

MEMORANDUM

DATE: December 13, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0117-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 10, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

/dlw

AIN RE: PETITION FOR ADMIN. VARIANCE *

(10705 Lakespring Way)

8th Election District

3rd Council District

Lisa Ann Phelps

Petitioner

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0117-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the subject property, Lisa Ann Phelps (“Petitioner”). The Petitioner is requesting Variance relief pursuant to §§ 1B02.3.B and 504 (§ 208.4 – 1963 regulations) of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed addition with a rear yard setback as close as 20 feet in lieu of the minimum required 30 feet. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on October 21, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 11-9-18

By [Signature]

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 9th day of **November, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 1B02.3.B and 504 (§ 208.4 – 1963 regulations) of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed addition with a rear yard setback as close as 20 feet in lieu of the minimum required 30 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 11-9-18

By dlw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 10705 Lakespring Way, Cockeysville Md 21030 Currently zoned Residential ^{DR 3.5} _(Vested R-10)

Deed Reference 23491 / 00415 10 Digit Tax Account # 0819066946

Owner(s) Printed Name(s) Lisa Ann Phelps (40256/214)

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

... Sections 1B02.3.B and 504 (Section 208.4, 1963 regs) – to permit a proposed addition with a rear yard setback as close as 20 feet in lieu of the minimum required 30 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

Lisa Ann Phelps

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]

Signature #1

Signature #2

10705 Lakespring Way Cockeysville Md.

Mailing Address

City

State

21030 410-960-1783

Zip Code

Telephone #

Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Bernadette L Moskunus % Site Rite

Name – Type or Print

[Signature]

Signature

200 E. Joppa Road Rm 101 Towson MD

Mailing Address

City

State

21286 410 828 9060 siteviteinc@aol.com

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0117-A

Filing Date 10/11/18

Estimated Posting Date 10/21/18

Reviewer [Signature]

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 10705 Lakespring Way Cockeysville Md 21030
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

I'm adding the first floor master bedroom for additional living space. I will be blending my family along with my boy friends family in the near future. By adding a first floor master bedroom, this will free up existing space on the second floor of the house.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Signature of Owner (Affiant)

Lisa Ann Phelps

Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

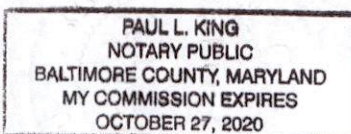
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of Sept, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: LISA ANN PHELPS

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal



Notary Public

My Commission Expires 10/27/2020

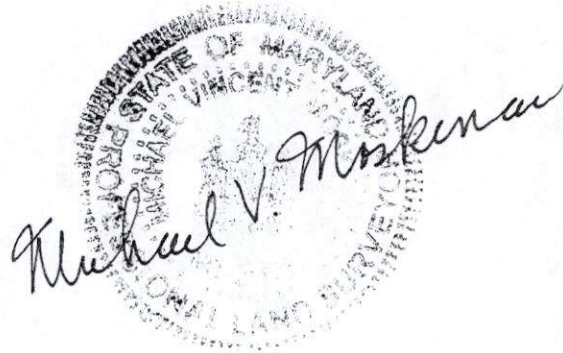
REV. 5/5/2016

Item #0117

Zoning Property Description for #10705 Lakespring Way

Beginning at a point on the east side of Lakespring Way which is 60 feet wide at the distance of 190 feet north of the centerline of Farmstead Road which is 50 feet wide. Being Block "P", Lot "1" Section "4" in the Subdivision of "Springdale" as recorded in Baltimore County Plat Book No. 33, folio No. 80, containing 16,014 sq. ft., more or less. Located in the 8th Election District, 3rd Council District.

**Michael V. Moskunas
Professional Land Surveyor
Reg. No. 21175
Site Rite Surveying, Inc.
200 E. Joppa Road
Shell Building, Room 101
Towson, MD 21286
(410)828-9060**



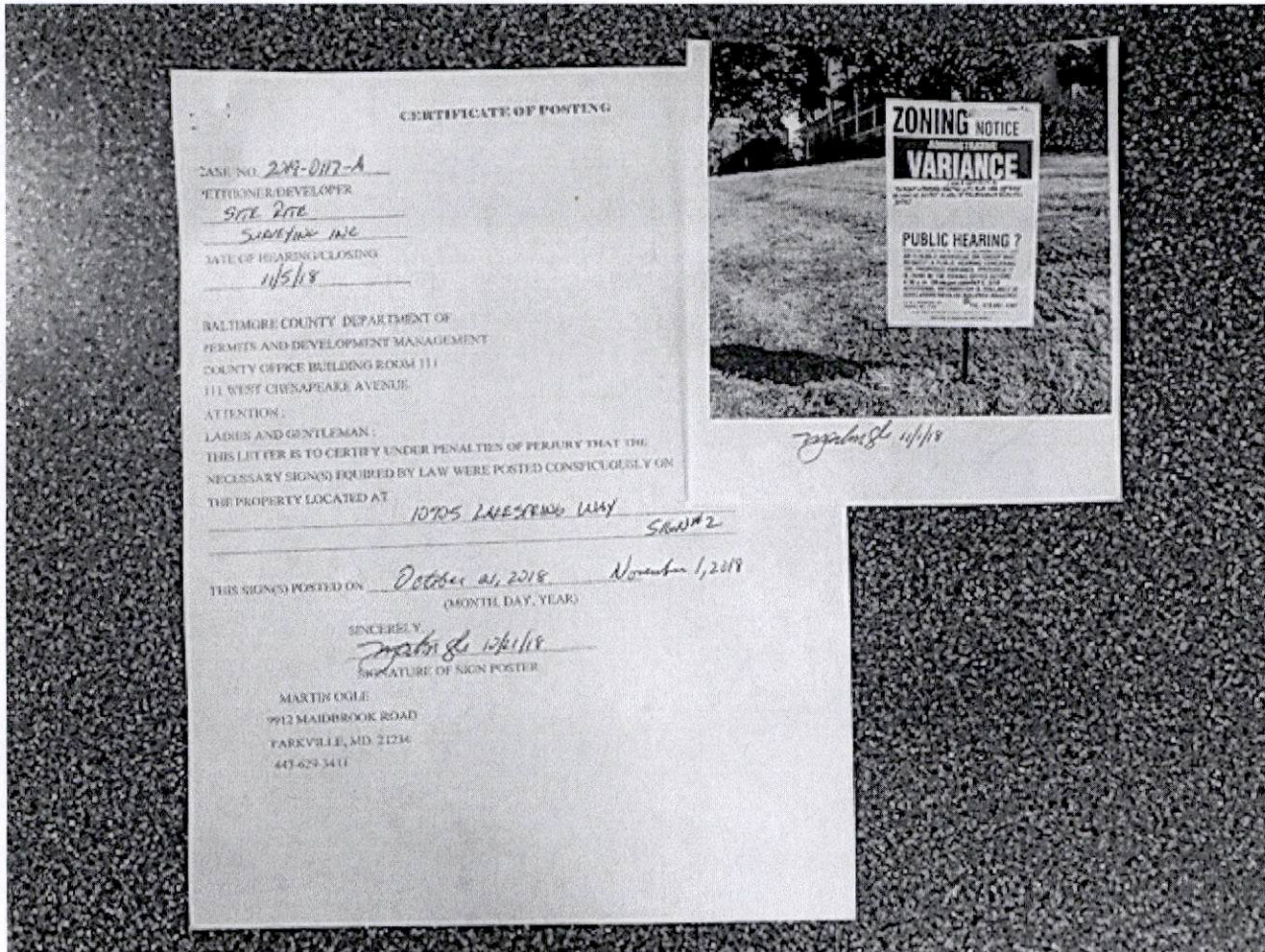
Item #0117

Debra Wiley

From: Marty Ogle <mert1114@aol.com>
Sent: Friday, November 02, 2018 1:10 PM
To: Administrative Hearings
Subject: 10705 Lakespring Way

