



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

March 15, 2023

Glenn Mason – glenn2654@verizon.net
10803 Lakespring Way
Cockeysville, MD 21030

RE: Petition for Administrative Variance – FORMAL DEMAND FILED
Case No. 2023-0010-A
Property: 10803 Lakespring Way

Dear Mr. Mason:

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

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order 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,


PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm
Enclosure

c: Angela Miele – angelamiele1@outlook.com
John Russo – roxyrusso@verizon.net

IN RE: PETITION FOR VARIANCE

10803 Lakespring Way)

8th Election District

3rd Council District

Glenn Mason

(Legal Owner)

Petitioner

*

BEFORE THE

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OFFICE OF ADMINISTRATIVE

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HEARINGS FOR

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BALTIMORE COUNTY

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CASE NO. 2023-0010-A

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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, Glenn Mason (“Petitioner”) for the property known as 10803 Lakespring Way, Cockeysville. A neighbor filed a formal demand so a hearing was scheduled. The Petitioner is requesting relief pursuant to the Baltimore County Zoning Regulations (“BCZR”) § 1B01.2.c.1.b: To permit a side yard dwelling addition (garage) with a side setback of 3 feet and combined sum of side yard setbacks of 21 ft. in lieu of the required 10 ft. and 25 ft., respectively.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. The Petitioner, Glenn Mason appeared at the hearing. There were no adverse ZAC comments received from any of the County agencies. Angela Miele, the next-door neighbor also attended the hearing and voiced her opposition to the variance.

The subject property is approximately 9,052 sq. ft., and is zoned DR 3.5. Mr. Mason explained that he wants to construct a garage on the side of his house in order to keep his vehicle out of the weather. He explained that he is scheduled to have knee replacement surgery and because of his bad knees it is difficult for him to clear snow off his vehicles. He further explained that if the variance is denied he still intends to construct a carport, which he believes he can do without

the need for a variance. Ms. Miele explained that she simply does not want a structure so close to her property line. She believes it would lower her property value, limit her ability to construct anything herself on that side of her house, and would set a bad precedent for the neighborhood. She also noted that restrictive covenants for the neighborhood require at least an 8-foot setback from the side property line. Another neighbor, John Russo, of 10806 Lakespring Way, submitted a letter raising these same objections. Mr. Mason disputes these points.

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

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

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

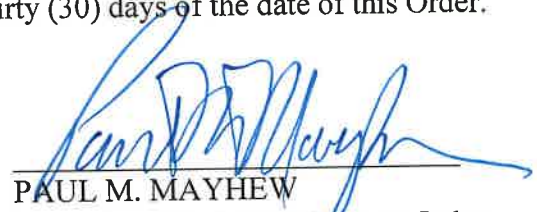
Further, under Maryland common law “the authority to grant a variance should be exercised sparingly and only under exceptional circumstances.” *Mueller v. Baltimore County*, 177 Md. App. 43, 71 (2007). This is because “a variance is an authorization for that which is prohibited by a zoning ordinance.” *Cromwell, supra*, at 699. And because “citizens [of a given county or municipality] are entitled to strict enforcement of the existing zoning regulations.” *Salisbury Bd. Of Zoning Appeals v. Bounds*, 240 Md. 547, 555-56 (1965). Therefore, “[t]he burden is on the applicant to show facts to warrant a variance,” and “the specific need for the variance must be substantial and urgent and not merely for the convenience of the applicant.” *Mueller*, 177 Md. App. at 70.

Based on the evidence presented the variance must be denied under these controlling legal principles. While I understand that Mr. Mason would prefer to have a garage rather than a carport, this preference is not “substantial and urgent.” Rather, it is “merely for the convenience of the

applicant.” Further, it is understandable that Ms. Miele would not want a garage to be built a mere three feet from her property line. And she is entitled to have the zoning regulations strictly enforced.

THEREFORE, IT IS ORDERED, this **15th** day of **March, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to BCZR § 1B01.2.c.1.b: To permit a side yard dwelling addition (garage) with a side setback of 3 feet and combined sum of side yard setbacks of 21 ft. in lieu of the required 10 ft. and 25 ft., respectively is hereby **DENIED**.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore

PMM:dlm



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 10803 Lakespring Way Cockeysville, MD 21030 Currently Zoned DR3.5
Deed Reference 10631 / 00589 10 Digit Tax Account # 0819067015
Owner(s) Printed Name(s) Glenn Mason (Nora Mason on deed-deceased)

(SELECT THE HEARING(S) BY MARKING ☒ 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)

1B01.2.c.1.b. → To permit a side yard addition (garage) with a side setback of 3 feet and combined sum of side yard setbacks of 21 feet in lieu of the required 10 feet and 25 feet, respectively.

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 zoning regulations of Baltimore County, to the zoning 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):

GLENN MASON

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #'s (Cell and Home)

Email Address

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

Representative to be Contacted:

Name - Type or Print

Name - Type or Print

Signature

Signature

Mailing Address

City

State

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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.

Case Number 2023-0010-1 Filing Date 1/18/23 Administrative Law Judge for Baltimore County
Estimated Posting Date 1/29/23 Reviewer JS

Revised 8/2022

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: 10803 LAKE SPRING 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)

Variance request is for attached 1-car garage on left-side of house that will be a few feet less than set-back requirement for a regular permit.

Reason I need garage is that I am 62, retired, and have upcoming knee-replacement surgery (ortho surgeon: Dr. Jon Koman). I can no longer easily clean snow and ice off my car and need to store car in garage. I additionally need to store a snow blower in garage as it has become too difficult for me to clean snow/ice off driveway and sidewalks manually.

