

M E M O R A N D U M

DATE: September 15, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0158-A- Appeal Period Expired

The appeal period for the above-referenced case expired on September 11, 2020. 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.'

/dlm

cc: Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE *
(6715 Old Pimlico Road)

3rd Election District

2nd Council District

Steven I. & Avital M. Friedman

Petitioners

*

*

*

*

*

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2020-0158-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 owners of the subject property, Steven I. and Avital M. Friedman (“Petitioners”). The Petitioners are requesting Variance relief from Baltimore County Zoning Regulations (“BZCR”) §§ 1B02.3.B and 1B02.3.C.1. Specifically, the property in question has double frontage and Petitioners are requesting that they be permitted to build an addition on the right side of their residence with a 10 ft. setback in lieu of the required 30 ft. setback. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ 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 Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 26, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 8/12/20
By D. Mignone

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the 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 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 to comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioners.

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 12th day of **August, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Administrative Variance seeking relief from BZCR §§ 1B02.3.B and 1B02.3.C.1 to approve an addition on the right side of house that has double frontage for a 10 ft. setback in lieu of the required 30 ft. setback, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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

ORDER RECEIVED FOR FILING

Date

8/12/20

By

D. Mignone


PAUL M. MAYHEW

Managing Administrative Law Judge
for Baltimore County



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 Law of Baltimore County for the property located at:

Address 6715 Old Pimlico Road which is presently zoned DR-3.5

Deed Reference 41341 / 284 10 Digit Tax Account # 0319058640

Property Owner(s) Printed Name(s) Steven I. & Avital M. Friedman

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

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. **X** **ADMINISTRATIVE VARIANCE** from section(s)

BCZR 1B02.3.B and 1B02.3.C.1 To approve and addition on the right side of house that has double frontage for a 10 ft setback in lieu of the required 30 ft setback

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

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space 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, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Steven I. Friedman / Avital M. Friedman

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

6715 Old Pimlico Road Baltimore MD

Mailing Address City State

21209 / 443-257-7206 / zvfriedman55@gmail.com

Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC Rick Richardson

Name - Type or Print

Signature

30 E. Padonia Road Timonium MD

Mailing Address City State

21093 / 410-560-1502 / rick@richardsonengineering.net

Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 7/13/2020 **day of** July **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.**

Administrative Law Judge of Baltimore County

CASE NUMBER 2020-0158-A Filing Date 7/13/2020 Estimated Posting Date 7/26/2020 Reviewer CF

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 to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 6715 Old Pimlico Road Baltimore MD 21209
Print or Type Address of property City State Zip Code

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

The existing house is located in the center of the lot and we intend to construct an addition on the side of the house. The location of the addition is dictated by the interior layout of the house with flow of the new rooms from the existing house. It is not practical to move the house and expansion of the house is not possible without relief from the setbacks requested.

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

Steven I. Friedman
Signature of Affiant

Steven I. Friedman
Name- Print or Type

Avital M. Friedman
Signature of Affiant

Avital M. Friedman
Name- Print or Type

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

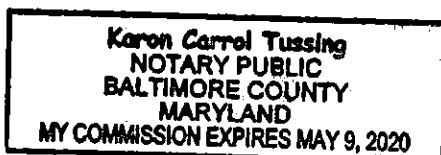
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of July, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Steven I. Friedman Avital M. Friedman
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal.

Karon Carol Tussing
Notary Public
May 9, 2020
My Commission Expires



REV. 10/12/11

20200158-A

MY COMMISSION EXPIRES MAY 2, 2020
MARYLAND
BALTIMORE COUNTY
NOTARY PUBLIC
KAREN C. TAYLOR

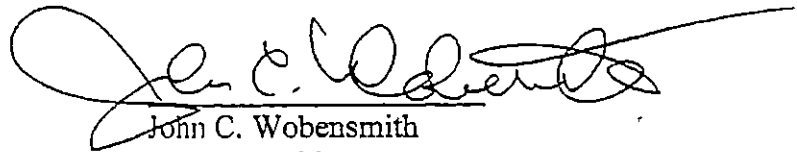
OFFICE OF THE SECRETARY OF STATE

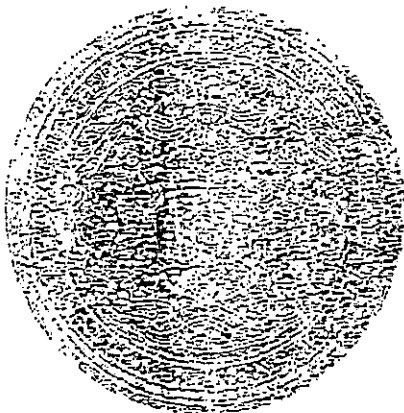
NOTICE

This notice is given by the Secretary of State acting pursuant to the Proclamation of Governor Lawrence J. Hogan, Jr. (the "Governor") dated March 5, 2020 proclaiming a state of emergency and a catastrophic health emergency related to COVID-19, as it may be amended or renewed from time to time, and the Order of the Governor dated March 12, 2020 entitled "Extending Certain Licenses, Permits, Registrations, and Other Governmental Authorizations, and Authorizing Suspension of Legal Time Requirements", as it may be amended from time to time, after finding that the action(s) described herein will not endanger the public health, welfare, or safety.

