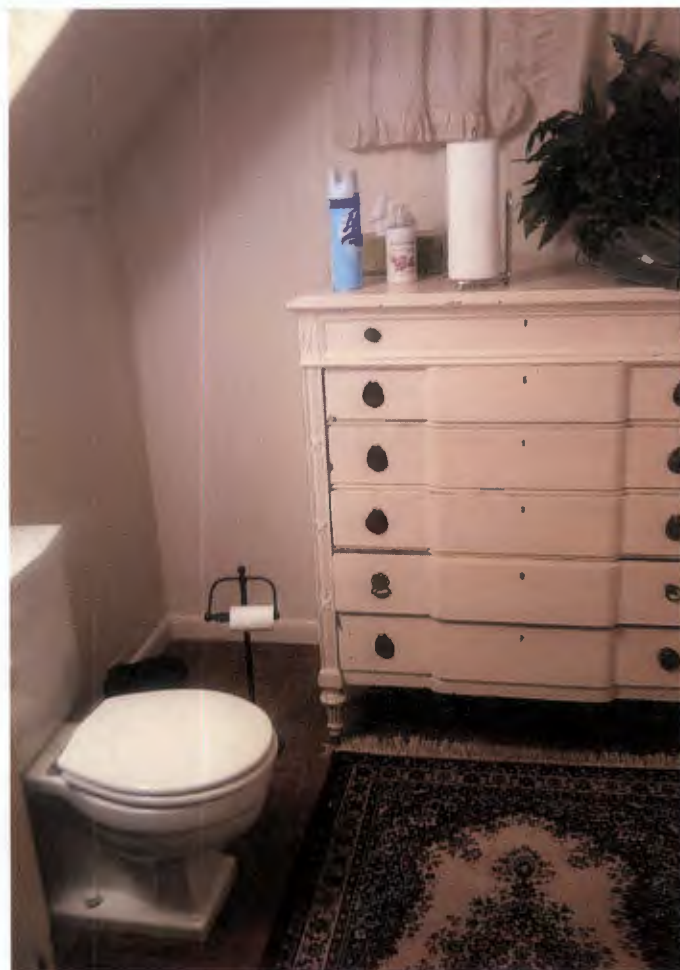
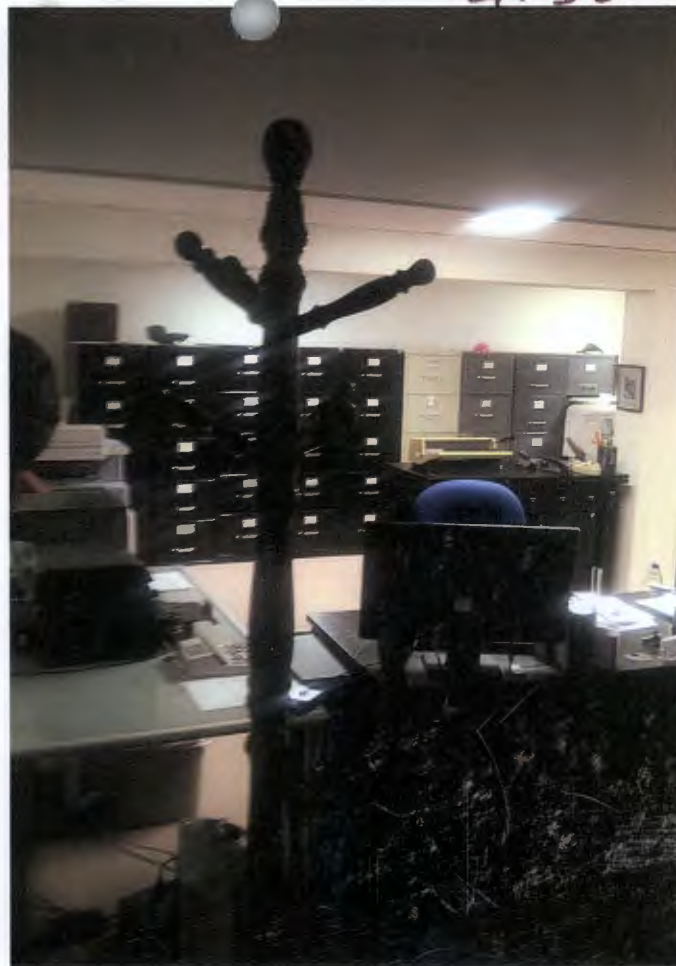
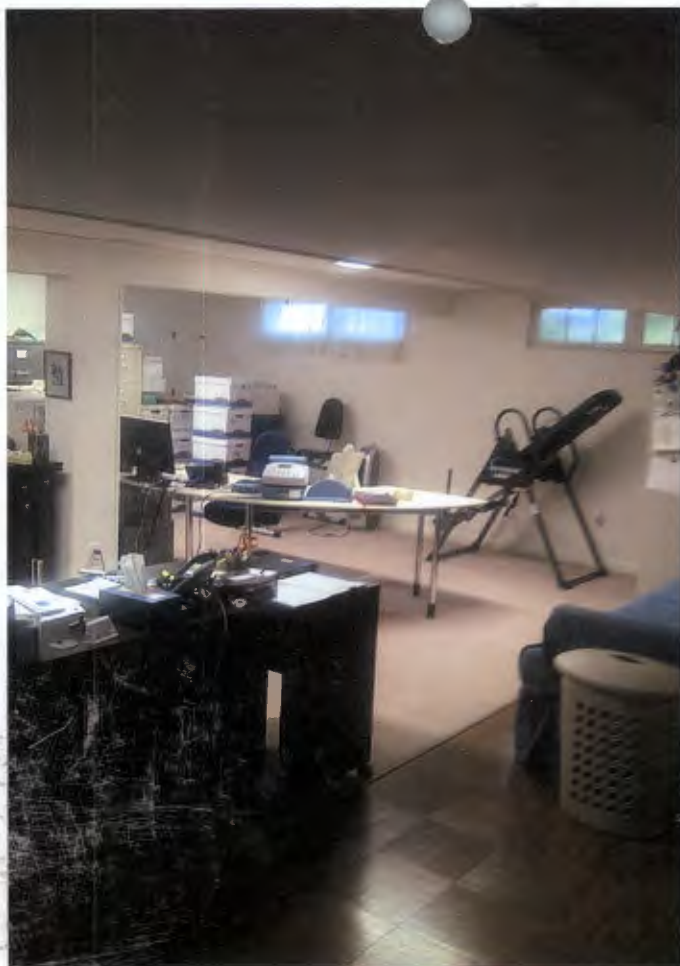




EX 3A



EX 3B



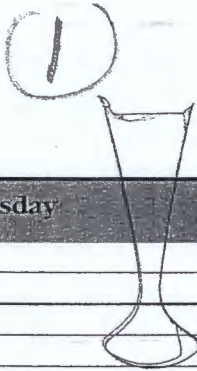
January 28 - 30

Petitioner's Exh. 3 2/11/14 Farrell 14-033X

December 2012							January 2013						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
						1			1	2	3	4	5
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30	31		
30	31												

28 Monday 28/337	29 Tuesday 29/336	30 Wednesday 30/335
7:00	7:00	7:00
7:30	7:30	7:30
8:00	8:00	8:00
8:15	8:15	8:15
8:30	8:30	8:30
8:45	8:45	8:45
9:00	9:00 James Carr	9:00
9:15	9:15	9:15
9:30	9:30	9:30
9:45	9:45	9:45
10:00	10:00	10:00
10:15	10:15	10:15
10:30	10:30	10:30
10:45	10:45	10:45
11:00	11:00	11:00
11:15	11:15	11:15
11:30	11:30	11:30
11:45	11:45	11:45
12:00	12:00	12:00
12:15	12:15	12:15
12:30	12:30	12:30
12:45	12:45	12:45
1:00	1:00	1:00 Karen Devian to
1:15	1:15	1:15 p/u 2011 taxes
1:30	1:30	1:30
1:45	1:45	1:45
2:00	2:00	2:00
2:15	2:15	2:15
2:30	2:30	2:30
2:45	2:45	2:45
3:00	3:00	3:00
3:15	3:15	3:15
3:30	3:30	3:30
3:45	3:45	3:45
4:00	4:00	4:00
4:15	4:15	4:15
4:30	4:30	4:30
4:45	4:45	4:45
5:00	5:00	5:00
5:15	5:15	5:15
5:30	5:30	5:30
5:45	5:45	5:45
6:00	6:00	6:00
6:15	6:15	6:15
6:30	6:30	6:30
6:45	6:45	6:45
7:00	7:00	7:00
7:15	7:15	7:15
7:30	7:30	7:30
7:45	7:45	7:45
8:00	8:00	8:00
8:15	8:15	8:15
8:30	8:30	8:30
8:45	8:45	8:45
9:00	9:00	9:00
9:15	9:15	9:15
9:30	9:30	9:30
9:45	9:45	9:45

February 4 - 6



January 2013
S M T W T F S
6 7 8 9 10 11 12
13 14 15 16 17 18 19
20 21 22 23 24 25 26
27 28 29 30 31

February 2013
S M T W T F S
3 4 5 6 7 8 9
10 11 12 13 14 15 16
17 18 19 20 21 22 23
24 25 26 27 28

4 Monday 3/5/30 Constitution Day (M)	5 Tuesday 3/6/30	6 Wednesday 3/7/30
7:00	7:00	7:00
7:30	7:30	7:30
8:00	8:00	8:00
8:15	8:15	8:15
8:30	8:30	8:30
8:45	8:45	8:45
9:00 mom/out of office	9:00	9:00
9:15	9:15	9:15 DR B out of office
9:30	9:30	9:30
9:45	9:45	9:45
10:00	10:00	10:00 Rising Sun
10:15	10:15	10:15
10:30	10:30	10:30
10:45	10:45	10:45
11:00	11:00	11:00
11:15	11:15	11:15
11:30	11:30	11:30
11:45	11:45	11:45
12:00	12:00	12:00
12:15	12:15	12:15
12:30	12:30	12:30
12:45	12:45	12:45
1:00	1:00	1:00
1:15	1:15	1:15
1:30	1:30 Jack Reilly	1:30
1:45	1:45	1:45
2:00	2:00	2:00
2:15	2:15	2:15
2:30	2:30	2:30
2:45	2:45	2:45
3:00	3:00	3:00
3:15	3:15	3:15
3:30	3:30	3:30
3:45	3:45	3:45
4:00	4:00	4:00 Asher out of office
4:15	4:15	4:15
4:30	4:30	4:30
4:45	4:45	4:45
5:00	5:00	5:00
5:15	5:15	5:15
5:30	5:30	5:30
5:45	5:45	5:45
6:00	6:00	6:00
6:15	6:15	6:15
6:30	6:30	6:30
6:45	6:45	6:45
7:00	7:00	7:00
7:15	7:15	7:15
7:30	7:30	7:30
7:45	7:45	7:45
8:00	8:00	8:00
8:15	8:15	8:15
8:30	8:30	8:30
8:45	8:45	8:45
9:00	9:00	9:00
9:15	9:15	9:15
9:30	9:30	9:30
9:45	9:45	9:45

Sep. 30 - Oct. 2

Petitioner 4 2/11/14 Farrell N-033x

September							2013						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6	7	8	9	10	11	12	13	14
15	16	17	18	19	20	21	22	23	24	25	26	27	28
29	30												

October							2013						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6	7	8	9	10	11	12	13	14
15	16	17	18	19	20	21	22	23	24	25	26	27	28
29	30	31											

30 Monday	1 Tuesday	2 Wednesday
7:00	7:00	7:00
7:30	7:30	7:30
8:00	8:00	8:00
8:15	8:15	8:15
8:30	8:30	8:30
8:45	8:45	8:45
9:00	9:00	9:00
9:15	9:15	9:15
9:30	9:30	9:30
9:45	9:45	9:45
10:00	10:00	10:00
10:15	10:15	10:15
10:30	10:30	10:30
10:45	10:45	10:45
11:00	11:00	11:00
11:15	11:15	11:15
11:30	11:30	11:30
11:45	11:45	11:45
12:00	12:00	12:00
12:15	12:15	12:15
12:30	12:30	12:30
12:45	12:45	12:45
1:00	1:00	1:00
1:15	1:15	1:15
1:30	1:30	1:30
1:45	1:45	1:45
2:00	2:00	2:00
2:15	2:15	2:15
2:30	2:30	2:30
2:45	2:45	2:45
3:00	3:00	3:00
3:15	3:15	3:15
3:30	3:30	3:30
3:45	3:45	3:45
4:00	4:00	4:00
4:15	4:15	4:15
4:30	4:30	4:30
4:45	4:45	4:45
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5:30	5:30	5:30
5:45	5:45	5:45
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6:30	6:30	6:30
6:45	6:45	6:45
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7:15	7:15	7:15
7:30	7:30	7:30
7:45	7:45	7:45
8:00	8:00	8:00
8:15	8:15	8:15
8:30	8:30	8:30
8:45	8:45	8:45
9:00	9:00	9:00
9:15	9:15	9:15
9:30	9:30	9:30
9:45	9:45	9:45

Jeff Gray
Inty here

November 4 - 6

October 2013							November 2013						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
		1	2	3	4	5						1	2
6	7	8	9	10	11	12	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23
27	28	29	30	31			24	25	26	27	28	29	30

4 Monday 30857	5 Tuesday 30858	6 Wednesday 31056
7:00	7:00	7:00
7:30	7:30	7:30
8:00	8:00	8:00
8:15	8:15	8:15
8:30	8:30	8:30
8:45	8:45	8:45
9:00	9:00	9:00
9:15	9:15	9:15
9:30	9:30	9:30
9:45	9:45	9:45
10:00	10:00	10:00
10:15	10:15	10:15
10:30	10:30	10:30
10:45	10:45	10:45
11:00	11:00	11:00
11:15	11:15	11:15
11:30	11:30	11:30
11:45	11:45	11:45
12:00	12:00	12:00
12:15	12:15	12:15
12:30	12:30	12:30
12:45	12:45	12:45
1:00	1:00	1:00
1:15	1:15	1:15
1:30	1:30	1:30
1:45	1:45	1:45
2:00	2:00	2:00
2:15	2:15	2:15
2:30	2:30	2:30
2:45	2:45	2:45
3:00	3:00	3:00
3:15	3:15	3:15
3:30	3:30	3:30
3:45	3:45	3:45
4:00	4:00	4:00
4:15	4:15	4:15
4:30	4:30	4:30
4:45	4:45	4:45
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5:15	5:15	5:15
5:30	5:30	5:30
5:45	5:45	5:45
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6:15	6:15	6:15
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6:45	6:45	6:45
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7:30	7:30	7:30
7:45	7:45	7:45
8:00	8:00	8:00
8:15	8:15	8:15
8:30	8:30	8:30
8:45	8:45	8:45
9:00	9:00	9:00
9:15	9:15	9:15
9:30	9:30	9:30
9:45	9:45	9:45