RECEIVED
NOV 02 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

2nd set of certificates



CERTIFICATE OF POSTING

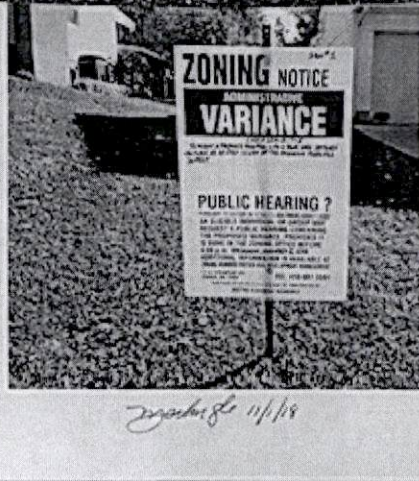
CASE NO. 224-0117-A
 PETITIONER/DEVELOPER
SITE SITE
SURVEX INC
 DATE OF HEARING/CLOSING
11/5/18

BALTIMORE COUNTY DEPARTMENT OF
 PERMITS AND DEVELOPMENT MANAGEMENT
 COUNTY OFFICE BUILDING ROOM 111
 111 WEST CHESAPEAKE AVENUE
 ATTENTION:
 LADIES AND GENTLEMEN:
 THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
 NECESSARY SIGNING REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
 THE PROPERTY LOCATED AT 10705 LAKESIDE WAY SIGN #1

THIS SIGN(S) POSTED ON October 21, 2018 November 1, 2018
 (MONTH, DAY, YEAR)

SINCERELY
Martin Ogle 12/1/18
 SIGNATURE OF SIGN POSTER

MARTIN OGLE
 9912 MAIDBROOK ROAD
 PARKVILLE, MD, 21234
 443-629-3411



Sent from my iPhone



CERTIFICATE OF POSTING

CASE NO. 2019-0117-A

PETITIONER/DEVELOPER

SITE SITE

SURVEYING INC

DATE OF HEARING/CLOSING

11/5/18

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) EQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

10705 LAKE SPRING WAY

SIGN #2

THIS SIGN(S) POSTED ON October 21, 2018
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 10/21/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411

56N#2

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2019-0117-A
TO PERMIT A PROPOSED ADDITION WITH REAR YARD SETBACK
AS CLOSE AS 10 FEET IN LIEU OF THE MINIMUM REQUIRED
30 FEET.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY, NOVEMBER 5, 2018
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF LAW
MEETING IS HANDICAP ACCESSIBLE

yardm 86 10/21/18

CERTIFICATE OF POSTING

CASE NO. 2019-0117-A

PETITIONER/DEVELOPER

SITE RTE

SURVEYING INC

DATE OF HEARING/CLOSING

11/5/18

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) EQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

10705 LAKESPRING WAY

SIGN# 1

THIS SIGN(S) POSTED ON October 21, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 10/21/18

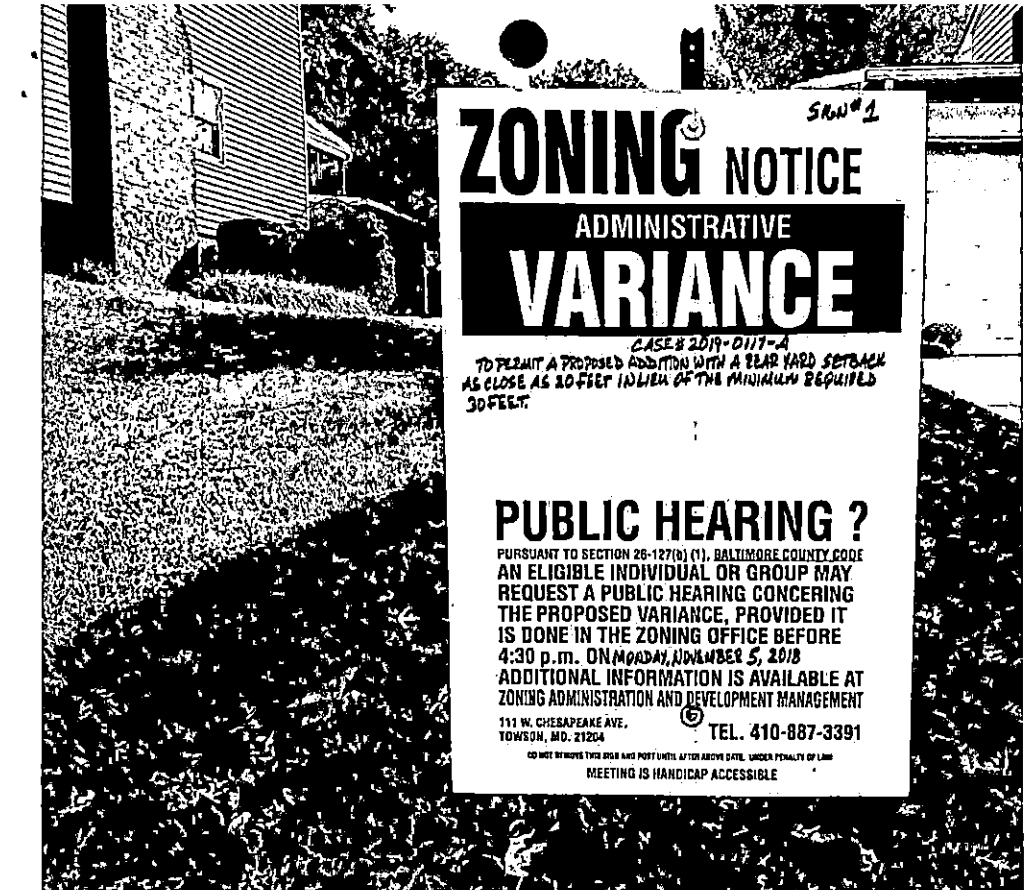
SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411



SNOW #1

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2018-0117-A
TO PERMIT A PROPOSED ADDITION WITH A REAR YARD SETBACK
AS CLOSE AS 20 FEET INSTEAD OF THE MINIMUM REQUIRED
30 FEET.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY, NOVEMBER 5, 2018

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204



TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF LAW

MEETING IS HANDICAP ACCESSIBLE

Yvonne S. 10/21/18

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0117 -A Address 10705 Lakespring Way
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 10/11/18 Posting Date: 10/21/18 Closing Date: 11/5/18

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019- 0117 -A Address 10705 Lakespring Way
Petitioner's Name Lisa Ann Phelps Telephone 410 828 9060
Posting Date: 10/21/18 Closing Date: 11/5/18
Wording for Sign: To Permit a proposed addition with a rear yard
setback as close as 20 feet in lieu of the minimum
required 30 feet

Revised 6/30/2019

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2019-0117-A
Property Address: 10705 Lakespring Way
Property Description: located on the east side of Lakespring Way,
north of Farmstead Road
Legal Owners (Petitioners): Lisa Ann Phelps
Contract Purchaser/Lessee: n/a

PLEASE FORWARD ADVERTISING BILL TO:

Name: Lisa Ann Phelps
Company/Firm (if applicable): n/a
Address: 10705 Lakespring Way
Cockeysville, MD 21030
Telephone Number: 410 960 1783

Revised 7/9/2015

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

No. **176503**

PAID RECEIPT

Date: **10/11/18**

BUSINESS ACTUAL TIME
 10/12/2018 10/11/2018 09:34:16

WALKIN, LJR

RECEIPT # 816034 10/11/2018 OFLN

Dept 5 528 ZONING VERIFICATION

Amount \$ 75.00

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
0001	806	0600		6150					75.00

Receipt Tot \$75.00

\$5.00 CK \$1.00 CA

Baltimore County, Maryland

Total: **75.00**

Rec From:

For:

Zoning hearing - case # 2019-0117-A

**CASHIER'S
 VALIDATION**

DISTRIBUTION

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



DONALD I. MOHLER III
County Executive

November 7, 2018

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

Lisa Ann Phelps
10705 Lakespring Way
Cockeysville, MD 21030

Dear Ms. Phelps:

RE: Case Number: 2019-0117A, Address: 10705 Lakespring Way

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 11, 2018. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MTC

Enclosures

c: People's Counsel
Bernadette Moskunnas 200 E. Joppa Rd. Rm 101 Towson, MD 21286

100

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 25, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0117-A
Address 10705 Lakespring Way
(Phelps Property)

Zoning Advisory Committee Meeting of **October 29, 2018**.

