

IN RE: PETITION FOR ADMIN. VARIANCE

S side of Shelrick Place, 70 feet E of
Troy Court
3rd Election District
2nd Councilmanic District
(6607 Shelrick Place)

Joshua and Rivka Volosov
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2011-0275-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings as a Petition for Administrative Variance filed by the legal owners of the subject property, Joshua and Rivka Volosov for property located at 6607 Shelrick Place. The variance request is from Section 211.3 (1955-71) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a side yard setback for a proposed addition of 2 feet and a sum of both yards of 16 feet in lieu of the required 8 feet and 20 feet respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct an enlarged kitchen/dining area measuring 10 feet x 30 feet for the growing family. Based on the architectural layout of the dwelling, this is the only location where the expanded kitchen/dining area can be constructed. The most affected property owner at 6609 Shelrick Place did not express any concerns about the proposal.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

ORDER RECEIVED FOR FILING

Date 4-19-11

By [Signature]

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 27, 2011, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. 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 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 Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 19th day of April, 2011 that a variance from Section 211.3 (1955-71) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a side yard setback for a proposed addition of 2 feet and a sum of both yards of 16 feet in lieu of the required 8 feet and 20 feet respectively be and is hereby GRANTED, subject to the following:

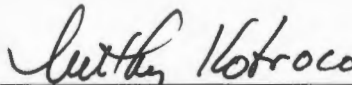
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this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

ORDER RECEIVED FOR FILING

Date 4-19-11

By [Signature]

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

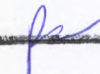


TIMOTHY/M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

ORDER RECEIVED FOR FILING

Date 4-19-11

By 



KEVIN KAMENETZ
County Executive

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

April 19, 2011

JOSHUA AND RIVKA VOLOSOV
6607 SHELICK PLACE
BALTIMORE MD 21209

Re: Petition for Administrative Variance
Case No. 2011-0275-A
Property: 6607 Shelrick Place

Dear Mr. and Mrs. Volosov:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

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

Sincerely,

A handwritten signature in black ink, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure

c: Beverly True, 3920 London Bridge Road, Sykesville MD 21784

ORIGINAL
KEEP IN FILE

TAX. A. IN. 0308006810



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 6607 Shelrick Place
which is presently zoned DR 8.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 211.3 (1955-71) BCZR

TO PERMIT A SIDE YARD SETBACK FOR A PROPOSED ADDITION OF 2 FT. AND A SUM OF BOTH SIDE YARDS OF 16 FT. IN LIEU OF THE REQUIRED 8 FT. AND 20 FT. RESPECTIVELY.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

ORDER RECEIVED FOR FILING
4-19-11

Legal Owner(s):

Joshua Volosov
Name - Type or Print _____
Signature _____
Name - Type or Print _____
Signature _____
Address 6607 Shelrick Place Telephone No. 410-299-9342
City Baltimore State MD Zip Code 21209

Representative to be Contacted:

Beverly True
Name _____
Address 3930 Landon Bridge Rd Telephone No. 443-398-0988
City Seylesville State MD Zip Code 21784

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

CASE NO. 2011-0275-A

REV 10/25/01

Zoning Commissioner of Baltimore County
Reviewed By JL Date 3/17/11
Estimated Posting Date 3/27/11

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address 1607 Shelrick Place
City Baltimore State MD Zip Code 21209

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

We would like to increase our living space due to the size of our family. We are asking for the addition to meet the needs of our family by increasing the living space for the Dining + Kitchen area.

Our family is large and the addition would help to relieve the existing hardship during mealtime and homework time in our home. The addition would add

appeal to the neighborhood. Based on the architectural layout of the house this is the only area possible for addition.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Joshua Volosov
Signature

Joshua Volosov
Name - Type or Print

Rivka Volosov
Signature

Rivka Volosov
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14 day of March, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires

My Commission Expires 5/14/2012

0215

ZONING DESCRIPTION FOR 6607 SHELICK PLACE

Beginning at a point on the South side of Shelrick Place which is 30' wide at the distance of 70' ~~East~~ of the centerline of the nearest improved intersecting street ~~Troy St.~~ ^{TROY ST.} which is 30' wide. Being Lot # 13, Block 7, Section 3 in the Subdivision of Meadowood as recorded in Baltimore County Plat Book # 25 Folio # 13 containing 7350 Sq Ft. Also known as 6607 Shelrick Place and located in the 3rd Election District and 2nd Councilmanic District.



