



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 7130 Pheasant Cross Dr Baltimore 21209 Currently Zoned DR 2
Deed Reference 09231 / 00723 10 Digit Tax Account # 1700003767
Owner(s) Printed Name(s) Simeon E Goldblum + Elissa S Golin

(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)

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):

Simeon Goldblum, Elissa Golin
Name #1 – Type or Print Name #2 – Type or Print

Simeon Goldblum Elissa Golin
Signature #1 Signature #2

7130 Pheasant Cross Dr Baltimore MD
Mailing Address City State

21209 / 410-653-3328/410-440-2116 / EGOL55555@hotmail.com
Zip Code Telephone #'s (Cell and Home) Email Address

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

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be Contacted:

Elissa Golin
Name - Type or Print

Elissa Golin
Signature

7130 Pheasant Cross Dr Baltimore MD
Mailing Address City State

21209 / 410-653-3328 / EGOL55555@hotmail.com
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for

Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

Case Number 2023-0141-A Filing Date 6/28/23 Estimated Posting Date 7/9/23 Reviewer SL

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: 7130 Pheasant Cross Dr Baltimore 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 utilize an existing stone patio on the west side of the home for the foundation of an open projection (screen porch). Our lot has two levels, and this side area is the only area level with the home's main living level. In addition, the existing SFD was constructed too close to the side property lines, leaving no space for improvements, given zoning requirements. The position on this side will allow direct access from the screen porch to the kitchen via an existing side entrance. A screen porch in this location would allow us to better utilize outdoor space as mosquitos are a nuisance and remediation efforts have not helped. Overall, adding a screen porch to the existing patio will be a minor construction project relative to locating this anywhere else on the property, and the roof will remain the same height and the materials will conform to the current appearance of the house.

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

Simeon E Goldblum
Signature of Owner (Affiant)

SIMEON E. Goldblum
Name - Print or Type

Elissa S. Golin
Signature of Owner (Affiant)

Elissa S. Golin
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 20 day of June, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

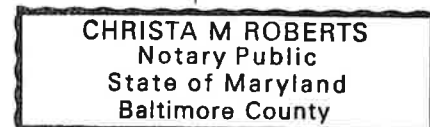
Print name(s) here: Simeon E. Goldblum, Elissa S. Golin

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

AS WITNESS my hand and Notaries Seal

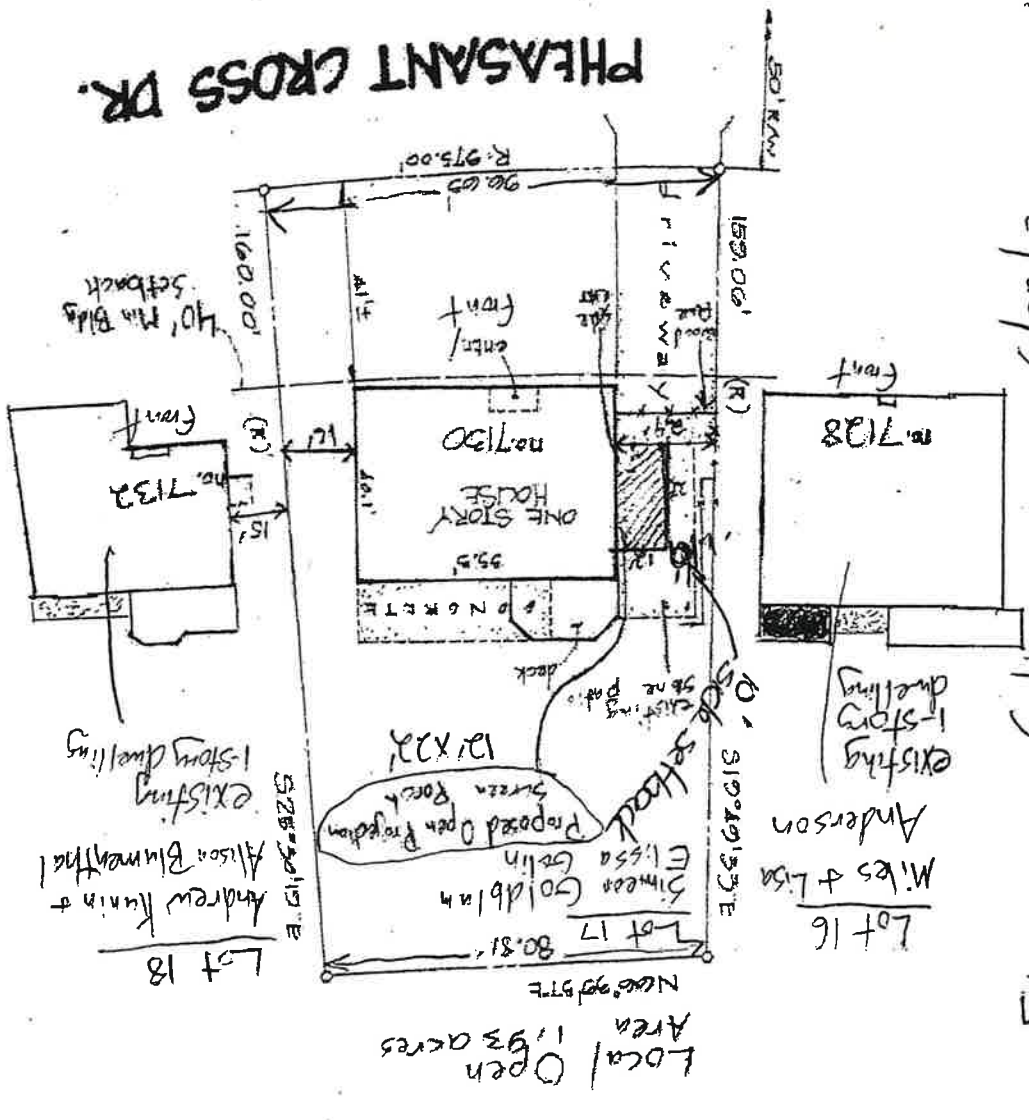
Christa M. Roberts
Notary Public

07/01/2025
My Commission Expires



2023-0141-A

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
 Address 7130 Pheasant Cross Drive Owners(s) Name(s) Simeon Goldblum & Elissa Golin
 Subdivision Name Green gate Lot # 17 Block # G Section # 5
 Plat Book # 38 Folio # 0076 10 Digit Tax # 1700003767 Deed Reference# 0923100723