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

Glenn Mason
Signature of Owner (Affiant)

Signature of Owner (Affiant)

GLENN MASON
Name - Print or Type

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 11 day of January, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

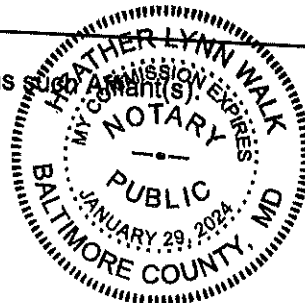
Print name(s) here: Glenn Mason

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

AS WITNESS my hand and Notaries Seal

Heather Lynn Walk
Notary Public

1/29/2024
My Commission Expires



CERTIFICATION OF VITAL RECORD

VIEW PRESENCE OF WATERMARK HOLD TO LIGHT TO VIEW

STATE OF MARYLAND

**Department of Health and Mental Hygiene
Division of Vital Records**

Certificate of Death

File Number *32016MD034086*

1. Decedent's Name, AKA Name (if any) NORA ELIZABETH MASON				2. Date of Death 09/21/2016		3. Time of Death 1103	
4a. Facility Name GILCHRIST HOSPICE CARE				4b. City, Town or Location of Death TOWSON		4c. County of Death BALTIMORE	
5. Social Security Number 231212764		6. Sex F	7. Age 53 YR	8. Date of Birth 09/02/1963		9. Birthplace DISTRICT OF COLUMBIA	
10a. State MARYLAND		10b. County BALTIMORE		10c. City, Town or Location COCKEYSVILLE		10d. Inside City Limits? NO	
10e. Address 10803 LAKESPRING WAY						10f. Zip Code 21030	
11. Marital Status MARRIED		12. Ever in U.S. Armed Forces? NO	13. Hispanic Origin? NO		14. Race WHITE		
15. Decedent's Education BACHELOR			16a. Decedent's Usual Occupation REGISTERED NURSE		16b. Business/Industry HEALTHCARE		
17. Father's Name ROGER F. COLLINS				18. Mother's Name Prior to First Marriage ESTHER KOCI			
19. Surviving Spouse's Name GLENN M. MASON							
20a. Informant's Name GLENN M. MASON			20b. Informant's Relationship HUSBAND	20c. Informant's Mailing Address 10803 LAKESPRING WAY, COCKEYSVILLE, MD 21030			
21a. Method of Disposition CREMATION		21b. Place of Disposition MARYLAND CREMATORY LLC		21c. Date of Disposition 09/22/2016		21d. Location 408 HEADQUARTERS DR STE 10, MILLERSVILLE, MD 21108	
22a. Signature of Funeral Service Licensee ALYSON KIRA TAYLOR			22b. License No M01575	22c. Name and Address of Funeral Facility MARYLAND CREMATION SERVICES 408 HEADQUARTERS DR STE 10, MILLERSVILLE, MD 21108			
23a. Part I. Disease, injuries, or complications that directly caused the death LUNG CANCER						Approximate Interval Between Onset and Death	
Immediate Cause (final disease or condition resulting in death) a. _____ Due to (or as a consequence of): _____						_____	
Conditions, if any, leading to immediate cause b. _____ Due to (or as a consequence of): _____						_____	
c. _____ Due to (or as a consequence of): _____						_____	
d. _____						_____	
Part II. Other significant conditions contributing to death but not resulting in the underlying cause in Part I						23b. Did tobacco use contribute to the cause of death? NO	
24a. Was an autopsy performed? NO	24b. Were autopsy findings available prior to completion of cause of death? NO		25a. Was case referred to medical examiner? NO		25b. Medical Examiner Countersignature		
26. Place of Death HOSPICE			27. Manner of Death NATURAL		28a. Date of Injury		28b. Time of Injury
28c. How injury occurred				28d. Injury at work?	28e. Transportation Injury?	28f. Place of Injury	
28g. Location of Injury							
29a. Certifier Type CERTIFYING PHYSICIAN			29b. Signature and Title of Certifier AARON J CHARLES, MD			29c. License No D58303	29d. Date signed 09/21/2016
30a. Name of person who completed cause of death AARON J CHARLES				30b. Address of person who completed cause of death 6701 N CHARLES STREET, TOWSON, MD 21204			

ZONING PROPERTY DESCRIPTION FOR:

**10803 LAKESPRING WAY
COCKEYSVILLE, MD 21030**

Being **Lot # 18, Block P, Section # 4**, in the subdivision of **SPRINGDALE** as recorded in Baltimore County **Plat Book # 12, Folio # 81**, containing 9052 sq ft. Located in the 2nd Election District and the 3rd Council District.

2023-0010-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023 - 0010 -A Address 10803 LAKESPRING WAY

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/18/23 Posting Date: 1/29/23 Closing Date: 2/13/23

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.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2023 - 0010 -A Address 10803 LAKESPRING WAY

Petitioner's Name: GLENN MASON Telephone (Cell) 443-465-2963

Posting Date: 1/29/23 Closing Date: 2/13/23

Wording for Sign: To Permit _____

_____ To permit a side yard addition (garage) with a side setback of 3 feet and combined sum of side yard
_____ setbacks of 21 feet in lieu of the required 10 feet and 25 feet, respectively. _____

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: 2023-0010-A
Property Address: 10803 LAKE SPRING WAY
COCKEYSVILLE, MD 21030
Legal Owners (Petitioners): GLENN MASON
Contract Purchaser/Lessee: _____

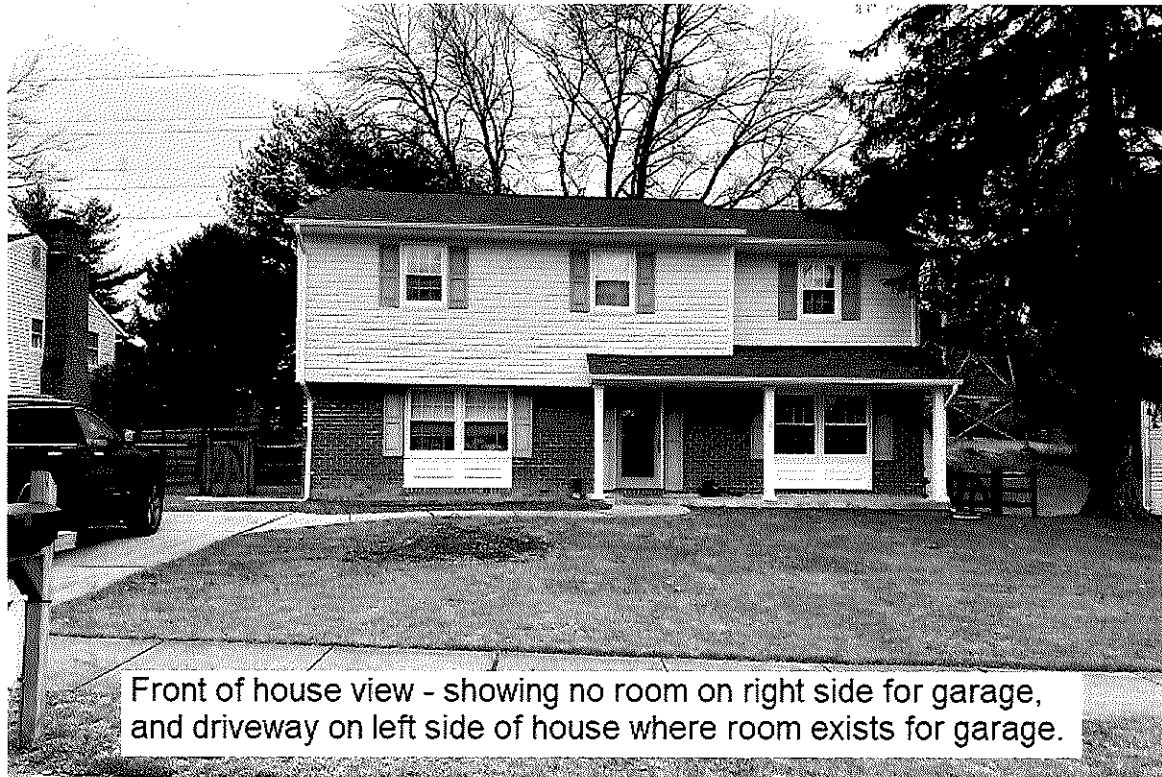
PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): GLENN MASON
Address: 10803 LAKE SPRING WAY
COCKEYSVILLE, MD 21030
Telephone Number: 443-465-7963

