

M E M O R A N D U M

DATE: January 21, 2021
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0278-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on January 20, 2021. 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.'

/dlw

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(6609 Shelrick Place) *
3rd Election District * OFFICE OF ADMINISTRATIVE
2nd Council District *
Hillel A. & Alana M. Goldman * HEARINGS FOR
Petitioners * BALTIMORE COUNTY
* CASE NO. 2020-0278-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Hillel A. and Alana M. Goldman (“Petitioners”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”) § 211.3 to permit a front yard addition with a front setback of 23 ft. in lieu of the required 25 ft. To permit a side yard addition with a side setback of 4 ft. and a sum of side yards setback of 14 ft. in lieu of the required 8 ft. and 20 ft., respectively. To permit a side yard open project (deck) with a side setback of 2 ft. in lieu of the required 6 ft. 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 submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 29, 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 12/21/20

By [Signature]

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the 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 21st day of **December, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §211.3 to permit a front yard addition with a front setback of 23 ft. in lieu of the required 25 ft. To permit a side yard addition with a side setback of 4 ft. and a sum of side yards setback of 14 ft. in lieu of the required 8 ft. and 20 ft., respectively. To permit a side yard open project (deck) with a side setback of 2 ft. in lieu of the required 6 ft., 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.

ORDER RECEIVED FOR FILING

Date

By

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 County

PMM:dlm

ORDER RECEIVED FOR FILING

Date

By

12/21/20
J. Manoir



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 6609 SHELICK PLACE

Currently zoned DR-5.5

Deed Reference 33481 / 357

10 Digit Tax Account # 0312034150

Owner(s) Printed Name(s) HILLEL A. & ALANA M. GOLDMAN

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

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

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

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

BCZR: 211-3 → To permit a front yard addition with a front setback of 23' in lieu of the required 25'. To permit a side yard addition with a side setback of 4' and a sum of side yards setback of 14' in lieu of the required 8 feet and 20', respectively. To permit a side yard open projection (deck) with a side setback of 2' in lieu of the required 6'.

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

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

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

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

Owner(s)/Petitioner(s):

HILLEL A. GOLDMAN / ALANA M. GOLDMAN

Name #1 - Type or Print

Name #2 - Type or Print

X Hillel A. Goldman

X Alana M. Goldman

Signature #1

Signature #2

6609 SHELICK PLACE BALTO. MD

Mailing Address

City

State

21209 / 410-456-5025 / HILLELAGOLDMAN@

Zip Code

Telephone #

Email Address GMAIL.COM

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

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

GEOFFREY SCHULTZ - POLARIS LAND CONSULTANTS

Name - Type or Print

X Geoffrey Schultz

Signature

57 W. TIMONIUM RD - #210 - TIMONIUM MD

Mailing Address

City

State

21093 / 410-252-4444 / GSCHULTZ@POLARISLC.COM

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, It is ordered by the Office of Administrative Hearings for Baltimore County, this 11 day of 17, 20 that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0278-A

Filing Date 11/17/20

Estimated Posting Date 11/29/20

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: 6609 SHELICK PLACE BALTO MD 21209
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)**

We would like to increase our living space due to the size of our family. We are asking please for the addition to meet the needs of our family by increasing the living space for our dining, kitchen area and bedrooms. Due to our large family, the addition would relieve existing hardships faced during mealtime, homework and sleep accommodations. Furthermore, one of our parents is currently dealing with the medical condition of Parkinson's disease and our addition would accommodate the very likely possibility of our parents moving in with us to be able to assist them. Based upon the architectural layout of our home to meet the needs of our family, this is the only area possible for addition. Thank you.

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

X 
Signature of Owner (Affiant)
HILLEL A. GOLDMAN
Name- Print or Type

X 
Signature of Owner (Affiant)
ALANA M. GOLDMAN
Name- Print or Type

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

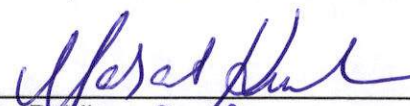
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of October, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Hillel A. Goldman + ALANA M. Goldman

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

AS WITNESS my hand and Notaries Seal

 MARAT KUSHNEC
Notary Public
July 6, 2023
My Commission Expires

Zoning Description of
6609 SHELICK PLACE
3RD Election District
2ND Councilmanic District
Baltimore County, MD



[Handwritten signature]
11/2/20

Beginning at a point on the South Side of Shelrick Place (50 foot wide right-of-way), being 35 feet West of the center of Linco Avenue Extended, and being Lot 12 - Block B - Section 3 of the Plat of "Meadowood" recorded in Plat Book 25 Page 13.

Containing 7720 square feet or 0.177 Acres of land as recorded in deed Liber 33481 Folio 357.

