







LOT INFORMATION:

- ZONE = R-8
- MAP = 0024
- GRID = 0000
- PARCEL = 0000
- SECTION = 07
- BLOCK = 1935
- LOT = 051
- BUILDING CLASSIFICATION = RESIDENTIAL
- BUILDING USE = S.F.D (SINGLE FAMILY DWELLING)
- LOT SIZE = 15'x80' (1,200 SQFT)
- EX. BUILDING LOT COVERAGE = (948 SQFT)
- PRO. BUILDING LOT COVERAGE = (975 SQFT)
- PROPERTY BUILT = 1900
- PROPOSED BUILDING HEIGHT = 34' +/-
- EX. ENCLOSED BUILDING = 1,770 SQFT (ABOVE GRADE)
- PRO. ENCLOSED BUILDING = 2,778 SQFT

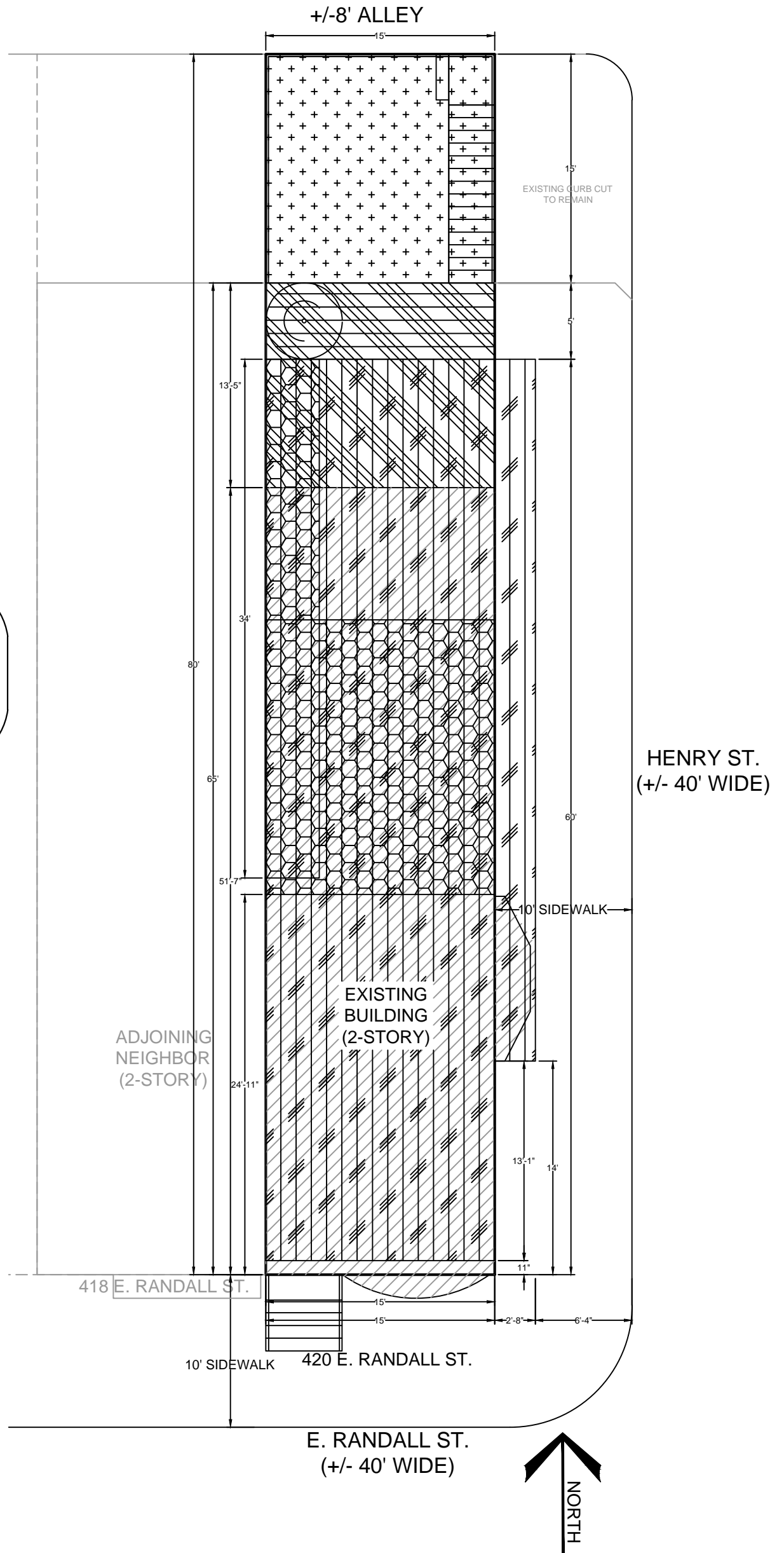
LEGEND

-  - EXISTING BUILDING
-  - NEW 2-STORY REAR ADDITION (13'-5"x15') = (201.25 SF X 2) = 402.5 SQFT
-  - NEW 2ND FLOOR REAR DECK w/ STEPS (15'X15')
-  - NEW FULL 3RD FLOOR ADDITION (59'-1"x17'-8") (VARIES) = 1,008 SQFT
-  - NEW REAR 3RD FLOOR DECK/PLATFORM W/ METAL SPIRAL STAIR (5'X15')
-  - NEW ROOF CATLWALK (17'-1"x3'-6") TO NEW ROOF TOP DECK (18'x15')

SCOPE OF WORK

- DEMO EXISTING 1ST & 2ND FLOOR REAR ADDITIONS
- NEW 2-STORY REAR ADDITION
- NEW 2ND FLOOR REAR DECK & STEPS
- NEW FULL 3RD FLOOR ADDITION
- NEW 3RD FLOOR REAR DECK/PLATFORM WITH SPIRAL STAIR
- NEW CATWALK TO NEW ROOF DECK

- NEW INTERIOR BUILD-OUT, INCLUDING BUT NOT LIMITED TO: (STAIRCASE, FLOOR / ROOF JOISTS, STUD WALLS)



8-15-22

**420 E. RANDALL ST.
SITE**

DATE: 3/10/21 REV: 5/15/21;9/28/21

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

A-1

SHEET

CERTIFICATION

NW²
NW2
ENGINEERS
(P)410.209.0587
(F)410.431.8970

IN THE MATTER OF THE PETITION
OF: PAUL BRINKMAN

420 E. RANDALL ST.

Appeal No. 2021-060
Hearing Date: June 1, 2021



Baltimore City Board of Municipal
& Zoning Appeals

Kathleen Byrne
Acting Executive Director
417 E. Fayette Street, Room 922
Baltimore, MD 21202
Phone: 410-396-4301

RESOLUTION