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 08 Account Number - 0819067015		
Owner Information		
Owner Name:	MASON GLENN M MASON NORA E	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	10803 LAKESPRING WAY COCKEYSVILLE MD 21030-2911	Deed Reference: /10631/ 00589
Location & Structure Information		
Premises Address:	10803 LAKESPRING WAY COCKEYSVILLE 21030-2911	Legal Description: 10803 LAKESPRING WAY SES SPRINGDALE
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 12		
0043 0019 0240 8010015.04 0000 4 P 18 2023 Plat Ref: 0033/ 0081		
Town: None		
Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use		
1973 2,054 SF 9,052 SF 04		
StoriesBasementType ExteriorQualityFull/Half Bath GarageLast Notice of Major Improvements		
2 YES STANDARD UNIT SIDING/4 2 full/1 half		
Value Information		
	Base Value	Value
		Phase-in Assessments
		As of As of As of
		01/01/2023 07/01/2022 07/01/2023
Land:	121,000	121,000
Improvements	211,000	266,400
Total:	332,000	387,400
Preferential Land:	0	0
Transfer Information		
Seller: COWL JOHN GEOGGREY	Date: 07/01/1994	Price: \$178,000
Type: ARMS LENGTH IMPROVED	Deed1: /10631/ 00589	Deed2:
Seller: HAHN WILLIAM A,JR	Date: 01/29/1976	Price: \$67,000
Type: ARMS LENGTH IMPROVED	Deed1: /05604/ 00219	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments: Class	07/01/2022	07/01/2023
County: 000	0.00	
State: 000	0.00	
Municipal: 000	0.00 0.00	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 12/31/2012		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No ApplicationDate:		



Administrative Variance Proposal - site photos showing proposed location of attached 1-car garage:

10803 LAKESPRING WAY
COCKEYSVILLE, MD 21030

2023-0010-A



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 10803 Lakespring Way Cockeysville, MD 21030 Currently Zoned DR3.5
Deed Reference 10631 / 00589 10 Digit Tax Account # 0819067015
Owner(s) Printed Name(s) Glenn Mason (Nora Mason on deed-deceased)

(SELECT THE HEARING(S) BY MARKING ☒ 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)

1B01.2.c.1.b. → To permit a side yard addition (garage) with a side setback of 3 feet and combined sum of side yard setbacks of 21 feet in lieu of the required 10 feet and 25 feet, respectively.

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 zoning regulations of Baltimore County, to the zoning 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):

GLENN MASON

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #'s (Cell and Home)

Email Address

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

Representative to be Contacted:

Name - Type or Print

Name - Type or Print

Signature

Signature

Mailing Address

City

State

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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.

Case Number

2023-0010 - A

Filing Date

1 / 18 / 23

Estimated Posting Date

1 / 29 / 23

Reviewer

JS

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: 10803 LAKE SPRING 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)

Variance request is for attached 1-car garage on left-side of house that will be a few feet less than set-back requirement for a regular permit.

Reason I need garage is that I am 62, retired, and have upcoming knee replacement surgery (ortho surgeon: Dr. Jon Koman). I can no longer easily clean snow and ice off my car and need to store car in garage. I additionally need to store a snow blower in garage as it has become too difficult for me to clean snow/ice off driveway and sidewalks manually.

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

Glenn Mason
Signature of Owner (Affiant)

Signature of Owner (Affiant)

GLENN MASON
Name - Print or Type

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 11 day of January, 2022, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