2020-0278-A



CERTIFICATE OF POSTING

JOHN A. OLSZEWSKI, JR.
County Executive

Date: 11-29-20 MICHAEL D. MALLINOFF, Director
Department of Permits,
Approvals & Inspections

RE: Case Number: 2020-0278-A

Petitioner/Developer: Goldman

Date of Hearing/Closing: 12-14-20

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 6609 Shelrick Place

The signs(s) were posted on 11-29-20
(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)

443-834-8162
(Telephone Number of Sign Poster)

ZONING NOTICE

#1



CASE # 2020-0278-A

TO PERMIT A FRONT YARD ADDITION WITH A
FRONT SETBACK OF 23' IN LIEU OF THE REQUIRED 25'
TO PERMIT A SIDE YARD ADDITION WITH A SIDE SETBACK
OF 4' AND A SUM OF SIDE YARDS SETBACK OF 14'
IN LIEU OF THE REQUIRED 8 FEET AND 20' RESPECTIVELY.
TO PERMIT A SIDE YARD OPEN PROTECTION (DECK) WITH A
SIDE SETBACK OF 2' IN LIEU OF THE REQUIRED 6'

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
4:30 P.M. ON 12/14/20

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
1000 PATTERSON AVE., TOWSON, MD 21204, (410) 887-3391
OFFICE HOURS: 9:00 A.M. TO 4:00 P.M. MONDAY THROUGH FRIDAY

ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2020-0278 - A

TO PERMIT A FRONT YARD ADDITION WITH A FRONT
SETBACK OF 23' IN LIEU OF THE REQUIRED 25'. TO PERMIT A
SIDE YARD ADDITION WITH A SIDE SETBACK OF 4' AND A SUM
OF SIDE YARDS SETBACK OF 14' IN LIEU OF THE REQUIRED 8 FEET
AND 20' RESPECTIVELY. TO PERMIT A SIDE YARD OPEN PRO-
TECTION (DECK) WITH A SIDE SETBACK OF 2' IN LIEU OF THE
REQUIRED 6'

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
4:30 P.M. ON 12/14/20.

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0278 -A Address 6609 SHELICK PLACE

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

Filing Date: 11/17/20 Posting Date: 11/29/20 Closing Date: 12/14/20

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- 0278 -A Address 6609 SHELICK PLACE

Petitioner's Name GOLDMAN Telephone 410-456-5025

Posting Date: 11/29/20 Closing Date: 12/14/20

Wording for Sign: _____

- _____ To permit a front yard addition with a front setback of 23' in lieu of the required 25'. To permit a side
_____ yard addition with a side setback of 4' and a sum of side yards setback of 14' in lieu of the required 8
_____ feet and 20', respectively. To permit a side yard open projection (deck) with a side setback of 2' in lieu of
_____ the required 6'.

REVISED 2/20/2020

**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: 2020-0278-A
Property Address: 6609 SHELICK PLACE
Property Description: SOUTH SIDE SHELICK 35' WEST OF
LINCO AVE.
Legal Owners (Petitioners): HILLEL + ALANA GOLDMAN
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: HILLEL GOLDMAN
Company/Firm (if applicable): N/A
Address: 6609 SHELICK PLACE
BALTO., MD 21209
Telephone Number: 410-456-5025

Revised 7/9/2015

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

No. 201000

Date: 11/17/20

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		6150					\$ 75.00
Total:									\$ 75.00

Rec
From: GOLDMAN

For: 2020-0778-A

DISTRIBUTION

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

CASHIER'S
VALIDATION

Hillel and Alana Goldman
6609 Shelrick Place
Baltimore, MD 21209

4079
7-11/520

OCT 26 20 20

PAY
TO THE
ORDER OF

BALTIMORE COUNTY, MD \$ 75.00

Seventy-FIVE DOLLARS DOLLARS

M & T BANK
Baltimore, MD 21203

FOR

[Signature]

⑆052000113⑆

0202429645⑈4079



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 14, 2020

Geoffrey Schultz,
57 W. Timonium Road Suite 210
Timonium MD 21093

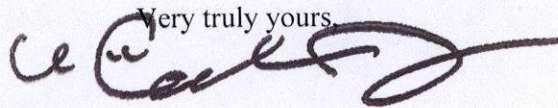
RE: Case Number: 2020-278-A, 6609 Shelrick Place

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 November 17, 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,


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel



BALTIMORE COUNTY, MARYLAND

JOHN A. OLSZEWSKI, JR.
County Executive

Inter-Office Correspondence

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



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: December 1, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0278-A
Address 6609 Shelrick Place
(Goldman Property)

Zoning Advisory Committee Meeting of **November 30, 2020.**

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

Reviewer: Steve Ford

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>12.1</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</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>11-29-20</u> by <u>Pison</u>	
SIGN POSTING (2 nd)	Date: _____ by _____	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