The four year statutory term of a notary public set forth in Section 18-103(c)(1) of the State Government Article, Maryland Annotated Code shall be extended for all notaries public with an active notary commission. Furthermore, the notice and timing requirements set forth in Section 18-103(d), (e)(6) of the State Government Article, Annotated Code of Maryland are suspended. Any effect of Title 18 of the State Government Article, Annotated Code of Maryland inconsistent with the foregoing is hereby suspended.

Effective immediately and signed on this 20th day of March, 2020, this Notice shall remain in effect until 30 days after the state of emergency has been terminated and the proclamation of the catastrophic health emergency has been rescinded.


John C. Wobensmith
Secretary of State



2020-0158-A



Maryland Secretary of State
Executive Department
Annapolis, MD 21401

5/8/2020

Karon Carroll Tussing
1201 Locut Avenue
Baltimore, MD 21227

MARYLAND NOTARY PUBLIC

The Governor has appointed you to the office of Notary Public for the State of Maryland and your commission has been mailed to the Clerk of the Circuit Court of:

BALTIMORE COUNTY
401 BOSLEY AVENUE
LICENSE DEPT. P.O. BOX 5754, TOWSON 21285
TOWSON, MD 21285
PHONE: 410-887-2607

What happens next:

1. Your commission should arrive at the above address in 7 to 10 days
2. Call the license department to ensure that your Commission has arrived.
3. Go to the above address to be sworn in, you must appear in-person.
4. Take your photo ID to the above address to be sworn in.
5. Your \$11.00 Clerk of the Court fee must be paid to the Clerk before you can be sworn in (the license department can inform you about the methods of payment they accept.)
6. You MUST be sworn in within 30 days of receiving this notice.

*****IMPORTANT: Verify that your name on this notice is correct. This is how it will appear on your Commission. Let the Secretary of State know if your name is NOT correct PRIOR to going to the license department to be sworn in.*****

2020-0158-A

**ZONING DESCRIPTION FOR
6715 OLD PIMLICO ROAD
3RD ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the East side of Old Pimlico Road (60' R.O.W.) and on the north side of the intersection of Micarol Road (50' R.O.W.)

Being Lot #1, Block A, in the Subdivision known as Mount Washington Summit Plat-1, as recorded in the land records of Baltimore County in Plat Book #25, Folio #45.

Containing a net area of 10,030 square feet, or 0.23 acres of land, more or less.

2020-0158-A

CERTIFICATE OF POSTING

2020-0158-A

RE: Case No.: _____

Petitioner/Developer: _____

Steven & Avita;I Friedman

August 10, 2020

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

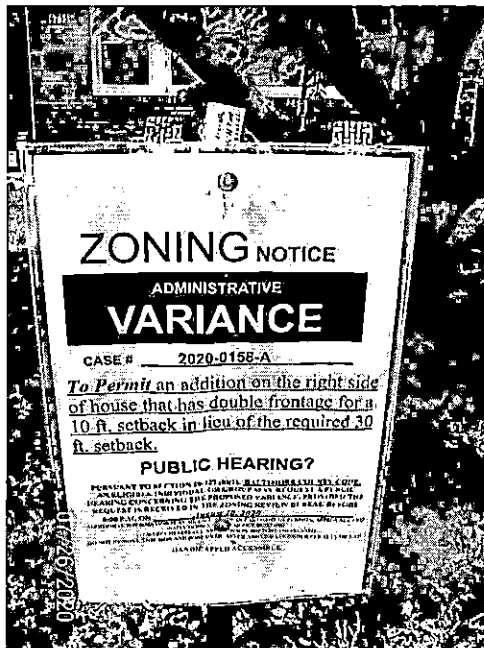
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6715 Old Pimlico Road

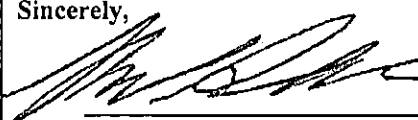
SIGN 1

July 26, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 July 26, 2020

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2020-0158-A

RE: Case No.: _____

Petitioner/Developer: _____

Steven & Avital Friedman

August 10, 2020

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

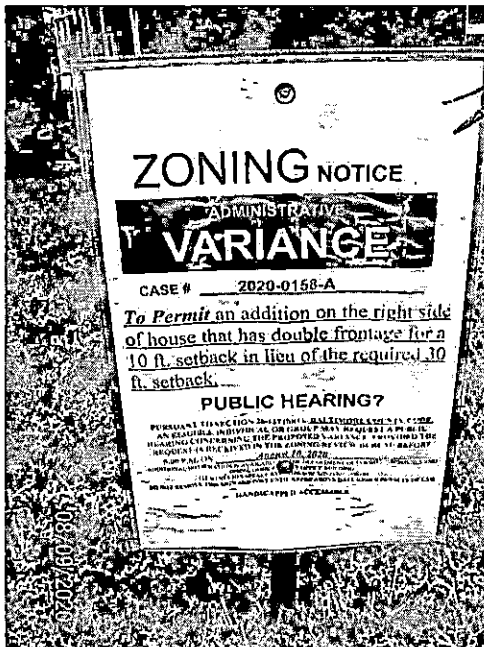
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6715 Old Pimlico Road