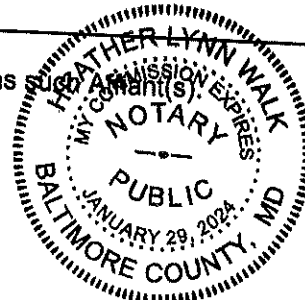
Print name(s) here: Glenn Mason

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

AS WITNESS my hand and Notaries Seal

Heather Lynn Walk
Notary Public

1/29/2024
My Commission Expires



CERTIFICATION OF VITAL RECORD

VIEW PRESENCE OF WATERMARK HOLD TO LIGHT TO VIEW

STATE OF MARYLAND

**Department of Health and Mental Hygiene
Division of Vital Records**

Certificate of Death

File Number *32018MD034086*

1. Decedent's Name, AKA Name (if any) NORA ELIZABETH MASON				2. Date of Death 09/21/2016		3. Time of Death 1103	
4a. Facility Name GILCHRIST HOSPICE CARE				4b. City, Town or Location of Death TOWSON		4c. County of Death BALTIMORE	
5. Social Security Number 231212764		6. Sex F	7. Age 53 YR	8. Date of Birth 09/02/1963		9. Birthplace DISTRICT OF COLUMBIA	
10a. State MARYLAND		10b. County BALTIMORE		10c. City, Town or Location COCKEYSVILLE		10d. Inside City Limits? NO	
10e. Address 10803 LAKESPRING WAY						10f. Zip Code 21030	
11. Marital Status MARRIED		12. Ever in U.S. Armed Forces? NO	13. Hispanic Origin? NO		14. Race WHITE		
15. Decedent's Education BACHELOR			16a. Decedent's Usual Occupation REGISTERED NURSE		16b. Business/Industry HEALTHCARE		
17. Father's Name ROGER F. COLLINS				18. Mother's Name Prior to First Marriage ESTHER KOCI			
19. Surviving Spouse's Name GLENN M. MASON							
20a. Informant's Name GLENN M. MASON			20b. Informant's Relationship HUSBAND	20c. Informant's Mailing Address 10803 LAKESPRING WAY, COCKEYSVILLE, MD 21030			
21a. Method of Disposition CREMATION		21b. Place of Disposition MARYLAND CREMATORY LLC		21c. Date of Disposition 09/22/2016		21d. Location 408 HEADQUARTERS DR STE 10, MILLERSVILLE, MD 21108	
22a. Signature of Funeral Service Licensee ALYSON KIRA TAYLOR			22b. License No M01575	22c. Name and Address of Funeral Facility MARYLAND CREMATION SERVICES 408 HEADQUARTERS DR STE 10, MILLERSVILLE, MD 21108			
23a. Part I. Disease, injuries, or complications that directly caused the death LUNG CANCER						Approximate Interval Between Onset and Death	
Immediate Cause (final disease or condition resulting in death) a. Due to (or as a consequence of):							
Conditions, if any, leading to immediate cause b. Due to (or as a consequence of):							
c. Due to (or as a consequence of):							
d. Due to (or as a consequence of):							
Part II. Other significant conditions contributing to death but not resulting in the underlying cause in Part I						23b. Did tobacco use contribute to the cause of death? NO	
24a. Was an autopsy performed? NO	24b. Were autopsy findings available prior to completion of cause of death? NO	25a. Was case referred to medical examiner? NO	25b. Medical Examiner Countersignature				
26. Place of Death HOSPICE			27. Manner of Death NATURAL		28a. Date of Injury		28b. Time of Injury
28c. How injury occurred			28d. Injury at work?	28e. Transportation Injury?	28f. Place of Injury		
28g. Location of Injury							
29a. Certifier Type CERTIFYING PHYSICIAN			29b. Signature and Title of Certifier AARON J CHARLES, MD			29c. License No D58303	29d. Date signed 09/21/2016
30a. Name of person who completed cause of death AARON J CHARLES			30b. Address of person who completed cause of death 6701 N CHARLES STREET, TOWSON, MD 21204				

ZONING PROPERTY DESCRIPTION FOR:

10803 LAKESPRING WAY

COCKEYSVILLE, MD 21030

Being **Lot # 18, Block P, Section # 4**, in the subdivision of **SPRINGDALE** as recorded in Baltimore County **Plat Book # 12, Folio # 81**, containing 9052 sq ft. Located in the 2nd Election District and the 3rd Council District.

2023-0010-A

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: January 26, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0010-A
Address: 10803 Lakespring Dr
Legal Owner: Glenn Mason

Zoning Advisory Committee Meeting of January 30, 2023.

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

Reviewer: Earl D. Wrenn

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING January 23, 2023
FORMAL OR INFORMAL RESPONSE DUE AT January 30, 2023 Meeting

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

* Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, dwiley@baltimorecountymd.gov; dmignon@baltimorecountymd.gov
* PAI, Zoning Review H.O. Hearing File (Kristen Lewis), klewis@baltimorecountymd.gov
* PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), JPerlow@baltimorecountymd.gov
* PAI, Development Management (Lloyd Moxley), MS # 1105, lmoxley@baltimorecountymd.gov
* PAI, Code Enforcement (Lisa Henson), MS # 1105, lhenson@baltimorecountymd.gov
* PAI, Building Inspection (Matt Gawel), mg@baltimorecountymd.gov
* Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, sjacobs@baltimorecountymd.gov
* Highways (Tom Hargis), MS #1003 thargis@baltimorecountymd.gov
* Neighborhood Improvements (Marcia Williams), MS #4201, myneighborhoodimprovement@baltimorecountymd.gov
* County Council, District 3, (Tom Bostwick), MS #2201, council1@baltimorecountymd.gov
* tbostwick@baltimorecountymd.gov
* Mike Ruby (Newspaper), mildmanneredcomm@aol.com
+ People's Counsel, rwheatley@baltimorecountymd.gov
+ IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), joseph.griffiths@maryland.gov
+ Kathy Are, kare@baltimorecountymd.gov
& State Highway Administration, Access Permits Division (Steven Autry), SAutry@mdot.maryland.gov
& Fire Department (Inspector Muddiman), MS # 1102F, dmuddiman@baltimorecountymd.gov
& PAI, Development Plans Review (Vishnu Desai), vdesai@baltimorecountymd.gov
People's Counsel (Peter Zimmerman), MS #4204 pzimmerman@baltimorecountymd.gov
Planning Office (Jenifer Nugent), MS # 4101, jnugent@baltimorecountymd.gov; Henry Ayakwah hayakwah@baltimorecountymd.gov; Taylor Bensley tbensley@baltimorecountymd.gov
DEPS (Jeff Livingston) – 2 copies of each, MS # 1319, jlivingston@baltimorecountymd.gov; Steve Ford, sford@baltimorecountymd.gov
IF FLOODPLAIN, Maryland Department of the Environment, kevin.wagner@maryland.gov
Public Works (Terry Curtis), MS #1315, tcurtis@baltimorecountymd.gov
* IF ELDERLY HOUSING, Community Development, MS #1102M
* IF TOWER, Tower Coordinator, c/o OIT, MS #2007
IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder), MS #1102E

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Lewis

If you have any questions regarding a particular zoning petition, please contact the Zoning Review Planner (see initials after item number) at 410-887-3391.

ZAC AGENDA

Case Number: 2023-0006-SPHX **Reviewer:** Gary Hucik
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: SPECIAL HEARING, SPECIAL EXCEPTION
Legal Owner: Joseph Dwyer
Contract Purchaser: Robert & Ann Gahuso

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 7 **Council Dist:** 3

Property Address: 106 MT CARMEL RD

Location: Property located on the North side of Mt. Carmel Rd. West 800 feet to centerline of York Rd.

Existing Zoning: RC 5 CR **Area:** .615 ACRES

Proposed Zoning:

SPECIAL HEARING:

BCZR 500.7: To allow the variances granted in Case 2014-0194-A to remain in place for the new proposed use being requested.

SPECIAL EXCEPTION:

BCZR 259.3.B.2: To permit a doctors office and medical clinic in an existing building on a lot within a RC 5 CR zone which is not permitted in the underlying zone and which meets the bulk regulations of Section 259.3.C.1.

Attorney: Not Available

Prior Zoning Cases: 2014-0194-A

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2023-0007-SPHXA **Reviewer:** Mitchell Kellman
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE, SPECIAL EXCEPTION, SPECIAL HEARING
Legal Owner: 534 Reisterstown Road LLC. Craig Mary Whitecraft
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 4 **Council Dist:** 4

Property Address: 515 OWINGS AVE

Location: Property located Southwest side of Reisterstown Rd., 115 feet Northwest centerline of Chartley Dr.