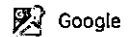
Comments, if any: _____

Google Maps 6609 Shelrick Pl

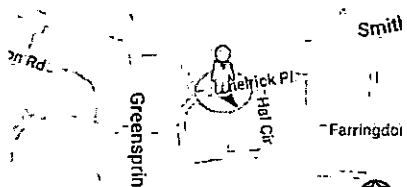


Image capture: Jun 2019 © 2020 Google

Baltimore, Maryland



Street View

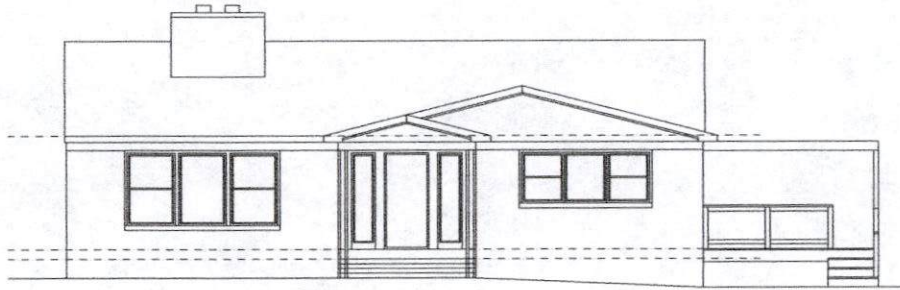
**FRONT**

2020-0778-A

ARCHITECTURALS

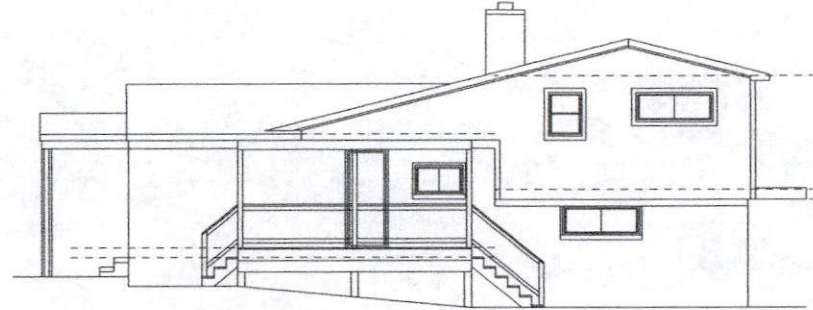
6609 SHELICK PLACE

PROJECT ADDRESS:
6609 SHELICK PLACE
BALTIMORE, MD 21204
BALTIMORE COUNTY, MD



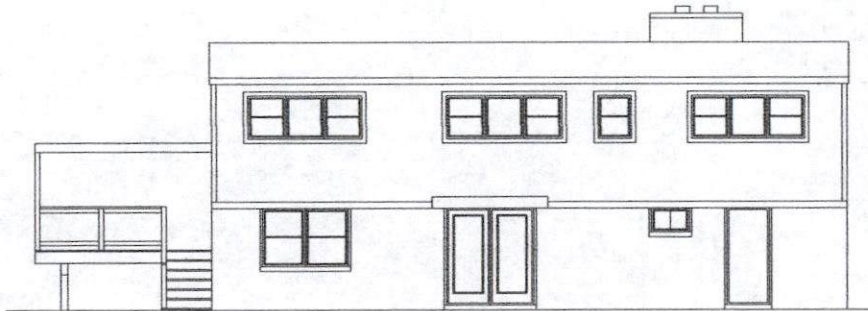
EXISTING FRONT ELEVATION

SCALE 1/4"=1'-0"



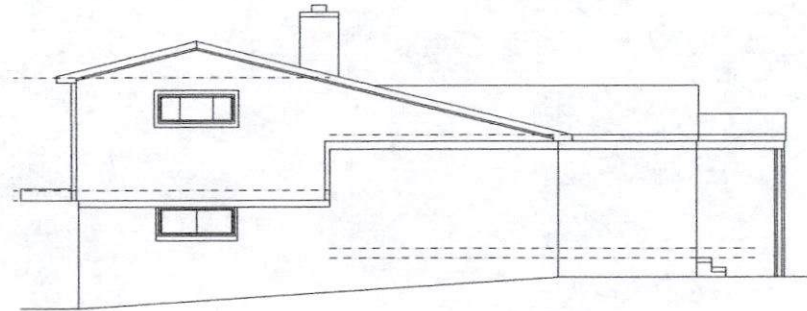
EXISTING RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"



EXISTING REAR ELEVATION

SCALE 1/4"=1'-0"



EXISTING LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

REMODELING & ADDITIONS TO
THE GOLDMAN RESIDENCE

MD-RES7 8-28-2020

P.L.E. BALTIMORE, MARYLAND

SCALE 1/4"=1'-0"

