



JOHN A. OLSZEWSKI, JR.  
*County Executive*

MAUREEN E. MURPHY  
Chief Administrative Law Judge  
ANDREW M. BELT  
Administrative Law Judge  
DEREK J. BAUMGARDNER  
Administrative Law Judge

November 30, 2023

Yaakov and Dena Goldsmith – [dena@homesafehomemd.com](mailto:dena@homesafehomemd.com)  
6 Farringdon Court  
Baltimore, MD 21209

RE: Petition for Administrative Variance  
Case No. 2023-0232-A  
Property: 6 Farringdon Court

Dear Petitioners:

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

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in blue ink, appearing to be "DJB", is written over the word "Sincerely,".

DEREK J. BAUMGARDNER  
Administrative Law Judge  
for Baltimore County

DJB:dlw  
Enclosure

c: R. Craig Rodgers – [craigrodgers200@gmail.com](mailto:craigrodgers200@gmail.com)

|                                     |   |                          |
|-------------------------------------|---|--------------------------|
| IN RE: PETITION FOR ADMIN. VARIANCE | * | BEFORE THE               |
| (6 Farringdon Ct.)                  |   |                          |
| 3 <sup>rd</sup> Election District   | * | OFFICE OF ADMINISTRATIVE |
| 2 <sup>nd</sup> Council District    |   |                          |
| Yaakov & Dena Goldsmith             | * | HEARINGS FOR             |
| Petitioners                         | * | BALTIMORE COUNTY         |
|                                     | * | CASE NO. 2023-0232-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, Yaakov and Dena Goldsmith (“Petitioners”) for the property located at 6 Farringdon Ct., Baltimore (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 1B02.63.B (211.4, R6 zone, 1963), to permit an 18 ft. rear yard setback in lieu of the required 30 ft. for a proposed addition. The Property and requested relief are more fully depicted on the site plan that was marked and accepted into evidence (the “Site Plan”). (Pet. Ex. 1). Street view photographs were marked and accepted into evidence. (Pet. Ex. 2A-2K). There were no adverse Zoning Advisory Committee (“ZAC”) comments submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on November 10, 2023, 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 §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 BCZR, §307.1. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners. I also find that the requested relief is within the spirit and intent of the BCZR, particularly in light of the lack of opposition.

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 will be granted.

THEREFORE, IT IS ORDERED, this 30<sup>th</sup> day of **November, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from the BCZR Section 1B02.63.B (211.4, R6 zone, 1963), to permit an 18 ft. rear yard setback in lieu of the required 30 ft. for a proposed addition, be and it 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 her 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.



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DEREK J. BAUMGARDNER  
Administrative Law Judge  
for Baltimore County

DJB:dlw



# 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 6 FARRINGTON CT Currently zoned DR 5.5  
Deed Reference 30197 1 54 10 Digit Tax Account # 0312042480  
Owner(s) Printed Name(s) YAAKOV & DENA GOLDSMITH

(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) 1302.3.B (211.4, R. 6 Zone, 1963)  
to permit an 18-foot rear yard setback in lieu of the required 30 feet for a proposed addition.

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 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):

YAAKOV GOLDSMITH/ DENA GOLDSMITH

Name #1 – Type or Print

Name #2 – Type or Print

X [Signature]  
Signature #1

X [Signature]  
Signature #2

6 FARRINGTON CT BALTIMORE MD

Mailing Address

City

State

21209 / 410-336-7155, Dena@homesafe

Zip Code

Telephone #

Email Address homesafe

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

## Representative to be contacted:

R. CRAIG RODGERS

Name – Type or Print

[Signature]  
Signature

3857 ALGONQUIN TRAIL SNOWHILL MD

Mailing Address

City

State

21863 / 443-677-2007, craigrodgers200@

Zip Code

Telephone #

Email Address gmail.com

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 2023-0232-A

Filing Date 10/31/2023

Estimated Posting Date 11/12/23

Reviewer [Signature]



# 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: 6 FARRINGTON CT. 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)

Our property is uniquely configured due its position in a cul-de-sac. The cul-de-sac layout has resulted in an "odd shaped" lot, which limits our ability to expand our living space horizontally. Our family is growing + becoming multi-generational + we are in dire need of additional living space to accommodate our loved ones. Secondly, the majority of homes in our neighborhood are single story, maintaining a consistent aesthetic. We respect + appreciate the character of our community + want to avoid standing out in a negative way. Moreover, as we age, we are determined to 'age-in-place'. A single floor layout is essential for our long term comfort + accessibility. By staying in a ranch-style home, we can ensure our home remains suitable for our evolving needs as we grow older. Lastly, the COVID-19 pandemic has shown us the importance of a home office. Our current home lacks space for a dedicated office, which is now vital for remote work. We need this expansion to create a functional home office space. We also need to stay within the community + close to our family.