Call from Carol
Martin

Call from
Steve to
the cuss spring lake

Joe & I went to
Courthouse to
get restrictions
for spring lake

Amrhein & Flynn, PA appointment book for 2013 & 2014										
								A	B	
								appts	appts	
								in office	out of office	
		Recorded	Cars				max per day		Family	Repairs
		Appts								Delivery
										Total
Dec 31 - Jan 6		0								
Jan 7 - 13		0								0
Jan 14 - 20		0								0
Jan 21 - 27		0								0
Jan 28 - Feb 3		2	1 on 29th 1 on 30th					2		2
Feb 4 - 10		5	1 on 4th, 1 on 5th, 2 on 6th, 1 on 8th					3	2	5
Feb 11 - 17		10	2 on 12th, 1 on 13th, 2 on 14th, 4 on 15th, 1 on 16th				4	6	4	10
Feb 18 - 24		17	4 on 18th, 4 on 19th, 6 on 20th, 2 on 21st, 1 on 22nd				6	17		17
Feb 25 - Mar 3		14	1 on 25th, 4 on 26th, 1 on 27th, 4 on 28, 4 on 1st				4	9	5	14
Mar 4 - 10		15	2 on 4th, 4 on 5th, 2 on 6th, 4 on 7th, 3 on 8th				4	13	2	15
Mar 11 - 13		18	4 on 11th, 1 on 12th, 6 on 13th, 5 on 14th, 2 on 15th				6	18		18
March 18 - 24		24	3 on 18th, 6 on 19th, 6 on 20th, 5 on 21st, 4 on 22nd				6	21	3	24
March 25 - 31		10	3 on 26th, 4 on 27th, 3 on 29th				4	10		10
Apr 1 - 7		10	1 on 1st, 3 on 2nd, 3 on 3rd, 2 on 4th, 1 on 5th				3	10		10
Apr 8 - 14		2	1 on 9th, 1 on 10th				1	2		2
Apr 15 - 21		0								0
Apr 22 - 28		1	1 on 26th				1	1		1
Apr 30 - May 5		0								0
May 6 - 12		0								0
May 13 - 19		1	1 on 14th				1	1		1
May 20 - 26		0								0
May 27 - June 2		0								0
June 3 - 9		0								0
June 10 - 16		0								0
June 17 - 23		0								0
June 24 - 30		0								0
July 1 - 7		0								0
July 8 - 14		0								0
July 15 - 21		0								0
July 22 - 28		0								0
July 29 - Aug 4		0								0
Aug 5 - 11		0								0
Aug 12 - 18		0								0
Aug 19 - 25		0								0
Aug 26 - Sept 1		0								0
Sept 2 - 8		0								0
Sept 9 - 15		0								0
Sept 16 - 22		0								0
Sept 23 - 29		0								0
Sept 30 - Oct 6		1	1 on 30th				1	1		1
Oct 7 - 13		0								0
Oct 14 - 20		0								0
Oct 21 - 27		0								0
Oct 28 - Nov 3		0								0
Nov 4 - 10		0								0
Nov 11 - 17		8	8 1 on 12th, 2 on 13th, 1 on 14th, 2 on 15th, 1 on 16th, 1 in 17th				2	2	2	8
Nov 18 - 24		1	1 on 18th				1	1		1
Nov 25 - Dec 1		5							5 cars for Thanksgiving	0
Dec 2 - 8		0								0
Dec 9-15		7	4 1 each on 9 & 11, 2 each on 12 & 13				2		3	7
Dec 16 - 22		12	15				4	4	3	12
									5 cars for party	5
									1 family visit	0
Dec 23 - 29		8	7				4	3	1	8
Dec 30 - 31		2	2					2		2
Jan 1 - 5		5	3					1	1	5
Jan 6 - 12		8	6				3	4	1	8
Jan 13 - 19		18	12				4	9	4	18
Jan 20 - 26		7	7				2	6		7
Jan 27 - Feb 2		9	8				3	6	1	9
Feb 3 - 9		12	12					9		12
										0
		227	90				66	161	29	227

ExS Petitioners Farrell 2/11/14 M-032X

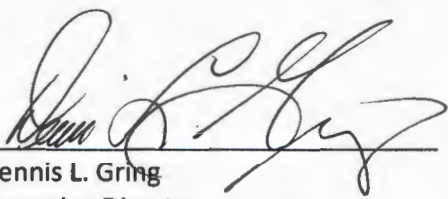
January 31, 2014

Amrhein & Flynn, P A
204 Brackenwood Court
Timonium, MD 21093

To Whom It May Concern:

As Executive Director of the Maryland Board of Public Accountancy, I am the custodian of records for the Board. The licensing records of the Board indicate that **AMRHEIN & FLYNN, P A** was originally issued a permit to provide certified public accountancy services in Maryland on February 25, 1997. **AMRHEIN & FLYNN, P A** has held the permit in good standing with the Board. The permit expires on November 6, 2015.

The responsible licensee for **AMRHEIN & FLYNN, P A** is **LYNN A FARRELL, (Lic. No. 01- 8303)**.


Dennis L. Gring
Executive Director
Maryland Board of Public Accountancy

Board policy requires license and examination verifications containing original signatures to be sent only to designated licensing agencies.

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1 of 1

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Md. BUSINESS OCCUPATIONS AND PROFESSIONS Code Ann. §**2-101** (Copy w/ Cite)

Pages: 3

Md. BUSINESS OCCUPATIONS AND PROFESSIONS Code Ann. § 2-101

Annotated Code of Maryland

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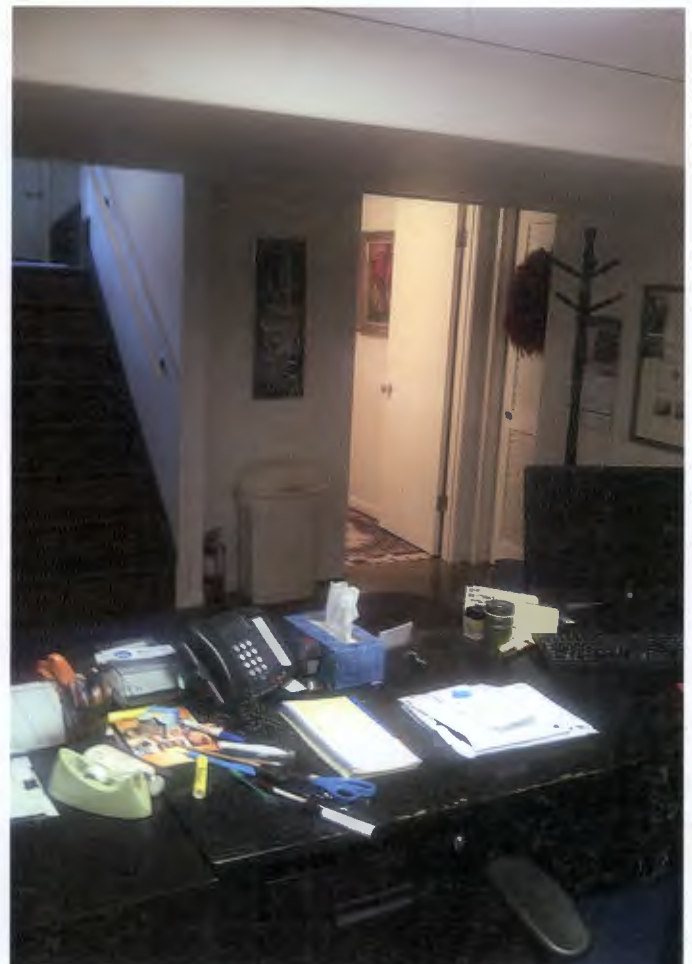
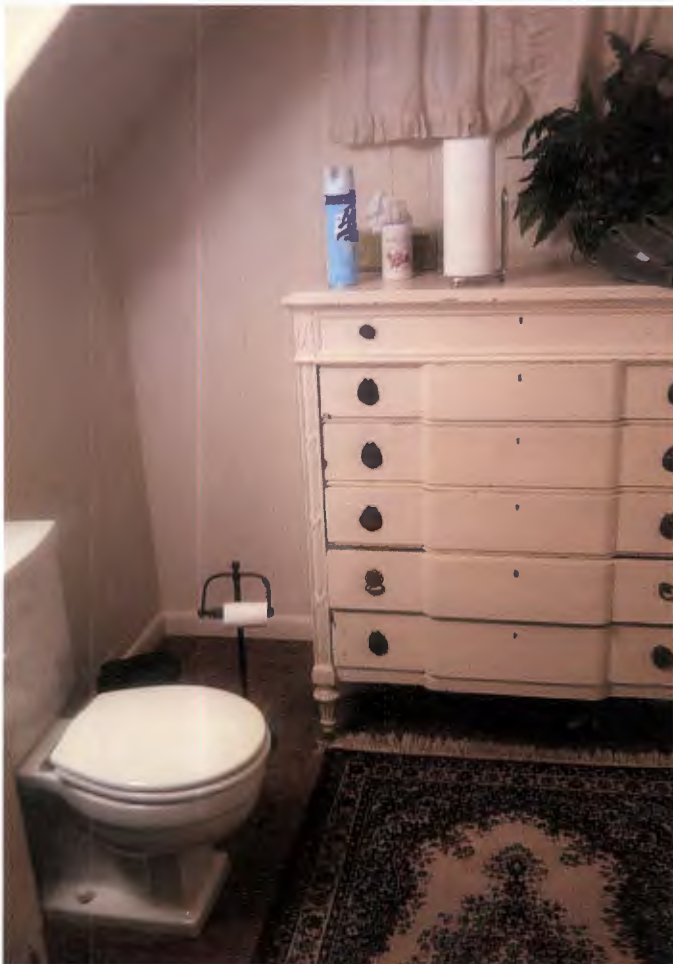
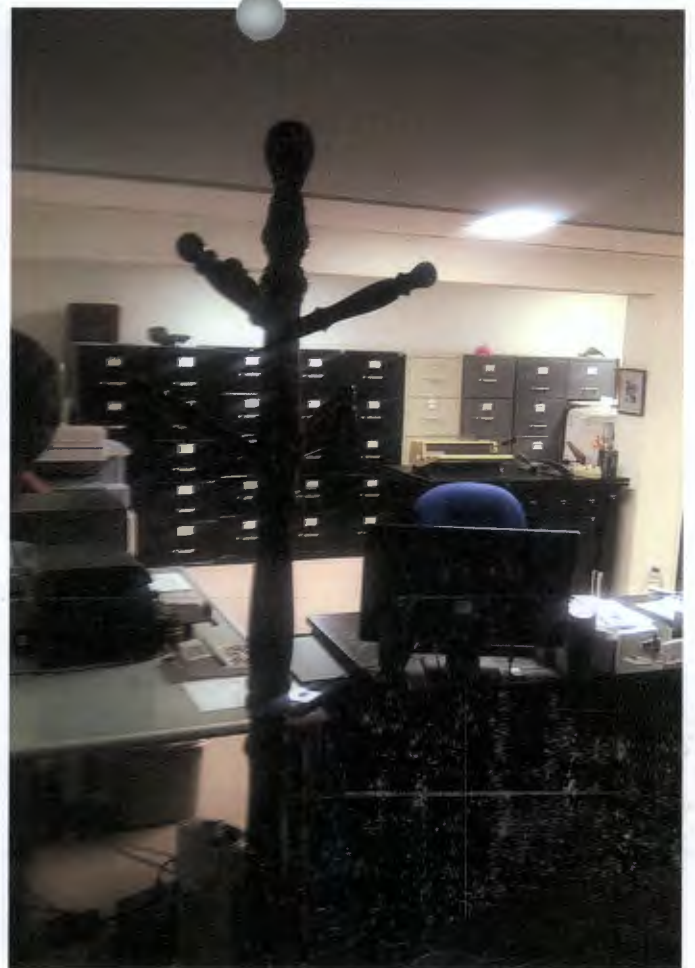
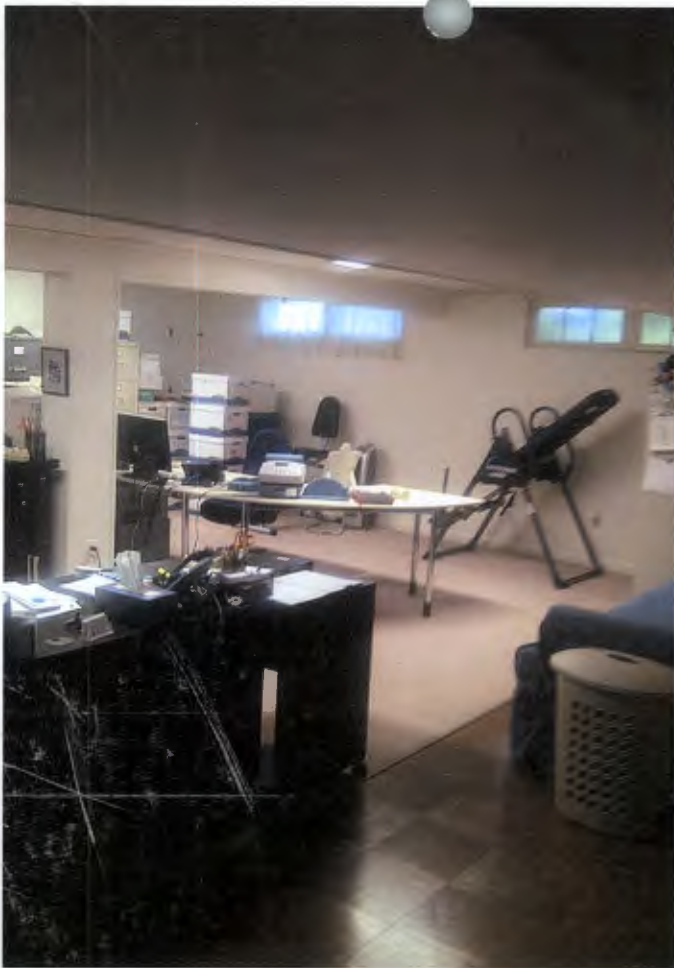
*** Statutes current through the 2013 General Assembly Regular Session ***

BUSINESS OCCUPATIONS AND PROFESSIONS
TITLE 2. ACCOUNTANTS
SUBTITLE 1. DEFINITIONS; GENERAL PROVISIONS

Md. BUSINESS OCCUPATIONS AND PROFESSIONS Code Ann. § 2-101 (2013)

§ 2-101. Definitions

- (a) In general. -- In this title the following words have the meanings indicated.
- (b) AICPA. -- "AICPA" means the American Institute of Certified Public Accountants.
- (c) Attest. -- "Attest" means to provide the following financial statement services:
- (1) an audit or other engagement performed in accordance with the Statements on Auditing Standards issued by AICPA;
 - (2) a review of a financial statement performed in accordance with the Statements on Standards for Accounting and Review Services issued by AICPA;
 - (3) a compilation;
 - (4) an examination of prospective financial information performed in accordance with the Statements on Standards for Attestation Engagements issued by AICPA; and
 - (5) any engagement performed in accordance with the Auditing Standards of the Public Company Accounting Oversight Board.
- (d) Board. -- "Board" means the State Board of Public Accountancy.
- (e) Compilation. -- "Compilation" means a presentation of information in the form of a financial statement that is performed in accordance with the Statements on Standards for Accounting and Review Services issued by AICPA.
- (f) Home office. -- "Home office" is the location specified by a client of a certified public accountant as the address to which a service described in § 2-401(a) of this title is directed.
- (g) License. -- "License" means, unless the context requires otherwise, a license issued by the Board to practice certified public accountancy.



Pet. Exh 8, 2/11/14 Farrell 14-033X



Security System Installation Certificate

For Eligible Homeowner's Insurance Savings

The security system that has been installed may entitle you to discounts on your homeowner's insurance. You should check with your insurance agent or broker for additional information or to determine if you are eligible.

This Certificate of Security System Installation reflects that a security system, as described in the Alarm Services Contract, dated 8/31/2013, was installed by an ADT Authorized Dealer on 9/4/2013 in the residence identified below.

Name Farrell, Lynn

Address 204 Brackenwood Ct

Tel. _____

City Lutherville Timonium

State MD

Zip 21093

Central Station Signal Receiving and Notification Service is provided seven days a week, 24 hours a day, by a UL Listed Alarm Service Center for the following service(s):

- | | |
|--|--|
| ☐ Digital Communicator Using Standard Telephone Lines | ☒ Cellular Radio |
| ☒ Burglar Alarm Monitoring | ☒ Medical/Fire Emergency |
| ☒ Smoke Communicator | |
| ☐ Carbon Monoxide Detection | ☐ Heat Detection |
| ☐ Flood Detection | |
| ☐ Freeze | ☐ Other _____ |

If there are any questions regarding this installation, please contact your ADT Authorized Dealer identified below.

ADT Authorized Dealer: Defender Security Company

Address: 3750 Priority Way South Dr Suite 200

Tel: 800-689-9554

City: Indianapolis

State: IN

Zip: 46240

This Certificate of Security System Installation is subject to the terms and conditions of your Alarm Services Contract.

The ADT Authorized Dealer Program is an ADT LLC approved program of independent authorized dealers. If there are any questions regarding this program, please call ADT at (800) 539-9690.

Dealer Representative Signature: _____

Date: 9/30/2013

2012 ADT LLC. All rights reserved. (03/12) [Use the Dealer Group Customer]



Ret. Exh 9 2/11/14 Farrell 14-033X

EX. 4



4506 HOLLINS FERRY ROAD BALTIMORE, MARYLAND 21227-4671
PHONE (410) 247-1422 FAX (410) 247-4676 WASHINGTON (301) 621-1055

12 CARDINAL PARK DRIVE, UNIT #105 LEESBURG, VIRGINIA 20175-4458
PHONE (703) 779-8728 METRO (703) 589-1354 FAX (703) 779-0112

50986141

Arrhein & Flynn, P.A.
3646 Roland Avenue
Baltimore, MD 21211-2407

Cust. # AMFLY
W.A. #
Type: r

Date: 10/01/2012
By: pmb

Tech:
P.O.#

Contact: Lynn Farrell
Phone: 410/366-0386-
Fax:

Slsn: 1437
Terms: NET30

OCTOBER FIRE EXTING SERV CONTRACT Annual

2 - PDC

Qty.	Part #	Description	Price	Amount
2		2.5 Gal Water Press. Ext.		
		1b. Press. Dry Chem. Ext. <i>annual maint</i>		
		1b. Press. Dry Chem. Ext.		
		1b. Press. Dry Chem. Ext.		
		1b. CO2 Ext.		
		1b. CO2 Ext.		
		1b. CO2 Ext.		
		1b. Cart. Dry Chem. Ext		
		1b. Halon 1211 Ext.		
		CO2 Hose Conductivity Test		
		Fireline Loaner Extinguisher		
⑤ 1	500	520 <i>annual</i>		

Completed	Must Return	Serviced By	Time/Date Started	Time/Date Completed
✓		1220	9/4/12	10/01/12

I hereby acknowledge the above described scope of services provided by Fireline. I further acknowledge that I have read, and agree, to the Terms and Conditions on the reverse side of this form and understand that they are incorporated in, any and all further documentation, whether paper or electronic, provided by Fireline during the provision of the services outlined above, including but not limited to, all field, status or inspection reports.