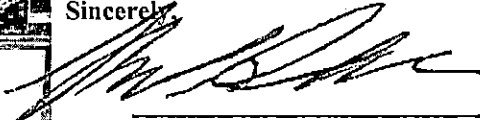
SIGN 2 Recertification

July 26, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 August 9, 2020
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0158 -A Address 6715 Old Pimlico Rd
Contact Person: Christina Frank Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 7-10-2020 Posting Date: 7-26-2020 Closing Date: 8-10-2020

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 2020- 0158 -A Address 6715 Old Pimlico Rd
Petitioner's Name STEVEN and AVITAL FRIEDMAN Telephone 443-257-7206
Posting Date: 7-26-2020 Closing Date: 8-10-2020
Wording for Sign: To Permit an addition on the Right Side of House That
Has double Frontage For a 10FT setback in lieu of The Required
30 Ft setback

Revised 2/20/2020

CERTIFICATE OF POSTING

2020-0158-A

RE: Case No.: _____

Petitioner/Developer: _____

Steven & Avital Friedman

August 10, 2020

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

6715 Old Pimlico Road

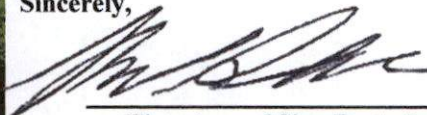
SIGN 1

July 26, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 July 26, 2020

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2020-0158-A

RE: Case No.: _____

Petitioner/Developer: _____

Steven & Avital Friedman

August 10, 2020

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

6715 Old Pimlico Road

SIGN 2

July 26, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

July 26, 2020

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2020-0158-A

RE: Case No.: _____

Petitioner/Developer: _____

Steven & Avital Friedman

August 10, 2020

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

6715 Old Pimlico Road

SIGN 2 Recertification

July 26, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

August 9, 2020

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2020-0158-A

RE: Case No.: _____

Petitioner/Developer: _____

Steven & Avital Friedman

August 10, 2020

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

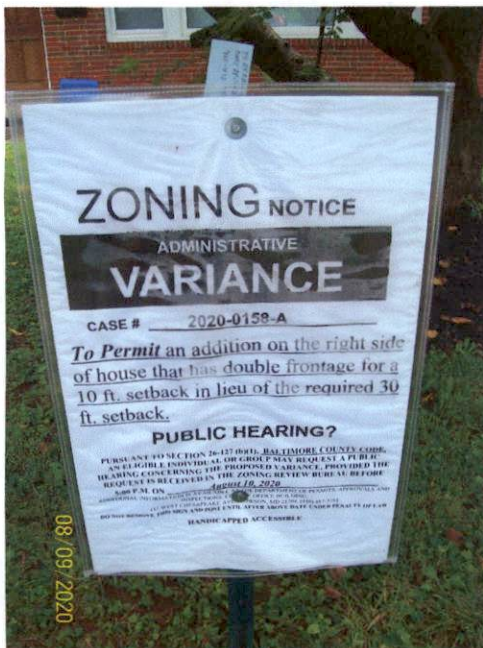
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6715 Old Pimlico Road

SIGN 1 Recertification

July 26, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 August 9, 2020
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CASE NO. 2020- 0158-A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>7-31</u>	DEPS (if not received, date e-mail sent _____)	<u>NK</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>7-26-20</u> by <u>Blank</u>	
SIGN POSTING (2 nd)	Date: _____ by _____	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 03 Account Number - 0319058640		
Owner Information		
Owner Name:	FRIEDMAN STEVEN ISAAC FRIEDMAN AVITAL MIRSKY	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	6715 OLD PIMLICO ROAD BALTIMORE MD 21209-	Deed Reference: /41341/ 00284
Location & Structure Information		
Premises Address:	6715 OLD PIMLICO RD BALTIMORE 21209-	Legal Description: 6715 OLD PIMLICO RD MOUNT WASHINGTON SUMMIT
Map: 0079	Grid: 0001	Parcel: 0184
Neighborhood: 3060085.04	Subdivision: 0000	Section: A
Block: 1	Lot: 2020	Assessment Year: 0025/ 0045
Plat No: 0025/ 0045		
Town: None		
Primary Structure Built: 1959	Above Grade Living Area: 1,710 SF	Finished Basement Area: 10,030 SF
County Use: 04		
Stories: 2	Basement: NO	Type: SPLIT LEVEL
Exterior: BRICK/	Quality: 4	Full/Half Bath: 2 full/ 1 half
Garage:	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	92,500	92,500
Improvements	187,100	189,600
Total:	279,600	282,100
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
		279,600
		280,433
Transfer Information		
Seller: CITY STABLE LLC	Date: 04/22/2019	Price: \$412,500
Type: NON-ARMS LENGTH OTHER	Deed1: /41341/ 00284	Deed2:
Seller: ABRAMS PAUL L	Date: 02/07/2017	Price: \$260,000
Type: NON-ARMS LENGTH OTHER	Deed1: /38601/ 00041	Deed2:
Seller: SNYDER I LOUIS	Date: 05/18/1999	Price: \$97,000
Type: NON-ARMS LENGTH OTHER	Deed1: /13757/ 00082	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
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: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

ZAC AGENDA

Case Number: 2020-0158-A **Reviewer:** Christina Frink

Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Steven I. & Avital M. Friedman

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 6715 OLD PIMLICO RD

Location: E side of Old Pimlico Road North side of intersection of Micarol Road

Existing Zoning: DR 3.5

Area: 10,030 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B02.3.B and 1B02.3.C.1 To approve and addition on the right side of house that has double frontage for a 10 feet setback in lieu of the required 30 feet setback.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 08/10/2020

Miscellaneous Notes:

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 31 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

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: July 31, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0158-A
Address 6715 Old Pimlico Road
(Friedman Property)

Zoning Advisory Committee Meeting of **July 27, 2020**.