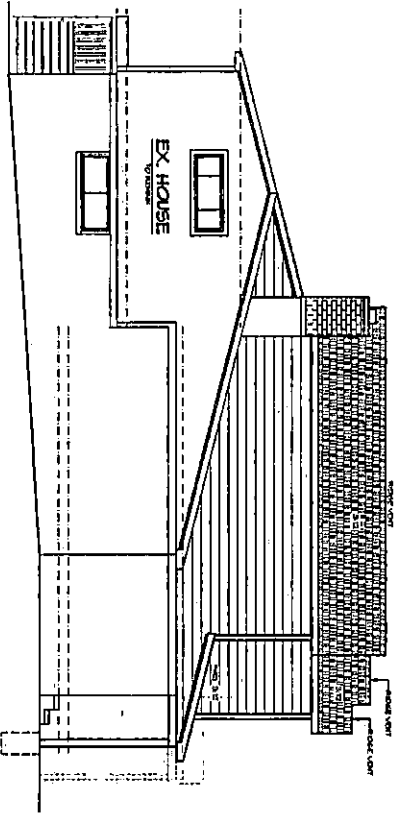
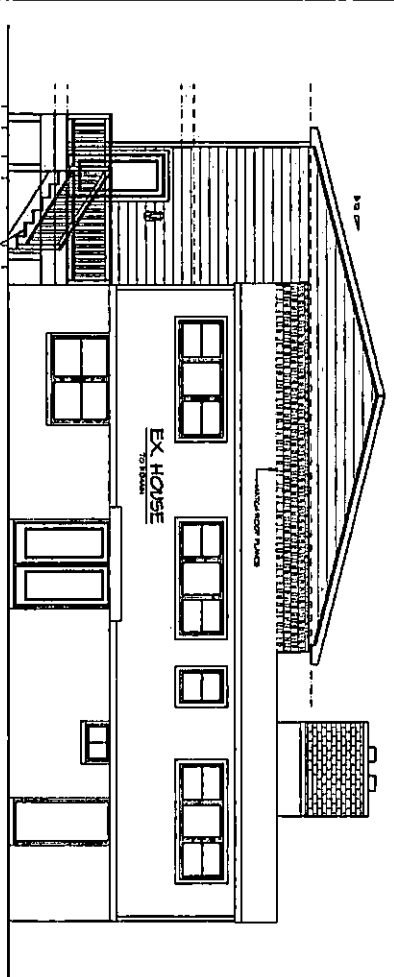
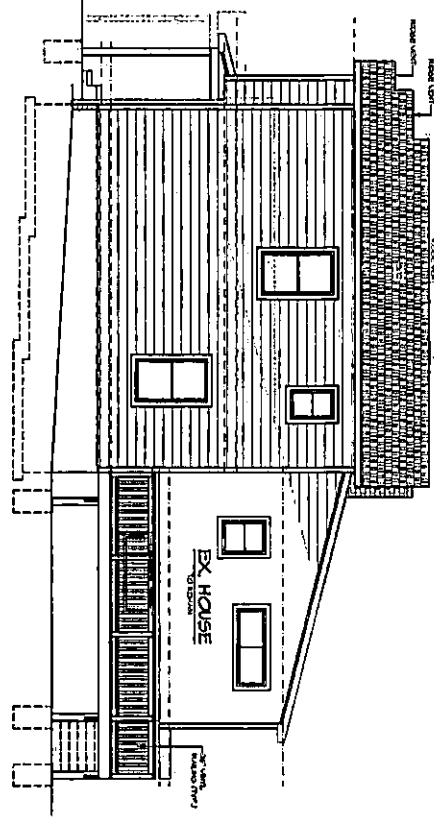
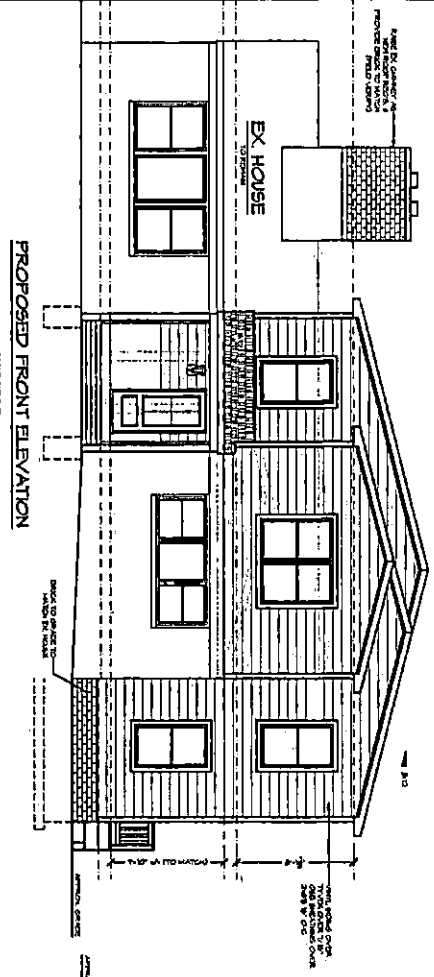
DATE: 10/20/20

SHEET NO. 1 OF 5

GEL CUSTOM HOME
DESIGN, INC.
PO BOX 337 FINEBURG, MD 21048
PHONE 410-833-4330

2020-0278-A

1 OF 5



REMODELING & ADDITIONS TO THE GOLDMAN RESIDENCE

PROJECT LOCATION 2020-0278-A	
SCALE 1/8"=1'-0" DATE 11/10/20 SHEET NO. 1 OF 5	GBL CUSTOM HOME DESIGN INC. PO BOX 227 PINEBURG, MO 65048 PHONE 417-833-8330