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

Reviewer: Steve Ford

Date: 10/22/18

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

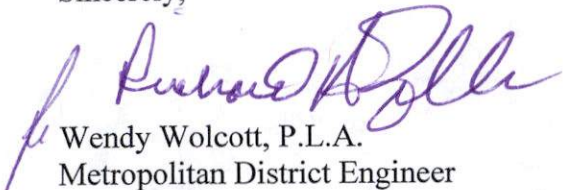
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2018-0117-A

Administrative Variance
Lisa Ann Phelps
10705 Lakespring Way

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

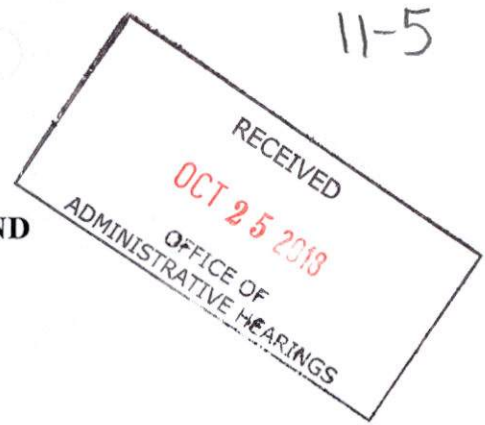
Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

11-5



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 25, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0117-A
Address 10705 Lakespring Way
(Phelps Property)

Zoning Advisory Committee Meeting of **October 29, 2018**.

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

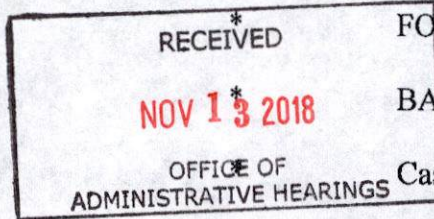
Reviewer: Steve Ford

IN RE: PETITION FOR ADMIN. VARIANCE *

8th Election District
4th Councilmanic District
(10705 Lakespring Way)

BEFORE THE OFFICE OF
ADMINISTRATIVE HEARINGS

Lisa Ann Phelps
Petitioner



FOR
BALTIMORE COUNTY
Case No. 2019-0117-A

* * * * *

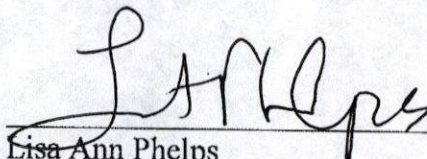
AFFIDAVIT

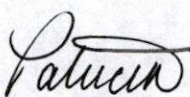
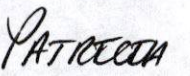
I, Lisa Ann Phelps, am over the age of 18 and have personal knowledge of and are competent to testify to the following:

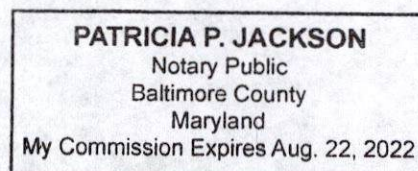
1. The residence at 10705 Lakespring Way, Cockeysville, MD, 21030, is owned by Lisa Ann Phelps. No other person or entity has an interest in the operation and/or affairs of 10705 Lakespring Way, Cockeysville, MD, 21030.
2. I reside year round and actually occupy the property known as 10705 Lakespring Way, Cockeysville, MD, 21030, and consider this to be my principal residence.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

11/9/18
Date


Lisa Ann Phelps

 P. Jackson 11/9/2018
 P. JACKSON 11/9/2018



Debra Wiley

From: Bernadette L. Moskunas <siteriteinc@aol.com>
Sent: Friday, November 09, 2018 1:37 PM
To: Debra Wiley
Cc: jarrettjayward@gmail.com
Subject: Signed Affidavit attached
Attachments: CCI11092018_0003.jpg

Good afternoon Deb,

I have attached the required affidavit and will provide the hard copy on Tuesday (County closed Monday in observance of Veteran's Day).

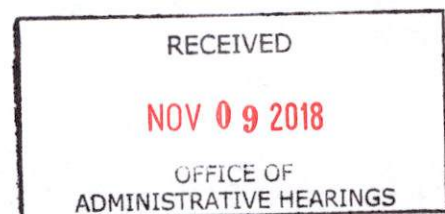
Thank you for your time in this matter and look forward to Judge Beverungen's order at his earliest convenience.

Have a very happy weekend.

Remember our Veterans!

Bernadette

Site Rite



IN RE: PETITION FOR ADMIN. VARIANCE

NOV 09 2018

BEFORE THE OFFICE OF

8th Election District
4th Councilmanic District
(10705 Lakespring Way)

OFFICE OF
ADMINISTRATIVE HEARINGS

ADMINISTRATIVE HEARINGS

Lisa Ann Phelps
Petitioner

FOR

BALTIMORE COUNTY

Case No. 2019-0117-A

* * * * *

AFFIDAVIT

I, Lisa Ann Phelps, am over the age of 18 and have personal knowledge of and are competent to testify to the following:

RECEIVED

NOV 09 2018

OFFICE OF
ADMINISTRATIVE HEARINGS

1. The residence at 10705 Lakespring Way, Cockeysville, MD, 21030, is owned by Lisa Ann Phelps. No other person or entity has an interest in the operation and/or affairs of 10705 Lakespring Way, Cockeysville, MD, 21030.
2. I reside year round and actually occupy the property known as 10705 Lakespring Way, Cockeysville, MD, 21030, and consider this to be my principal residence.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

Date

11/9/18

Lisa Ann Phelps

Patricia P. Jackson 11/9/2018
PATRICIA P. JACKSON 11/9/2018

PATRICIA P. JACKSON

Notary Public
Baltimore County
Maryland

My Commission Expires Aug. 22, 2022

Debra Wiley

From: Debra Wiley
Sent: Thursday, November 08, 2018 10:18 AM
To: 'Bernadette L. Moskunas'
Subject: Administrative Variance Case No. 2019-0117-A (Phelps - 10705 Lakespring Way)
Attachments: 20181108101519262.pdf

Good Morning Bernadette,

Per our telephone conversation, please find attached the Affidavit paperwork in reference to the above matter.

Please let me know if you have any concerns and/or questions.

Thank you.