Existing Zoning: DR 3.5; BR; BR-AS

Area:

Proposed Zoning:

VARIANCE:

534 Reisterstown Rd

- 1.) BCZR 238.2: To permit a side yard setback for adjacent commercial building of 0 feet in lieu of the 30 feet.
- 2.) BCZR 238.2: To a rear yard setback for accessory structures of 0 feet in lieu of 30 feet.
- 3.) BCZR 307; 409.8.A.1 & 504.1; BCC 32-4-404; and page 19 of the Landscape Manual: To permit 0% of the parking lot area for interior landscaping in lieu of the otherwise required 7% accordance.

ZAC AGENDA

536 Reisterstown Rd.

- 1.) BCZR 238.2: To permit a side yard setback of 0 feet in lieu of 30 feet.

515 Owings Ave.

- 1.) BCZR 238.2: To a rear yard setback for accessory structures of 0 feet in lieu of 30 feet.

SPECIAL EXCEPTION:

534 Reisterstown Rd.

BCZR 236.2: To permit a used motor vehicle outdoor sales area separated from a sales agency building.

SPECIAL HEARING:

534 Reisterstown Rd.

- 1.) To extinguish previously approved Special Exception in Case No. 66-98-X.
- 2.) To allow existing buildings to straddle existing property lines where the subject properties have not merged.

Attorney: Jennifer Busse

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

3 addresses. 515 Owings Ave. %34-536 Reisterstown Rd. (Main Street)

ZAC AGENDA

Case Number: 2023-0009-SPHA **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING, VARIANCE
Legal Owner: Blair and Heidi Darsch
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 6 **Council Dist:** 3

Property Address: 19925 GRAVE RUN RD

Location: Property located West side of Grave Run Rd. South 886 feet to centerline of Church Rd.

Existing Zoning: RC 5/ RC 2 **Area:** 1 ACRE

Proposed Zoning:

SPECIAL HEARING:

BCZR 500.7: To permit a proposed accessory building (garage) with a building footprint (2,448 square feet) which is larger than the principal dwelling (1,120 square feet).

VARIANCE:

BCZR 400.3: To permit a proposed accessory building (garage) with a height of 28 feet in lieu of the maximum height of 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0010-A **Reviewer:** Jason Seidelman

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Glenn Mason

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 10803 LAKESPRING DR

Location: Property located on Southeast side of Lakespring Dr. (60 feet) 137 feet Northeast of intersection with Staffordshire Rd. (50 feet).

Existing Zoning: DR 3.5

Area: 9052 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B01.2.c.1.b: To permit a side yard dwelling addition (garage) with a side setback of 3 feet and combined sum of side yard setbacks of 21 feet in lieu of the required 10 feet and 25 feet, respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 02/13/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0011-A **Reviewer:** Christina Frink
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE
Legal Owner: GFU, LLC.
Contract Purchaser: Lisa Olivieri

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 9808 REISTERSTOWN RD

Location: Property located on the South side of Reisterstown Rd.; 3159 feet Southeast of Paintersmill Rd.

Existing Zoning: BR; BR-Im **Area:** 2.9 ACRES

Proposed Zoning:

VARIANCE:

1.) BCZR 450.4.Table of Sign Regulations5(a): To allow a total of 4 wall-mounted enterprise signs in a single tenant building in lieu of the permitted 3 wall-mounted enterprise signs with no more than 2 signs on any one facade (Sign Nos. 3,4,5,7)

2.) BCZR 450.4.Table of Sign Regulations3: To allow a wall-mounted directional sign with a sign area/face of 16 square feet in lieu of the permitted 8 square feet (Sign No. 6)

Attorney: David Karceski

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0012-SPH **Reviewer:** Mitchell Kellman
Existng Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: SPECIAL HEARING
Legal Owner: Joppa Road Commercial, LLC.
Contract Purchaser: PB & J's Grill & Games, LLC.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 3613 3615 JOPPA RD E

Location: Property located corner of South side of Joppa Rd., East side of Hervesy Court.

Existing Zoning: BLR/ DR 5.5 **Area:** 8,672 SQ FT.

Proposed Zoning:

SPECIAL HEARING:

To amend the order approved in Zoning Case No. 2008-0553-X to allow operation of the arcade by a new entity, pursuant to Condition No. 2 to the Order, and to remove Condition No. 4 and the requirement for an interior patron connection between the arcade tenant space and the restaurant tenant space.

Attorney: David Karceski

Prior Zoning Cases: 2008-0553-X

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2023-0013-A **Reviewer:** Shaun Crawford
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Frederick John Dillon
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 8622 TALL OAKS RD

Location: Property located beginning at East side of Tall Oaks Rd., which is about 20 feet in width, at a distance of 219 feet North of Shore Rd.

Existing Zoning: DR 5.5 **Area:** 1.08 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1: To approve an accessory structure (shed) in side yard in lieu of the required rear yard only.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 02/13/2023

Miscellaneous Notes:

CERTIFICATION OF POSTING

RE: Case No. 2023-0010 A

Petitioner: Glenn Mason

Hearing Date: 3/10/23

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

10803 Lakespring Way – East side of property (1 of 2)

10803 Lakespring Way – West side of property (2 of 2)

10803 Lakespring Way – Close up of sign wording (3 of 3)

on 2/17/23

Sincerely,

Richard E. Hoffman (signed) 2/17/23

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Re-CERTIFICATION OF POSTING

RE: Case No. 2023-0010 A

Petitioner: Glenn Mason

Hearing Date: 3/10/23

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

10803 Lakespring Way – Southeast side of property (1 of 2)

10803 Lakespring Way – Northwest side of property (2 of 2)

on 2/17/23 and re-photographed on 3/4/23

Sincerely,

Richard E. Hoffman (signed) 3/4/23

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Certification of Posting
Case No. 2022-0010-A



