



PETITION FOR ZONING HEARING(S)

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 3501 Anton Farms Road, Pikesville, MD 21208

which is presently zoned DR-1

Deed References: 39908/165

10 Digit Tax Account # 0 3 0 6 0 5 8 3 7 5

Property Owner(s) Printed Name(s) Eduard and Inna Gordon

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a **Variance** from Section(s)

To allow an Accessory Building Height of 23-feet, in lieu of the 15-feet permitted per the 1945 BCZR, Section 1 - Definition of an Accessory Building. These regulations apply per the current version of the BCZR Section 1B02.3.A.1. and the Planning Commission Approved Plat G.L.B. 17-38

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

To Be Presented at Hearing

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:

N/A

Name- Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # Email Address

Attorney for Petitioner:

N/A

Name- Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # Email Address

Legal Owners (Petitioners):

Eduard Gordon

Inna Gordon

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

315 Lyon Court

Pikesville

Maryland

Mailing Address

City

State

21208

Zip Code

Telephone #

/gordon.edward@gmail.com

Email Address

Representative to be contacted:

Steve Warfield

Name - Type or Print

Signature

954 Ridgebrook Road

Sparks

Maryland

Mailing Address

City

State

21152

Zip Code

(410) 472-5415

Telephone #

/sw@matisswarfield.com

Email Address

CASE NUMBER 2020-0058-A

Filing Date 2/24/2020

Do Not Schedule Dates: _____

Reviewer RJ

MATISWARFIELD

Consulting Engineers

ZONING DESCRIPTION to Accompany Petition For Administrative Variance Request

Beginning at a point on the Western Right-of-Way line of Stevenson Road (60' R/W) at the distance of 67' feet South and 37' West of the intersection of centerline of the Anton Farms Road and Stevenson Road.
Thence the following courses and distances:

S 09°36'57" E 36.42';
R=1309.59' L=188.46';
S 89°17'14" W 498.01';
N 04°20'34" W 237.71';
N 85°36'30" E 434.91';
R=50.00' L=73.84'

to the Point of Beginning.

Property shown as Lot 1 on the Subdivision Plat "Garrison Farms Inc.", which plat is recorded in the Plat Book 17, Page 38 containing 2.8-acres +/-.
The parcel described being Parcel 1 on Baltimore County Tax Map #68.
Also known as 3501 Anton Farms Road located in the 3rd Election District of Baltimore County, Maryland.

THIS DESCRIPTION COMPILED FOR ZONING PURPOSES ONLY AND IS NOT
INTENDED TO BE USED FOR CONVEYANCES OR AGREEMENTS



**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: 2020-0058-A

Property Address: 3501 Anton Farms Road, Pikesville, MD 21208

Property Description: 2.8-acres+/-, southwest corner of the intersection of Stevenson Road and Anton Farms Road. Lot-1 as shown on Plat G.L.B. 17-38.

Legal Owners (Petitioners): Eduard and Inna Gordon

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Paul Lichter

Company/Firm (if applicable): J Paul Builders

Address: P.O. Box 169, Stevenson, MD 21153

Telephone Number: (410) 602-8070

Revised 7/9/2015

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

No. **195506**

PAY RECEIPT

Date: **2/24/2020**

BUSINESS ACTUAL TIME DRW
 2/24/2020 2/24/2020 11:27:23 1

REG #501 WALKIN LJR
 >>RECEIPT # 057452 2/24/2020 OFLN
 Dept 5 328 ZONING VERIFICATION

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	9000		6150					\$ 75.00

Receipt Tot \$ 75.00
 75.00 CK .00 CA
 Baltimore County, Maryland

Total: **\$ 75.00**

Rec From: **MATIS WARFIELD**

For: **3501 Anton Farms Rd - DR 1**

VARIANCE

2020-0058-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 6, 2020

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2020-0058-A

3501 Anton Farms Road
S/west corner of Anton Farms Road and Stevenson Road
3rd Election District – 2nd Councilmanic District
Legal Owners: Eduard & Inna Gordon

Variance to allow an accessory building height of 23 ft., in lieu of the 15 ft. permitted per the 1945 BCZR, Section 1, Definition of an Accessory Building. These regulations apply per the current version of the BCZR Section 1B02.3.A.1, and the Planning Commission Approved Plat G.L.B. 17-38.