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

Reviewer: Steve Ford

RECEIVED

OFFICE OF

THE ATTORNEY GENERAL

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 03 Account Number - 0319058640		
Owner Information		
Owner Name:	FRIEDMAN STEVEN ISAAC FRIEDMAN AVITAL MIRSKY	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	6715 OLD PIMLICO ROAD BALTIMORE MD 21209-	Deed Reference: /41341/ 00284
Location & Structure Information		
Premises Address:	6715 OLD PIMLICO RD BALTIMORE 21209-	Legal Description: 6715 OLD PIMLICO RD MOUNT WASHINGTON SUMMIT
Map:	Grid:	Parcel:
0079	0001	0184
Neighborhood:	Subdivision:	Section:
3060085.04	0000	A
Block:	Lot:	Assessment Year:
1	2020	
		Plat No:
		Plat Ref: 0025/ 0045
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1959	1,710 SF	
		Property Land Area
		10,030 SF
		County Use
		04
Stories	Basement	Type
2	NO	SPLIT LEVEL
Exterior	Quality	Full/Half Bath
BRICK/	4	2 full/ 1 half
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	92,500	92,500
Improvements	187,100	189,600
Total:	279,600	282,100
Preferential Land:	0	0
Phase-in Assessments		
	As of 07/01/2019	As of 07/01/2020
	279,600	280,433
Transfer Information		
Seller: CITY STABLE LLC	Date: 04/22/2019	Price: \$412,500
Type: NON-ARMS LENGTH OTHER	Deed1: /41341/ 00284	Deed2:
Seller: ABRAMS PAUL L	Date: 02/07/2017	Price: \$260,000
Type: NON-ARMS LENGTH OTHER	Deed1: /38601/ 00041	Deed2:
Seller: SNYDER I LOUIS	Date: 05/18/1999	Price: \$97,000
Type: NON-ARMS LENGTH OTHER	Deed1: /13757/ 00082	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application Date:		

2020-0158-A



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

August 10, 2020

Steven Friedman,
6715 Old Pimlico Road
Baltimore MD 21209

RE: Case Number: 2020-0158-A, 6715 Old Pimlico Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 13, 2020. 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, appearing to read "W. Carl Richards, Jr.", is written over the "Very truly yours," text.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

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: July 31, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0158-A
Address 6715 Old Pimlico Road
(Friedman Property)

Zoning Advisory Committee Meeting of **July 27, 2020**.

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

Reviewer: Steve Ford

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: July 31, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0158-A
Address 6715 Old Pimlico Road
(Friedman Property)

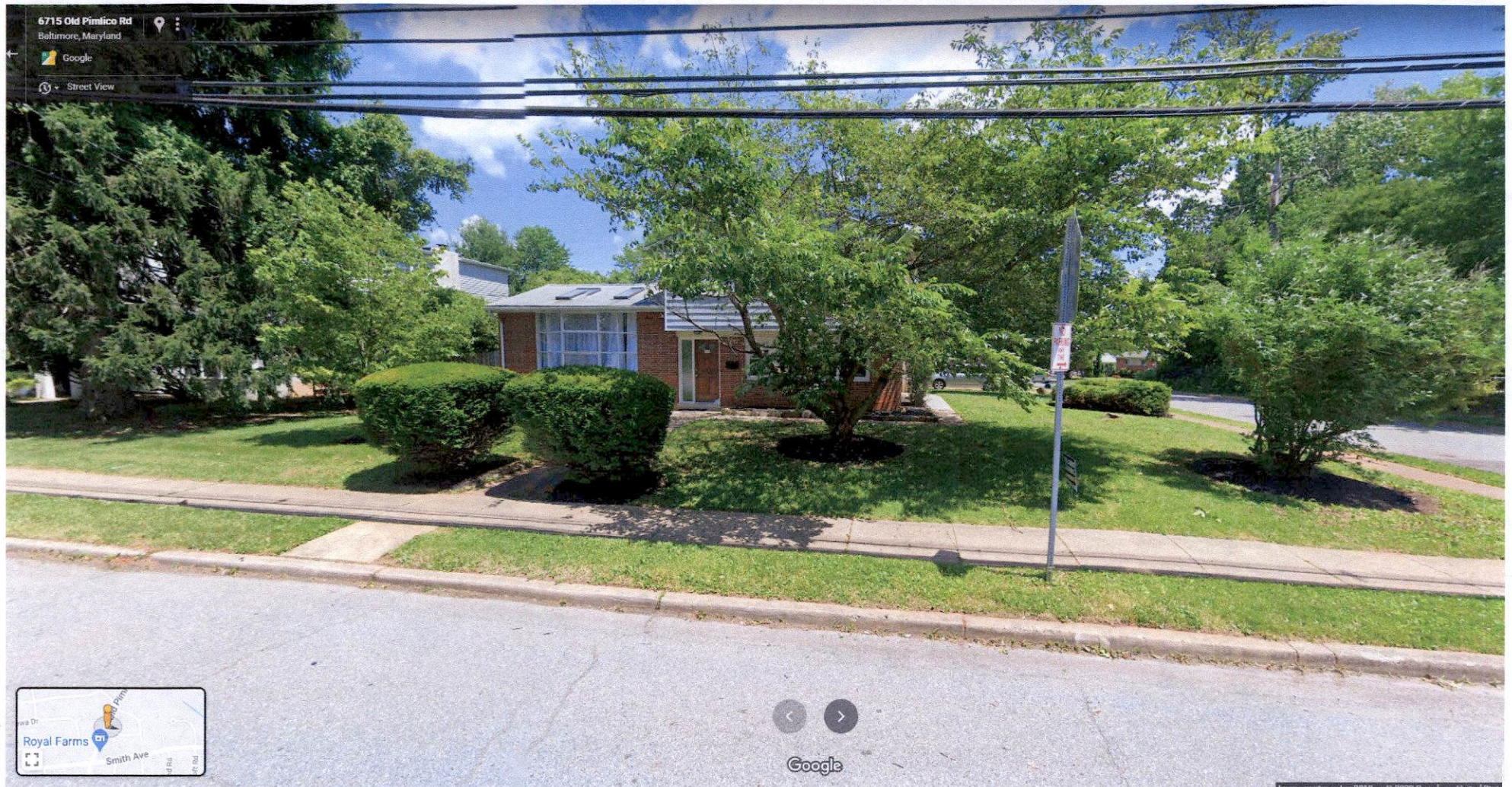
Zoning Advisory Committee Meeting of **July 27, 2020**.