2% PER MONTH LATE CHARGE
ADDED TO PAST DUE ACCOUNT

Signature: *Lynn Farrell*

Date: 10/3/12

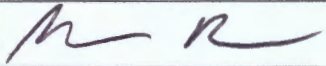
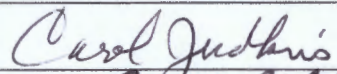
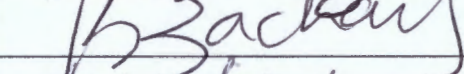
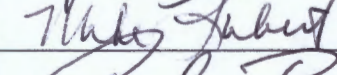
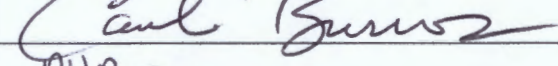
Per Exh 10 2/11/14 Farrell 14-0324



21 61 11 17 5 11 11 22 X

Dear Springlake Board Members:

The following residents of Brackenwood wanted to state that we do not have any concerns with the CPA firm at 204 Brackenwood Court. We request you drop your appeal to the Baltimore County Zoning Board and do not pursue any further action.

Name	Address	Signature
GREG BURKE	206 Brackenwood	
Carol Judkins	205 Brackenwood Ct.	
RICH LILLEY	208 BRACKENWOOD CT.	
Karen Zachary	210 Brackenwood Ct.	
MIKE LIEBERT	202 BRACKENWOOD CT	
Carol Burros	207 Brackenwood Ct	
Brianne Foos	200 Brackenwood Ct	

Ref. Ex 12 - 2/11/14 Farrell 14-033-X

Professional Resume of
Kenneth W. Schmid
11022 Pfeffers Road
Kingsville, MD 21087

EXPERIENCE

January 1993 – Present

Traffic Concepts, Inc.
7525 Connelley Drive, Suite B
Hanover, MD 21076

Owner, Vice-President

Provides traffic engineering consultant services to the public and private sectors including:

Expert testimony before the County Zoning Officer and Board of Appeals for Special Exception and Rezoning cases. Development of Feasibility Analysis including access alternatives and the assessment of the impact of pertinent Adequate Public Facilities legislation of local governments on potential development sites. Development of Traffic Impact Studies including critical lane, highway capacity, and signal warrant analysis; recommendations of road improvements necessary to meet various Adequate Public Facility criteria and leading negotiations with government agencies to secure waivers for Adequate Public Facilities legislation. Design and preparation of traffic signal, maintenance of traffic, pavement marking, and road improvement concept plans. Preparation of technical and price proposals.

December 1989 – January 1993

Ronald W. Johnson Associates, Inc.
2661 Riva Road, Suite 420
Annapolis, MD 21401

Chief – Traffic Engineering Division

Per Exh 13 - 12/11/14 Farrell 14-033X



Google earth

feet
meters

10

5



Pet Exh 14 - 2/11/14 Farrell 14-032X

TRAFFIC CONCEPTS, INC.

Traffic Impact Studies • Feasibility • Traffic Signal Design • Expert Testimony

February 6, 2014

Mr. Neil Lanzi
PNC Bank Building
Suite 617
409 Washington Avenue
Towson, Maryland 21204

RE: Ms. Lynn Farrell
204 Brackenwood Court

Dear Mr. Lanzi,

Traffic Concepts, Inc. has been asked to investigate a Special Exception request by Ms. Lynn Farrell to allow a home professional office (CPA) located at 204 Brackenwood Court in Lutherville-Timonium, Maryland. This Special Exception was approved by the Zoning Hearing Officer but this decision has been appealed and will be heard by the County Board of Appeals at a public hearing scheduled for February 11, 2014.

We have reviewed the Zoning Hearing Officer's decision, the Baltimore County Code, and have had discussions with the applicant Ms. Lynn Farrell. As I understand it, Ms. Farrell will be the one professional at the home office and one administrative assistant will travel to the house each day for work. After discussion with Ms. Farrell, her accounting office will have peak activity during the months of February through April. Past records have indicated that during peak time, on average four appointments are scheduled where a client will come to the home professional office on an average day. In addition, a few clients will drop off their tax information without appointments. During the non-peak time of May through January the number of clients to the home will be dramatically decreased. A review of Ms. Farrell's appointment books indicates most appointments are scheduled after the morning peak travel times and prior to the evening peak travel time on the adjacent roadway. Ms. Farrell also meets some clients away from her home as well.

Exh 15 Pet. 2/11/14 Farrell 14-033X



MITCHELL J. KELLMAN
DIRECTOR OF ZONING SERVICES

Education

Towson University, BA, Geography and Environmental Planning, Urban Planning
Towson University, Masters, Geography and Environmental Planning, Urban Planning

Professional Summary

Mr. Kellman has over 24 years of experience working in zoning, subdivision, and development regulations for the public and private sector; 12 of those years were with the Baltimore County Office of Planning and Zoning. His responsibilities included review, approval and signatory powers on behalf of the Director of Final Development Plans and Record Plats. He represented the Zoning Office on the County Development Review Committee, a body reviewing the procedural compliance of all development submissions. Review of petitions and site plans filed for zoning hearing approvals were within his authority. Additionally, he supervised county review staff, met with professionals and the public on development project matters, and made determinations regarding developments and their compliance with county regulations. In working for DMW, he has extensive experience in testifying before the Baltimore County Zoning Commissioner, Hearing Officer, Administrative Law Judges, and Board of Appeals. He also regularly represents the company at the Baltimore County Development Review Committee meetings. He is also a member of Baltimore County's Design Review Panel which formulates design recommendations to the Planning staff and Administrative Law Judges.

Partial List of Projects

Delight Quarry, Baltimore County, MD
Hunt Valley Business Community, Baltimore County, MD
Hunt Valley Towne Centre, Baltimore County, MD
Charlestown Retirement Community, Baltimore County, MD
GBMC, Baltimore County, MD
Goucher College, Baltimore County, MD
Greenspring Quarry, Baltimore County, MD
Hopewell Point, Baltimore County, MD
Loveton Business Center, Baltimore County, MD
Notre Dame Preparatory School, Baltimore County, MD
Oakcrest Village Retirement Community, Baltimore County, MD
Sheppard and Enoch Pratt Hospital, Baltimore County, MD
Sparks Corporate Center, Baltimore County, MD
Towson Town Center, Baltimore County, MD

Professional Experience

Daft-McCune-Walker, Inc., Towson, MD: 2000-Present
Baltimore County Office of Planning and Zoning, Permits and Development Management — Zoning Office, Development Control, 1988-2000
Baltimore County Design Review Panel, 2012, 2013
Greater Towson Committee, Planning and Development Sub-Committee, 2012, 2013
Greater Towson Committee, Government Relations Sub-Committee Chair, 2013
Leadership Baltimore County, 2013

WHAT COULD YOU GET FOR \$269???

CARBONITE

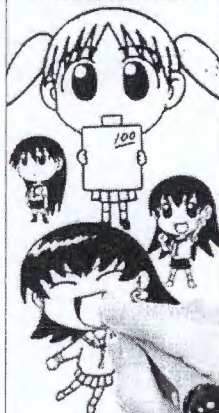


Quiz

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EARN YOUR
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Subtr

professional



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professional corporation

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pro-fes-sion-al *adjective* \prə-'fesh-nəl, -'fe-shə-nəl\

: relating to a job that requires special education, training, or skill

: done or given by a person who works in a particular profession

: paid to participate in a sport or activity

Full Definition of PROFESSIONAL

8+1 Like

- 1 **a** : of, relating to, or characteristic of a profession
- b** : engaged in one of the learned professions
- c** (1) : characterized by or conforming to the technical or ethical standards of a profession (2) : exhibiting a courteous, conscientious, and generally businesslike manner in the workplace
- 2 **a** : participating for gain or livelihood in an activity or field of endeavor often engaged in by amateurs <a *professional* golfer>
- b** : having a particular profession as a permanent career <a *professional* soldier>
- c** : engaged in by persons receiving financial return <*professional* football>
- 3 : following a line of conduct as though it were a profession <a *professional* patriot>

— *pro-fes-sion-al-ly* *adverb*

☐ See professional defined for English-language learners »
See professional defined for kids »

Examples of PROFESSIONAL

Do you have any *professional* experience?You should seek *professional* advice.

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★★★★★ "Incredibly fun and addictive.
And informative!" — User Review, iTunes
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A List We Hope You Don't
Find Insipid

Top 10 Sophisticated Insults



Bumfuzzle, Cattywampus,
Gardlyoo & More

Top 10 Funny-Sounding & Interesting Words

SPECIAL FEATURE >



The Year in Words

Words that spiked in lookups
because of events in the
news.

View the List »

home offices in residential districts.¹ Absent specific mention in the regulations, these professions would appear to be properly included under the term "other professional persons." Both professions are licensed by the state and disciplined by professional ethics.² As in the case of lawyers, home offices appear to have attracted few engineers or architects. In one case, a person seeking to operate an engineering business as a home occupation was found not to be entitled to a special exception under a city ordinance since such a business is not customarily carried on in a dwelling unit and would not be an accessory use in relation to the dwelling unit. To qualify as an accessory use, the use must be subordinate or clearly incidental to the residential use of property.³ The court noted that "zoning boards and courts may take notice of what business occupations are customarily conducted in residential dwellings based on general experience and understanding."⁴

§ 19:21 Accountants

Accountants are infrequently listed among the professions authorized to maintain home offices in residential districts. An occasional ordinance includes this group.¹ Accountants probably can be classed as "other professional persons" as that language is employed in some of the ordinances which permit home offices.

However, like other desired home occupation uses, the applicable zoning ordinance has to be followed. Where an account-

[Section 19:20]

¹See *Mehring v. Zoning Hearing Bd. of Manchester Tp.*, 762 A.2d 1137 (Pa. Commw. Ct. 2000); *Mack v. Board of Appeals, Town of Homer*, 25 A.D.3d 977, 807 N.Y.S.2d 460 (3d Dep't 2006).

²The term "professional" used in an ordinance which permits a professional office in a residential district as an accessory use included the professions of engineering and architecture. *Kemp v. White Oak Zoning Hearing Bd.*, 70 Pa. Commw. 362, 453 A.2d 66 (1982).

See generally *Geiffert v. Mealey*, 293 N.Y. 583, 59 N.E.2d 414 (1944).

³*Allegheny West Civic Council, Inc. v. Zoning Bd. of Adjustment of City of Pittsburgh*, 552 Pa. 541, 716 A.2d 600 (1998).

⁴*Allegheny West Civic Council, Inc. v. Zoning Bd. of Adjustment of City of Pittsburgh*, 552 Pa. 541, 716 A.2d 600 (1998).

[Section 19:21]

¹See *Arceri v. Town of Islip Zoning Bd. of Appeals*, 16 A.D.3d 411, 791 N.Y.S.2d 149 (2d Dep't 2005); *County of Itasca v. Wass*, 1994 WL 193737 (Minn. Ct. App. 1994).

See also *Witherspoon v. City of Moline*, 227 Ill. App. 3d 1023, 169 Ill. Dec. 237, 591 N.E.2d 117 (3d Dist. 1992).

THIS ASSIGNMENT AND AGREEMENT made this day of June, 1982, by and between HAYFIELDS, INC., party of the first part, and ~~SPRINGDALE~~ 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 recorded, granting said rights and privileges to the Association; and

WHEREAS, since 1974, the Springlake Community Association, Inc., has undertaken to exercise all of the rights and privileges which were reserved unto Springdale, Inc. under the various deeds and declarations as hereinafter set forth;

NOW THEREFORE, this assignment and agreement witnesseth that the party of the first part in consideration of these presents and the mutual benefits of the parties hereto, does hereby grant and convey, assign and quit claim all of these discretionary rights, consents and approvals unto Springlake Community Association, Inc., as set forth in the following deeds and declarations:

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE Don DATE 2/11/14

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION

William 2/11/14
CLERK DATE

TRANSFER TAX NOT REQUIRED

Director of Finance
BALTIMORE COUNTY, MARYLAND

Per [Signature]
Authorized Signature
Date 2/11/14 Sec. 11-85-61.1

Prot. Exh 1 2/11/14 Farrell 14-033-X

THIS DECLARATION, Made this 30th day of October, in the year one thousand nine hundred and fifty-eight, by SPRINGFIELD FARMS, INC., a corporation of the State of Maryland.

WHEREAS, Springfield Farms, Inc. is the owner, in fee simple, of Lots Nos. 1 to 22, both inclusive, Block E, and Lots Nos. 1, 27, 28, 29, 30 and 40, Block F, as shown on Plat No. 1 of Section No. 1, Springlake, which Plat is recorded among the Land Records of Baltimore County in Plat Book G.L.B. No. 25, folio 85, Lots Nos. 2 to 10, and 31 to 39, all inclusive, Block F, Lots Nos. 1 to 14, both inclusive, and 37, 38, 52, 53, 54, 55 and 56, Block G, and Lots Nos. 1 to 8, both inclusive, Block H, as shown on Plat No. 2 of Section No. 1, Springlake, which Plat is recorded among the aforesaid Land Records in Plat Book G.L.B. No. 25, folio 86, and Lots Nos. 1 to 4, both inclusive, Block K, and Lots Nos. 1 to 25, both inclusive, Block L, as shown on Plat No. 3 of Section No. 1, Springlake, which Plat is recorded among the aforesaid Land Records in Plat Book G.L.B. No. 25, folio 87, having acquired title thereto under two Deeds to it from Springdale, Inc., one dated January 5, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2853, folio 357, and the other dated October 30th, 1958 and recorded prior hereto among the aforesaid Land Records.

AND WHEREAS, Springfield Farms, Inc., for the purpose of creating and maintaining a general scheme of development, desires that the above mentioned lots of ground shall be subject to the covenants, conditions, restrictions and reservations hereinafter set forth.

NOW, THEREFORE, THIS DECLARATION WITNESSETH: That Springfield Farms, Inc., for itself, its successors and assigns, in consideration of the mutual benefits to be derived by itself, and its successors and assigns, hereby imposes upon the aforesaid one hundred four (104) lots of ground shown on the Plats hereinabove referred to, the following covenants, conditions, restrictions and reservations, to wit:

1. The land in said tract and any lot or lots now or hereafter laid out thereon and any building or structure now or hereafter erected thereon shall be occupied and used for residential purposes only, and no building shall be erected, altered, placed or permitted to remain on any lot other than one detached dwelling not to exceed two and one-half stories in height, each dwelling being designed for occupancy by a single family, except and provided, however, as follows:

(a) Nothing herein contained shall be construed as preventing the use of any garage or garages erected in accordance with the provisions hereinafter contained, for the usual purposes of private, non-commercial garage or garages.

3786 / 363

THIS DECLARATION, Made this 25TH day of NOVEMBER, in the year one thousand nine hundred and sixty, by and between FOXCROFT, INC., party of the first part; FIFTY-SIX CORPORATION, party of the second part; ARLINGTON FEDERAL SAVINGS AND LOAN ASSOCIATION, party of the third part; and THE SAVINGS BANK OF BALTIMORE, party of the fourth part; all being corporations of the State of Maryland.