Hearing: Friday, April 17, 2020 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Mr. & Mrs. Gordon, 315 Lyon Court, Pikesville 21208
Steve Warfield, 954 Ridgebrook Road, Sparks 21152

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 28, 2020**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD
Friday, March 27, 2020 – Issue

Please forward billing to:

Paul Lichter
J. Paul Builders
P.O. Box 169
Stevenson, MD 21153

410-602-8070

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The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

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3501 Anton Farms Road

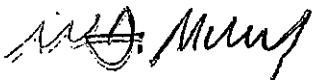
S/west corner of Anton Farms Road and Stevenson Road

3rd Election District – 2nd Councilmanic District

Legal Owners: Eduard & Inna Gordon

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105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

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- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE
3501 Anton Farms Road; SW corner of
Anton Farms Road & Stevenson Road
3rd Election & 2nd Councilmanic Districts
Legal Owner(s): Eduard & Inna Gordon
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2020-058-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

MAR 05 2020

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of March, 2020, a copy of the foregoing Entry of Appearance was mailed to Steven Warfield, 954 Ridgebrook Road, Sparks, Maryland 21152, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Gregory Slater
Acting Secretary

Tim Smith, P.E.
Acting Administrator

Date: 3/4/20

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

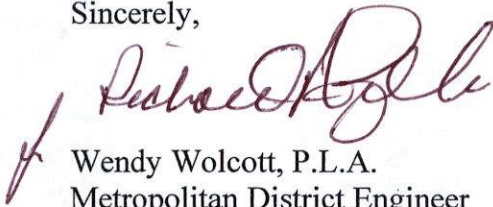
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2020-0058-A

Variance
Eduard & Inna Gordon
3501 Anton Farms Road

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@mdot.maryland.gov).

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

CERTIFICATE OF POSTING

2020-0058-A

RE: Case No.: _____

Petitioner/Developer: _____

Eduard & Inna Gordon

April 17, 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:

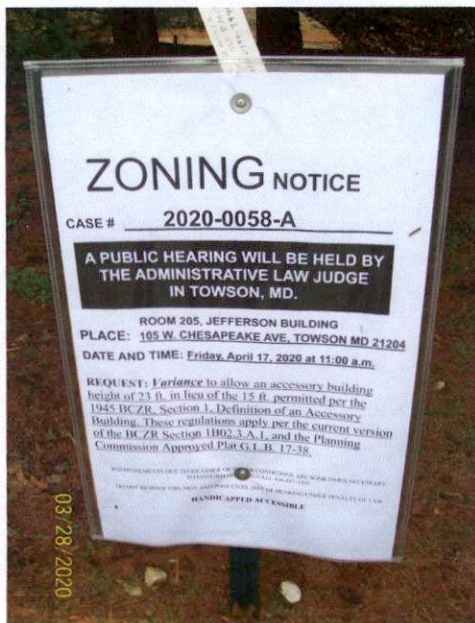
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

3501 Anton Farms Road

SIGN 1

March 28, 2020

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



Sincerely,

 **March 28, 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

2020-0058-A

RE: Case No.: _____

Petitioner/Developer: _____

Eduard & Inna Gordon

April 17, 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:

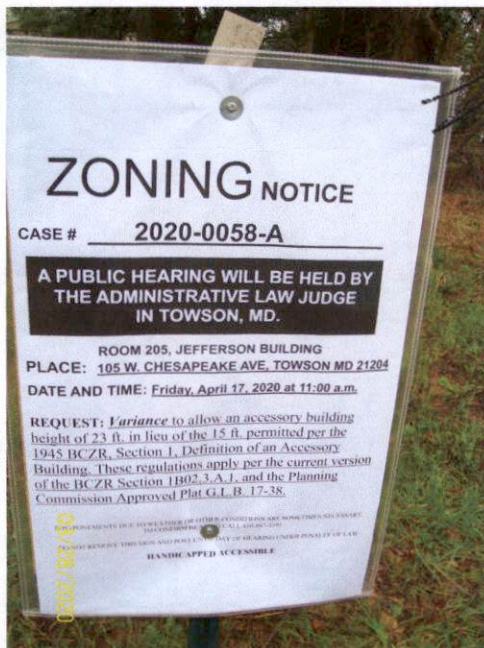
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