After giving public notice, reviewing the zoning records, holding a public hearing on June 1, 2021, and considering all materials submitted, it is by the authority of Ords. 16-581 and 17-015, enacted and corrected effective June 5, 2017, known as Article 32 Zoning, on this 24th day of June, 2021, that Appeal No. 2021-060, upon finding sufficient evidence in the record to support Paul Brinkman's ("Appellant") application for zoning variances needed to construct a two-story rear addition, full-third-floor addition, deck at rear of second and third floors, and a rooftop deck, is hereby

GRANTED, by unanimous consent of the Board of Municipal and Zoning Appeals subject to the **CONDITION** that:

- (1) The proposed third-floor addition is completed in accordance with plans approved by the Department of Planning.

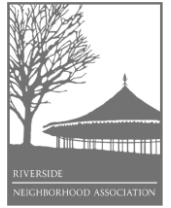
DO NOT START WORK OR USE THE PROPERTY UNTIL YOU OBTAIN A BUILDING OR A USE & OCCUPANCY PERMIT FROM THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT. YOU HAVE ONE YEAR FROM THE DATE OF THIS RESOLUTION TO OBTAIN A BUILDING PERMIT OR A USE & OCCUPANCY PERMIT.

Kathleen Byrne
Acting Executive Director



Riverside Neighborhood Association Inc.

1501 Covington Street
Baltimore, Maryland 21230
RNABaltimore@gmail.com
RiversideNeighborhoodAssociation.com



October 20, 2021

Steve Sharkey
Director, Department of Transportation
City of Baltimore

Delivered by email to: s.sharkey@baltimorecity.gov

Dear Director Sharkey:

On behalf of the Riverside Neighborhood Association Board of Directors, please allow this letter to confirm that the Association has no objection to the construction plans for 420 East Randall Street as submitted to you for approval by Paul Brinkman. The plan referenced here includes the "bump-outs" that we understand require your agency's permission to encroach, technically, on the public right-of-way above but not on street level along Henry St.