WHEREAS, the party of the first part owns a fee simple interest in certain of the following described lots and a reversionary interest in other of the following described lots, which said lots are described as: (First) All those forty-three (43) lots of ground known and designated as Lot No. 1, Block A, Lots 33-34, Block C, Lots 15-16-17-18-19-20, Block G, Lots 9-10-11-12-13-14-15-16-17-18-19-20, Block H, and Lots 1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22, Block I, on Plat entitled "Springlake, Plat No. 2 of Section No. 2", recorded among the Land Records of Baltimore County in Plat Book W.J.R. No. 26 folio 99. (Second) All those fifty-seven (57) lots of ground known and designated as Lots Nos. 9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28, Block C, Lots 11-12-13-14-15-16, Block F, and Lots 21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-39-40-41-42-43-44-45-46-47-60-61-62-63-64-65, Block C, on Plat entitled "Springlake, Plat No. 3 of Section No. 2", recorded among the Land Records of Baltimore County in Plat Book W.J.R. No. 26 folio 100, the said party of the first part having obtained title to all of the above described lots of ground by Deed dated April 6, 1960 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3686 folio 116 from Springdale, Inc.; and

WHEREAS, the said party of the first part subsequently leased certain of the above described lots unto the party of the second part; and

WHEREAS, the party of the second part is now the owner of the leasehold interest in certain of said lots by virtue of the aforesaid leases, which said leases are dated and recorded respectively, as follows: July 14, 1960, July 28, 1960, August 19, 1960, September 9, 1960, September 29, 1960, October 19, 1960, November 2, 1960, Libers W.J.R. No. 3725 folio 604, W.J.R. No. 3732 folio 137, W.J.R. No. 3742 folio 458, W.J.R. No. 3751 folio 381, W.J.R. No. 3761 folio 396, W.J.R. No. 3769 folio 216, W.J.R. No. 3775 folio 451; and

WHEREAS, the party of the first part has mortgaged said lots by executing several mortgages unto the said party of the third part, the said mortgages now being an encumbrance upon a fee simple interest in certain of said lots and a leasehold

THIS DECLARATION, Made this 12th day of September in the year one thousand nine hundred and sixty-one, by SPRINGDALE, INC., SPRINGFIELD FARMS, INC., FIFTY-SIX CORPORATION and THE SAVINGS BANK OF BALTIMORE, all corporations of the State of Maryland, parties of the first part, and ARLINGTON FEDERAL SAVINGS AND LOAN ASSOCIATION and THE AMERICAN NATIONAL BUILDING AND LOAN ASSOCIATION OF BALTIMORE CITY, both bodies corporate, parties of the second part.

WHEREAS, the parties of the first part are the owners of the following lots of ground, all situate in the development known as "SPRINGLAKE", in the Eighth Election District of Baltimore County, State of Maryland:

(1) Lots Nos. 1, 2, 3, 4 and 5 as shown on Plat entitled "Springlake, Plat No. 4 of Section No. 1", which Plat is recorded among the Land Records of Baltimore County in Plat Book W.J.R. No. 26, folio 50;

(2) Lots Nos. 24, 25, 26 and 27, Block E and Lot No. 1, Block D, as shown on Plat entitled "Springlake, Plat No. 1 of Section No. 2", which Plat is recorded among the aforesaid Land Records in Plat Book W.J.R. No. 26, folio 49;

(3) Lots Nos. 7 and 8, Block C, Lots Nos. 2, 3, 4 and 5, Block D, Lot No. 23, Block E and Lots Nos. 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26, Block F, as shown on Plat entitled "Springlake, Plat No. 4 of Section No. 2", which Plat is recorded among the aforesaid Land Records in Plat Book W.J.R. No. 27, folio 9; and

(4) Lots Nos. 2, 3, 4, 5 and 6, Block C and Lots Nos. 6, 7, 8 and 9, Block D, as shown on Plat entitled "Springlake, Section VI, Plat No. 5", which Plat is recorded among the aforesaid Land Records in Plat Book W.J.R. No. 27, folio 4;

WHEREAS, the parties of the first part, for the purpose of creating and maintaining a general scheme of development, desire that the above mentioned lots of ground shall be subject to the covenants, conditions, restrictions and reservations hereinafter set forth;

AND WHEREAS, the parties of the second part, the holders of Mortgages made by Springdale, Inc. and/or Springfield Farms, Inc., covering many of the lots hereinabove set forth, all of which said Mortgages are recorded among the Land Records of Baltimore County, join herein to waive the liens of their respective Mortgages as to the restrictions hereby imposed on the lots of ground hereinabove set forth, and to subordinate the liens of their respective Mortgages to the imposition of said restrictions in the same manner and to the same extent as if this Declaration had been executed, delivered and recorded prior to the execution and recordation of said Mortgages.

NOW, THEREFORE, THIS DECLARATION WITNESSETH: That the parties of the first part, for themselves, their successors and assigns, in consideration of the mutual benefits to be derived by them, and their successors and assigns, hereby impose upon the aforesaid lots of ground, shown on the Plats hereinabove referred to, the following covenants, conditions, restrictions and reservations, to wit:

1. The land in said tract and any lot or lots now or hereafter laid out thereon and any building or structure now or hereafter erected thereon shall be occupied and used for residential purposes only, and no building shall be erected, altered, placed or permitted to remain on any lot other than one detached dwelling not to exceed two and one-half stories in height, each dwelling being designed for occupancy by a single family, except and provided, however, as follows:

(a) Nothing herein contained shall be construed as preventing the use of any garage or garages erected in accordance with the provisions hereinafter contained, for the usual purposes of private, non-commercial garage or garages.

THIS DECLARATION, Made this 27th day of September, in the year one thousand nine hundred and sixty-two, by SPRINGDALE, INC., a body corporate, duly incorporated under the Laws of the State of Maryland.

WHEREAS, the party of the first part is the owner of the following lots of ground, all situate in the development known as "SPRINGLAKE", in the Eighth Election District of Baltimore County, State of Maryland:

(1) All those twenty (20) lots of ground known and designated as lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, section U, lots 1 and 2, section V and lots 1 and 2, section T, on the Plat entitled, "Springlake, Plat 1 of Section 3", recorded among the Land Records of Baltimore County in Plat Book W.J.R. No. 27, folio 52.

(2) All those sixteen (16) lots of ground known and designated as lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, section V, lots 1, 2, 3, and 4, section Z, on the Plat entitled, "Springlake, Section 3 - Plat 2", recorded among the Land Records of Baltimore County in Plat Book W.J.R. No. 28, folio 89.

(3) All those twenty-nine (29) lots of ground known and designated as lots 5, 6, 7, 8, 9, 10, section K, lots 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, section S, lots 1, 2, 3, 4, 5, 6, 7 and 8, section T, on the Plat entitled, "Springlake, Section 3 - Plat 3", recorded among the Land Records of Baltimore County in Plat Book W.J.R. No. 28, folio 90.

(4) All those fifty-three (53) lots of ground known and designated as lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, section O, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and lots 14, 15, 16, 17, 18, 19, 20, 21, 22, section P, lots 1, 2, 3, 4, section Q, lots 27, 28, section R, lots 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 and 34, section S, on the Plat entitled, "Springlake, Section 3 - Plat 4", recorded among the Land Records of Baltimore County in Plat Book W.J.R. No. 28, folio 74.

(5) All those thirty-six (36) lots of ground known and designated as lots 5, 6, 7, 8, 9, 10, 11, 12, section M, lots 1, 2, 3, 4, 5, 6, 7, 8, section O, lot 13, section P, lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 and 23, section Q, on the Plat entitled, "Springlake, Section 3 - Plat 5", recorded among the Land Records of Baltimore County in Plat Book W.J.R. No. 28, folio 75.

WHEREAS, the party of the first part, for the purpose of creating and maintaining a general scheme of development, desires that the above mentioned lots of ground shall be subject to the covenants, conditions, restrictions and reservations hereinafter set forth;

NOW, THEREFORE, THIS DECLARATION WITNESSETH: That Springdale, Inc., for itself, its successors and assigns, in consideration of the mutual benefits to be derived by it, and its successors and assigns, hereby impose upon the aforesaid lots of ground, shown on the Plats hereinabove referred to, the following covenants, conditions, restrictions and reservations, to wit:

1. The land in said tract and any lot or lots now or hereafter laid out thereon and any building or structure now or thereafter erected thereon shall be occupied and used for residential purposes only, and no building shall be erected, altered, placed or permitted to remain on any lot other than one detached dwelling not to exceed two and one-half stores in height, each dwelling being designed for occupancy by a single family, except and provided, however, as follows:

(a.) Nothing herein contained shall be construed as preventing the use of any garage or garages erected in accordance with the provisions hereinafter contained, for the usual purposes of private, non-commercial garage or garages.

THIS DECLARATION, Made this 17th day of December, in the year one thousand nine hundred and sixty-two, by SPRINGDALE, INC., a body corporate, duly incorporated under the Laws of the State of Maryland, party of the first part, and ARLINGTON FEDERAL SAVINGS AND LOAN ASSOCIATION, a body corporate, duly incorporated under the Laws of the State of Maryland, party of the second part,

WHEREAS, the party of the first part is the owner of the following lots of ground, all situate in the development known as "SPRINGLAKE", in the Eighth Election District of Baltimore County, State of Maryland:

BEING known and designated as Lots Nos. 1, 2, 3 and 4, Block M, Lots Nos. 24, 25, 26, 27, 28, 29, 30, 31, 32 and 33, Block Q, Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26, Block R, and Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19, Block S, as shown on a plat entitled "Springlake Section 2, Plat 6", which plat is recorded among the Land Records of Baltimore County in Plat Book W.J.R. No. 27, folios 145 and 146.

WHEREAS, the party of the first part, for the purpose of creating and maintaining a general scheme of development, desires that the above mentioned lots of ground shall be subject to the covenants, conditions, restrictions and reservations hereinafter set forth;

AND WHEREAS, the party of the second part, the holder of a Mortgage made by Springdale, Inc., covering the lots hereinabove set forth, which said Mortgage is recorded among the Land Records of Baltimore County, joins herein to waive the lien of its Mortgage as to the restrictions hereby imposed on the lots of ground hereinabove set forth, and to subordinate the lien of its Mortgage to the imposition of said restrictions in the same manner and to the same extent as if this Declaration had been executed, delivered and recorded prior to the execution and recordation of said Mortgage.

NOW, THEREFORE, THIS DECLARATION WITNESSETH: That Springdale, Inc., for itself, its successors and assigns, in consideration of the mutual benefits to be derived by it, and its successors and assigns, hereby impose upon the aforesaid lots of ground, shown on the Plat hereinabove referred to, the following covenants, conditions, restrictions and reservations, to wit:

1. The land in said tract and any lot or lots now or hereafter laid out thereon and any building or structure now or hereafter erected thereon shall be occupied and used for residential purposes only, and no building shall be erected, altered, placed or permitted to remain on any lot other than one detached dwelling not to exceed two and one-half stories in height, each dwelling being designed for occupancy by a single family, except and provided, however, as follows:

(a) Nothing herein contained shall be construed as preventing the use of any garage or garages erected in accordance with the provisions hereinafter contained, for the usual purposes of private, non-commercial garage or garages.

(b) Real estate sales and/or construction offices may, with the written consent and approval of Springdale, Inc. be erected, maintained and operated on any part of said land and/or in any building or structure now or hereafter erected thereon, provided such offices are used and operated in connection with the development of said land or the construction of improvements on said land or the sale of any part of the premises or any improvements which may be now or hereafter erected on said land, but no part of said land nor any part of any improvements now or hereafter erected thereon shall be used for any of the aforesaid purposes set forth in this sub-paragraph (b) without the written consent and approval of Springdale, Inc., being first had and obtained.

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with a Cool Breeze from...*

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& HEATING CO., INC.**

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Specialist*

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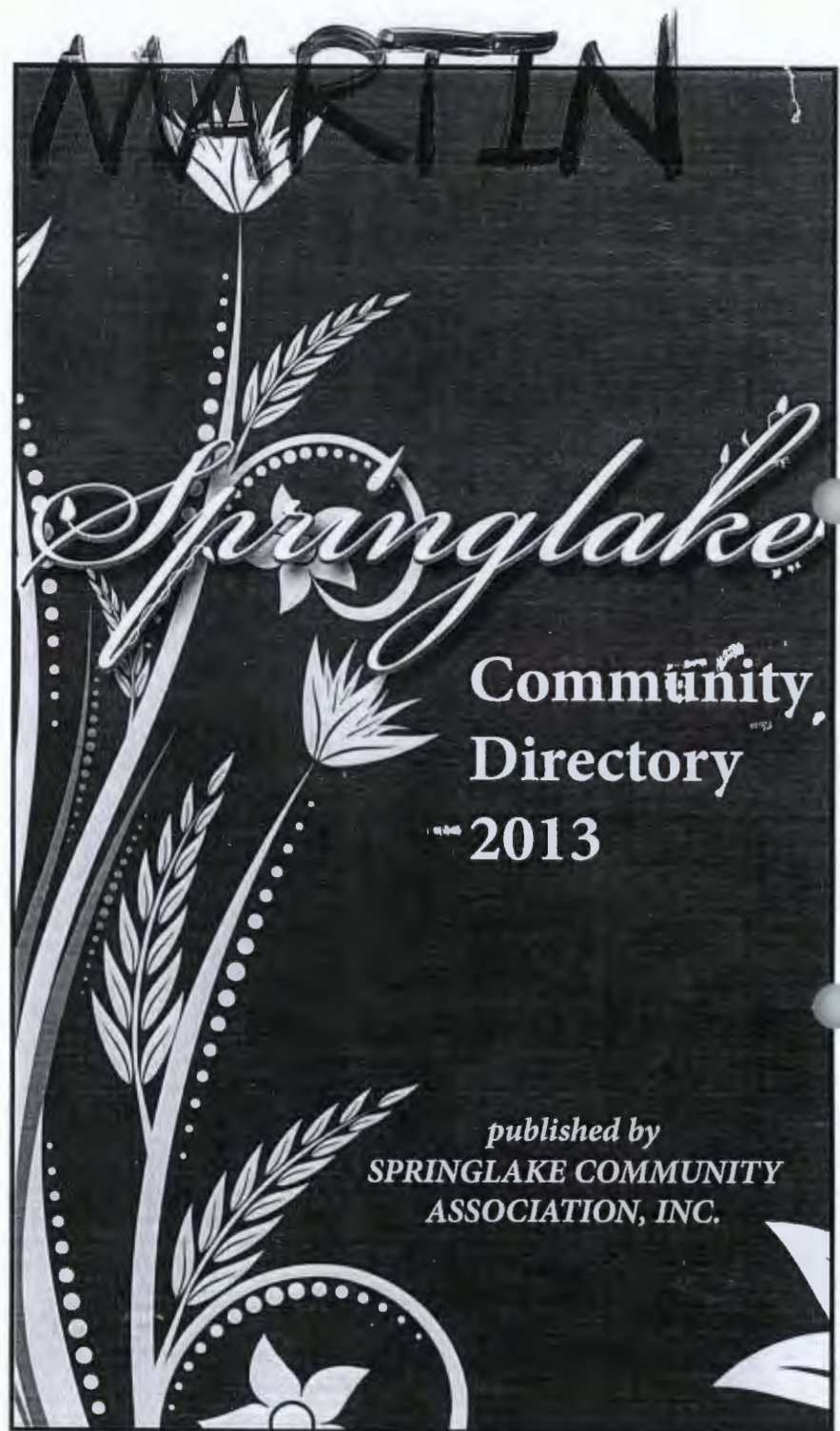


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Page 2 2/11/14 14-033-X



Ref. Gxh 20 - 2/11/17 - Farnell 14-035-X





Det Exh 21 2/11/14 - Farrell 14-033X



DMW

DAFT McCUNE WALKER INC

200 EAST PENNSYLVANIA TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS,
ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

WORKSHEET
OF

SPRINGFIELD
FARMS

TAX MAP 052A3, PARCEL 55, LOT 32
#204 BRACKENWOOD COURT
LUTHERVILLE TIMONIUM, MD 21093-2616

8TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

[illegible]

Scale: 1"=40'

Date: 02/11/2014

Project No:

Field Crew:	
-------------	--

Processed by: R.C.

Drawn by: R.C.