MAP IS NOT TO SCALE
 Zoning Map # 006943
 Zoning DR2
 Election District 3
 Council District 2
 Lot Area Acreage 0.32
 Lot Square Footage 13,992
 Historic (Yes or No) No
 CBCA (Yes or No) No
 Flood Plain (Yes or No) No
 Utilities - Mark with (X)
 Water is: X Public Private
 Sewer is: X 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 Elissa Golin Date 6/23/23 Scale: 1 inch = 40 Feet

2023.0141.A

Zoning Description for: 7130 Pheasant Cross Drive, Baltimore, MD 21209

Beginning at a point on the north Side of Pheasant Cross Drive which is 50 feet wide at the distance of 336 feet West of the centerline of the nearest improved intersecting street Rockland Hills Drive which is 70 feet wide. Being Lot # 17, Block G, Section 5 in the subdivision of Greengate as recorded in Baltimore County Plat Book #38, Folio #0076, containing 13,992 square feet. Also known as 7130 Pheasant Cross Drive and located in the 03 Election District, 02 Councilman District.

2023-0141-A

Lisa Anderson

Miles Anderson

7128 Pheasant Cross Dr

Baltimore, MD 21209

To the Permitting and Zoning Department,

Our neighbors at 7130 Pheasant Cross Drive informed us that they (Elissa Golin and Simeon Goldblum) are applying for a variance in order to build a screened porch above their existing stone patio. We understand that this generally open screened structure will be on the side between our houses, will have a roof and will be extending out approximately 12 feet from the existing side of their house. This project is sensible for their property and a reasonable fit with the neighborhood. We are fine with this project and support their application for a zoning variance to allow them to extend this screened structure beyond the side setback requirements.

Thanks for your attention to this matter,

The block contains two handwritten signatures. The top signature is written in cursive and appears to read 'Lisa Anderson'. The bottom signature is also in cursive and appears to read 'Miles Anderson'. Both signatures are written in dark ink.

2023.04.14

Elissa Golin & Simeon Goldblum 7130 Pheasant Cross Drive Baltimore 21209

- Propose building a screen porch on west side of house on top of a portion of the existing stone patio
- Screen porch addition planned would be approximately 12 feet by 20-22 feet, extending 12 feet west of existing and original single family home
- Structure will extend the roof and add screening (ie open projections)
- Variance is required to allow for a reduced side setback from zoning requirements

We are aware of our neighbors' plans to build an addition of a screen porch as per above and have no objections.

6-13-23

Date

Stacie Cooper

Signature

Stacie Cooper

Name

7131 Pheasant Cross Dr.

Address

2023-0141-A

Elissa Golin & Simeon Goldblum 7130 Pheasant Cross Drive Baltimore 21209

- Propose building a screen porch on west side of house on top of a portion of the existing stone patio
- Screen porch addition planned would be approximately 12 feet by 20-22 feet, extending 12 feet west of existing and original single family home
- Structure will extend the roof and add screening (ie open projections)
- Variance is required to allow for a reduced side setback from zoning requirements

We are aware of our neighbors' plans to build an addition of a screen porch as per above and have no objections.

5/18/2023

Date

APR

Signature

Alison Blumenthal

Name

7132 Pheasant Cross Dr

Address

2023-041-A

Elissa Golin & Simeon Goldblum 7130 Pheasant Cross Drive Baltimore 21209

- Propose building a screen porch on west side of house on top of a portion of the existing stone patio
- Screen porch addition planned would be approximately 12 feet by 20-22 feet, extending 12 feet west of existing and original single family home
- Structure will extend the roof and add screening (ie open projections)
- Variance is required to allow for a reduced side setback from zoning requirements

We are aware of our neighbors' plans to build an addition of a screen porch as per above and have no objections.

5/17/23

Date

Marla Raigrodski

Signature

MARLA Raigrodski

Name

7129 Pheasant Cross Dr.

Address

Baltimore MD. 21209

2023-0141-A



7130 Pheasant Cross Dr.
Front View, looking north



7130 Pheasant Cross Dr.
Existing side patio, fence from
driveway looking north
(west side)



Side Patio looking north



Side Patio looking south from back yard



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353

<https://www.baltimorecountymd.gov>

Cashier: Gary H.

Transaction 101824

Total

\$75.00

CREDIT CARD SALE
VISA 7366

\$75.00

Retain this copy for statement
validation

Station: Permit Processing - Mini

27-Jun-2023 2:10:17P

\$75.00 | Method: EMV

VISA CREDIT

XXXXXXXXXX7366

ELISSA S GOLIN

Reference ID: 317800544384

Auth ID: 05212D

MID: *****2995

AID: A0000000031010

AthNtwkNm: VISA
SIGNATURE

***** REPRINT *****

Payment WXQ30SXWQJ57Y

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<https://clover.com/privacy>

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