3501 Anton Farms Road

SIGN 2

March 28, 2020

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



Sincerely,

March 28, 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)

Kristen L Lewis

From: Stephen Warfield <steve.warfield@matiswarfield.com>
Sent: Monday, June 29, 2020 2:37 PM
To: Kristen L Lewis
Subject: 3501 Anton Farms Road - Zoning Case #2020-058-A

CAUTION: This message from steve.warfield@matiswarfield.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Kristen Lewis,

Please cancel the zoning case associated with this property. The property owners decided to build a different pool house which is in compliance with the BCZR height limitation.

Thanks

Steve Warfield, President Matis Warfield, Inc. / 954 Ridgebrook Road, Suite 120 / Sparks, MD 21152
O:(410) 472-5415 C:(443) 610-9151

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 6/9/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-058

INFORMATION:

Property Address: 3501 Anton Farms Road
Petitioner: Eduard Gordon, Inna Gordon
Zoning: DR 1
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to allow an accessory building height of 23 feet in lieu of the required 15 feet permitted per the 1945 BCZR, Section 1 – Definition of an Accessory Building. These regulations apply per the current version of the BCZR Section 1B02.3.A.1 and the Planning Commission approved Plat G.L.B. 17-38.

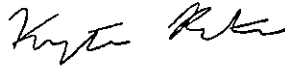
A site visit was conducted on March 9, 2020. The principle dwelling is still under construction, but is constructed of high quality materials. Based on the principle dwellings design elements and the sample elevation provided on the site plan, it's safe to assume the accessory building (pool house) will use similar high quality materials.

The Department of Planning has no objections to the requested relief conditioned upon the following:

1. The accessory building shall not be used for commercial purposes nor contain any living quarters.
2. The accessory building shall not be connected to separate utility meters.

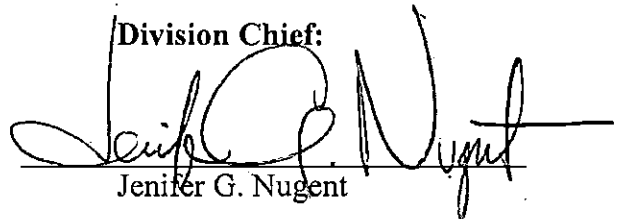
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Bill Skibinski
Steve Warfield
Office of the Administrative Hearings
People's Counsel for Baltimore County

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

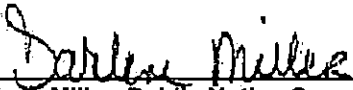
PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

3/27/2020

Order #: 11869345
Case #: 2020-0058-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0058-A


Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County**NOTICE OF ZONING HEARING**

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2020-0058-A

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S/west corner of Anton Farms Road and Stevenson Road
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Hearing: Friday, April 17, 2020 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

mh27

 Zoning Case History Database DWILEY Log Out Home Hearings Calendar Reports**Miscellaneous Notes**

Miscellaneous Note	Created Date
Case has been withdrawn via email 6/29/2020 per Steve Warfield on behalf of the petitioner.	06/29/2020
Accessory structure is permitted as per 1951 Zoning Regulations.	02/24/2020

Hearing / Administrative Variance Information

Hearing Location	Hearing Date & Time	Hearing Continued From	Hearing Rescheduled From	Closing Date
 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MD 21204 Rm. 205	Friday, April 17, 2020 11:00 AM	-	-	-

Petition Information

Update Pet

Contract Purchaser

LS

(4-17-20)
11Am

✓

CASE NO. 2020-0058-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 _____)	_____
3-6	DEPS (if not received, date e-mail sent _____)	NC
_____	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: _____ by _____		
SIGN POSTING (2 nd) Date: _____ by _____		
PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐		
PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐		

Comments, if any: _____

ZAC AGENDA

Case Number: 2020-0058-A **Reviewer:** Rosalie Johnson

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: VARIANCE

Legal Owner: Eduard & Inna Gordon

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 3501 ANTON FARMS RD

Location: South West corner of Anton Farms Road and Stevenson Road.