Project Manager:
Checked by:

	Dat.
--	------



B.C.M.D. NORTH
PB 26 PG. 100

N/F
THOMAS E. JUDKINS
CAROL H. JUDKINS
S.M. 12898 FOLIO 699
TAX ACCT. NO. 0802059630

N/F
SARAH MAHER
S.M. 20393 FOLIO 445
TAX ACCT. NO. 0802087510

LOT 43
PLAT '3' - SECTION '2' - BLOCK 'G'
"SPRINGLAKE"
PLAT BOOK 26 PAGE 100

LOT 44
PLAT '3' - SECTION '2' - BLOCK 'G'
"SPRINGLAKE"
PLAT BOOK 26 PAGE 100

#205

#203

FOXLEY ROAD

BRACKENWOOD COURT

35'
R/W VARIES

20' TO CENTER OF NEAREST STREET

#206

N/F
GREGORY D. BURKE
AMY M. BURKE
S.M. 19230 FOLIO 214
TAX ACCT. NO. 0823058030

LOT 33
PLAT '3' - SECTION '2' - BLOCK 'G'
"SPRINGLAKE"
PLAT BOOK 26 PAGE 100

0.2486 Ac.±
10,830.75 Sq. Ft. ±

EX. 1 STORY HOUSE
BRICK & ALUM. SIDING

ENTRANCE TO
EXISTING OFFICE
IN BASEMENT

#202

N/F
MICHAEL ALLEN LIEBERT
SUSAN BAUER LIEBERT
S.M. 20635 FOLIO 001
TAX ACCT. NO. 0802003660

LOT 31
PLAT '3' - SECTION '2' - BLOCK 'G'
"SPRINGLAKE"
PLAT BOOK 26 PAGE 100

S 89°22'35" W 41.31'

S 82°33'45" W 58.79'

N/F
WENDY J. APPLER
S.M. 11838 FOLIO 308
TAX ACCT. NO. 0814067170

LOT 26
PLAT '3' - SECTION '2' - BLOCK 'G'
"SPRINGLAKE"
PLAT BOOK 26 PAGE 100

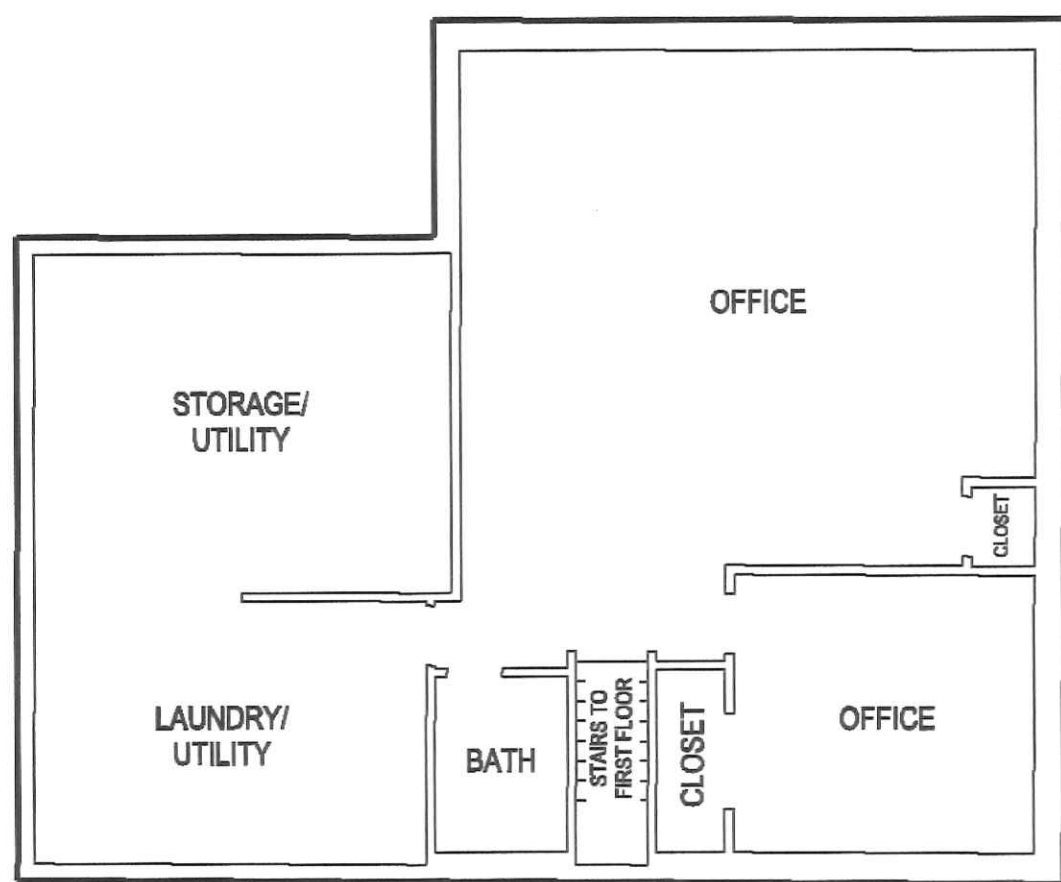
#224

N/F
JAMES FARANTOS
DEMETERA FARANTOS
S.M. 14759 FOLIO 390
TAX ACCT. NO. 0806001290

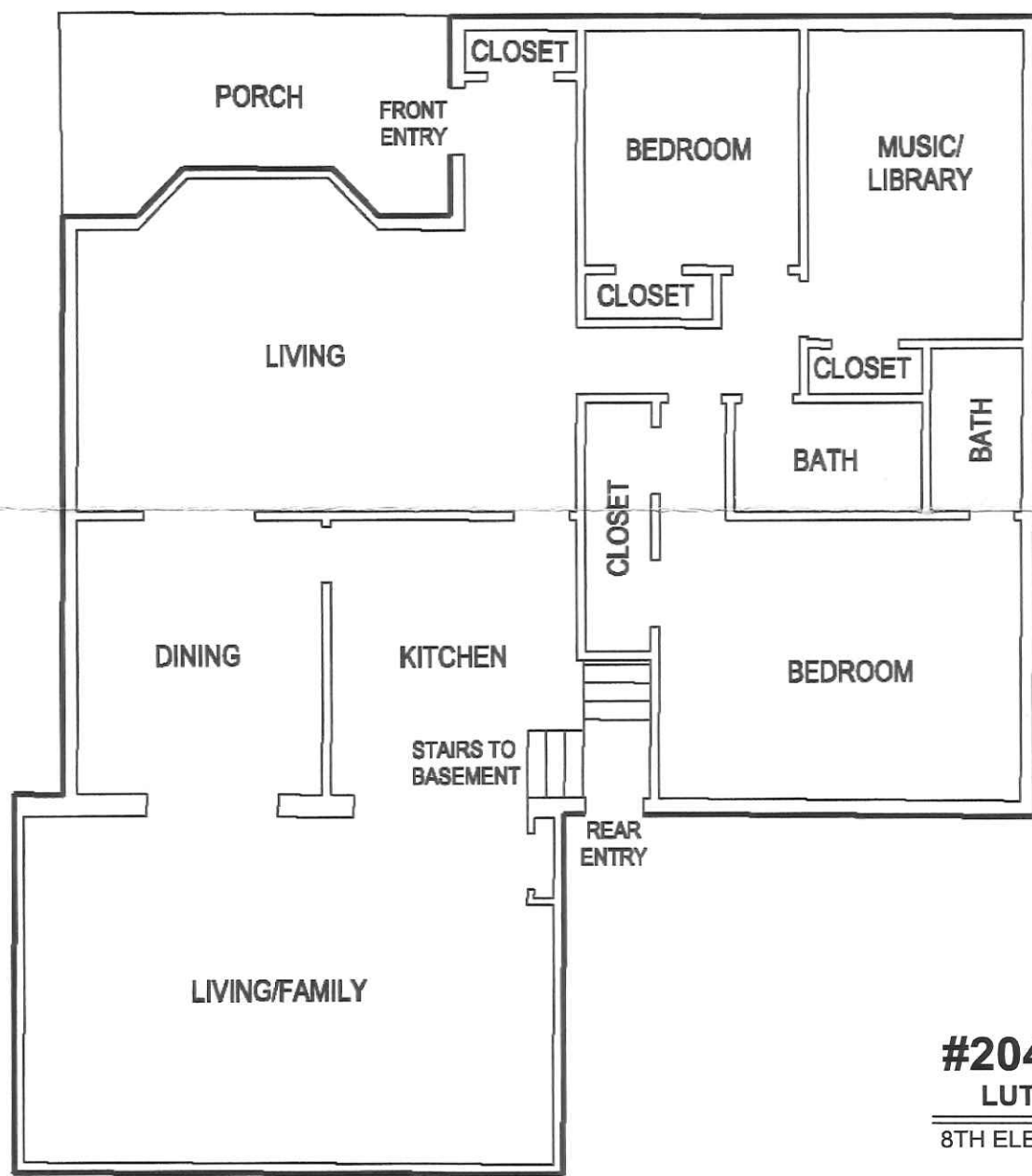
LOT 27
PLAT '3' - SECTION '2' - BLOCK 'G'
"SPRINGLAKE"
PLAT BOOK 26 PAGE 100

#226

CHANTREY ROAD



BASEMENT FLOOR
SCALE: 1/8" = 1'-0"



FIRST FLOOR
SCALE: 1/8" = 1'-0"

NOTES:

1. CURRENT ZONING: DR 3.5
2. GIS TILE/ZONING MAP: 052A3
3. ELECTION DISTRICT: 8
4. COUNCILMANIC DISTRICT: 3
5. LOT AREA: 0.2486 Ac.± (10,830.75 Sq. Ft.±)
6. HISTORIC: NO
7. CBCA: NO
8. FLOODPLAIN: NO
9. THIS SITE IS SERVED BY PUBLIC WATER & SEWER.
10. NO PRIOR ZONING HISTORY.
11. FLOOR AREA:
FIRST FLOOR: 1,628 SQ. FT.
BASEMENT FLOOR: 1,195 SQ. FT.
TOTAL FLOOR AREA: 2,823 SQ. FT.
12. EXISTING OFFICE AREA: 650 SQ. FT.
13. PERCENTAGE OF OFFICE SPACE: 650/2823 = 23%

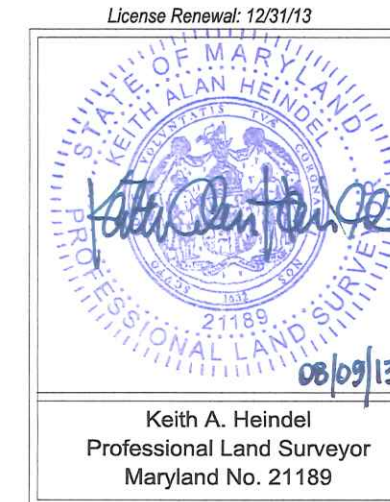
**ZONING HEARING PLAN
FOR SPECIAL HEARING
#204 BRACKENWOOD COURT
LUTHERVILLE-TIMONIUM, MARYLAND 21093**

8TH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND
3RD COUNCILMANIC DISTRICT
TAX MAP: 52, GRID: 19, PARCEL: 55

OWNERS:
JOSEPH L. FARRELL, JR.
LYNN A. FARRELL
204 BRACKENWOOD COURT
LUTHERVILLE-TIMONIUM, MD 21093

TITLE REFERENCE:
OWNERS: JOSEPH L. FARRELL, JR. & LYNN A. FARRELL
DEED REFERENCE: LIBER J.L.E. 32957 FOLIO 020
DATE: NOVEMBER 26, 2012
GRANTOR: RUTH C. MILLER

LOT 32, BLOCK 'G', PLAT '3', SECTION '2'
"SPRINGLAKE" PLAT BOOK W.J.R. 26 PAGE 100

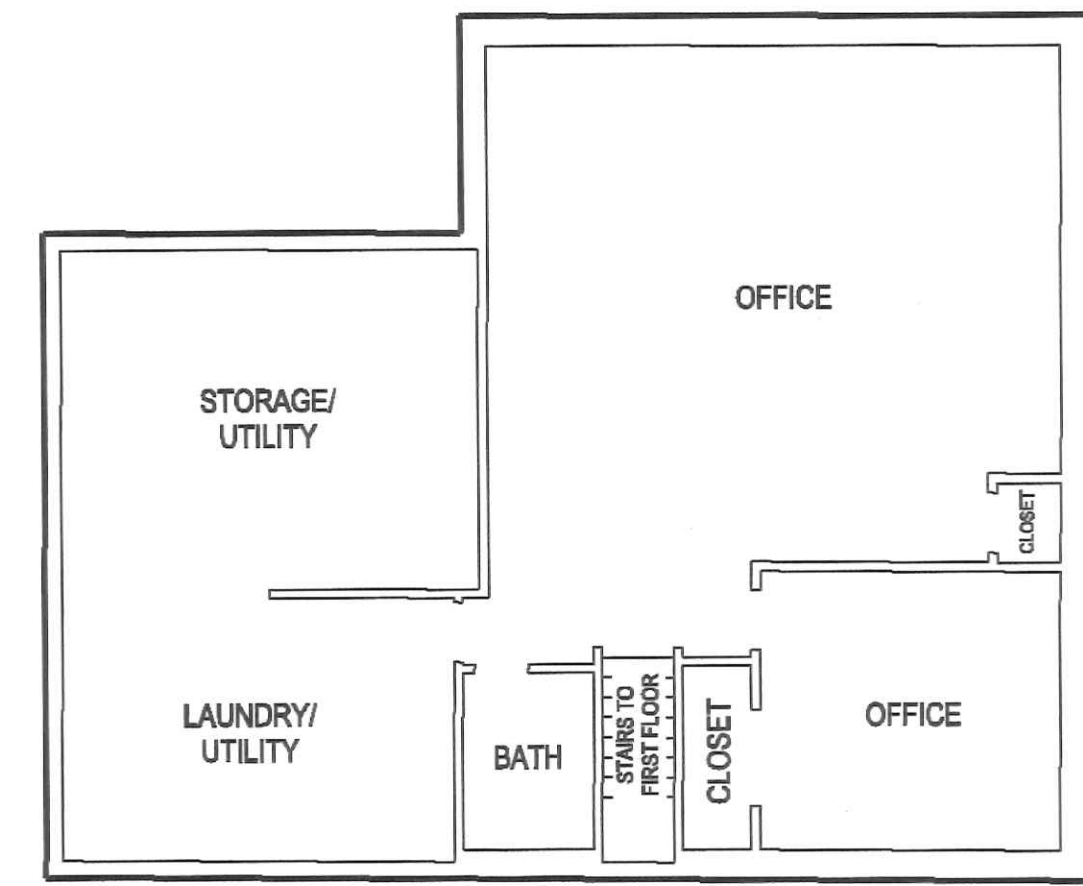
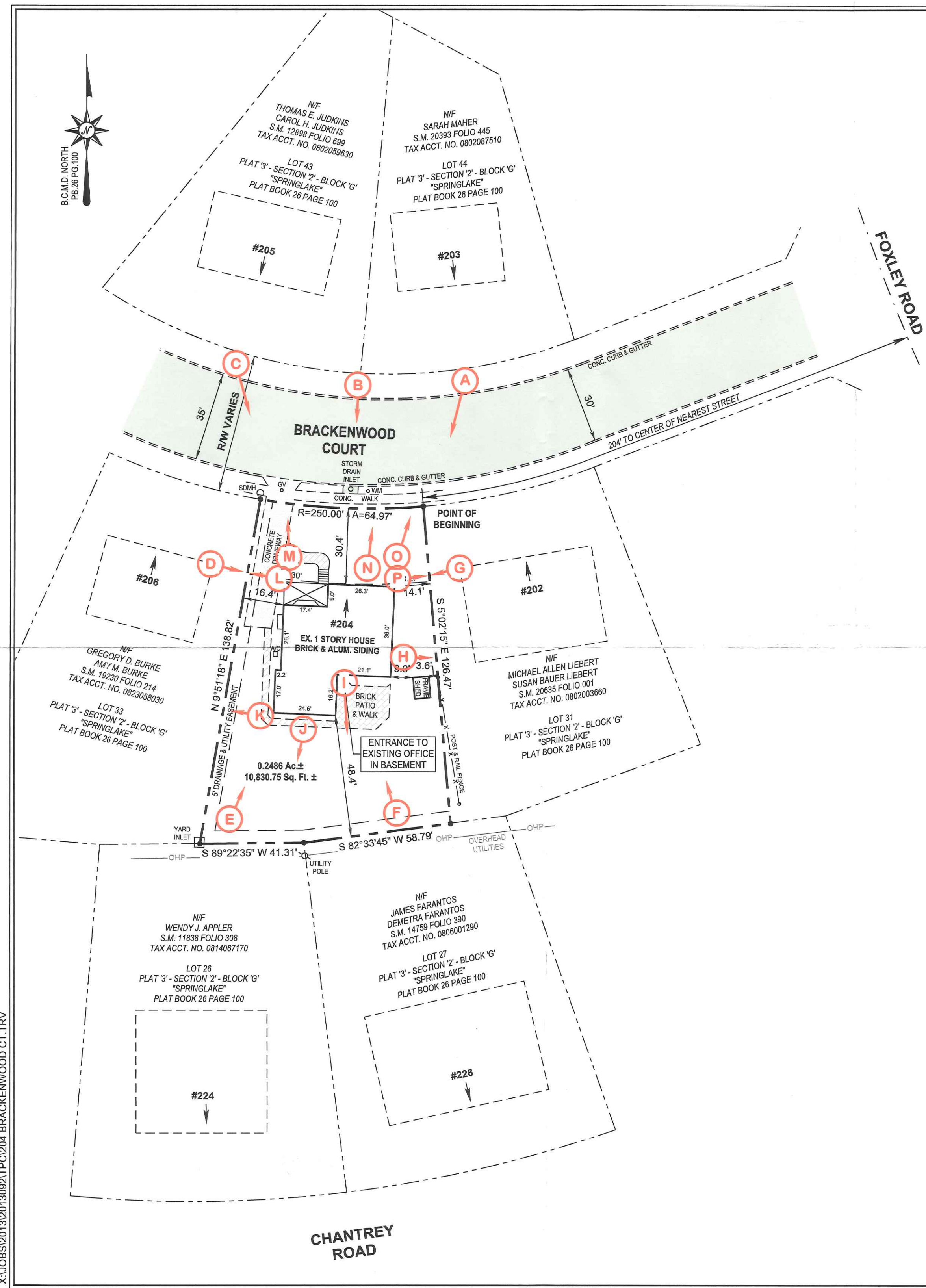