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

From: adminhearingscpr@baltimorecountymd.gov [mailto:adminhearingscpr@baltimorecountymd.gov]
Sent: Thursday, November 08, 2018 10:15 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 11.08.2018 10:15:19 (-0500)

Queries to: adminhearingscpr@baltimorecountymd.gov



DONALD I. MOHLER III
County Executive

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

November 8, 2018

Bernadette L. Moskinas
Site Rite Surveying, Inc.
200 E Joppa Rd, Suite 101
Baltimore, MD 21286

(Via email: siteriteinc@aol.com)

Re: Petition for Administrative Variance
Case No. 2019-0117-A – Lisa Ann Phelps
Property: 10705 Lakespring Way, 21030

Dear Ms. Moskunas:

I am writing in regard to the above captioned matter, wherein an administrative variance has been requested. The Baltimore County Code ("BCC") requires that a property be **owner occupied** in order to qualify for administrative variance relief. State records in this case show the property is not your client's principal residence. As such, a public hearing is usually required in this scenario.

We're unable to process your request as an administrative variance unless you have your client **sign the attached Affidavit with notary seal**, attesting to the fact that this is her primary residence, no other person or entity has an interest in the operation and/or affairs of 10705 Lakespring Way, and that she resides at this address year round. Otherwise, a public hearing would be necessary.

Sincerely,

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

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Attachment

IN RE: PETITION FOR ADMIN. VARIANCE *

8th Election District

4th Councilmanic District

(10705 Lakespring Way)

Lisa Ann Phelps

Petitioner

BEFORE THE OFFICE OF

ADMINISTRATIVE HEARINGS

FOR

BALTIMORE COUNTY

Case No. 2019-0117-A

* * * * *

AFFIDAVIT

I, Lisa Ann Phelps, am over the age of 18 and have personal knowledge of and are competent to testify to the following:

1. The residence at 10705 Lakespring Way, Cockeysville, MD, 21030, is owned by Lisa Ann Phelps. No other person or entity has an interest in the operation and/or affairs of 10705 Lakespring Way, Cockeysville, MD, 21030.
2. I reside year round and actually occupy the property known as 10705 Lakespring Way, Cockeysville, MD, 21030, and consider this to be my principal residence.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

Date

Lisa Ann Phelps

Debra Wiley

From: Bernadette L. Moskunas <siteriteinc@aol.com>
Sent: Thursday, November 08, 2018 7:49 AM
To: Debra Wiley
Subject: 10705 Lakespring Way
Attachments: CCI11082018.jpg

Deb,
I have attached Lisa's business card as provided to me.
Not sure if it helps but at least it is evidence :)
Have a happy sunshine filled day!
B

Tell Sherri I said "Hello" (please)



LISA ANN PHELPS

Judge

DISTRICT COURT OF MARYLAND

120 E. Chesapeake Avenue
Towson, Maryland 21286

Phone (410) 512-2121

Fax (410) 512-2063

BALTIMORE COUNTY, MARYLAND

www.baltimorecountymd.gov



What Is My District?

[Where Do I Vote?](#)[What Is My District?](#)[Who Is My Representative?](#)[Search with Another Street Address](#)

Search Address:

10705 LAKESPRING WAY 21030

Your Districts:

County Councilmanic District: 3

Legislative District: 42B - Maryland State Senate and House of Delegates

Congressional District: 2 - US House of Representatives

Election District: 8

Election Precinct: 4

[Print](#)[Done](#)

Need help? Call 410-887-5700.

400 Washington Avenue • Historic Courthouse • Towson, MD 21204



CASE NO. 2019- 0117-A

C H E C K L I S T

*Not print.
res. per
SDAT*

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

10-25
DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

10-25
PLANNING
(if not received, date e-mail sent _____)

10-22
STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 10-21-18 by Ogle

SIGN POSTING (2nd) Date: 11-1-18 by Ogle

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Debra Wiley

From: Debra Wiley
Sent: Monday, November 05, 2018 11:16 AM
To: Robert David Duvall
Subject: Admin. Var. Case 2019-0017-A (Closing date: 11/5)
Attachments: 20181105110434727.pdf

Dave,

Please see attached. This matter is closing today and unfortunately the SDAT is reflecting that it's not the Petitioner's principal residence.

Can you please make sure that something is in the file to indicate otherwise.

Thank you in advance.

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

From: adminhearingscpr@baltimorecountymd.gov [mailto:adminhearingscpr@baltimorecountymd.gov]
Sent: Monday, November 05, 2018 11:05 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 11.05.2018 11:04:34 (-0500)

Queries to: adminhearingscpr@baltimorecountymd.gov

*11-5-18
2:20 PM
Pet Dave Pet.
indicates the sub that by signing Pet....
advised him date goes by SDAT and
he should work.*

ZAC AGENDA

Case Number: 2019-0116-A **Reviewer:** Joseph Merrey
Existng Use: COMMERCIAL **Proposed Use:**
Type: VARIANCE
Legal Owner: Thomas Fitch
Contract Purchaser: Randy McMonigle, 7620 Lillian Holt Dr

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 14 **Council Dist:** 5

Property Address: 7611 FITCH LN
Location: E/S of Firth Lane, 500ft. +/- west of center line of Rossville Blvd.

Existing Zoning: ML-IM **Area:** 0.36 ACRES

Proposed Zoning:

VARIANCE:

1. for a front setback of 14' in lieu of the required 25'.
2. for a side yard setback of 27' in lieu of the required 30'.
3. for a rear yard setback of 15' in lieu of the required 30'.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2019-0117-A **Reviewer:** Dave Duvall
Existng Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Lisa Ann Phelps
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 10705 LAKESPRING WAY
Location: E/S Lakespring Way, +/- 190' N of centerline

Existing Zoning: DR 3.5 **Area:** 16,014 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed addition with a rear yard setback as close as 20 feet in lieu of the minimum required 30 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 11/05/2018

Miscellaneous Notes:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 08 Account Number - 0819066946			
Owner Information					
Owner Name:	PHELPS LISA A		Use:	RESIDENTIAL	
			Principal Residence:	NO	
Mailing Address:	10813 LAKESPRING WAY COCKEYSVILLE MD 21030-2939		Deed Reference:	/40256/ 00214	
Location & Structure Information					
Premises Address:	10705 LAKESPRING WAY COCKEYSVILLE 21030-2820		Legal Description:	10705 LAKESRING WAY SPRINGDALE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0052	0001	0037		0000	4
					P
					1
					2017
					Assessment Year:
					Plat No:
					11
					Plat Ref:
					0033/0080
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1974	1,972 SF	484 SF	16,014 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2018	07/01/2019	
Land:	123,500	123,500			
Improvements	193,400	200,100			
Total:	316,900	323,600	321,367	323,600	
Preferential Land:	0			0	
Transfer Information					
Seller: PHELPS LISA A		Date: 05/18/2018	Price: \$0		
Type: NON-ARMS LENGTH OTHER		Deed1: /40256/ 00214	Deed2:		
Seller: TIAN XIAOJIANG		Date: 03/07/2006	Price: \$375,000		
Type: ARMS LENGTH IMPROVED		Deed1: /23491/ 00415	Deed2:		
Seller: CHUA CARMENCITA I		Date: 08/12/1999	Price: \$205,000		
Type: ARMS LENGTH IMPROVED		Deed1: /13955/ 00460	Deed2:		
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018	07/01/2019		
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00	0.00 0.00		
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					