Existing Zoning: DR 1

Area: 2.8 AC

Proposed Zoning:

VARIANCE:

To allow an Accessory Building Height of 23 feet, in lieu of the 15 feet permitted per the 1945 BCZR Section 1 Definition of an Accessory Building. These regulations apply per the current version of the BCZR Section 1B02.3.A.1 and the Planning Commission Approved Plat G.L.B 17-38

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Accessory structure is permitted as per 1951 Zoning Regulations.

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 - 0306058375			
Owner Information					
Owner Name:	GORDON EDUARD GORDON INNA		Use:	RESIDENTIAL	
Mailing Address:	315 LYON COURT PIKESVILLE MD 21208-		Principal Residence:	NO	
			Deed Reference:	/39908/ 00165	
Location & Structure Information					
Premises Address:	3501 ANTON FARMS RD PIKESVILLE 21208-		Legal Description:	3501 ANTON FARMS RD GARRISON FARMS	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0068	0009	0001	3030040.04	0000	
					Block:
					1
					Lot:
					2020
					Assessment Year:
					Plat No:
					Plat Ref: 0017/ 0038
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
				Property Land Area	
				2.8000 AC	
				County Use	
				04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
					Garage
Last Notice of Major Improvements					
Value Information					
		Base Value		Value	
				As of	
				01/01/2020	
				Phase-in Assessments	
				As of	
				07/01/2019	
				As of	
				07/01/2020	
Land:		330,400		531,000	
Improvements		0		0	
Total:		330,400		531,000	330,400
Preferential Land:		0			397,267
					0
Transfer Information					
Seller: HOFFBERGER RICHARD J		Date: 02/02/2018		Price: \$915,000	
Type: ARMS LENGTH IMPROVED		Deed1: /39908/ 00165		Deed2:	
Seller: FRANKEL VICTOR H		Date: 10/06/2000		Price: \$700,000	
Type: ARMS LENGTH IMPROVED		Deed1: /14740/ 00020		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2019		07/01/2020	
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:					



PETITION FOR ZONING HEARING(S)

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 3501 Anton Farms Road, Pikesville, MD 21208 which is presently zoned DR-1
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Contract Purchaser/Lessee:

N/A
 Name- Type or Print
 Signature
 Mailing Address City State
 Zip Code Telephone # Email Address

Attorney for Petitioner:

N/A
 Name- Type or Print
 Signature
 Mailing Address City State
 Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Eduard Gordon / Inna Gordon
 Name #1 - Type or Print Name #2 - Type or Print
[Signature] / [Signature]
 Signature #1 Signature #2
315 Lyon Court / Pikesville / Maryland
 Mailing Address City State
21208 / /gordon.edward@gmail.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Steve Warfield
 Name - Type or Print
 Signature
954 Ridgebrook Road / Sparks / Maryland
 Mailing Address City State
21152 / (410) 472-5415 / /sw@matisswarfield.com
 Zip Code Telephone # Email Address

CASE NUMBER 2020-0058-A Filing Date 2/24/2020 Do Not Schedule Dates: Reviewer RT

REV. 10/4/11

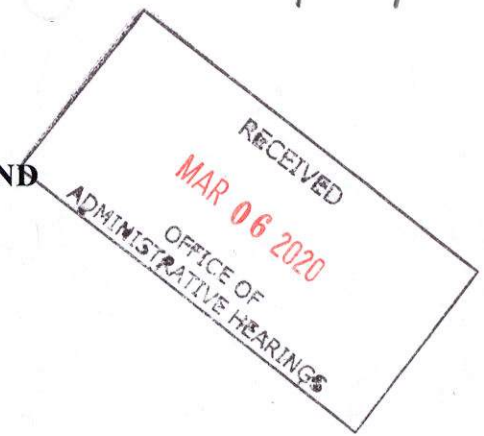
*Deb
4/17 @ 11 AM*

*3:30 2:36 PM.
left v.m.
Followup
email sent
3-30*

4-17

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: March 6, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0058-A
Address 3501 Anton Farms Road
(Gordon Property)

Zoning Advisory Committee Meeting of **March 9, 2020**.