10803 Lakespring Way - East side of property (1 of 3)

Richard E. Hoffman (signed) 2/17/23

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting
Case No. 2022-0010-A



10803 Lakespring Way – west side of property (2 of 3)

Richard E. Hoffman (signed) 2/17/23

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting

Case No. 2022-0010-A



10803 Lakespring Way – close up of wording (3 of 3)

Richard E. Hoffman (signed) 2/17/23

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Re-Certification of Posting

Case No. 2022-0010-A



10803 Lakespring Way - East side of property (1 of 2)

Richard E. Hoffman (signed) 3/4/23

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Re-Certification of Posting

Case No. 2022-0010-A



10803 Lakespring Way – west side of property (2 of 2)

Richard E. Hoffman (signed) 3/4/23

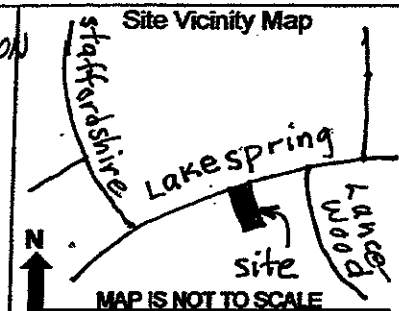
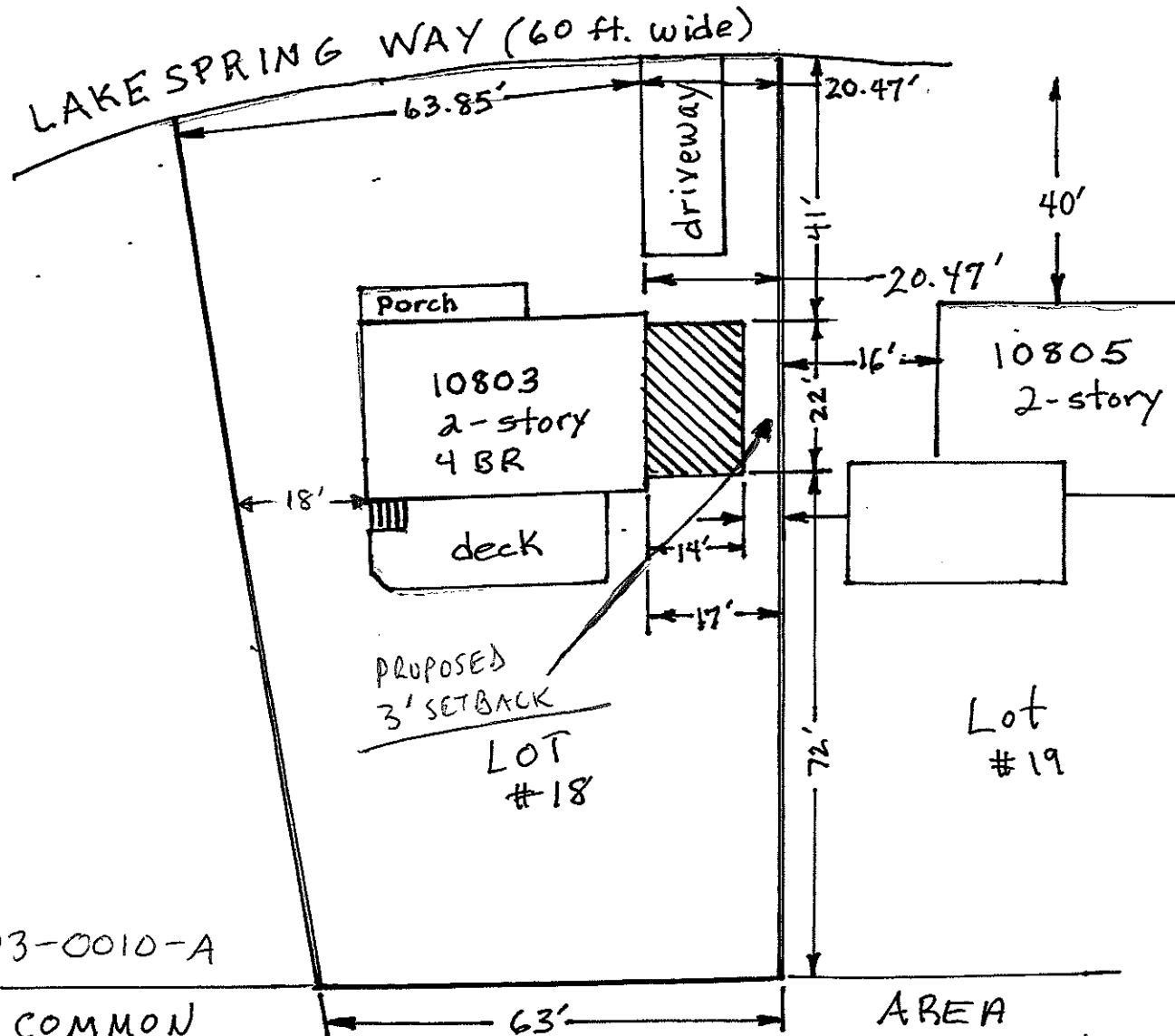
Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Zoning Hearing Plan for Variance ☒ for Special Hearing _____ Mark Type Requested with (X)
Address 10803 LAKESPRING WAY Owners(s) Name(s) GLENN MASON / NORA MASON
Subdivision Name SPRINGDALE Lot # 18 Block # P Section # 4
Plat Book # 12 Folio # 81 10 Digit Tax # 0819067015 Deed Reference# 10631100589