Homestead Application Status: Approved 05/20/2008

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Tax Exempt:		Special Tax Recapture:
Exempt Class:		NONE
Account Identifier:		District - 08 Account Number - 0819066946
Owner Information		
Owner Name:	PHELPS LISA A	Use: RESIDENTIAL NO
Mailing Address:	10813 LAKESPRING WAY COCKEYSVILLE MD 21030-2939	Principal Residence: Deed Reference: /40256/ 00214
Location & Structure Information		
Premises Address:	10705 LAKESPRING WAY COCKEYSVILLE 21030-2820	Legal Description: 10705 LAKESRING WAY SPRINGDALE
Map:	Grid:	Parcel:
0052	0001	0037
Sub District:	Subdivision:	Section:
	0000	4
Block:	Lot:	Assessment Year:
P	1	2017
Plat No:	Plat Ref:	
11	0033/0080	
Special Tax Areas:		Town: NONE
		Ad Valorem:
		Tax Class:
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1974	1,972 SF	484 SF
Property Land Area	County Use	
16,014 SF	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	2 full/ 1 half	1 Attached
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Value Information		
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		As of 01/01/2017
Land:	123,500	123,500
Improvements	193,400	200,100
Total:	316,900	323,600
Preferential Land:	0	0
Phase-in Assessments		
		As of 07/01/2018
		As of 07/01/2019
		321,367
		323,600
Transfer Information		
Seller: PHELPS LISA A		Date: 05/18/2018
Type: NON-ARMS LENGTH OTHER		Deed1: /40256/ 00214
		Price: \$0
		Deed2:
Seller: TIAN XIAOJIANG		Date: 03/07/2006
Type: ARMS LENGTH IMPROVED		Deed1: /23491/ 00415
		Price: \$375,000
		Deed2:
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		Price: \$205,000
		Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2018
		07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		0.00 0.00
Tax Exempt:		Special Tax Recapture:
Exempt Class:		NONE
Homestead Application Information		

Homestead Application Status: Approved 05/20/2008

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

ZAC AGENDA

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Legal Owner: Thomas Fitch
Contract Purchaser: Randy McMonigle, 7620 Lillian Holt Dr

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3. for a rear yard setback of 15' in lieu of the required 30'.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2019-0117-A **Reviewer:** Dave Duvall

Existng Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Lisa Ann Phelps

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 10705 LAKESPRING WAY

Location: E/S Lakespring Way, +/- 190' N of centerline

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Area: 16,014 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

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Attorney: Not Available

Prior Zoning Cases: None

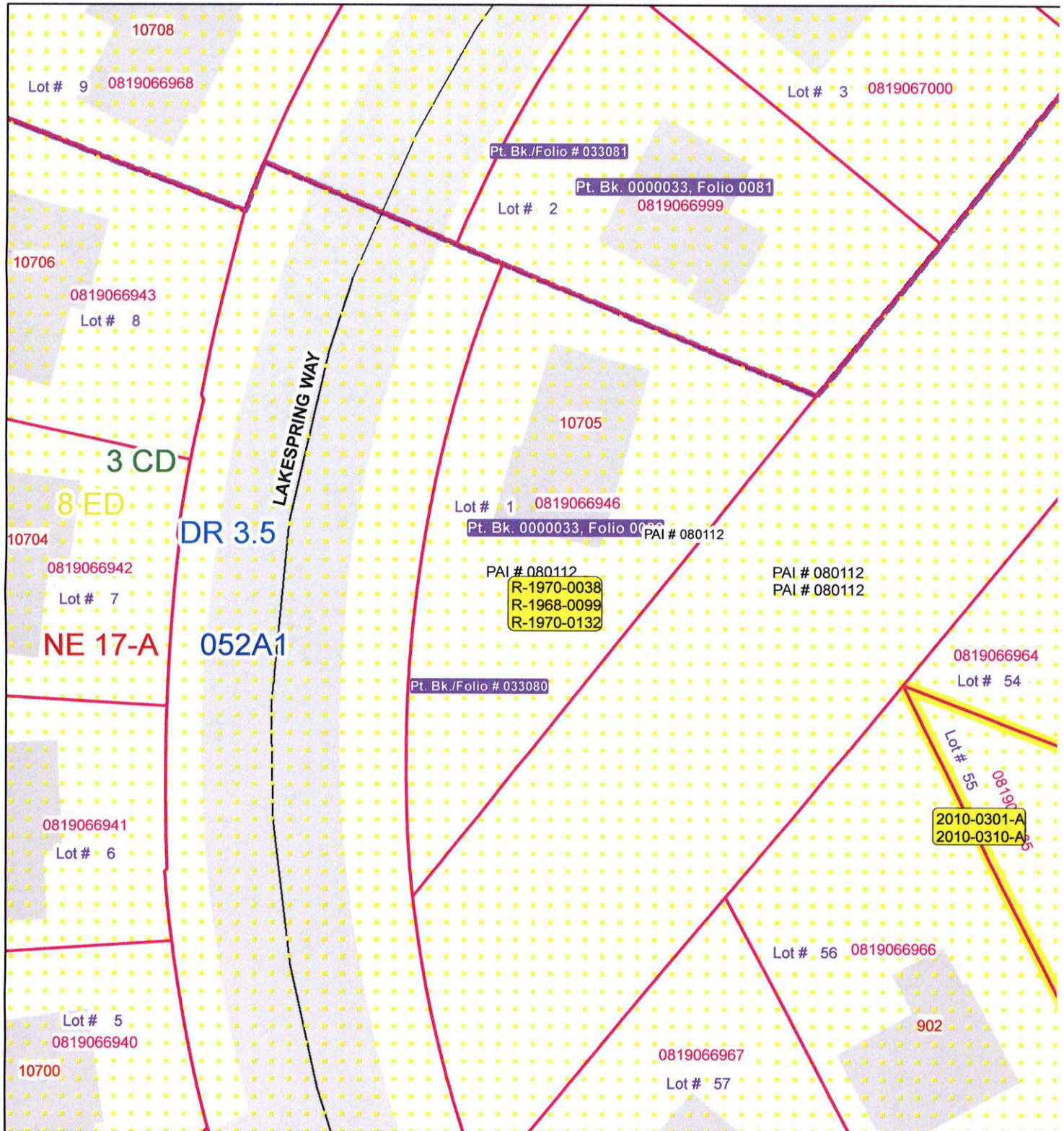
Concurrent Cases: None

Violation Cases: None

Closing Date: 11/05/2018

Miscellaneous Notes:

10705 Lakespring Way, Tax #08-19-066-946



Publication Date: 10/11/2018



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 10 20 40 60 80 Feet

1 inch = 40 feet

Item #0117



Item #0117

looking north on Lakespring

10/10/01

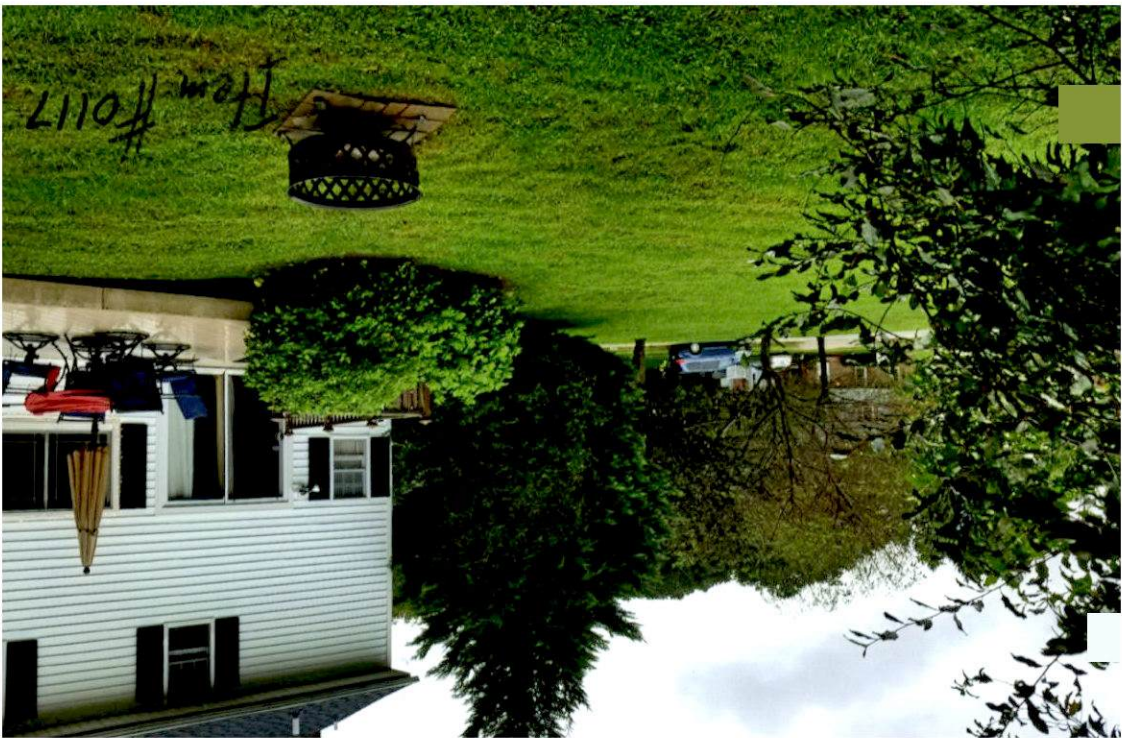


looking south on Lakespring



Item #0117

new subject property
#10705



Home #0117

Rear subject property
#10705



#10705
was subject property

Item #0117



2110 1/2

looking south
from rear

Item #0117



looking north
from rear

2000 # 1000

Item #0117



subject prop.

#10705

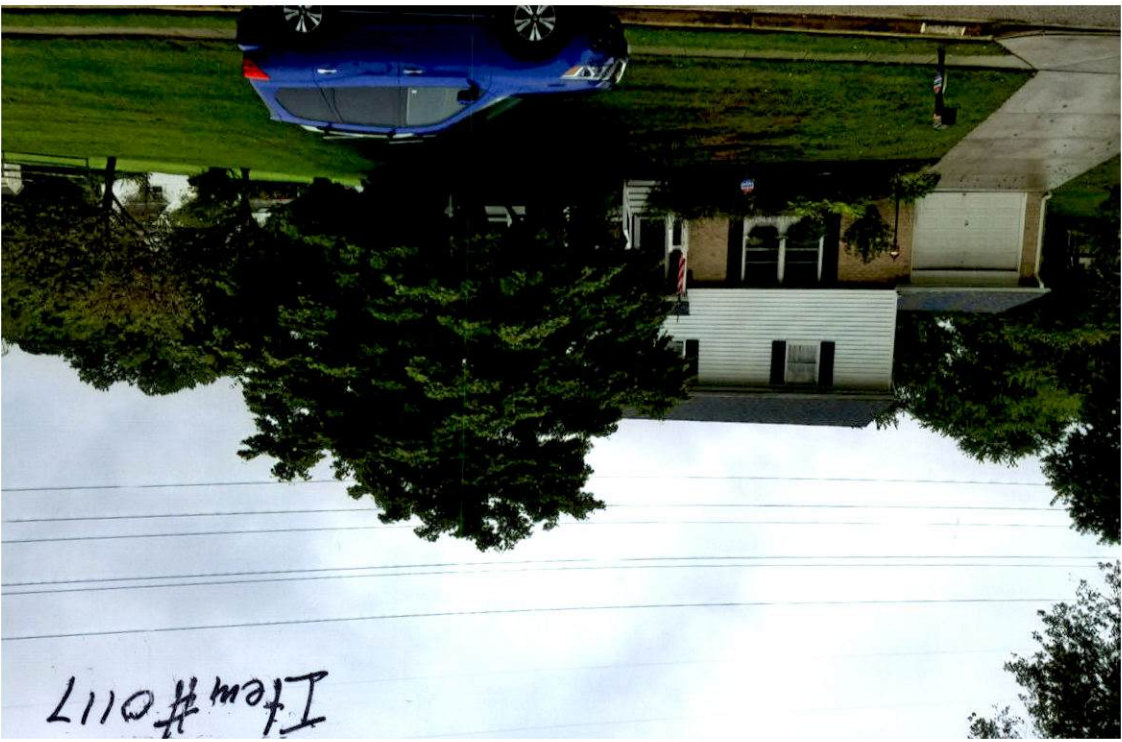
Item #0117



subject prop.

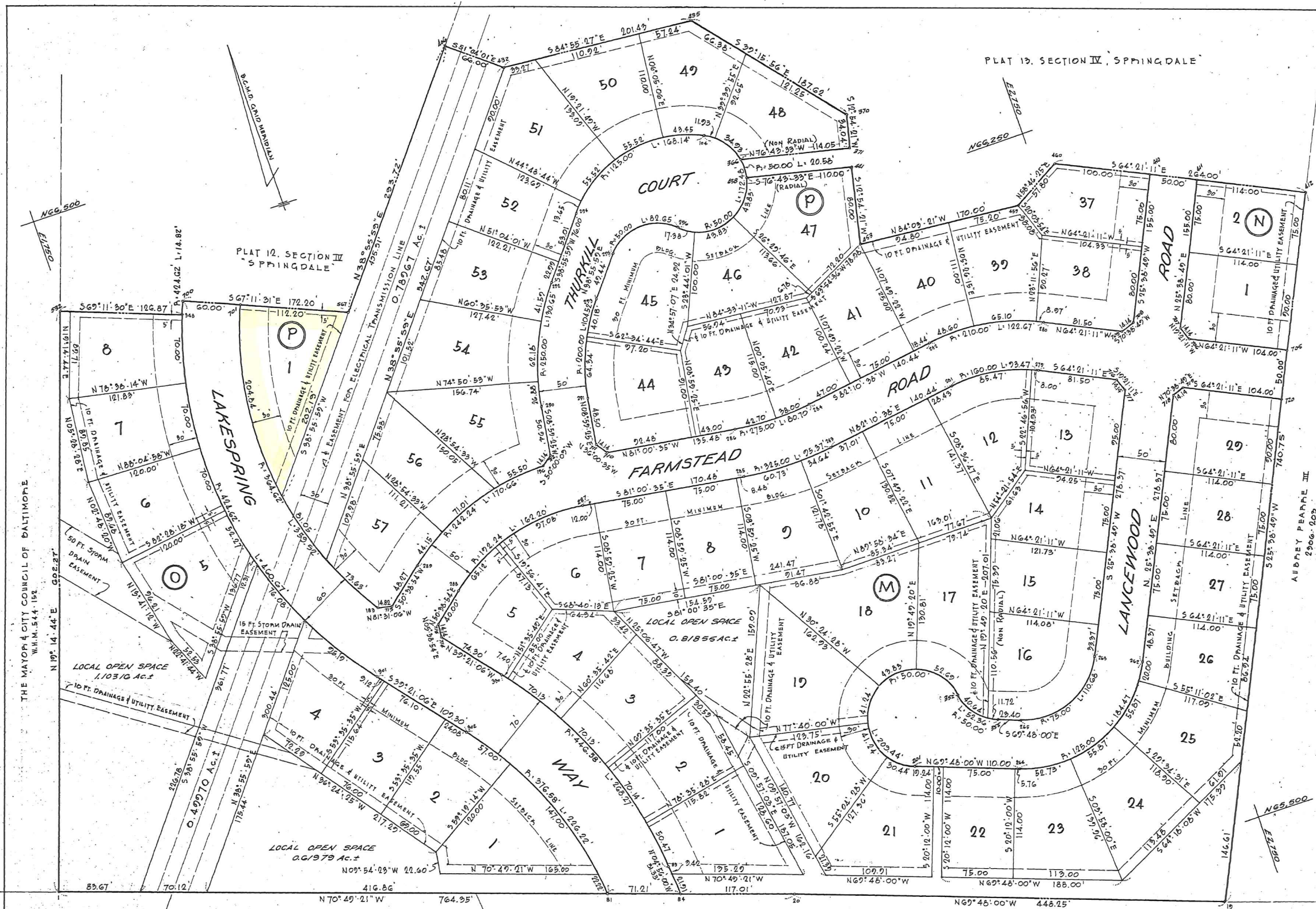
#10705

Item # 0117



Subject prop.