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

x Yakov Goldsmith  
Signature of Owner (Affiant)

YAAKOV GOLDSMITH  
Name- Print or Type

x Dena Goldsmith  
Signature of Owner (Affiant)

DENA GOLDSMITH  
Name- Print or Type

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

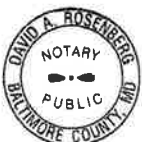
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25<sup>th</sup> day of October, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Yakov Angel Goldsmith and Dena Gershenkel Goldsmith

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

AS WITNESS my hand and Notaries Seal



DAVID A. ROSENBERG  
NOTARY PUBLIC  
Baltimore County  
State of Maryland  
My Commission Expires  
January 26, 2027

David A. Rosenberg  
Notary Public

My Commission Expires

**ZONING DESCRIPTION OF 6 FARRINGDON CT.**

BEGINNING AT A POINT ON THE NORTHWEST SIDE OF FARRINGDON COURT WHICH IS 50 FEET WIDE THE DISTANCE OF 155 FEET NORTHWEST OF THE CENTERLINE OF THE CENTERLINE OF FARRINGDON ROAD WHICH HAS A VARIABLE RIGHT OF WAY WIDTH, BEING LOT #17, BLOCK "C", PLAT 1, IN THE SUBDIVISION OF "PICKWICK" AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #29, FOLIO #30, CONTAINING 11,410 SQUARE FEET; LOCATED IN THE THIRD ELECTION DISTRICT AND SEOND COUNCIL DISTRICT.

2023-0232-A



# CERTIFICATE OF POSTING

Date: NOVEMBER 11, 2023

RE: Project Name: 6 FARRINGTON COURT # 1  
Case Number /PAI Number: 2023-0232-A  
Petitioner/Developer: GOLDSMITH  
Date of Hearing/Closing: NOVEMBER 27, 2023

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 6 FARRINGTON COURT

The sign(s) were posted on NOVEMBER 10, 2023  
(Month, Day, Year)



David Billingsley  
(Signature of Sign Poster)

DAVID W. BILLINGSLEY  
(Printed Name of Sign Poster)

601 CHARWOOD COURT  
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040  
(City, State, Zip Code of Sign Poster)

(410) 679-8719  
(Telephone Number of Sign Poster)



# CERTIFICATE OF POSTING

Date: NOVEMBER 11, 2023

RE: Project Name: 6 FARRINGTON COURT # 2  
Case Number /PAI Number: 2023-0232-A  
Petitioner/Developer: GOLDSMITH  
Date of Hearing/Closing: NOVEMBER 27, 2023

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 6 FARRINGTON COURT

The sign(s) were posted on NOVEMBER 10, 2023  
(Month, Day, Year)



David Billingsley  
(Signature of Sign Poster)

DAVID W. BILLINGSLEY  
(Printed Name of Sign Poster)

601 CHARWOOD COURT  
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040  
(City, State, Zip Code of Sign Poster)

(410) 679-8719  
(Telephone Number of Sign Poster)



**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: November 13, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0232-A  
Address: 6 FARRINGDON CT  
Legal Owner: Yaakov & Dena Goldsmith

Zoning Advisory Committee Meeting of November 13, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

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

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/ neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.\*

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

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

For Newspaper Advertising:

Case Number: 2023-0232-A  
Property Address: 6 Farrington Court  
Legal Owners (Petitioners): Yaakov & Dana Goldsmith  
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Craig Rodgers  
Address: 3857 Algonquin Trail  
Snow Hill MD  
21863  
Telephone Number: 443-677-2007

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

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

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number: 2023-0232-A Address: 6 Farrington Court

Contact Person: Mitch Kellman Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 10/31/2023 Posting Date: 11/12/2023 Closing Date: 11/27/2023

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time, and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2023-0232-A Address: 6 Farrington Court

Petitioner's Name: Yaakov & Dena Polksmith Telephone (Cell): 410-336-

Posting Date: 11/12/2023 Closing Date: 11/27/23

Wording for Sign: To Permit an 18-foot rear yard setback  
in lieu of the required 30 feet for a  
proposed addition.