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

Reviewer: Steve Ford

PCL XL error

Warning: IllegalMediaSource



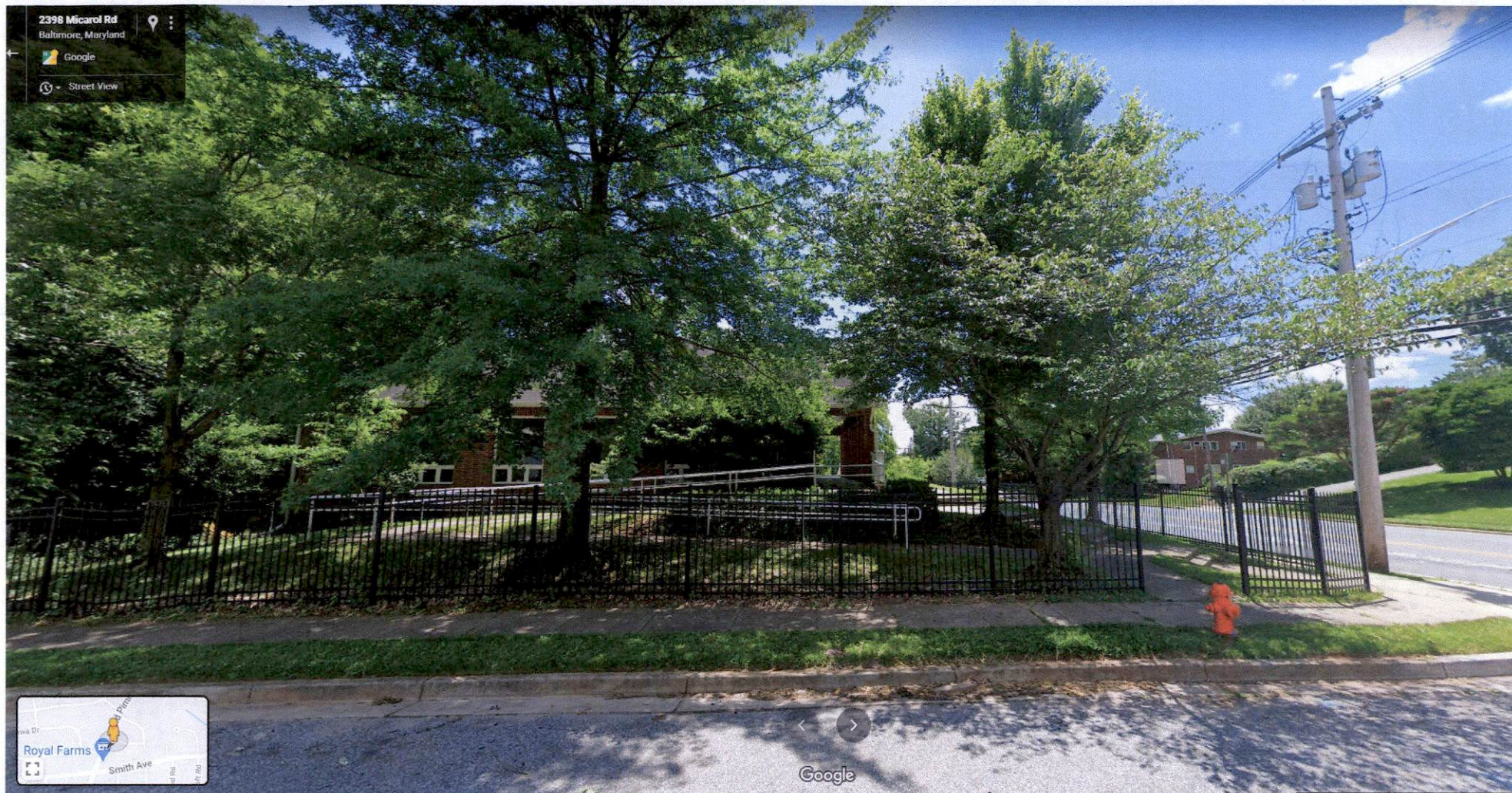
FRONT OF HOUSE FROM OLD PIMLICO ROAD