KEVIN KAMENETZ
County Executive

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

Date April 6, 2011

Mr. & Mrs. Volosov
6607 Shelrick Place
Baltimore, MD 21209

RE: Case Number 2011-0275-A, 6607 Shelrick Place, Baltimore, MD 21209

Dear Mr. & Mrs. Volosov,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 17, 2011. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a dark, circular stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
Beverly True, 2920 London Bridge Rd., Sykesville, MD 21784

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 31, 2011

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

SUBJECT: Zoning Advisory Committee Meeting
For April 1, 2011
Item Nos. 2011- 272, 274, 275, 277,
278, 279, 282 and 241

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-04012011 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: April 7, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-275-A
Address 6607 Shelrick Place
(Volosov Property)

Zoning Advisory Committee Meeting of March 28, 2011.

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

Reviewer: *Jeff Livingston; Development Coordination*

RECEIVED

APR 07 2011

OFFICE OF ADMINISTRATIVE HEARINGS



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

State Highway
Administration

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

Maryland Department of Transportation

Date: 3-31-2011

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

RE: Baltimore County
Item No 2011-0275-A
6607 JUELBRICK PLACE
VOLOSOV PROPERTY
ADMIN. VARIANCE -

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2011-0275-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For: Steven D. Foster, Chief
Access Management Division

SDF/mb



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

March 28, 2011

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

ATTENTION: Zoning Review

Distribution Meeting of: **March 28, 2011**

Item No.:

Administrative Variance: 2011-0272A, 2011-0275A, 2011-0277A-0278A, 2011-0281A

Special Hearing: 2011-0274-SPH, 2011-0279-SPHX, 2011-0280-SPHA, 2011-0282-SPHX

Special Exception: 2011-0279-SPHX, 2011-0282-SPHX

Variance: 2011-0276A, 2011-0280-SPHA

Comments:

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

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

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.2A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent Redemption](#)
[GroundRent Registration](#)

Account Identifier: District - 03 Account Number - 0308006810

Owner Information			
Owner Name:	VOLOSOV JOSHUA VOLOSOV RIVKA	Use:	RESIDENTIAL
Mailing Address:	6607 SHELICK PL BALTIMORE MD 21209-2632	Principal Residence:	YES
		Deed Reference:	1) /25607/ 00257 2)

Location & Structure Information			
Premises Address	Legal Description		
6607 SHELICK PL 0-0000	6607 SHELICK PL SS MEADOWOOD		

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	F
0079	0007	0187		0000	3	B	13	2	Plat Ref:	0025/ 0013

Special Tax Areas

Town	NONE
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1959	2,530 SF	7,350 SF	04

Stories	Basement	Type	Exterior
2.000000	NO	SPLIT LEVEL FRAME	

Value Information				
	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2010	07/01/2011
Land	119,350	119,300		
Improvements:	283,250	186,000		
Total:	402,600	305,300	402,600	305,300
Preferential Land:	0			0

Transfer Information				
Seller:	RAPPAPORT ROBERT M	Date:	05/09/2007	Price: \$430,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/25607/ 00257	Deed2:
Seller:	HACKERMAN HAROLD I	Date:	03/08/1994	Price: \$176,500
Type:	ARMS LENGTH IMPROVED	Deed1:	/10390/ 00167	Deed2:
Seller:	GLADSTONE LESLIE L	Date:	05/23/1987	Price: \$122,500
Type:	ARMS LENGTH IMPROVED	Deed1:	/07544/ 00391	Deed2:

Exemption Information			
Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County			0.00
State			0.00
Municipal			0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: * NONE *