#10705



PLAT 13, SECTION IV, SPRINGDALE

COORDINATES				
NO.	EAST	NORTH	NO.	EAST
1	1546.12	65933.63	35	2529.17
2	2588.73	65477.75	36	2529.89
3	2268.05	65582.54	37	1903.24
4	2085.11	65646.17	38	2263.40
5	2154.85	65532.19	39	2462.64
6	2157.54	65620.98	40	2721.93
7	2436.31	65357.10	41	2771.36
8	2429.63	65665.88	42	2582.79
9	1956.77	65006.09	43	2575.18
10	1666.64	65087.40	44	2027.48
11	2688.71	65691.10	45	2464.18
12	2649.64	65712.74	46	2212.36
13	2532.87	65627.89	47	2861.51
14	2550.73	65674.82	48	2906.58
15	2496.17	65721.31	49	3009.95
16	2685.97	65012.30	50	1868.74
17	2707.61	65057.38	51	1924.25
18	2594.94	65026.58	52	2937.93
19	2588.13	65076.11	53	2844.18
20	2255.80	65007.44	54	2839.49
21	2449.00	65057.00	55	2794.42
22	2360.78	65041.48	56	2722.10
23	2368.59	65057.82	57	2234.40
24	2192.40	65035.07	58	2226.08
25	2040.12	65099.59	59	2176.70
26	2008.76	65092.51	60	1971.83
27	2196.66	65042.51	61	2008.14
28	2234.04	65038.33	62	2009.55
29	2237.12	65024.18	63	2159.44
30	2276.01	65032.76	64	2764.12
31	2284.88	65025.57	65	2594.78
32	2307.08	65027.22	66	2822.54
33	2380.48	65025.98	67	2916.29
34	1931.82	65097.09	68	2463.68
35	2002.12	65052.44	69	2570.72
36	1744.64	65402.24	70	2552.85

CURVE DATA									
FROM	TO	RADIUS	LENGTH	CENTRAL ANGLE	TANGENT	CHORD BEARING	DISTANCE		
83	330	146.58	268.27	34°25'06"	138.32	N22°08'33"W	264.25		
288	287	162.24	162.24	180°00'00"	66.28	N78°49'05"E	157.49		
289	289	324.00	93.37	16°48'41"	58.28	S18°24'38"E	95.05		
281	279	160.00	93.47	33°28'11"	48.11	S67°05'16"E	92.14		
263	265	75.00	110.68	84°33'11"	68.19	S67°05'16"E	100.91		
359	362	30.00	52.36	60°00'00"	28.87	N39°48'00"W	50.00		
352	201	50.00	308.44	240°00'00"	168.90	N68°18'00"E	168.90		
204	262	128.00	184.41	84°33'11"	113.65	N67°05'16"E	120.34		
280	282	210.00	122.67	33°28'11"	63.14	N67°05'16"E	120.34		
284	286	275.00	40.70	16°48'41"	40.64	N67°05'16"E	80.41		
297	293	200.00	104.32	29°36'34"	53.38	N23°57'42"E	70.34		
295	296	50.00	82.65	94°42'42"	54.29	N66°17'20"E	73.56		
296	104	50.00	172.48	197°35'41"	66.85	S23°57'42"W	129.17		
104	294	125.00	168.13	77°04'01"	99.55	S77°27'53"W	155.74		
292	290	250.00	130.65	29°36'34"	66.85	S23°57'42"W	129.17		
196	289	242.24	170.66	40°21'59"	89.05	S70°49'53"W	167.16		
183	701	364.62	559.62	128°43'	195.00	N68°18'00"E	545.19		
348	700	424.62	148.22	0°53'53"	74.01	N12°18'30"E	14.68		
700	301	424.62	160.67	02°09'35"	255.95	S68°16'18"E	458.41		
302	81	376.58	226.22	34°25'06"	116.64	S22°08'33"E	222.83		
366	438	50.00	20.58	29°34'41"	10.44	N01°28'06"E	20.45		

Q.V.G. 33 FOLIO 80
RECEIVED for Record
MAY 8 1969 at 11:11 AM
same day recorded in Liber
O.S. No. 100 folio
One of the Records of
Baltimore County and ex-
amined, per

PLAT II
SECTION IV
SPRINGDALE

ELECTION DISTRICT 8 BALTO. CO., MD.
SOLEY 1-50 DATE: APRIL 11, 1968

OWNER
SPRINGDALE, INC.
10 LIGHT ST. BALTO. MD.

WHITEFORD, FALK & MASK
CONSULTING ENGINEERS & LAND SURVEYORS
JEFFERSON BUILDING
TOWSON, MARYLAND 21204

PLAT I, A PART OF
SECTION I & SECTION II
SPRINGDALE
O.T.G. 31-146

PLAT 2, A PART OF SECTION I & SECTION II
SPRINGDALE
O.T.G. 31-147

RESUBDIVISION OF PLAT 4, A PART OF SECTION II, SPRINGDALE
O.T.G. 32-96

vested R10

Item #0117

APPROVED, BALTIMORE COUNTY PLANNING BOARD 5/6/69 DATE George Z. Savaris DIRECTOR	APPROVED: 5/1/69 DATE Morganthau Shumailo BALTIMORE COUNTY HEALTH OFFICER	APPROVED: 5/5/69 DATE Thurman M. ... COUNTY ROADS ENGINEER
--	---	--

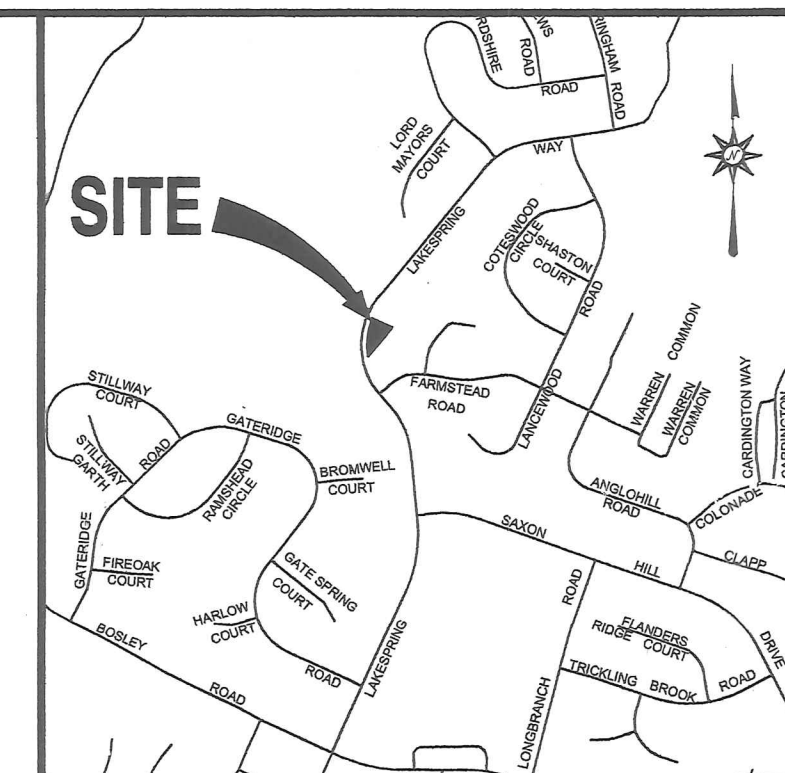
NOTE:
STREETS and/or ROADS shown hereon and
mentioned in deeds are for purposes of
description only and the same are not intended
to be dedicated to public use, the fee simple title
to the lands thereon is expressly reserved to the
grantors of the deed to which this plat is
attached, their heirs and assigns.