# Baltimore County - My Neighborhood





Real Property Data Search ( )  
Search Result for BALTIMORE COUNTY

| View Map | View GroundRent Redemption | View GroundRent Registration |
|----------|----------------------------|------------------------------|
|----------|----------------------------|------------------------------|

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Special Tax Recapture: None

Account Identifier: District - 03 Account Number - 0312042480

**Owner Information**

|                  |                                            |                                              |
|------------------|--------------------------------------------|----------------------------------------------|
| Owner Name:      | GOLDSMITH YAAKOV A<br>GOLDSMITH DENA       | Use: RESIDENTIAL<br>Principal Residence: YES |
| Mailing Address: | 6 FARRINGDON CT<br>BALTIMORE MD 21209-2508 | Deed Reference: /30197/ 00054                |

**Location & Structure Information**

|                   |                                         |                    |                             |
|-------------------|-----------------------------------------|--------------------|-----------------------------|
| Premises Address: | 6 FARRINGDON CT<br>BALTIMORE 21209-2508 | Legal Description: | 6 FARRINGDON CT<br>PICKWICK |
|-------------------|-----------------------------------------|--------------------|-----------------------------|

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 1  
0078 0006 0451 3050065.04 0000 C 17 2023 Plat Ref: 0029/ 0030

Town: None

|                                                                                                      |
|------------------------------------------------------------------------------------------------------|
| Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use |
| 1963 1,858 SF 900 SF 11,410 SF 04                                                                    |

|         |          |               |          |         |                |        |                                   |
|---------|----------|---------------|----------|---------|----------------|--------|-----------------------------------|
| Stories | Basement | Type          | Exterior | Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
| 1       | YES      | STANDARD UNIT | BRICK/   | 4       | 3 full         |        |                                   |

**Value Information**

|                    | Base Value | Value               | Phase-in Assessments |                     |
|--------------------|------------|---------------------|----------------------|---------------------|
|                    |            | As of<br>01/01/2023 | As of<br>07/01/2023  | As of<br>07/01/2024 |
| Land:              | 121,600    | 121,600             |                      |                     |
| Improvements       | 335,900    | 424,100             |                      |                     |
| Total:             | 457,500    | 545,700             | 486,900              | 516,300             |
| Preferential Land: | 0          | 0                   |                      |                     |

**Transfer Information**

|                            |                      |                  |
|----------------------------|----------------------|------------------|
| Seller: PRESS SAMUEL       | Date: 12/01/2010     | Price: \$360,000 |
| Type: ARMS LENGTH IMPROVED | Deed1: /30197/ 00054 | Deed2:           |
| Seller: LIEBMAN HARRY      | Date: 04/07/2000     | Price: \$205,000 |
| Type: ARMS LENGTH IMPROVED | Deed1: /14398/ 00140 | Deed2:           |
| Seller:                    | Date:                | Price:           |
| Type:                      | Deed1:               | Deed2:           |

**Exemption Information**

|                             |       |            |            |
|-----------------------------|-------|------------|------------|
| Partial Exempt Assessments: | Class | 07/01/2023 | 07/01/2024 |
| County:                     | 000   | 0.00       |            |
| State:                      | 000   | 0.00       |            |
| Municipal:                  | 000   | 0.00 0.00  | 0.00 0.00  |