We very much appreciate that you considered and requested the community's input on this decision. I am copying Council Member Costello because he has expressed his interest in and support for this action.

Should you have any questions, please contact me at the address provided.

Thank you.

For the Riverside Neighborhood Association Inc.:

A handwritten signature in blue ink, appearing to read "Richards R. Badmington", is written over a horizontal line. The signature is fluid and cursive.

Richards R. Badmington, President

cc: Baltimore City Council Member Eric Costello (eric.costello@baltimorecity.gov)
RNA Board of Directors (RNABaltimore@gmail.com)
Paul Brinkman (p.brinkman@att.net)

RIGHT OF ENTRY AGREEMENT

PAUL T. BRINKMAN

420 EAST RANDALL STREET, BALTIMORE, MARYLAND 21230

WARD 24, SECTION 7, BLOCK 1935, LOT 51

THIS AGREEMENT, made this 22nd day of October, 2021 by and between the Director of Transportation, acting and for and in behalf of the Mayor and City Council of Baltimore, a municipal corporation of the State of Maryland, hereinafter referred to as GRANTOR, and Paul T. Brinkman.

WHEREAS, GRANTEE is desirous to immediately enter upon the property owned by GRANTOR; and

WHEREAS, the entry by the GRANTEE will not adversely affect the interests or operations of the GRANTOR; and

WHEREAS, immediate entry is necessary in order not to adversely affect the interests of the GRANTEE;

NOW, THEREFORE, for good and valuable considerations, and the sum of \$ 750.00, the receipt of which is hereby acknowledged, the GRANTOR does hereby grant unto the GRANTEE, its contractors, agents and employees a right of entry to enter upon the property of the GRANTOR known as the street right of way on the Henry Street side of 420 East Randall Street, Baltimore, Maryland 21230 for the purpose of GRANTEE's project identified as '420 E. Randall St. Site'. The area of encroachment is broken down as follows "3rd Floor Addition with cantilever over sidewalk 2'-8" X 46'-0" = 122'.8" Sq. Ft +/- and is more clearly shown on the "420 E. Randall St. Site" prepared by NW2 Engineers, dated 3/10/2021 and revised 5/15/2021, and further revised 9/28/2021 attached hereto and made a part hereof.

GRANTEE agrees that any and all construction within the limits described herein which affects City owned facilities shall be in accordance with the requirements of the City and subject to inspection and approval that any structures of the City within the limits described herein shall be fully protected against any possible damage, that the placement of any structures within the limits described herein which affect City owned utilities on similar property shall be in accordance with the directions of said department; and that said department shall have complete access to the area at all times.

The GRANTEE agrees that before any entry or acts that affect City utilities, the Department of Transportation will be notified.

The GRANTEE agrees to abandon or relocate all City utilities at their own cost and expense and furthermore to pay all City costs and expenses in connection with this right of entry.

The GRANTEE will supervise all work crews and will prevent any interference with City operations.

The GRANTEE Subject to any limitations imposed by law, the parties agree that each party shall be responsible for its own actions and omissions, pursuant to the performance of this Agreement, and neither party shall try to hold the other liable with respect to any matter not arising from the other party's actions or omissions. Furthermore, the liability of the parties shall be governed by the terms and provisions of the applicable Tort Claims Acts and relating funding provisions.

The GRANTEE agrees to pursue an Encroachment Ordinance for the portion of the structure which encroaches into the street right of way.

The GRANTEE shall notify GRANTOR 5 working days prior to entry onto GRANTOR'S property.

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The GRANTEE shall restore this area to its original condition or a condition satisfactory to GRANTOR in the event said Encroachment Ordinance is not obtained.

The Director of the Department of Transportation reserves the right to terminate this Agreement if said Director deems it in the best interests of the City to do so.

The person executing this Right of Entry on behalf of GRANTEE represents and warrants that this Right of Entry has been authorized by all necessary parties, is validly executed by an authorized officer or agent of GRANTEE, and is binding upon and enforceable against the GRANTEE in accordance with its terms.

Acceptance of this right of entry and its conditions is indicated by the approval hereon of the officials mentioned below:

WITNESS:

Natale J. J. J.