PROJECT LOCATION
 2020-0278-A
 DALLAS COUNTY, MO

2020-0278-A

2 OF 5

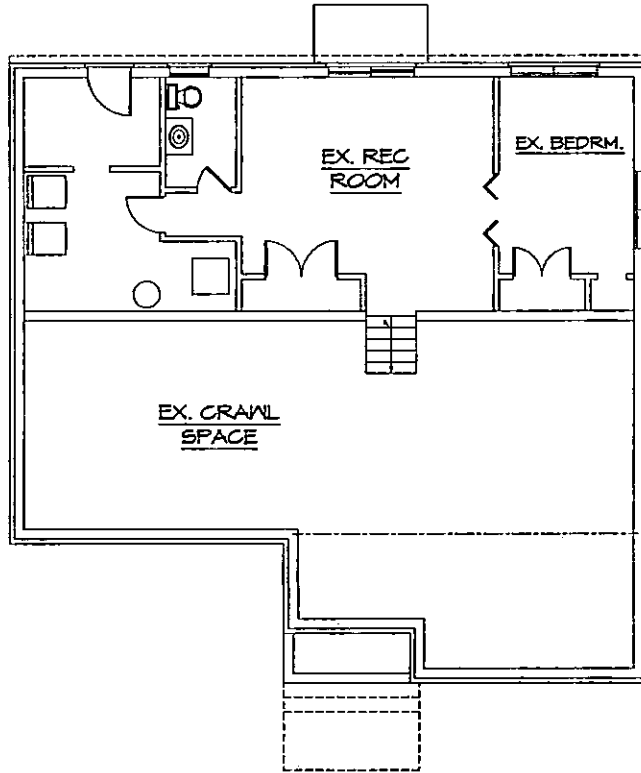
REMODELING & ADDITIONS TO
THE GOLDMAN RESIDENCE

REVISED 5/26/2022

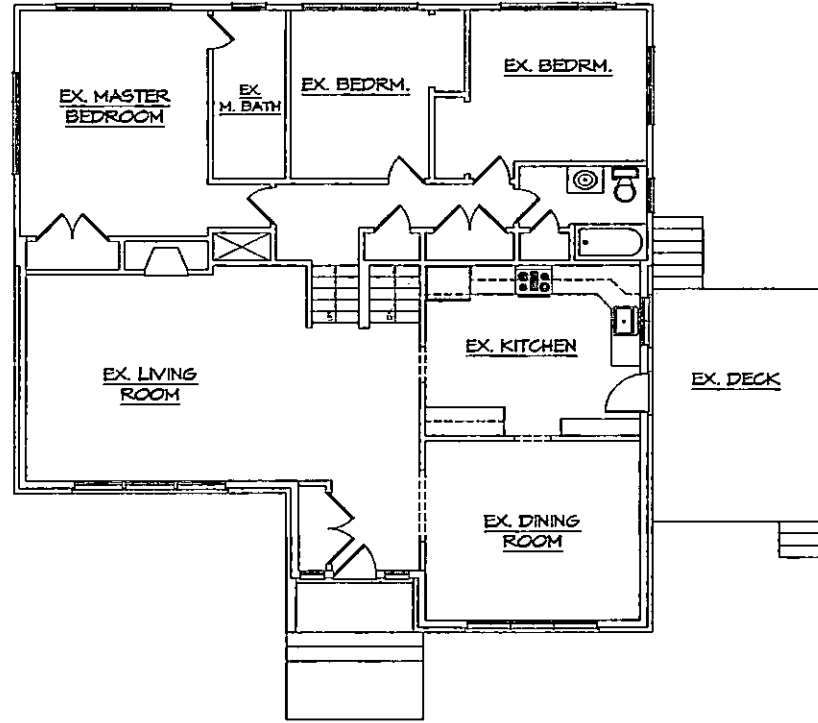
FILE: 2020-0278-A

SCALE: 1/8"=1'-0"
DATE: 5/26/22
SHEET NO.: 1 OF 5

GRI, CUSTOM HOME
DESIGN, INC.
PO BOX 237 PINECROFT, MD 21140
PHONE: 410-351-3333



EXISTING FOUNDATION PLAN
SCALE: 1/8"=1'-0"



EXISTING UPPER LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0"