Special Tax Recapture: None

**Homestead Application Information**

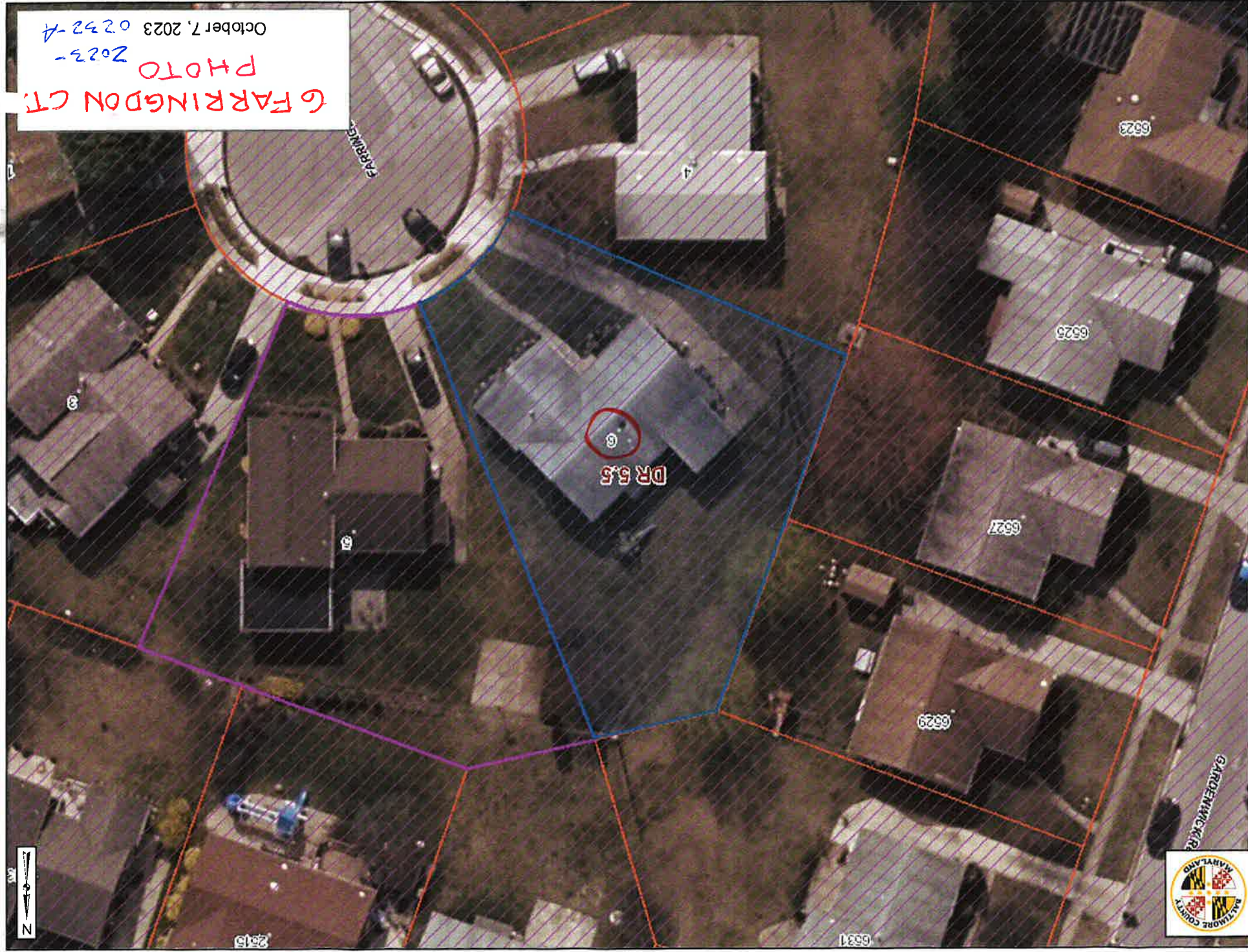
Homestead Application Status: Approved 11/13/2013

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application Date:

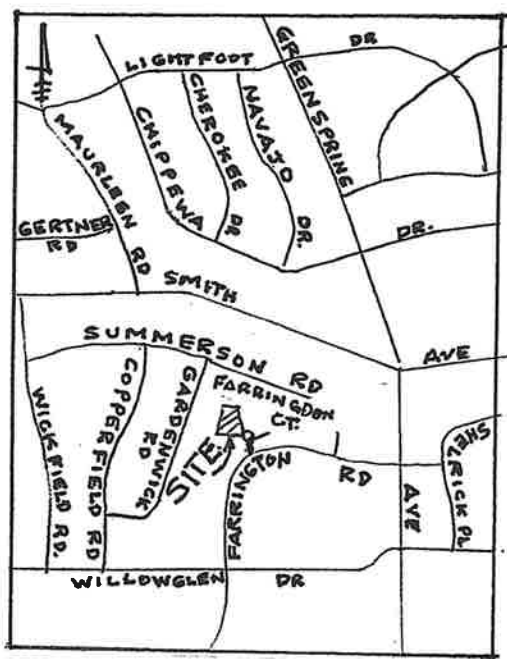
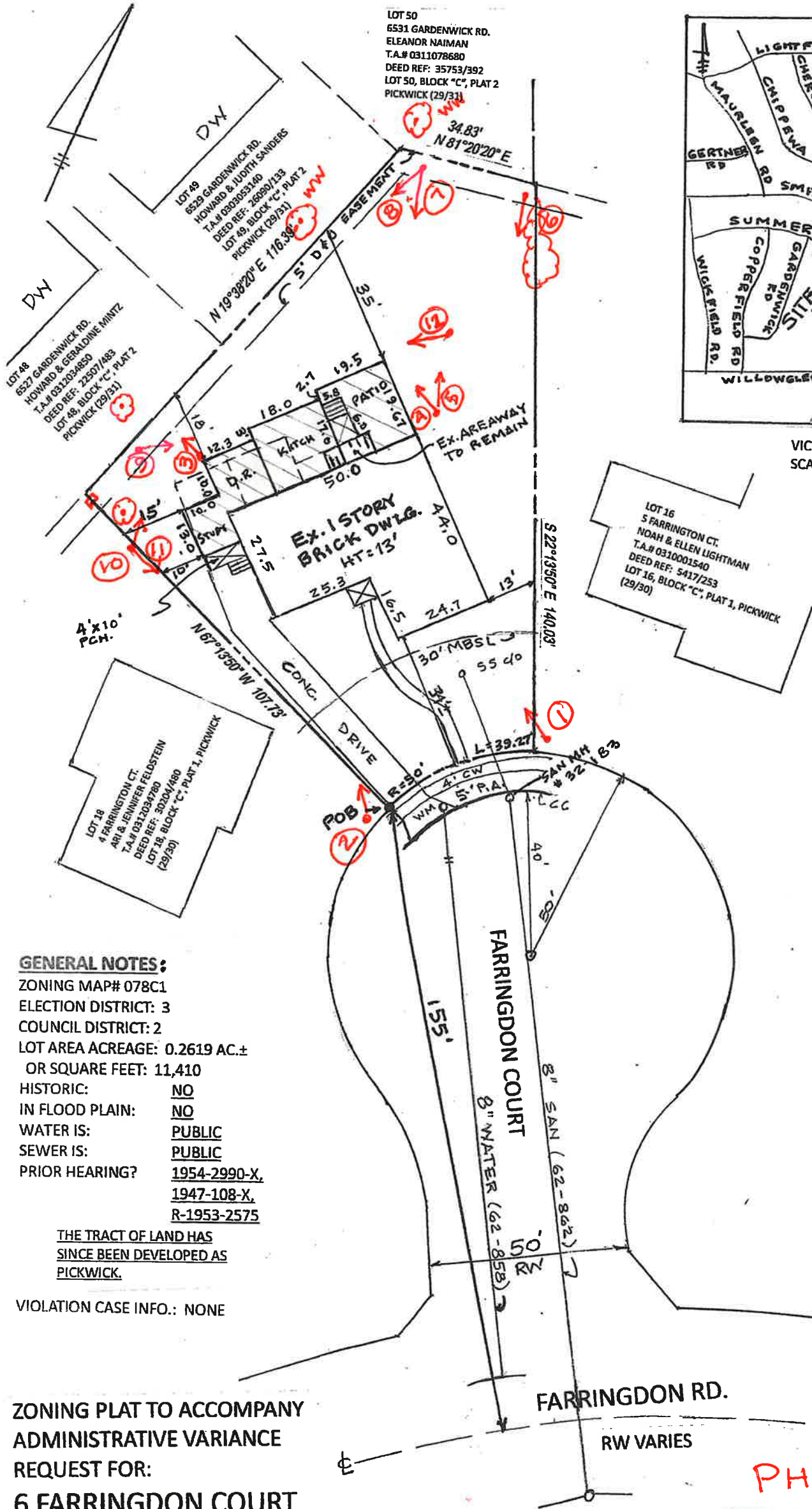
2023-0232-A