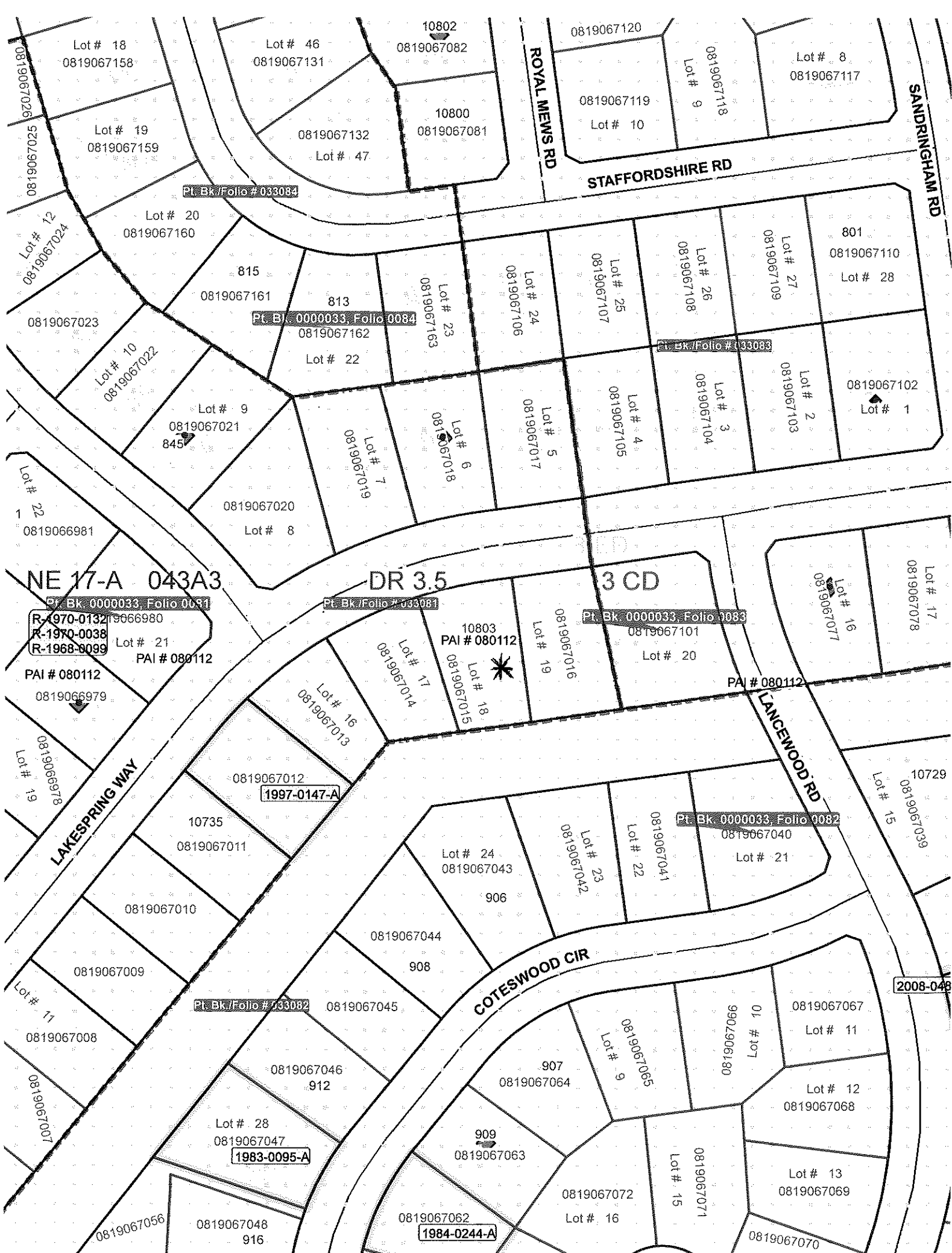
Zoning Map # 0043
Zoning DR3.5
Election District 2
Council District 3
Lot Area Acreage .2078
Lot Square Footage 9052
Historic (Yes or No) no
CBCA (Yes or No) no
Flood Plain (Yes or No) no
Utilities - Mark with (X)
Water is: ☒ Public ☐ Private
Sewer is: ☒ Public ☐ Private
Prior Hearing (Yes or No) no
If (Yes) list Case Number(s)
and order result(s) below:

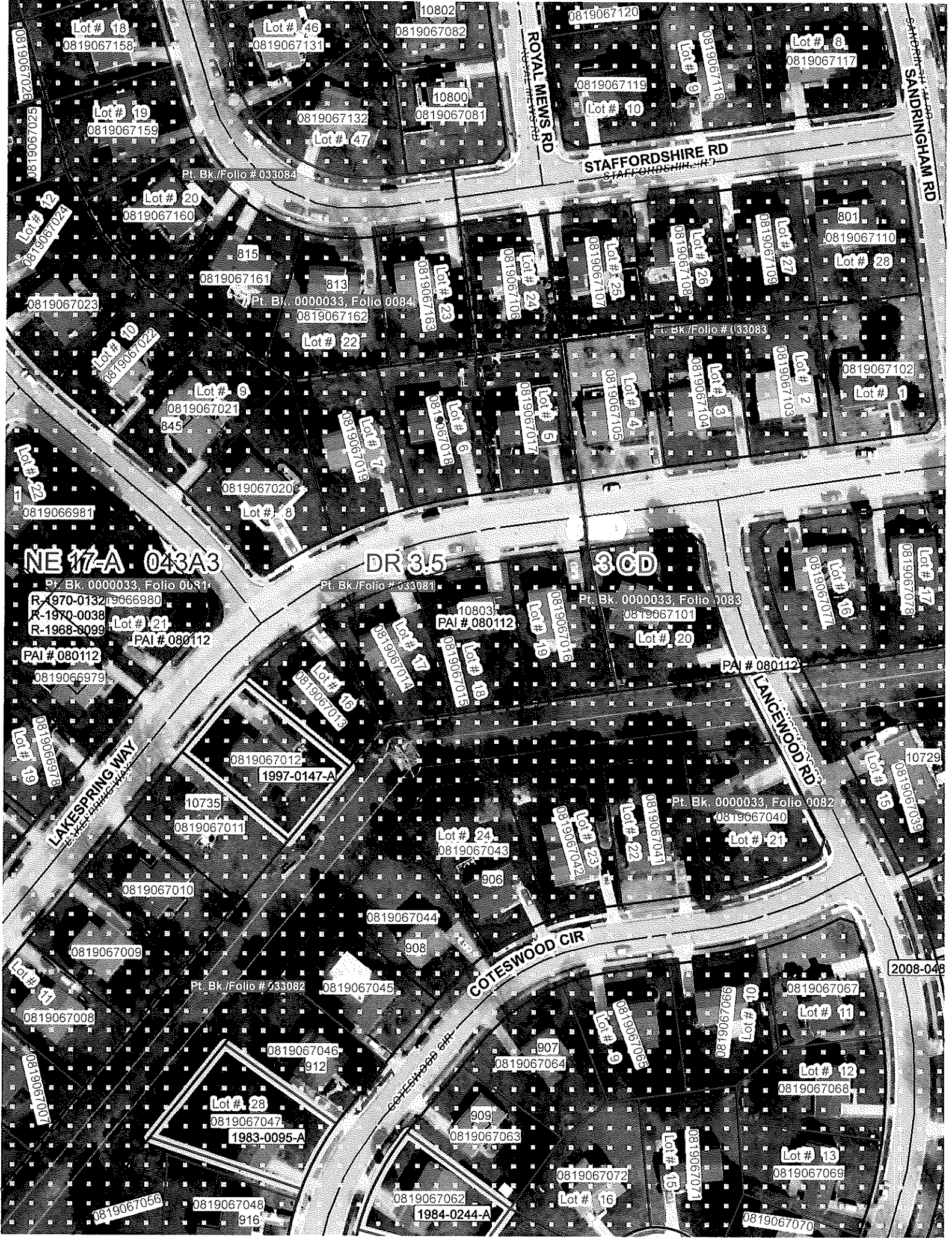
Violation Case Number(s)