2020-0278-A

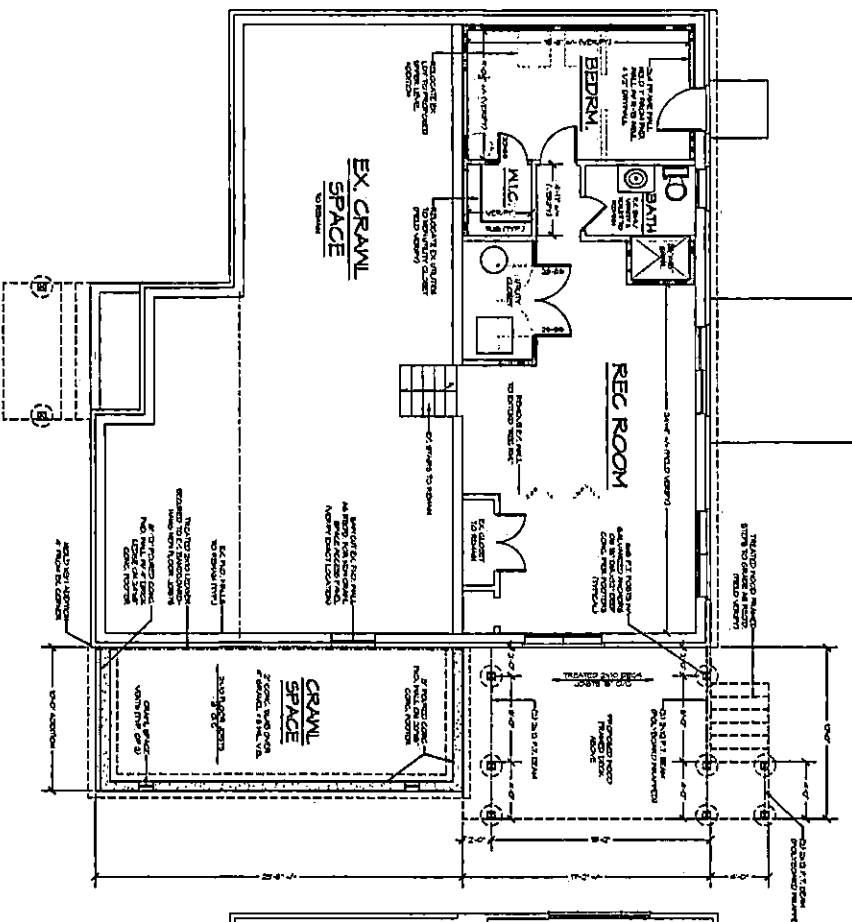
3 of 5

2020-0278-1

4 OF 5

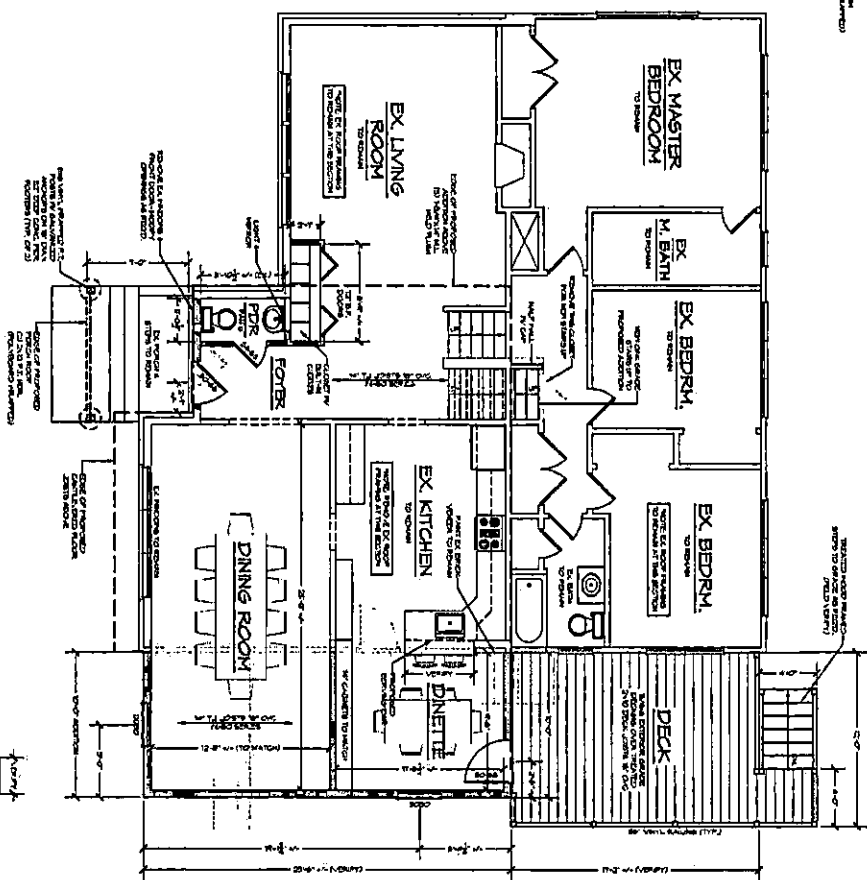
PARTIAL PROPOSED FOUNDATION PLAN

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



PARTIAL PROPOSED UPPER LEVEL FLOOR PLAN

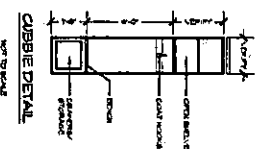
SCALE: 1/8" = 1'-0"



GENERAL NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL WALLS ARE TO BE CONCRETE BLOCK WITH 1/2" GYPSUM BOARD.
 3. ALL FLOORS ARE TO BE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 4. ALL CEILING ARE TO BE 1/2" GYPSUM BOARD.
 5. ALL ROOF ARE TO BE 1/2" GYPSUM BOARD.
 6. ALL EXTERIOR WALLS ARE TO BE 1/2" GYPSUM BOARD.
 7. ALL INTERIOR WALLS ARE TO BE 1/2" GYPSUM BOARD.
 8. ALL FLOORS ARE TO BE 1/2" GYPSUM BOARD.
 9. ALL CEILING ARE TO BE 1/2" GYPSUM BOARD.
 10. ALL ROOF ARE TO BE 1/2" GYPSUM BOARD.

LEGEND:
 [Symbol] EXISTING
 [Symbol] PROPOSED
 [Symbol] REMOVED

CABLE DETAIL



REMODELING & ADDITIONS TO THE GOLDMAN RESIDENCE

FILE GOLDMAN ADDITIONS

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

DATE: 10/10/20

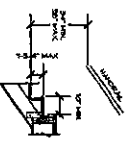
SHEET NO: 1 OF 5

GBL CUSTOM HOME DESIGN INC.
 PO BOX 123
 PHONE: 410-733-8335

PROJECT LOCATION:
 BALTIMORE, MD 21201
 BALTIMORE COUNTY, MD

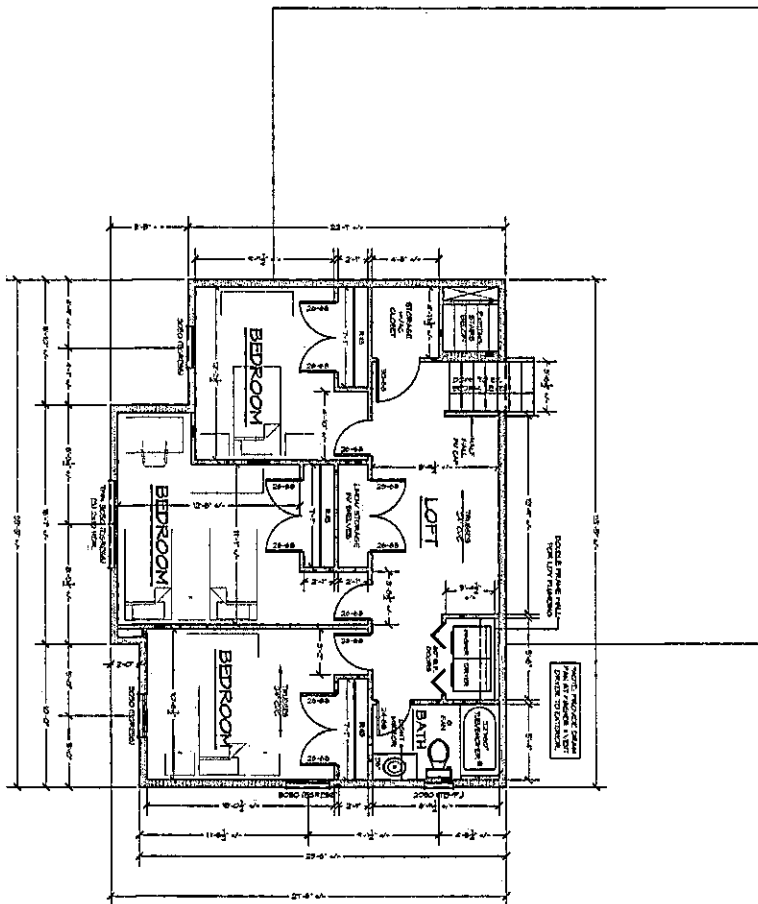
ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