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2011-0275 - A
Petitioner: VOLOSOV
Address or Location: 6607 Shelrick Place

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOSHUA VOLOSOV
Address: 6607 Shelrick Place
Baltimore, MD 21209
Telephone Number: 410-399-9343

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 0275 -A Address 6607 SHELICK PLACEContact Person: JOHN LEWIS Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 3/17/11 Posting Date: 3/27/11 Closing Date: 4/11/11

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) 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.
- DEADLINE:** The closing date is the deadline for an 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.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- 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 zoning or deputy zoning commissioner), 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 2011- 0275 -A Address 6607 SHELICK PLACEPetitioner's Name JOSHUA + RIVKA VOLOSOV Telephone 410 299 9362Posting Date: 3/27/11 Closing Date: 4/11/11Wording for Sign: TO PERMIT A SIDE YARD SETBACK FOR A PROPOSED ADDITION
OF 2 FT. AND A SUM OF BOTH SIDE YARDS OF 16 FT. IN LIEU OF
THE REQUIRED 8 FT. AND 20 FT. RESPECTIVELY

Revised 2/17/11



6607 Shelrick Place
Front right view



Front View



Left Front view



Right Front view proposed area of change



6607 Sherlick Place

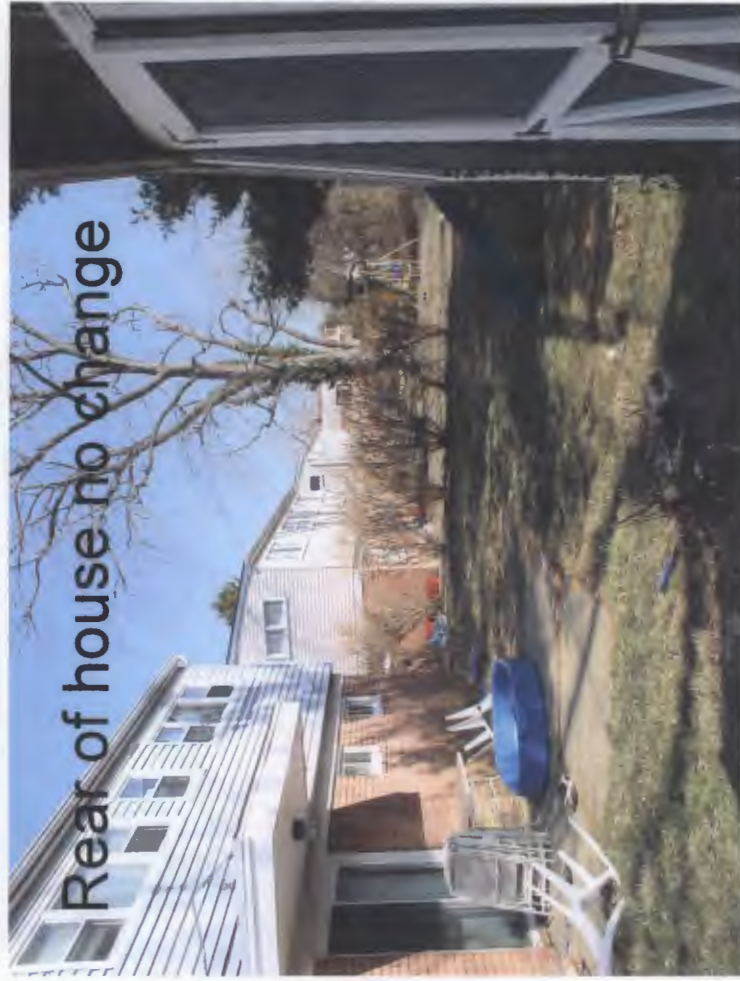
Area of proposed change



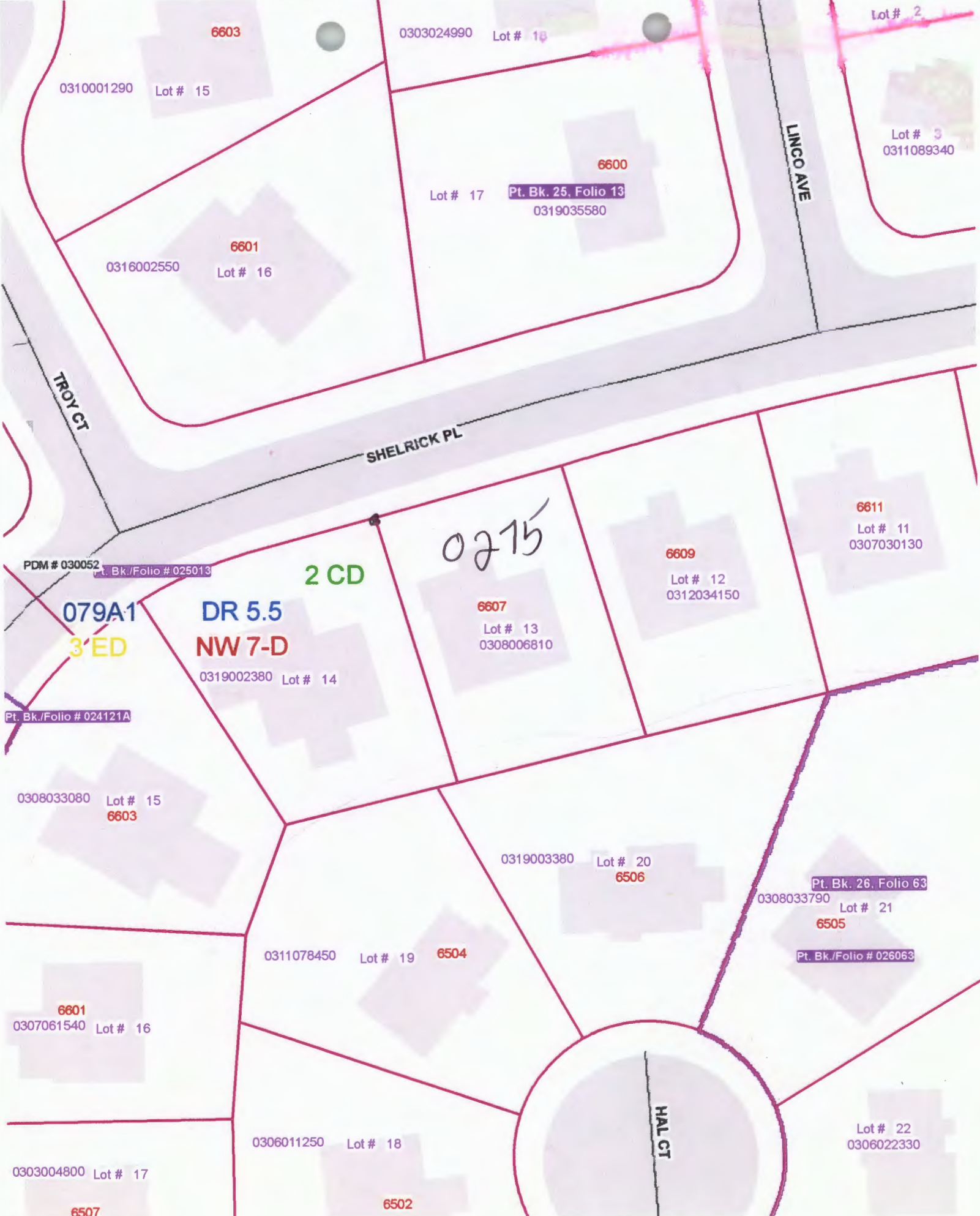
Looking from rear of house to area of proposed change