Professional Surveys		194 East Main Street 2nd Floor Westminster, MD 21157 Phone: 410-751-8795 Fax: 410-751-8796
DRAWING NAME:	ZONING PLAN	
SCALE: 1"= 30'	DATE: 06/13/13	DRAWN BY: GJG
JOB: 2013-092	CHECK BY: KAH	SHEET: 1/1

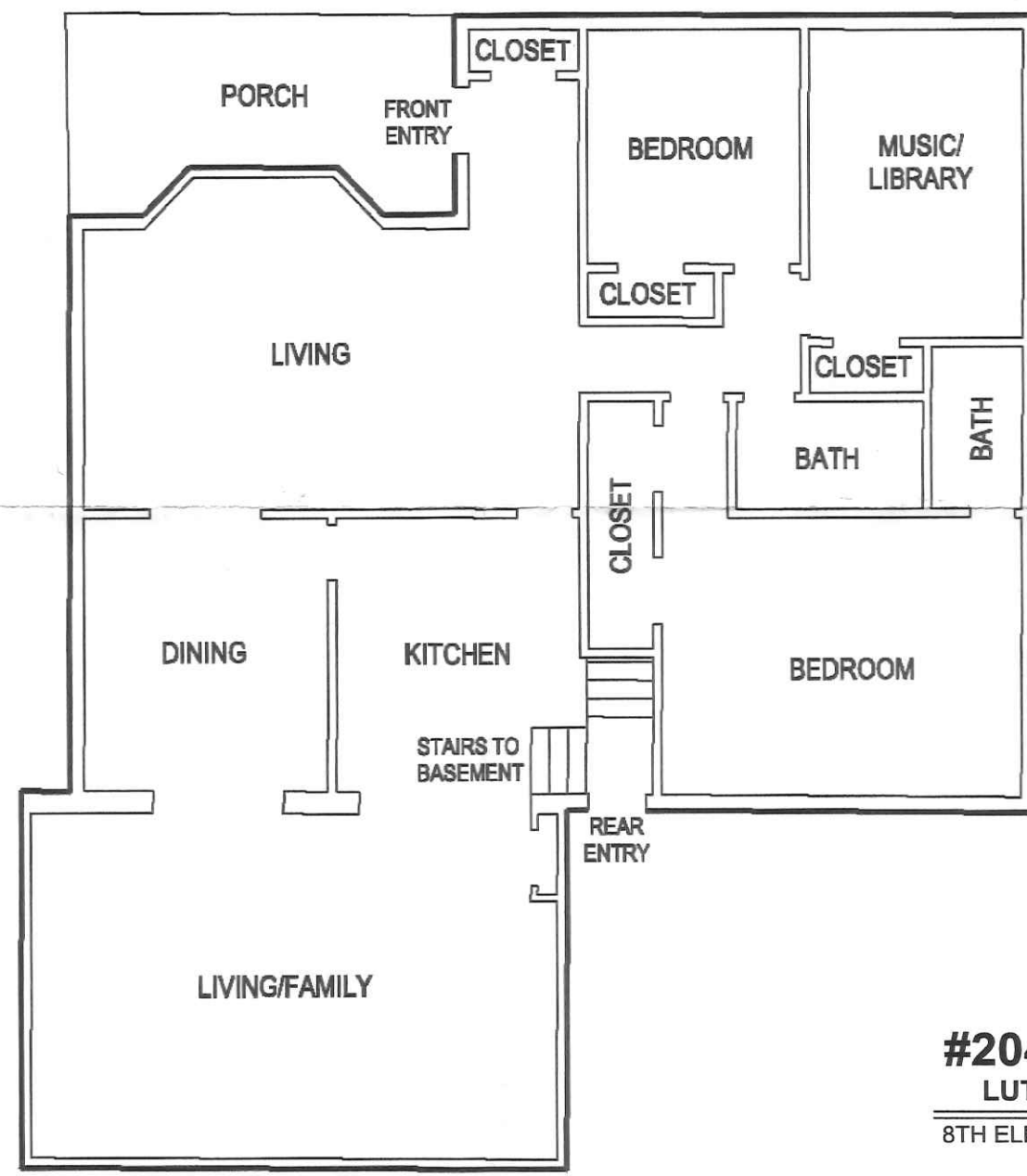
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2013-09-13 Exh 1 - 2/11/14 Farrell

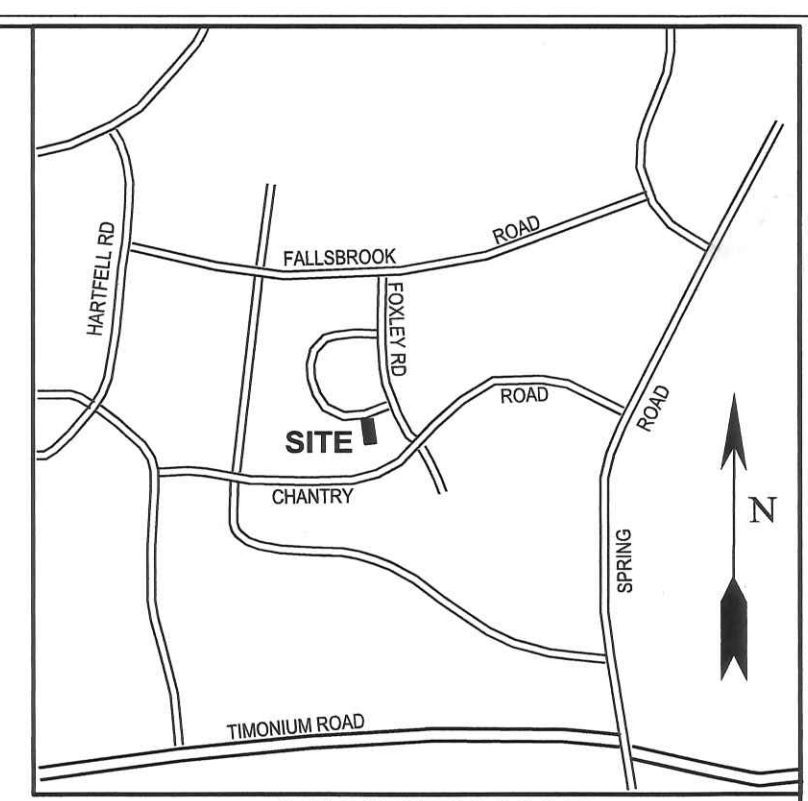
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BASEMENT FLOOR
SCALE: 1/8" = 1'-0"



FIRST FLOOR
SCALE: 1/8" = 1'-0"



VICINITY MAP
SCALE: 1" = 1,000'

- NOTES:**
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FOR SPECIAL HEARING
#204 BRACKENWOOD COURT
LUTHERVILLE-TIMONIUM, MARYLAND 21093

8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
3RD COUNCILMANIC DISTRICT
TAX MAP: 52, GRID: 19, PARCEL: 55

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LYNN A. FARRELL
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DEED REFERENCE: LIBER J.L.E. 32957 FOLIO 020
DATE: NOVEMBER 26, 2012
GRANTOR: RUTH C. MILLER

LOT 32, BLOCK 'G', PLAT '3', SECTION '2'
"SPRINGLAKE" PLAT BOOK W.J.R. 26 PAGE 100



License Renewal: 12/31/13

Professional Land Surveyor

Keith A. Heindel
Professional Land Surveyor
Maryland No. 21189

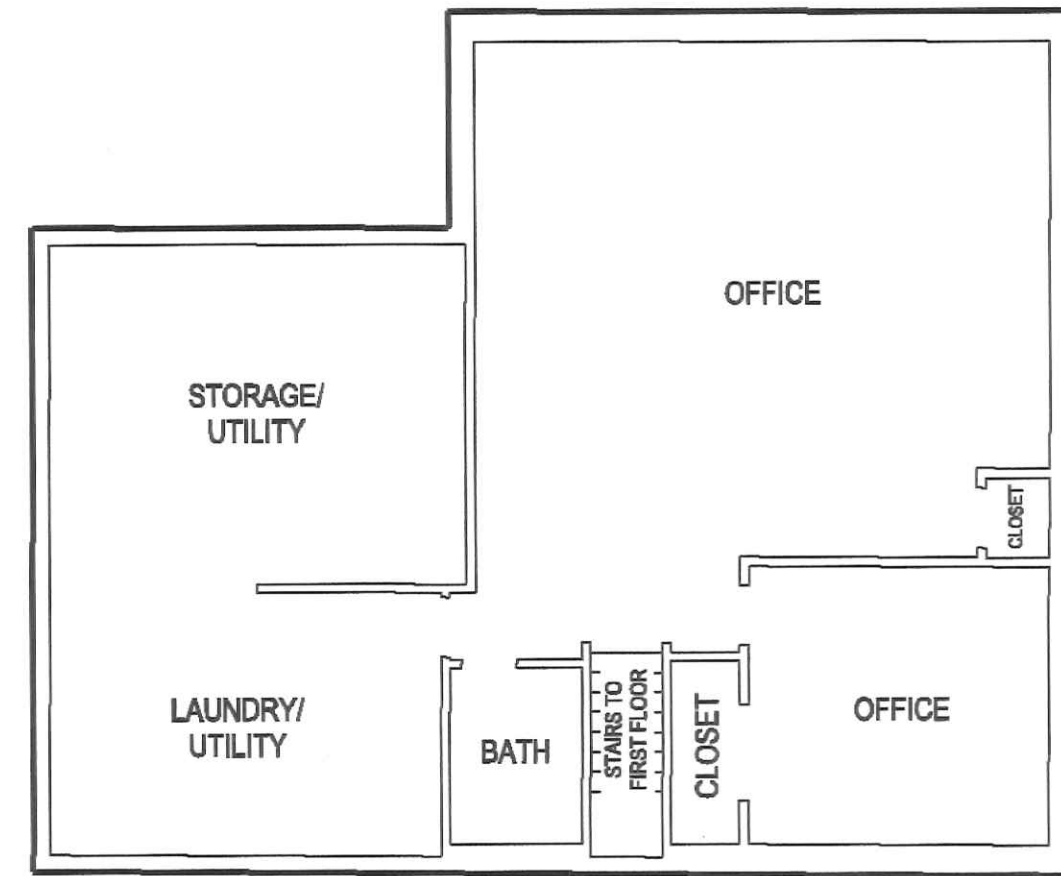
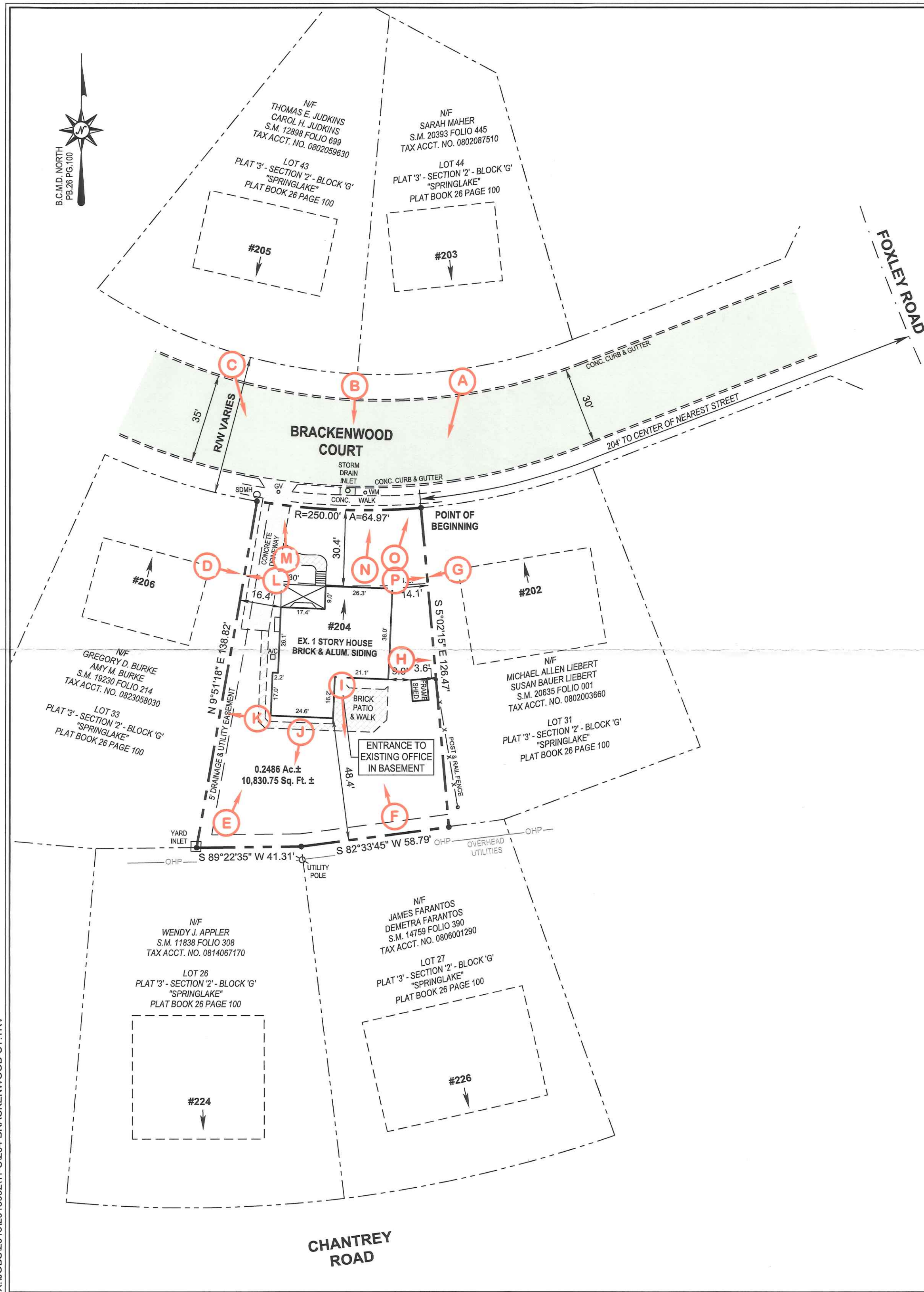
Professional Surveys