6 FARRINGTON CT  
PHOTO  
2023-  
October 7, 2023 0232-A





VICINITY MAP  
SCALE: 1" = 1000'

**GENERAL NOTES:**  
ZONING MAP# 078C1  
ELECTION DISTRICT: 3  
COUNCIL DISTRICT: 2  
LOT AREA ACREAGE: 0.2619 AC.±  
OR SQUARE FEET: 11,410  
HISTORIC: NO  
IN FLOOD PLAIN: NO  
WATER IS: PUBLIC  
SEWER IS: PUBLIC  
PRIOR HEARING? 1954-2990-X,  
1947-108-X,  
R-1953-2575

THE TRACT OF LAND HAS  
SINCE BEEN DEVELOPED AS  
PICKWICK.

VIOLATION CASE INFO.: NONE

ZONING PLAT TO ACCOMPANY  
ADMINISTRATIVE VARIANCE  
REQUEST FOR:

**6 FARRINGTON COURT**  
OWNERS: YAAKOV & DENA GOLDSMITH  
SUBDIVISION: LOT 17, BLOCK "C", PLAT 1,  
PICKWICK (PLAT BOOK 29, FOLIO 30)

DEED REF: 30197/54  
TAX I.D. NO. 0312042480

SCALE: 1" = 30' DATE: 10/14/23

PHOTO  
EXHIBIT

2023-0232-A

PREPARED BY:  
CRAIG CONSULTING, LLC  
3857 ALGONQUIN TRAIL  
SNOW HILL, MD 21863



①

2023-0222-A





2

2023-0232-A



③

2023-0232-A





④

2023-0232-A



⑤

2023-0232-A





⑥

2023-0232-A



⑦

2023-0232-A





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2023-0232-A



9