Looking from rear of 6607 Sherlick Place to neighbor on left



Rear of house no change



6603

0303024990 Lot # 18

Lot # 2

0310001290 Lot # 15

Lot # 3
0311089340

LINCO AVE

6600

Lot # 17 Pt. Bk. 25, Folio 13
0319035580

6601

0316002550 Lot # 16

TROY CT

SHELICK PL

PDM # 030052 Pt. Bk./Folio # 025013

0215

2 CD

079A1
3 ED

DR 5.5
NW 7-D

0319002380 Lot # 14

6609

Lot # 12
0312034150

6611
Lot # 11
0307030130

6607
Lot # 13
0308006810

Pt. Bk./Folio # 024121A

0308033080 Lot # 15
6603

0319003380 Lot # 20
6506

Pt. Bk. 26, Folio 63
0308033790 Lot # 21
6505

Pt. Bk./Folio # 026063

0311078450 Lot # 19 6504

6601
0307061540 Lot # 16

0303004800 Lot # 17

6507

0306011250 Lot # 18

6502

Lot # 22
0306022330

HAL CT

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 2011-0275-A

TO PERMIT A SIDEYARD SETBACK FOR
A PROPOSED ADDITION OF 2 FT. AND A
SUM OF BOTH SIDE YARDS OF 16 FT. IN LIEU
OF THE REQUIRED 2 FT. AND 20 FT. RE-
SPECTIVELY

PUBLIC HEARING ?

PURSUANT TO SECTION 28-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 4/11/11
ADDITIONAL INFORMATION IS AVAILABLE AT THE
PERMITS AND DEVELOPMENT MANAGEMENT
311 WEST CHESAPEAKE AVE., 1ST FLOOR
DO NOT REMOVE THIS SIGN ANYTIME

CERTIFICATE OF POSTING

Date: 3-27-11

RE: Case Number: 2011-0275-A

Petitioner/Developer: Joshua Volosov

Date of Hearing/Closing: 4-11-11

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 6607 Shelrick Pl.

The signs(s) were posted on 3-27-11
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