Plan Drawn By Glenn Mason

Date 1/9/23 Scale: 1 inch = 24 Feet

2023-0010-A





NE 17-A 043A3

DR 3.5

3 CD

Pt. Bk. 0000033, Folio 0031
R-1970-0132/1966980
R-1970-0038
R-1968-0099
PAI # 080112
0819066979

Pt. Bk. 0000033, Folio 0084
10803
PAI # 080112
0819067015
0819067014
0819067013
0819067012
0819067011
0819067010
0819067009
0819067008
0819067007

Pt. Bk. 0000033, Folio 0083
0819067101
Lot # 20
PAI # 080112

Pt. Bk. 0000033, Folio 0082
0819067040
Lot # 21

Pt. Bk. 0000033, Folio 0082

0819067045

COTESWOOD CIR

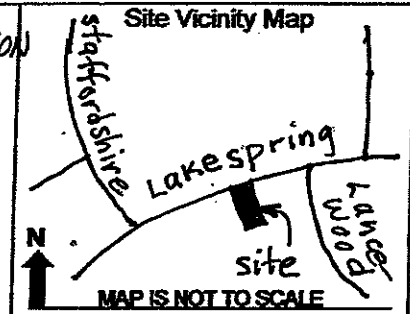
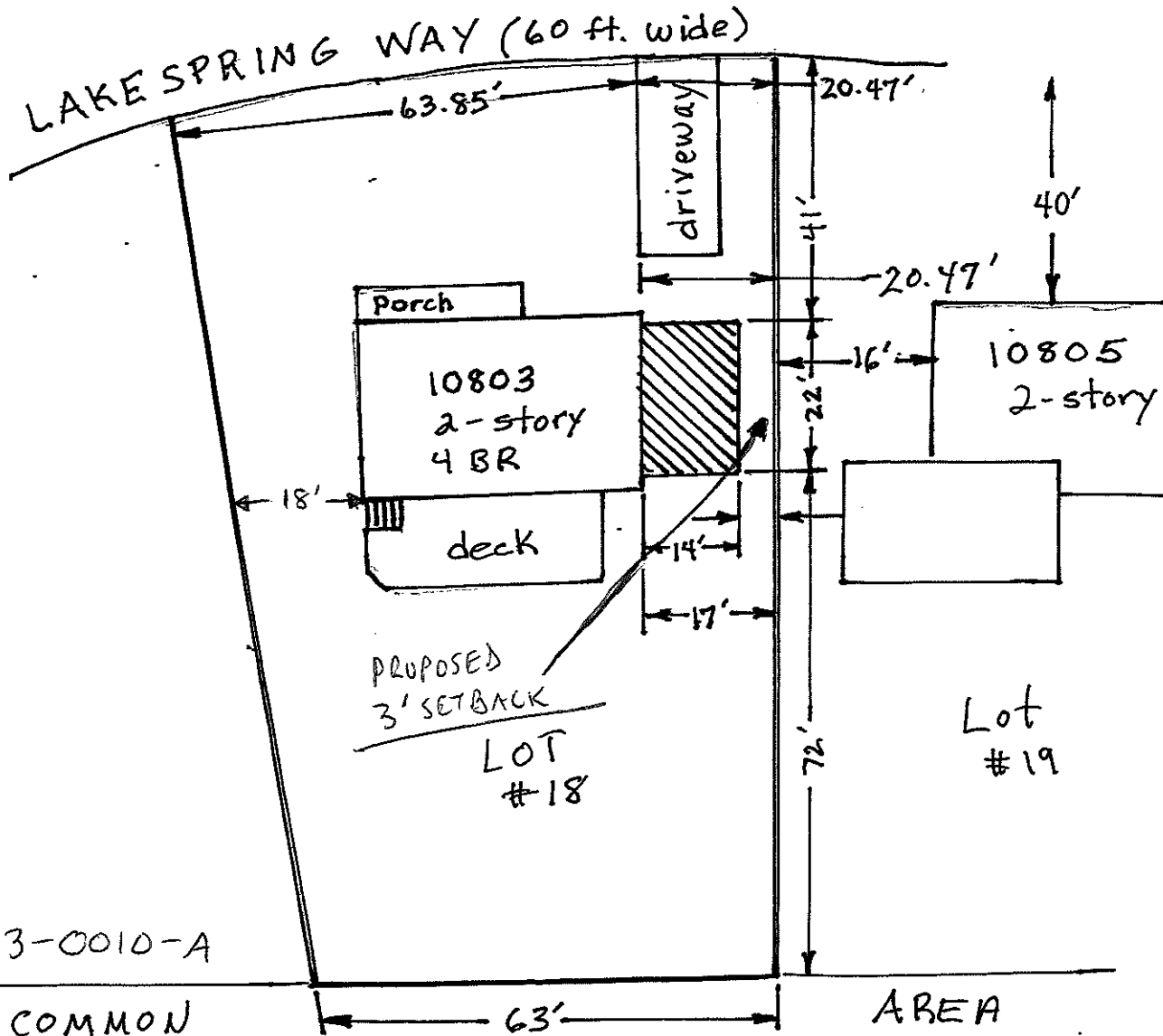
Lot # 28
0819067047
1983-0095-A

0819067062
1984-0244-A

Lot # 13
0819067069

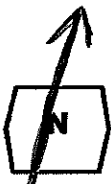
2008-048

Zoning Hearing Plan for Variance ☒ for Special Hearing _____ Mark Type Requested with (X)
Address 10803 LAKESPRING WAY Owners(s) Name(s) GLENN MASON / NORA MASON
Subdivision Name SPRING DALE Lot # 18 Block # P Section # 4
Plat Book # 12 Folio # 81 10 Digit Tax # 0819067015 Deed Reference# 10631100589



Zoning Map # 0043
Zoning DR3.5
Election District 2
Council District 3
Lot Area Acreage .2078
Lot Square Footage 9052
Historic (Yes or No) no
CBCA (Yes or No) no
Flood Plain (Yes or No) no
Utilities - Mark with (X)
Water is:
Public ☒ Private _____
Sewer is:
Public ☒ Private _____
Prior Hearing (Yes or No) no
If (Yes) list Case Number(s)
and order result(s) below:

Violation Case Number(s)



2023-0010-A

Plan Drawn By Glenn Mason

Date 1/9/23 Scale: 1 inch = 24 Feet