ADDITION ON RIGHT SIDE

2020-0158 A



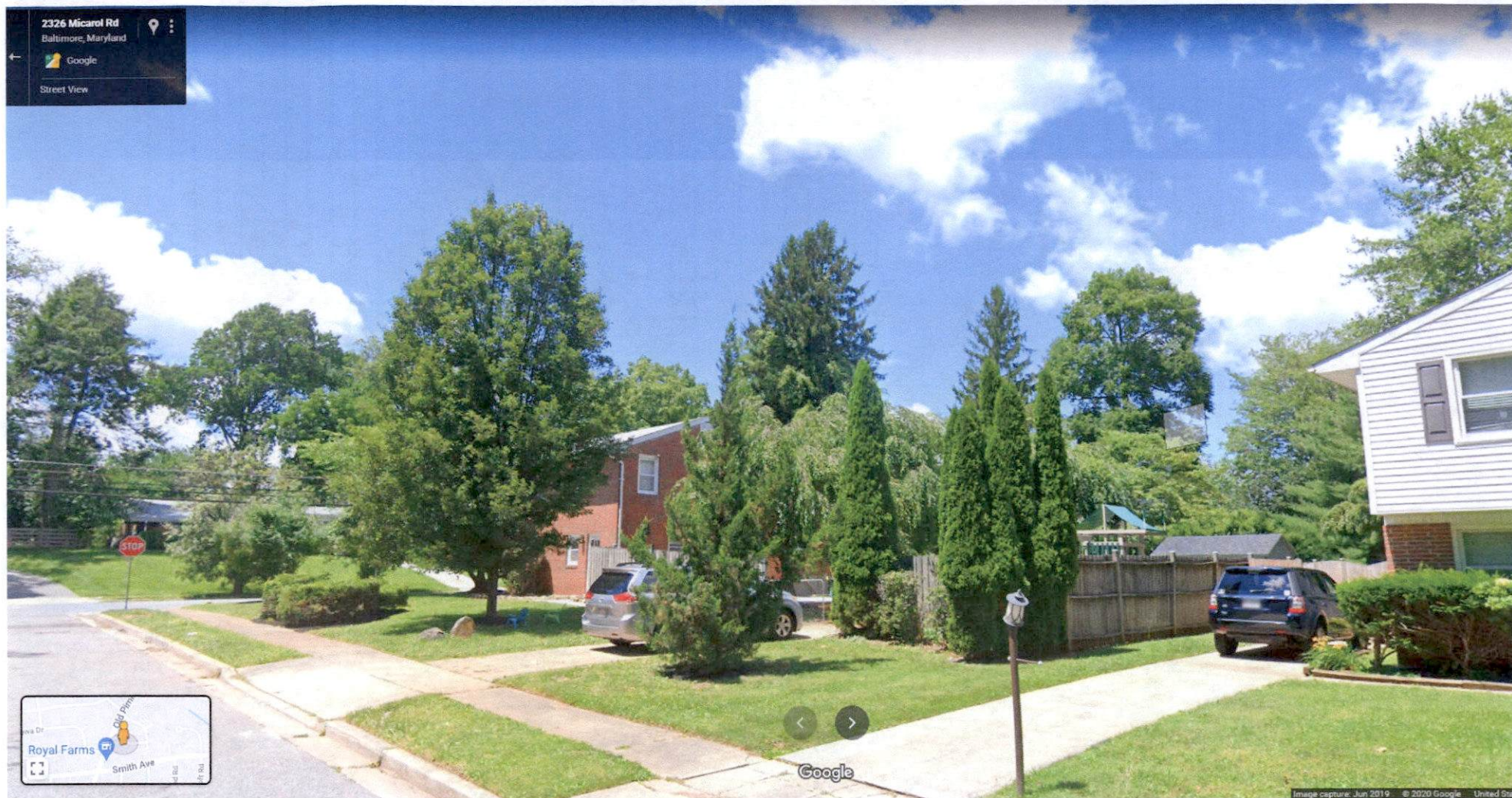
SIDE OF HOUSE WHERE ADDITION WILL BE CONSTRUCTED
FROM MICAROL ROAD

2020-0158-A



ACROSS STREET ON MICAROL ROAD
'CHABAD CENTER'