PAUL T. BRINKMAN/GRANTEE/OWNER

By:

[Signature]

NAME: PAUL T. BRINKMAN
TITLE: GRANTEE/OWNER

WITNESS:

[Signature]
D. RAMM

MAYOR AND CITY COUNCIL OF
BALTIMORE/GRANTOR

By:

[Signature]

STEVE SHARKEY
DIRECTOR

SUFFICIENCY THIS 21ST DAY OF
September, 2021

[Signature]
SPECIAL CHIEF SOLICITOR

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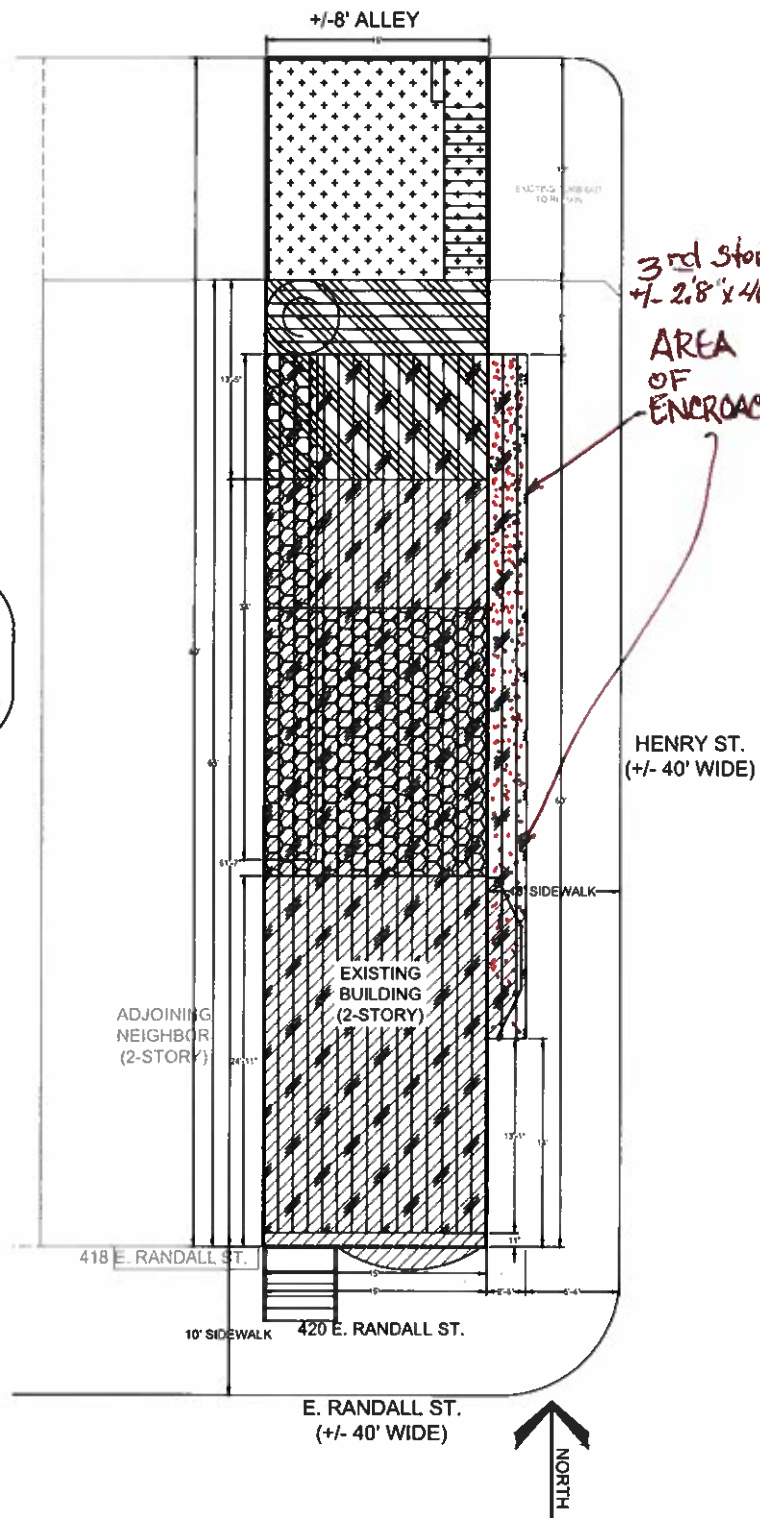
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