194 East Main Street
2nd Floor
Westminster, MD 21157

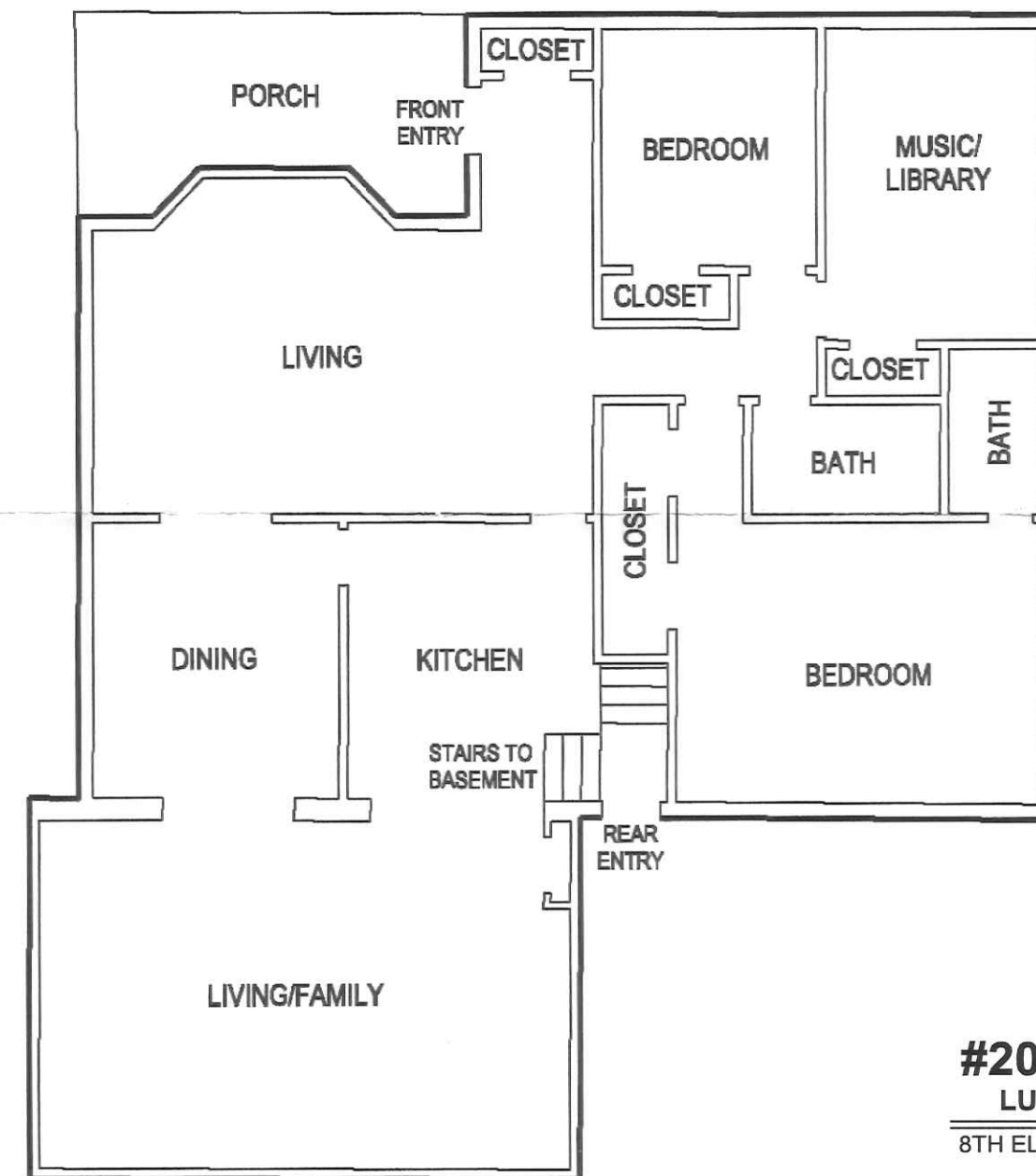
Phone: 410-751-8795
Fax: 410-751-8796

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SCALE: 1"= 30' DATE: 06/13/13 DRAWN BY: G.J.G.
JOB: 2013-092 CHECK BY: KAH SHEET: 1/1

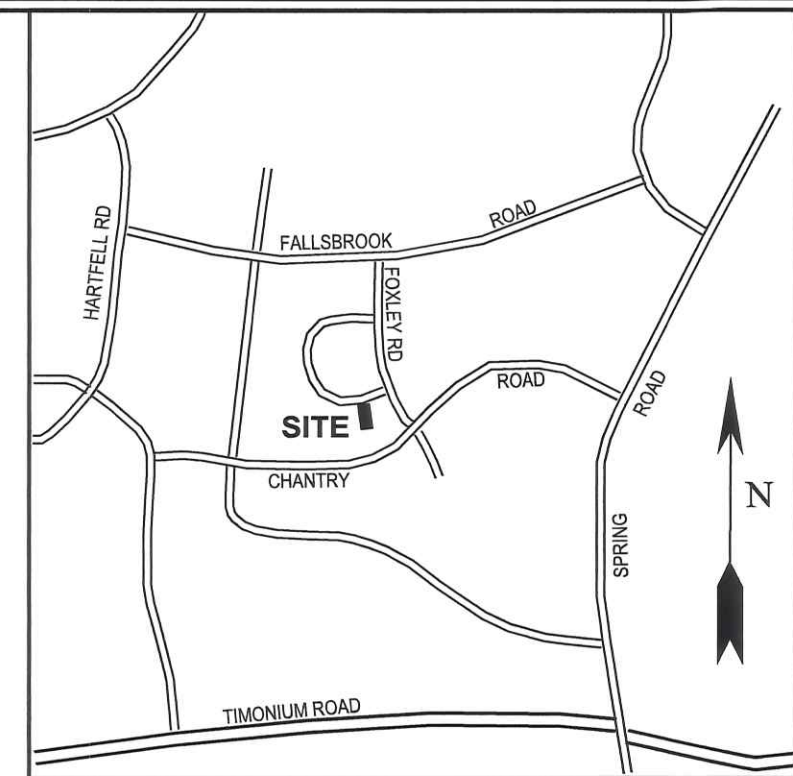
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BASEMENT FLOOR
SCALE: 1/8" = 1'-0"



FIRST FLOOR
SCALE: 1/8" = 1'-0"



VICINITY MAP
SCALE: 1" = 1,000'

NOTES:

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2. GIS TILE/ZONING MAP: 052A3
3. ELECTION DISTRICT: 8
4. COUNCILMANIC DISTRICT: 3
5. LOT AREA: 0.2486 Ac.± (10,830.75 Sq. Ft.±)
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9. THIS SITE IS SERVED BY PUBLIC WATER & SEWER.
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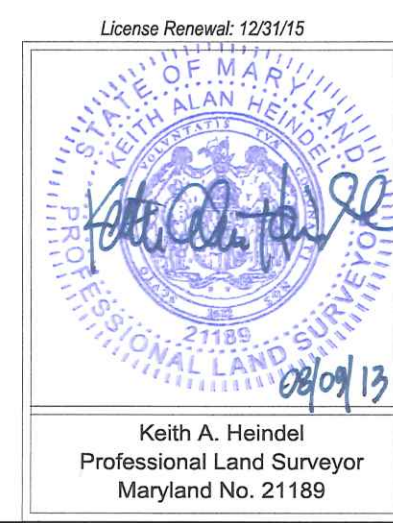
PHOTO LOCATIONS
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FOR SPECIAL HEARING
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8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
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TAX MAP: 52, GRID: 19, PARCEL: 55

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LYNN A. FARRELL
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GRANTOR: RUTH C. MILLER

LOT 32, BLOCK 'G', PLAT '3', SECTION '2'
"SPRINGLAKE" PLAT BOOK W.J.R. 26 PAGE 100

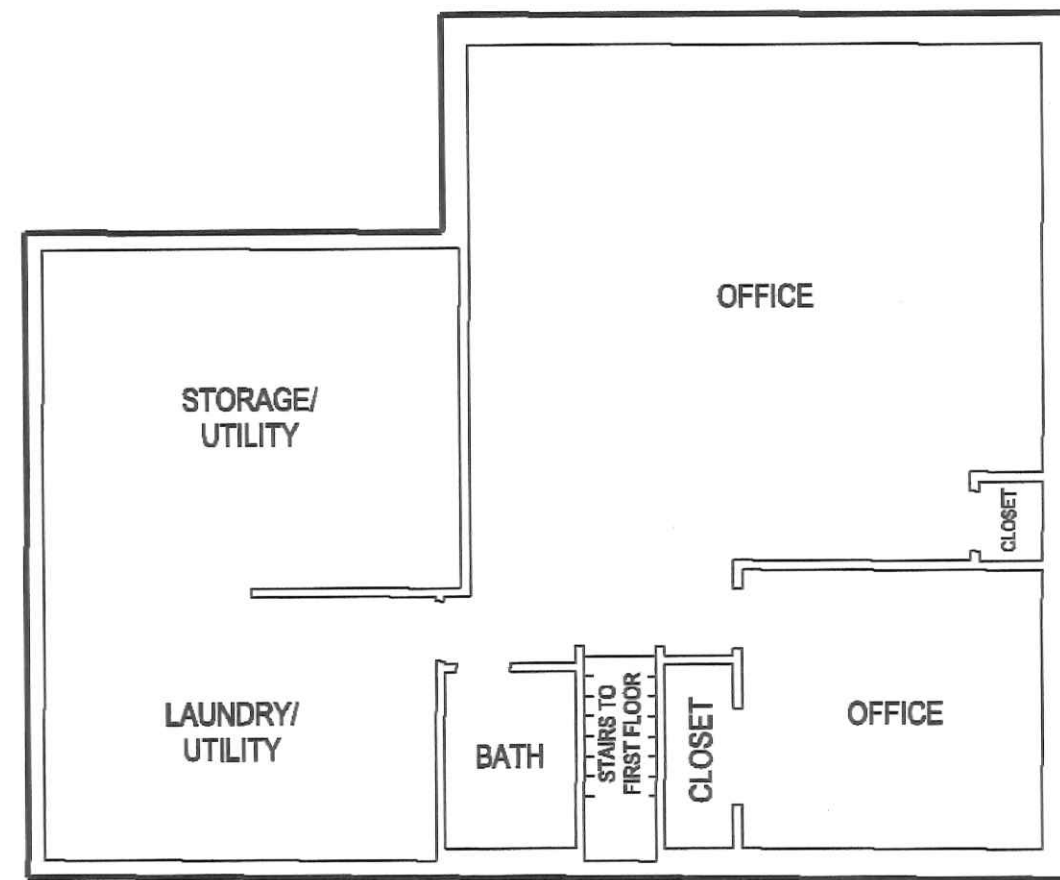
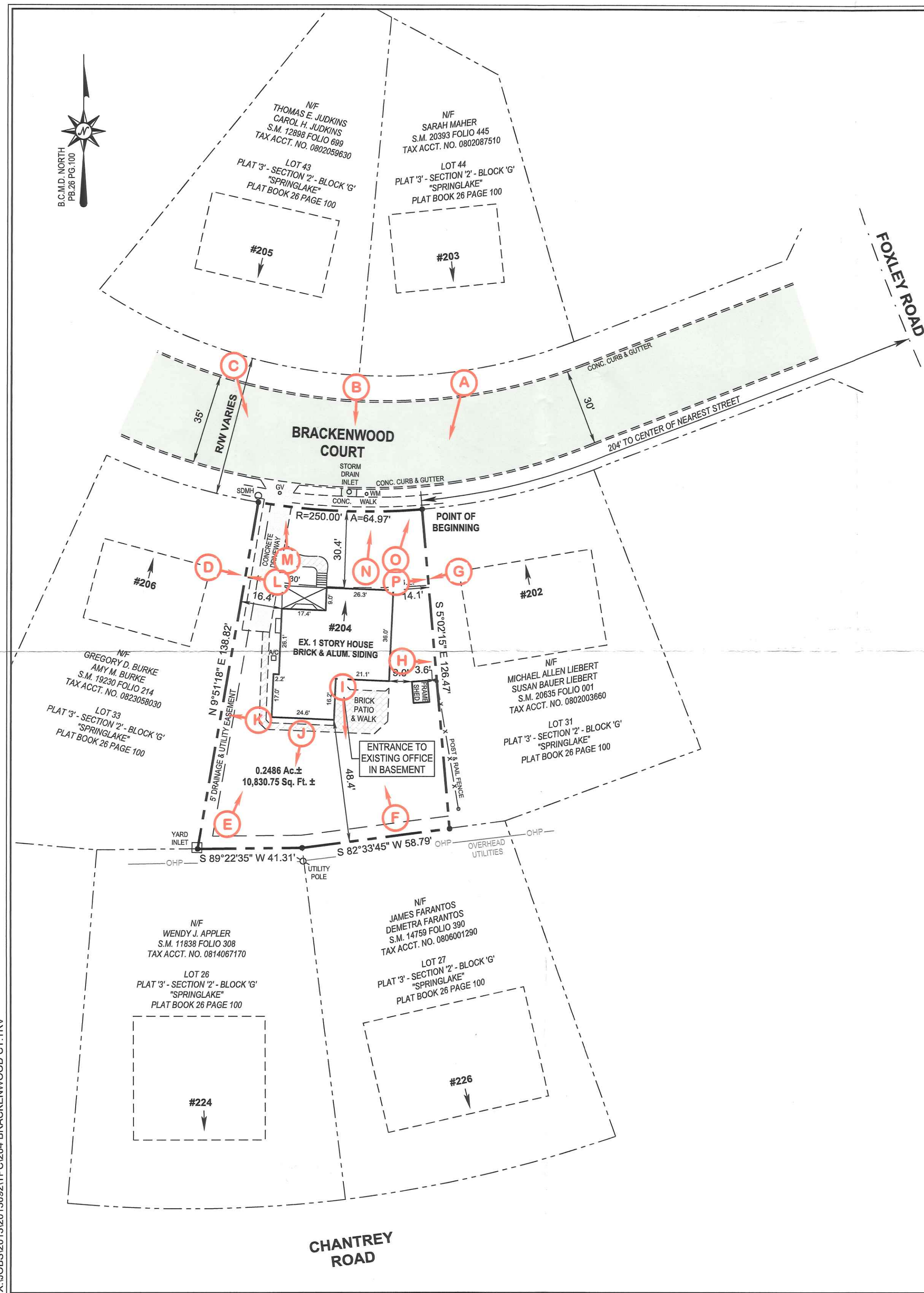


Professional Surveys

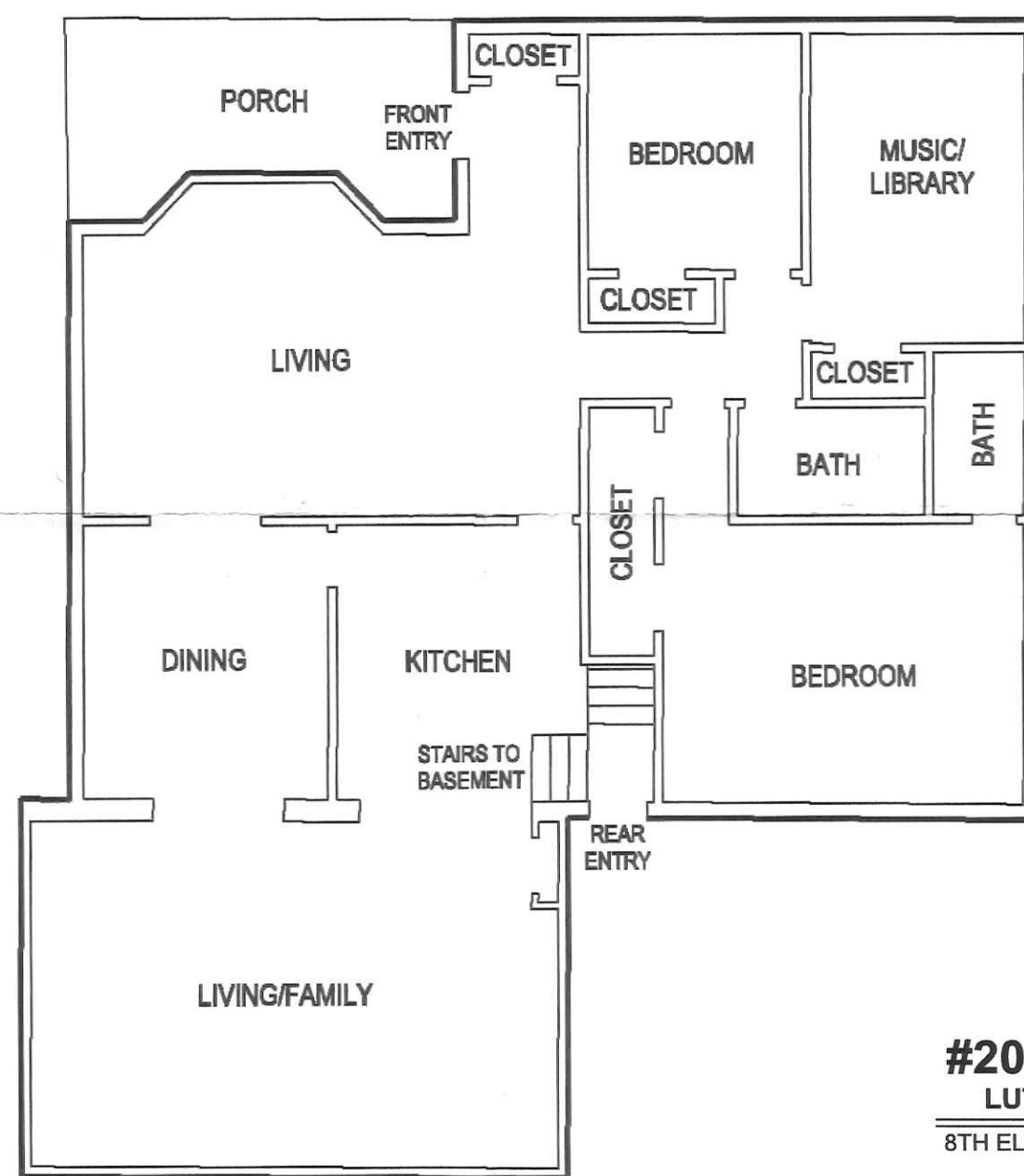
194 East Main Street
2nd Floor
Westminster, MD 21157
Phone: 410-751-8795
Fax: 410-751-8796