TYPICAL STAIR SECTION
NOT TO SCALE



GENERAL NOTES:
1. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

PROPOSED THIRD LEVEL FLOOR PLAN



2020-0278-A

5 OF 5

FLD: BOLDWIN ADDITION-B

SCALE: 1/4" = 1'-0"

DATE: 1/20/20

SHEET NO: 1 OF 1

GBL CUSTOM HOME DESIGN INC.
PO BOX 237 FROESBURG, MD 21048
PHONE 410-833-8330

REMODELING & ADDITIONS TO THE GOLDMAN RESIDENCE

PROJECT LOCATION:
GOLDMAN RESIDENCE
BALTIMORE COUNTY, MD

LEFT SIDE

2020-0278-A



TELL SIDE



2020-0278-A

2A39

RIGHT SIDE

2020-0778-A



Right 2012

LEFT NEIGHBOR

2020-0278-A

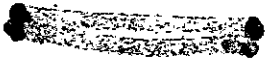


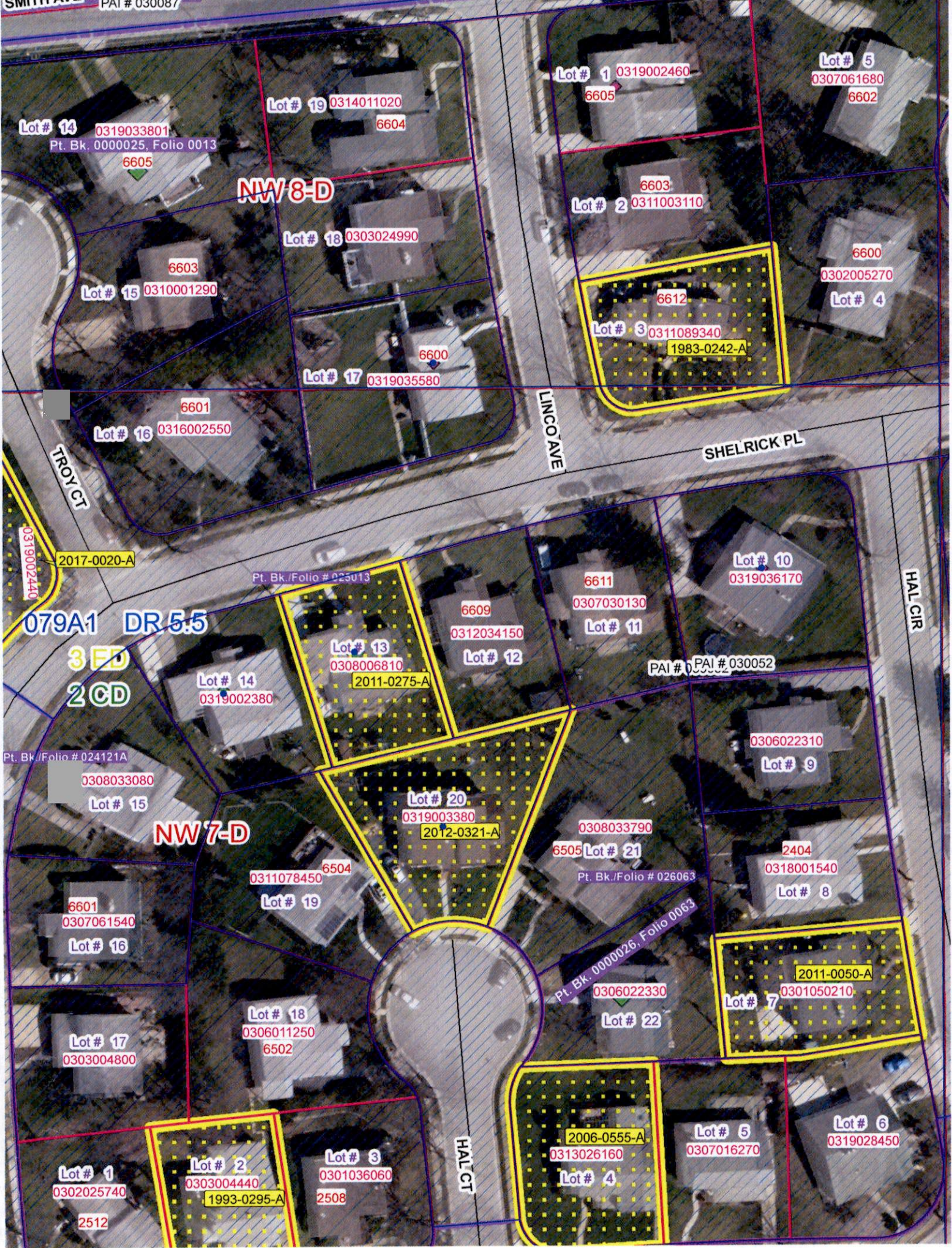
RIGHT NEIGHBOR

~~PHOTO~~

2020-0978-A



VIEW 



NW 8-D

NW 7-D

079A1 DR 5.5
3 FD
2 CD

Pt. Bk./Folio # 024121A

Pt. Bk./Folio # 023013

Pt. Bk./Folio # 026063

Pt. Bk. 0000026, Folio 0063

PAI # 030052

2512

1993-0295-A

2508

2006-0555-A

2011-0050-A

2011-0275-A

2012-0321-A

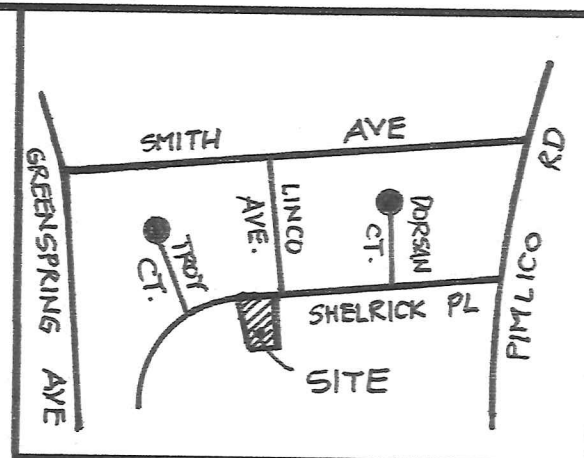
1983-0242-A



NOTES:

ZONING MAP NO. 079A1
 SITE ZONING DR-5.5
 3RD ELECTION DISTRICT
 2ND COUNCIL DISTRICT
 GROSS SITE AREA 9575 SF = 0.220 AC
 NET SITE AREA 7720 SF = 0.177 AC
 LOT WIDTH = VARIES
 HISTORIC ? NO
 IN CRITICAL AREA ? NO
 IN FLOOD PLAIN ? NO
 WATER IS PUBLIC
 SEWER IS PUBLIC
 PRIOR ZONING HEARINGS ? NONE

OWNERS:
 HILLEL & ALANA GOLDMAN
 6609 SHELICK PLACE
 BALTIMORE, MD 21209
 DEED REF. 33481/357
 ACCOUNT NO. 03-12-034150
 TAX MAP 79 GRID 01 PARCEL 187-3-B-12



VICINITY MAP
 1" = 500'

DR-5.5

SHELICK PLACE

35±

R=1550 L=74.21'

POINT OF BEGINNING

13

12

11

FRONT

FRONT

#6607