2020-0158-A



REAR OF HOUSE ON MICAROL ROAD

2020-0158-A

Pt. Bk. 0000020, Folio 0049

0302049470

Lot # 28

Lot # 29

0311003180

DR 5.5

Pt. Bk./Folio # 020049

PAI # 030055

OLD PIMLICO RD

6719

Pt. Bk. 0000026, Folio 0069

Lot # 9

0308033140

6712

0307002490

Lot # 8

1979-0246-A

Pt. Bk. 0000025, Folio 0045

0307002750

Lot # 10

Pt. Bk./Folio # 026069

6715

2 CD

PAI # 038005

PAI # 038005

Lot # 1

0319058640

DR 3.5

Lot # 2

0312034170

NW 8-C

2326

Lot # 3

0307062600

MICAROL RD

PAI # 038048

2009-0115-SPH
1990-0483-SPHA

Lot # 1

Pt. Bk./Folio # 061121

2200001597

Pt. Bk. 0000061, Folio 0121

PAI # 038048

Pt. Bk./Folio # 008051

6701

2020-0158-A

03070790

Lot # 35

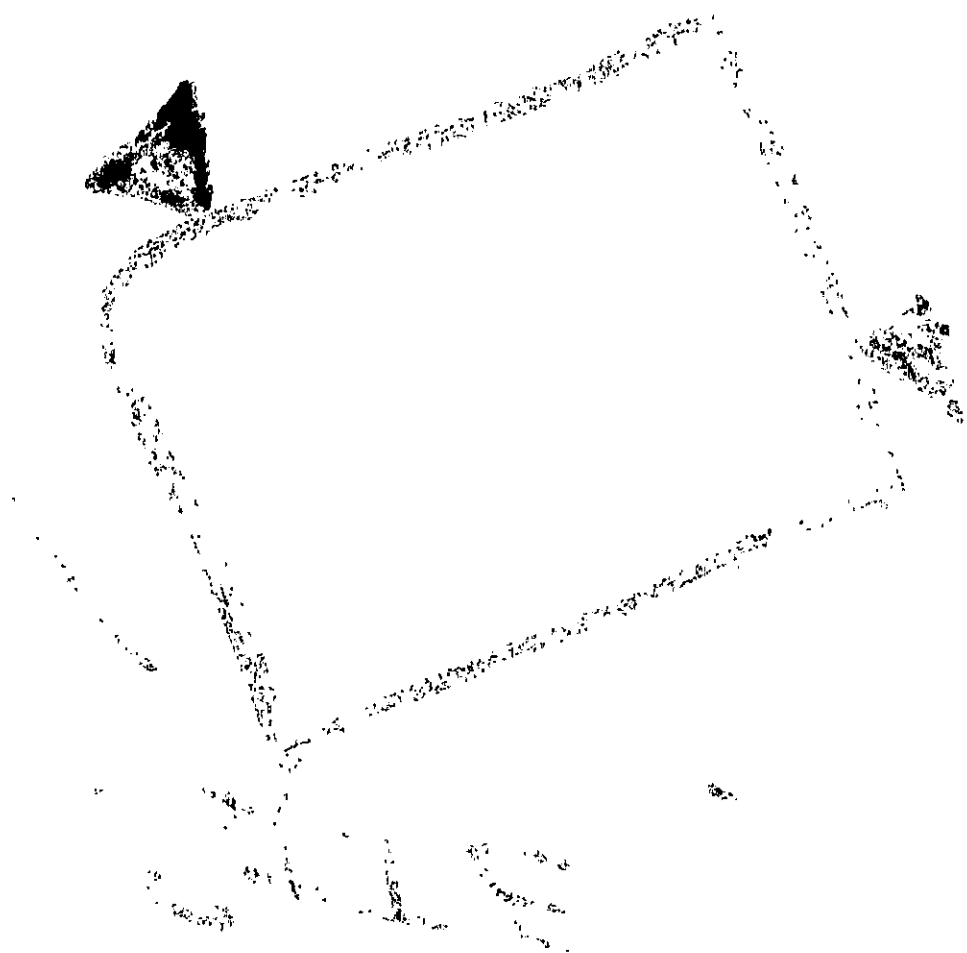
Lot # 35

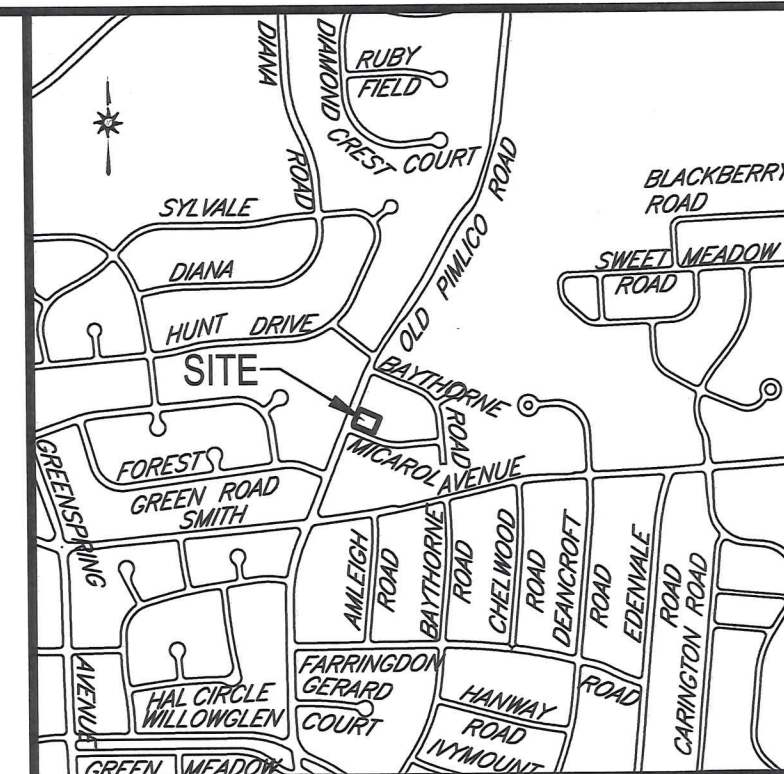
Lot # 35

1995-0039-A

002650

700-2-2-1





LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: STEVEN & AVITAL FRIEDMAN
6715 OLD PIMLICO ROAD
BALTIMORE, MD 21209
- TAX ID: 0319058640
- TAX MAP: 184
GRID: 1
PARCEL: 184
BLOCK: A
LOT: 1
- DEED REF: 41341/284
- PLAT REF: 25/45
- SUBDIVISION: MOUNT WASHINGTON SUMMIT
- SITE AREA:
GROSS: 15,390 SF or 0.27 Ac.±
NET: 10,030 SF or 0.35 Ac.±
- ZONING: DR 3.5
- ELECTION DISTRICT: 3
- COUNCILMANIC DISTRICT: 2
- SITE IS NOT HISTORIC
- SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
- SITE IS NOT LOCATED IN THE FLOOD ZONE PER FEMA FIRM MAP FM2400100240F.
- UTILITIES:
PUBLIC WATER & SEWER