NOTE:
COORDINATES and BEARINGS shown on this
plat are referred to the system of coordinates
established in the Baltimore County Metropolitan
District and are based on the following traverse
stations:
X-71 W433.81 NG4877.30
X-72 W856.59 NG5129.29

OWNERS CERTIFICATE
The requirements of Section 28-B, Article
17 of the Annotated Code of Maryland (Black
1947 Supplement) as far as they relate to the
preparation of this plat have been complied
with
SPRINGDALE, INC.
BY [Signature]
OWNER
DATE 4/11/69

SURVEYORS CERTIFICATE
I, JAMES R. MASK, a Registered Land
Surveyor of the State of Maryland do hereby
certify that the land shown hereon has been
laid out, and the plat thereof prepared in
accordance with the provisions of the law
relating to the subdivision of land known as
House Bill #459, Chapter 101G of the
Acts of 1945 and subsequent amendments
and
[Signature]
REGISTERED LAND SURVEYOR NO. 5096
DATE 4/11/69





LAKESPRING WAY

P.O.B.
190' North of the
Centerline of
Farmstead Road

"SPRINGDALE"
BLOCK 'P'
PLAT 12 SECTION IV
O.T.G. 33/81

EXIST. DWLG.
#10713

JASON BAKER
JENNIFER BAKER
#0819067000
34417/395

CHRISTOPHER SCANGA
#0819066999
38886/439

General Notes

- Existing Zoning: DR 3.5 (052A1) *(vesta R10)*
- Lot Area: 0.367 Ac. +/- or 16,014 Sq. Ft. +/-
- Existing Use: Single Family Dwelling (SFD)
Proposed Use: SFD with proposed first floor addition
- This property is not located in the Chesapeake Bay Critical Area,
100 Year Flood Plain (240010 0255F 9/26/2008 "X") or the
Historic District
- This property is serviced by public sewer and water
- There is no prior zoning history
- There is no correction notice or citation
- This plan was prepared with the use of public records: title deeds,
record plats, GIS portal and utility drawings. No boundary survey was
completed; although, field improvements were measured.
- There is no contiguous ownership
- This property lies adjacent to an existing transmission line (66' R/W)
as shown on said plat recorded May 1969

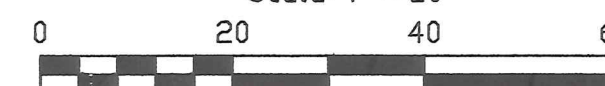
Owner: Lisa Ann Phelps

10705 Lakespring Way
Baltimore, MD 21030
Tax Map: 52 Grid: 1 Parcel: 37
Tax account No: 0819066946
Deed Ref: 40256/214



Michael V. Moskunas
Michael V. Moskunas
Professional Land Surveyor #21175
License Expires: 6/25/2019

Scale: 1" = 20'



PLAN TO ACCOMPANY PETITION FOR ADMINISTRATIVE VARIANCE

#10705 LAKESPRING WAY

LOT-1 BLOCK P PLAT II SEVTION IV O.T.G. 33/80

"SPRINGDALE"

TAX MAP:52 - GRID:1 - PARCEL:37

DEED REFERENCE:40256/214

8TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

Scale: 1" = 20'	Date: 09/27/2018	JOB #10671
Drawn: M.V.M.	Checked: B.L.M.	SURVEY'D: DTW/JK

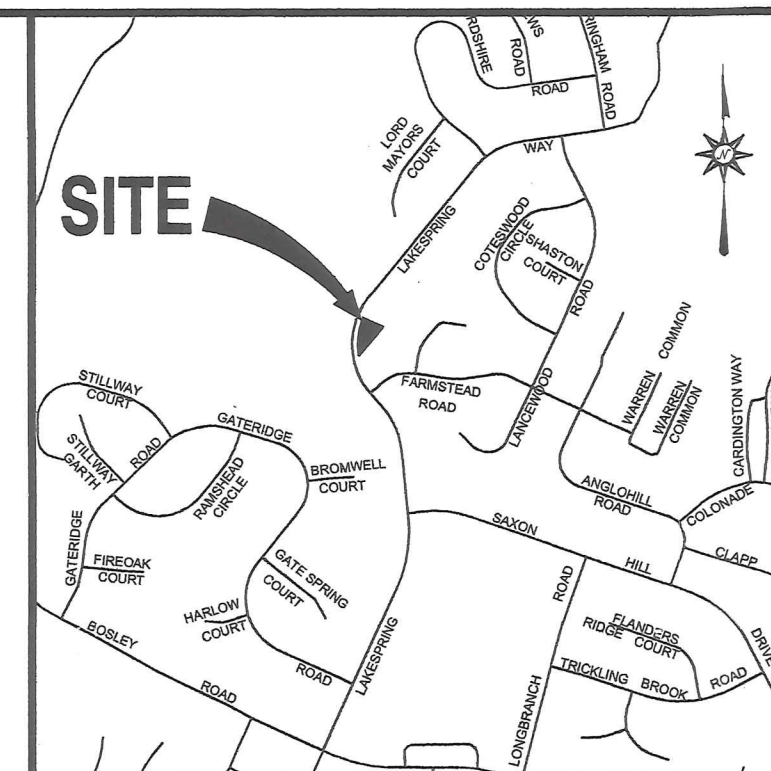
"SPRINGDALE"
BLOCK 'P'
PLAT II SECTION IV
O.T.G. 33/80



200 E. JOPPA RD
SUITE 101
TOWSON, MD 21286

T: (410)828-9060
F: (410)828-9066

#2019-0117-A
Ridg



LAKESPRING WAY

P.O.B.
190' North of the
Centerline of
Farmstead Road

"SPRINGDALE"
BLOCK 'P'
PLAT 12 SECTION IV
O.T.G. 33/81

EXIST. DWLG.
#10713

JASON BAKER
JENNIFER BAKER
#0819067000
344.17/395

CHRISTOPHER SCANGA
#0819066999
38886/439

General Notes

1. Existing Zoning: DR 3.5 (052A1) *(Vista R10)*
2. Lot Area: 0.367 Ac. +/- or 16,014 Sq. Ft. +/-
3. Existing Use: Single Family Dwelling (SFD)
Proposed Use: SFD with proposed first floor addition
4. This property is not located in the Chesapeake Bay Critical Area,
100 Year Flood Plain (24-0010 0255F 9/26/2008 "X") or the
Historic District
5. This property is serviced by public sewer and water
6. There is no prior zoning history
7. There is no correction notice or citation
8. This plan was prepared with the use of public records: title deeds,
record plats, GIS portal and utility drawings. No boundary survey was
completed; although, field improvements were measured.
9. There is no contiguous ownership
10. This property lies adjacent to an existing transmission line (66' R/W)
as shown on said plat recorded May 1969

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Scale: 1" = 20'
0 20 40 60

PLAN TO ACCOMPANY PETITION FOR ADMINISTRATIVE VARIANCE

#10705 LAKESPRING WAY

LOT-1 BLOCK P PLAT II SEVTION IV O.T.G. 33/80

"SPRINGDALE"

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