EX. 1 1/2 STY. DWLG.

#6609

EX. 1 STORY DWLG.
 PROPOSED 2 STORY DWLG.

EXISTING DWELLING

PROPOSED DECK

#6611

EX. 2 STY. DWLG.

JOSHUA & RIVKA VOLOSOV
 DEED 25607/257
 ACCT. NO. 03-08-006810

DR-5.5

BEN & SHOSHANA SCHMELL
 DEED 25570/477
 ACCT. NO. 0307-030130

DR-5.5

19

20

21

DR-5.5

PLAT TO ACCOMPANY
 PETITION FOR ZONING VARIANCE

6609 SHELICK PLACE

3RD ELECTION DISTRICT BALTO. CO., MD

SCALE: 1" = 20' OCTOBER 6, 2020

LOT 12 - BLOCK B - SECTION 3
 PLAT OF
 MEADOWOOD
 PLAT 25/13



POLARIS

LAND CONSULTANTS

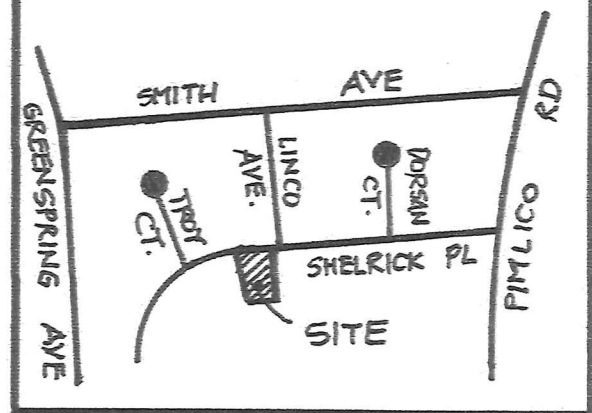
57 W. TIMONIUM ROAD SUITE 210
 TIMONIUM, MD 21093
 410-252-4444

2020-0278-A Pet. Exh. 1

NOTES:

ZONING MAP NO. 079A1
SITE ZONING DR-5.5
3RD ELECTION DISTRICT
2ND COUNCIL DISTRICT
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BALTIMORE, MD 21209
DEED REF. 33481/357
ACCOUNT NO. 03-12-034150
TAX MAP 79 GRID 01 PARCEL 187-3-B-12



VICINITY MAP
1" = 500'

DR-5.5

SHELICK PLACE

LINCO AVE.

R=1550 L=74.21'

POINT OF BEGINNING

#6607
EX. 1 1/2 STY. DWLG.

JOSHUA & RIVKA VOLOSOV
DEED 25607/257
ACCT. NO. 03-08-006810

DR-5.5

FRONT
PROPOSED ADDITIONS
#6609
EX. 1 STORY DWLG.
PROPOSED 2 STORY DWLG.
EXISTING DWELLING
PROPOSED DECK

BEN & SHOSHANA SCHMELL
DEED 25570/477
ACCT. NO. 0307-030130

DR-5.5

DR-5.5

PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE

6609 SHELICK PLACE

3RD ELECTION DISTRICT BALTO. CO., MD

SCALE: 1" = 20' OCTOBER 6, 2020

LOT 12 - BLOCK B - SECTION 3
PLAT OF
MEADOWOOD
PLAT 25/13



POLARIS

LAND CONSULTANTS
57 W. TIMONIUM ROAD SUITE 210
TIMONIUM, MD 21093
410-252-4444

2020-0278-A