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

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

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

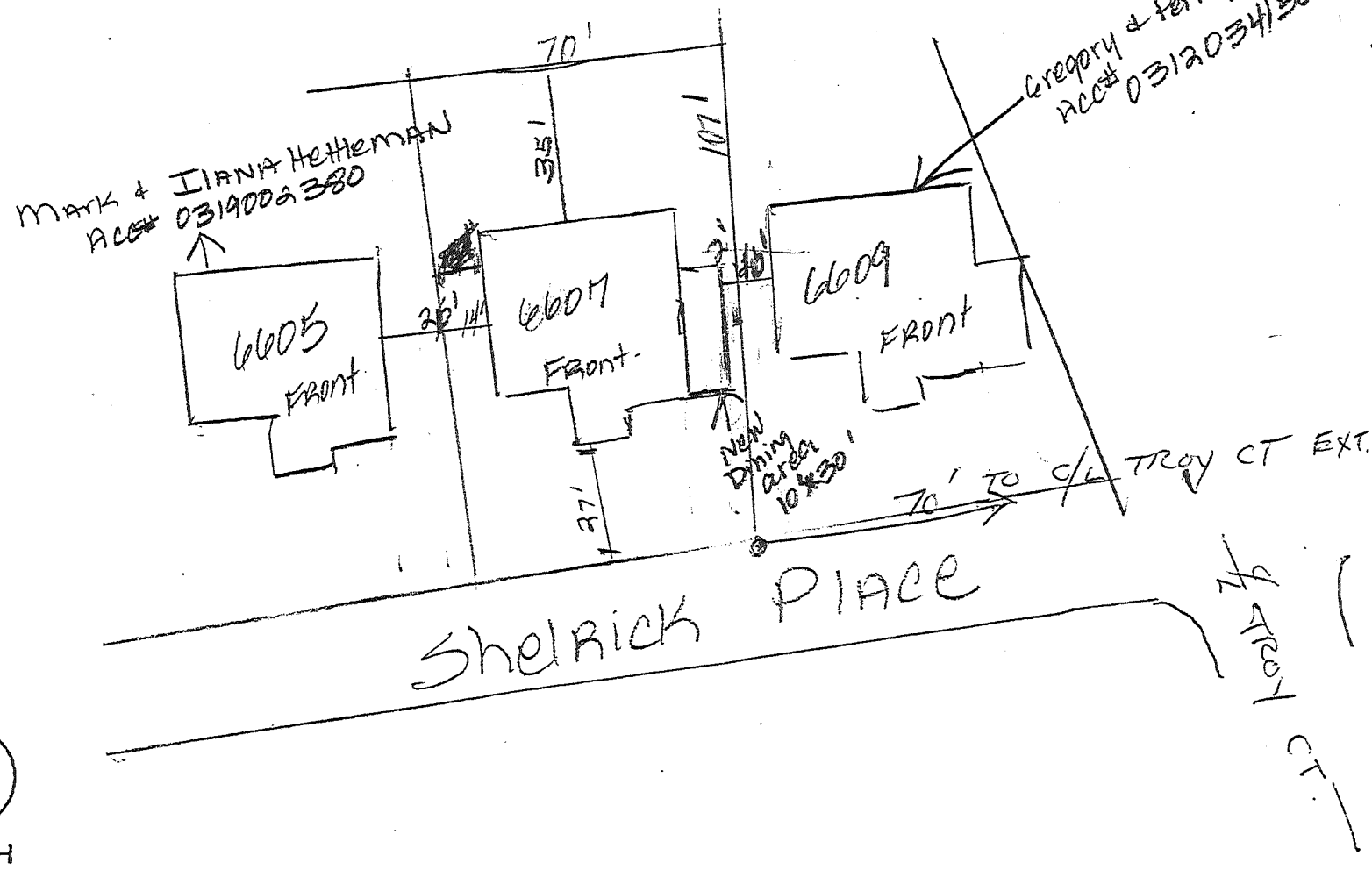
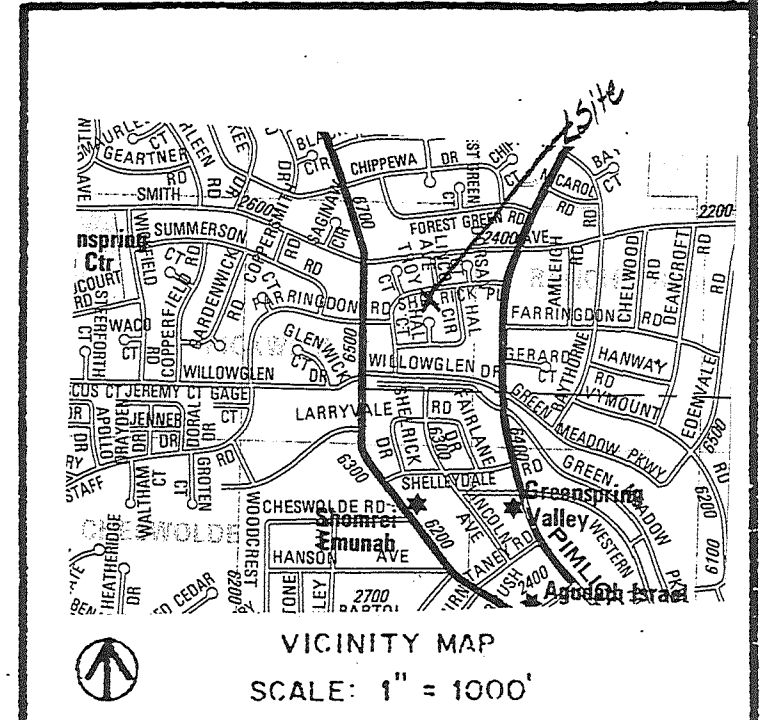
PROPERTY ADDRESS 6607 Shelrick Place

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME MEADOWWOOD

PLAT BOOK # 25 FOLIO # 13 LOT # 13 SECTION # 3

OWNER JOSHUA & RIVKA VOLDOV



LOCATION INFORMATION

ELECTION DISTRICT 3rd

COUNCILMANIC DISTRICT 2nd

1" = 200' SCALE MAP # 079A1

ZONING DR 5.5

LOT SIZE 7350
ACREAGE 0.168 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☒

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY JL ITEM # 2011-0275 CASE # A

PREPARED BY BEV TRUE

SCALE OF DRAWING: 1" = 40'