2023-0232-A





10

2023-0232-A



11

2023-0232-A

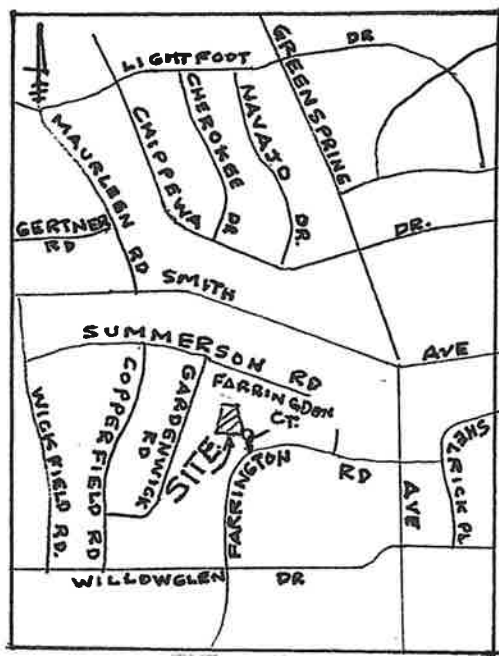


12

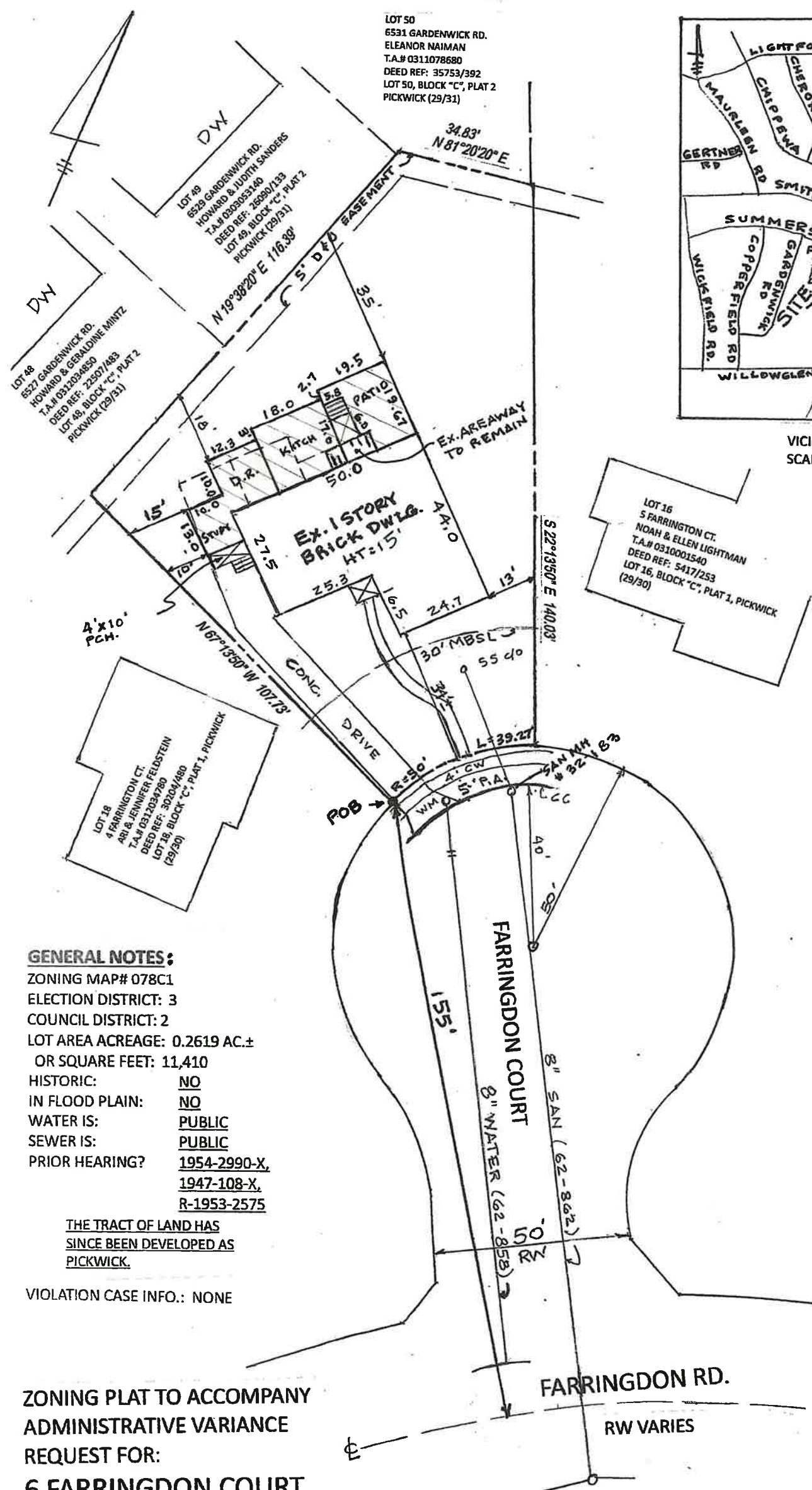
2023-0232-4



LOT 50  
6531 GARDENWICK RD.  
ELEANOR NAIMAN  
T.A.# 0311078680  
DEED REF: 35753/392  
LOT 50, BLOCK "C", PLAT 2  
PICKWICK (29/31)



VICINITY MAP  
SCALE: 1" = 1000'



**GENERAL NOTES:**

ZONING MAP# 078C1  
ELECTION DISTRICT: 3  
COUNCIL DISTRICT: 2  
LOT AREA ACREAGE: 0.2619 AC.±  
OR SQUARE FEET: 11,410  
HISTORIC: NO  
IN FLOOD PLAIN: NO  
WATER IS: PUBLIC  
SEWER IS: PUBLIC  
PRIOR HEARING? 1954-2990-X,  
1947-108-X,  
R-1953-2575

THE TRACT OF LAND HAS  
SINCE BEEN DEVELOPED AS  
PICKWICK.

VIOLATION CASE INFO.: NONE

ZONING PLAT TO ACCOMPANY  
ADMINISTRATIVE VARIANCE  
REQUEST FOR:

**6 FARRINGTON COURT**

OWNERS: YAAKOV & DENA GOLDSMITH  
SUBDIVISION: LOT 17, BLOCK "C", PLAT 1,  
PICKWICK (PLAT BOOK 29, FOLIO 30)

DEED REF: 30197/54

TAX I.D. NO. 0312042480

SCALE: 1" = 30' DATE: 10/14/23

2023-0232-A

PREPARED BY:  
CRAIG CONSULTING, LLC  
3857 ALGONQUIN TRAIL  
SNOW HILL, MD 21863