DRAWING NAME: ZONING PLAN
SCALE: 1"= 30' DATE: 06/13/13 DRAWN BY: GJG
JOB: 2013-092 CHECK BY: KAH SHEET: 1/1

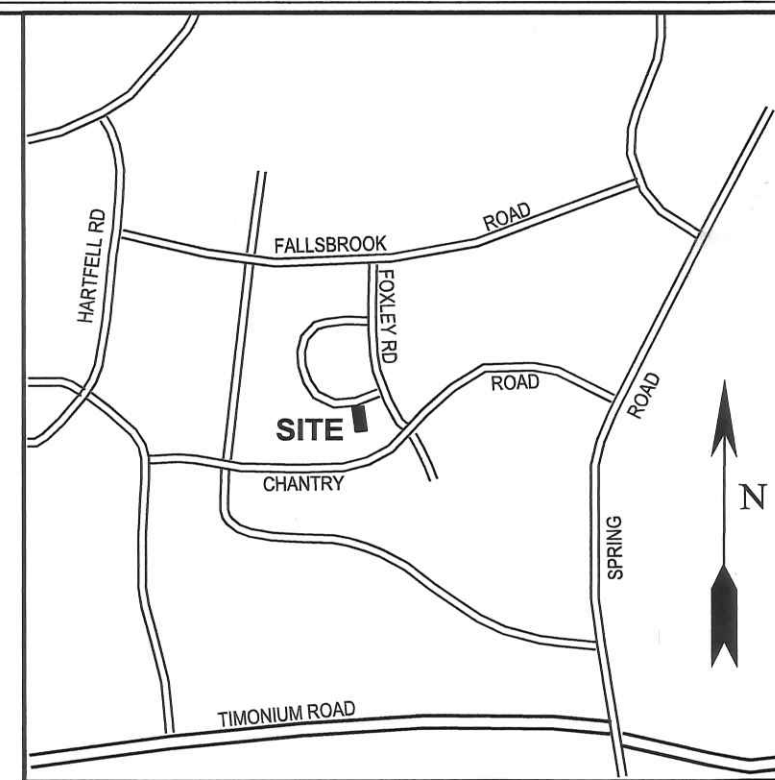
X:\JOBS\2013\2013092\TPC\204 BRACKENWOOD CT.TRY



BASEMENT FLOOR
SCALE: 1/8" = 1'-0"



FIRST FLOOR
SCALE: 1/8" = 1'-0"



VICINITY MAP
SCALE: 1" = 1,000'

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FOR SPECIAL HEARING
#204 BRACKENWOOD COURT
LUTHERVILLE-TIMONIUM, MARYLAND 21093

8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
3RD COUNCILMANIC DISTRICT
TAX MAP: 52, GRID: 19, PARCEL: 55

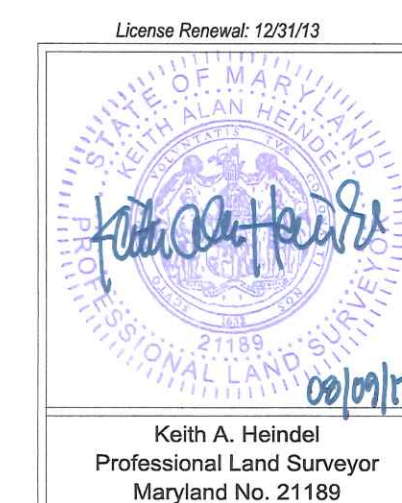
OWNERS:

JOSEPH L. FARRELL, JR.
LYNN A. FARRELL
204 BRACKENWOOD COURT
LUTHERVILLE-TIMONIUM, MD 21093

TITLE REFERENCE:

OWNERS: JOSEPH L. FARRELL, JR. & LYNN A. FARRELL
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DATE: NOVEMBER 26, 2012
GRANTOR: RUTH C. MILLER

LOT 32, BLOCK 'G', PLAT '3', SECTION '2'
"SPRINGLAKE" PLAT BOOK W.J.R. 26 PAGE 100



Professional
Surveys

194 East Main Street
2nd Floor
Westminster, MD 21157
Phone: 410-751-8795
Fax: 410-751-8796

DRAWING NAME: ZONING PLAN
SCALE: 1"= 30' DATE: 06/13/13 DRAWN BY: GJG
JOB: 2013-092 CHECK BY: KAH SHEET: 1/1



BC.M.D. NORTH
PB 26 PG. 100

N/F
THOMAS E. JUDKINS
CAROL H. JUDKINS
S.M. 12898 FOLIO 499
TAX ACCT. NO. 0802059630

N/F
SARAH MAHER
S.M. 20393 FOLIO 445
TAX ACCT. NO. 0802087510

LOT 43
PLAT '3' - SECTION '2' - BLOCK 'G'
"SPRINGLAKE"
PLAT BOOK 26 PAGE 100

LOT 44
PLAT '3' - SECTION '2' - BLOCK 'G'
"SPRINGLAKE"
PLAT BOOK 26 PAGE 100

#205

#203

FOXLEY ROAD

BRACKENWOOD COURT

35'

R/W VARIES

STORM DRAIN INLET
CONC. CURB & GUTTER
CONC. WALK
M.B.L.

R=250.00' A=64.97'

POINT OF BEGINNING

#206

#204

EX. 1 STORY HOUSE
BRICK & ALUM. SIDING

#202

N/F
MICHAEL ALLEN LIEBERT
SUSAN BAUER LIEBERT
S.M. 20635 FOLIO 001
TAX ACCT. NO. 0802003660

LOT 31
PLAT '3' - SECTION '2' - BLOCK 'G'
"SPRINGLAKE"
PLAT BOOK 26 PAGE 100

ENTRANCE TO
EXISTING OFFICE
IN BASEMENT

0.2486 Ac.±
10,830.75 Sq. Ft. ±

YARD INLET

S 89°22'35" W 41.31'

S 82°33'45" W 58.79'

OHP

OVERHEAD UTILITIES

N/F
WENDY J. APPLER
S.M. 11838 FOLIO 308
TAX ACCT. NO. 0814067170

LOT 26
PLAT '3' - SECTION '2' - BLOCK 'G'
"SPRINGLAKE"
PLAT BOOK 26 PAGE 100

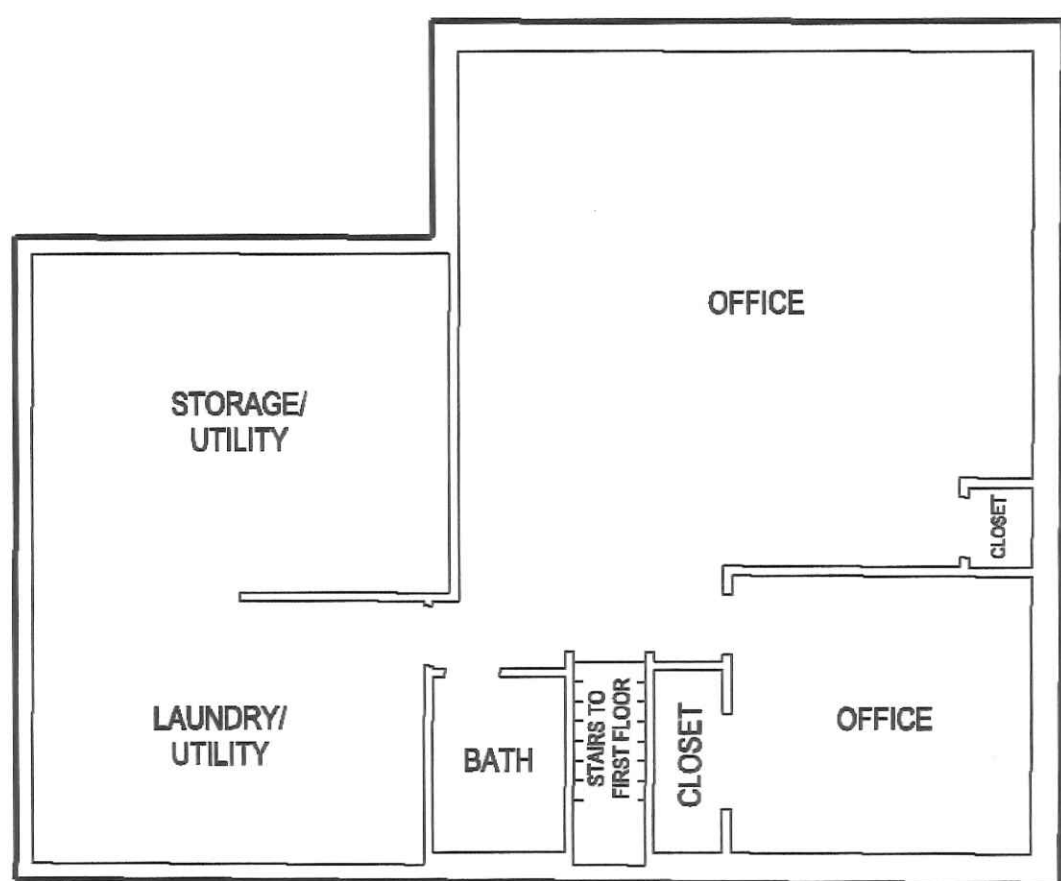
#224

N/F
JAMES FARANTOS
DEMETRA FARANTOS
S.M. 14759 FOLIO 390
TAX ACCT. NO. 0806001290

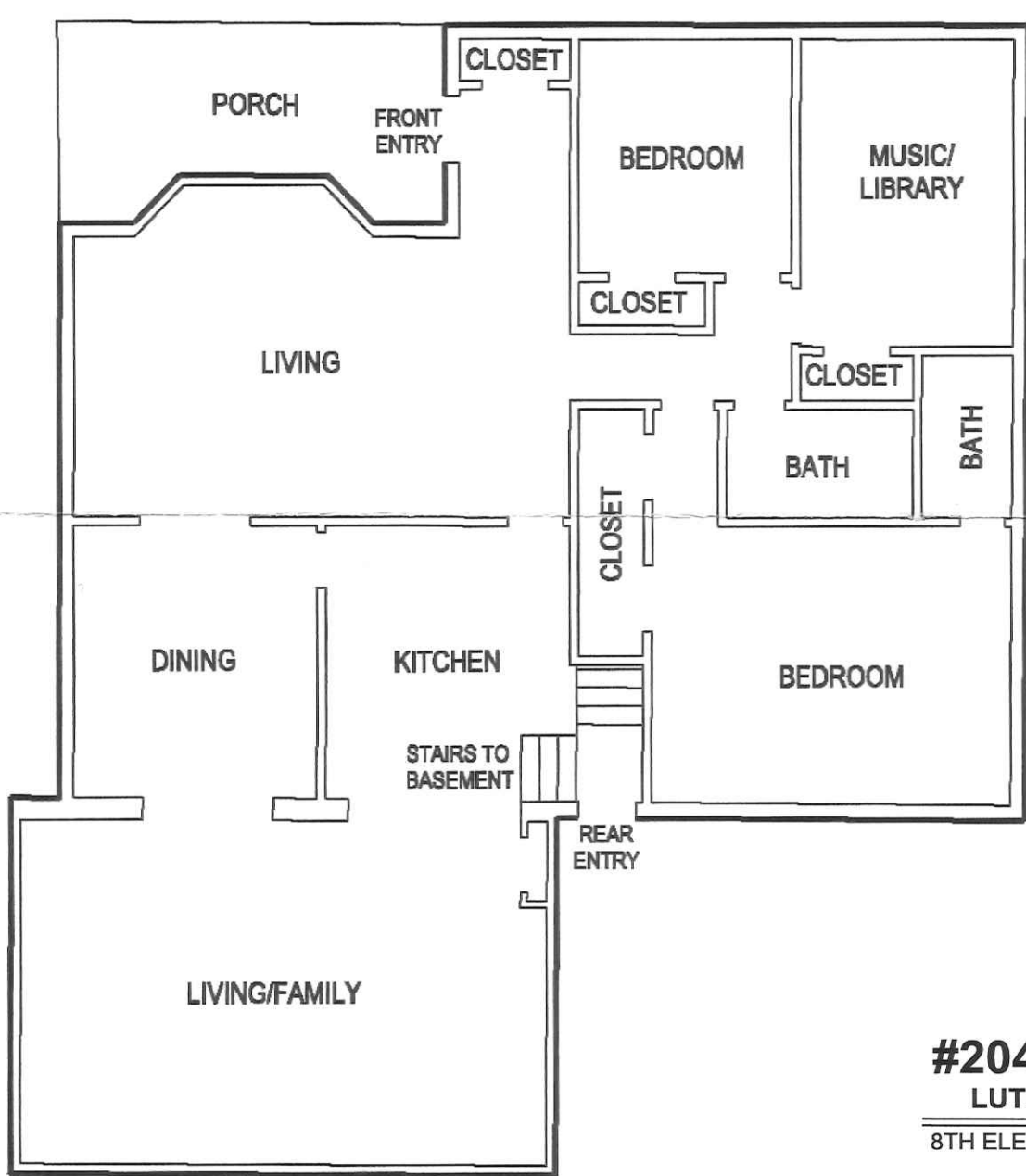
LOT 27
PLAT '3' - SECTION '2' - BLOCK 'G'
"SPRINGLAKE"
PLAT BOOK 26 PAGE 100

#226

CHANTREY ROAD



BASEMENT FLOOR
SCALE: 1/8" = 1'-0"



FIRST FLOOR
SCALE: 1/8" = 1'-0"

NOTES:

1. CURRENT ZONING: DR 3.5
2. GIS TILE/ZONING MAP: 052A3
3. ELECTION DISTRICT: 8
4. COUNCILMANIC DISTRICT: 3
5. LOT AREA: 0.2486 Ac.± (10,830.75 Sq. Ft.±)
6. HISTORIC: NO
7. CBCA: NO
8. FLOODPLAIN: NO
9. THIS SITE IS SERVED BY PUBLIC WATER & SEWER.
10. NO PRIOR ZONING HISTORY.
11. FLOOR AREA:
FIRST FLOOR: 1,628 SQ. FT.
BASEMENT FLOOR: 1,195 SQ. FT.
TOTAL FLOOR AREA: 2,823 SQ. FT.
12. EXISTING OFFICE AREA: 650 SQ. FT.
13. PERCENTAGE OF OFFICE SPACE: 650/2823 = 23%

**ZONING HEARING PLAN
FOR SPECIAL HEARING
#204 BRACKENWOOD COURT
LUTHERVILLE-TIMONIUM, MARYLAND 21093**

8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
3RD COUNCILMANIC DISTRICT
TAX MAP: 52, GRID: 19, PARCEL: 55

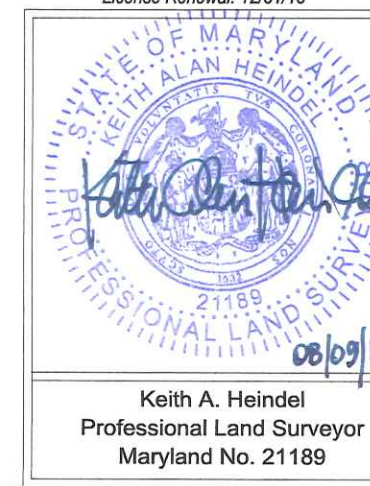
OWNERS:
JOSEPH L. FARRELL, JR.
LYNN A. FARRELL
204 BRACKENWOOD COURT
LUTHERVILLE-TIMONIUM, MD 21093

TITLE REFERENCE:
OWNERS: JOSEPH L. FARRELL, JR. & LYNN A. FARRELL
DEED REFERENCE: LIBER J.L.E. 32957 FOLIO 020
DATE: NOVEMBER 26, 2012
GRANTOR: RUTH C. MILLER

LOT 32, BLOCK 'G', PLAT '3', SECTION '2'
"SPRINGLAKE" PLAT BOOK W.J.R. 26 PAGE 100



License Renewal: 12/31/13



Professional Surveys		194 East Main Street 2nd Floor Westminster, MD 21157	
DRAWING NAME: ZONING PLAN		Phone: 410-751-8795 Fax: 410-751-8796	
SCALE: 1"= 30'	DATE: 06/13/13	DRAWN BY: GJG	
JOB: 2013-092	CHECK BY: KAH	SHEET: 1/1	

X:\JOBS\2013\2013092\TPC\204 BRACKENWOOD CT.TRV

Traverse PC

Reliance Exh 1 - 2/11/14 Farrell