- PREVIOUS ZONING CASE: NONE ON FILE
14. zoning map # 07941

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION FOR FRIEDMAN RESIDENCE

6715 OLD PIMLICO ROAD
BALTIMORE, MARYLAND 21209

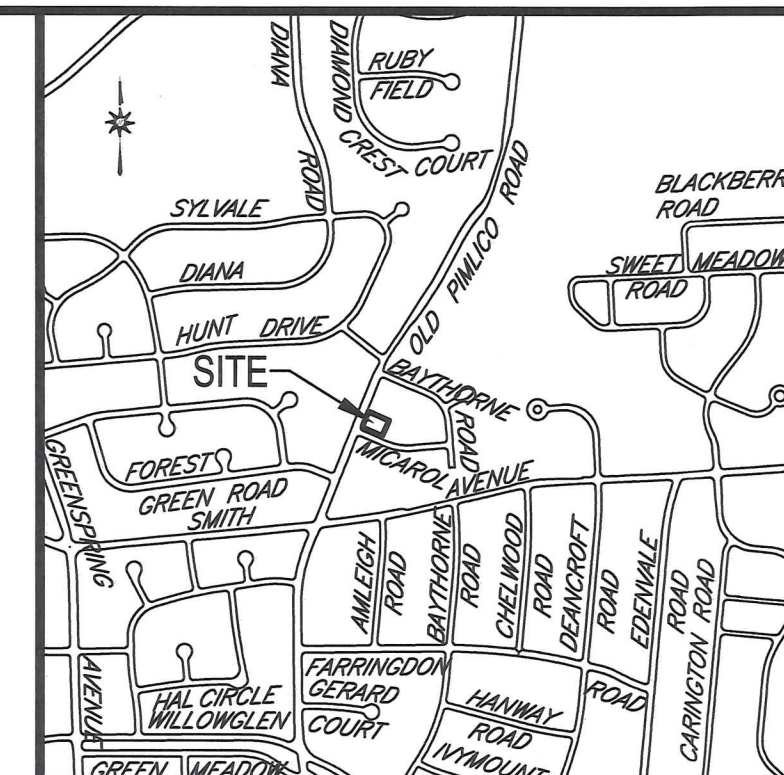
BALTIMORE COUNTY
3RD ELECTION DISTRICT

MARYLAND
2ND COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	LNR	PCR	1" = 20'
DATE:	JOB NO.:	SHEET NO.:	
	07-03-20	20082	

1 OF 1

Pet. Ex. 1 2020-0158-A



LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: STEVEN & AVITAL FRIEDMAN
6715 OLD PIMLICO ROAD
BALTIMORE, MD 21209
- TAX ID: 0319058640
- TAX MAP: 79
GRID: 1
PARCEL: 184
BLOCK: A
LOT: 1
- DEED REF: 41341/284
- PLAT REF: 25/45
- SUBDIVISION: MOUNT WASHINGTON SUMMIT
- SITE AREA:
GROSS: 15,390 SF or 0.27 Ac.±
NET: 10,030 SF or 0.35 Ac.±
- ZONING: DR 3.5
- ELECTION DISTRICT: 3
- COUNCILMANIC DISTRICT: 2
- SITE IS NOT HISTORIC
- SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
- SITE IS NOT LOCATED IN THE FLOOD ZONE PER FEMA FIRM MAP FM2400100240F.
- UTILITIES:
PUBLIC WATER & SEWER
- PREVIOUS ZONING CASE: NONE ON FILE
14. Zoning Map # 079 A1

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION FOR FRIEDMAN RESIDENCE 6715 OLD PIMLICO ROAD BALTIMORE, MARYLAND 21209

BALTIMORE COUNTY
3RD ELECTION DISTRICT

MARYLAND
2ND COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	LNR	PCR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	07-03-20	20082	1 OF 1

2020-0158-A