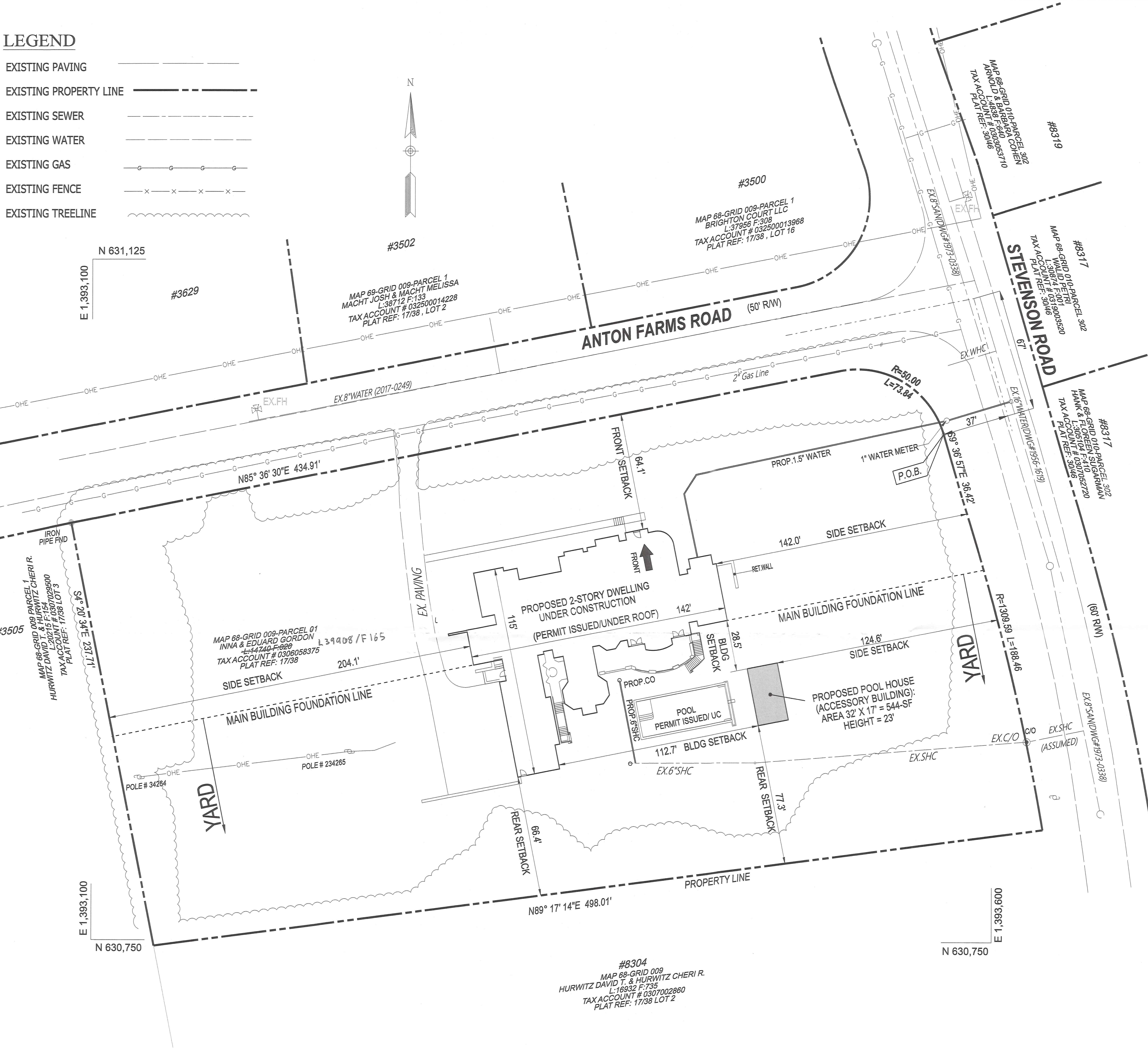
X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford



LEGEND

- EXISTING PAVING
EXISTING PROPERTY LINE
EXISTING SEWER
EXISTING WATER
EXISTING GAS
EXISTING FENCE
EXISTING TREELINE



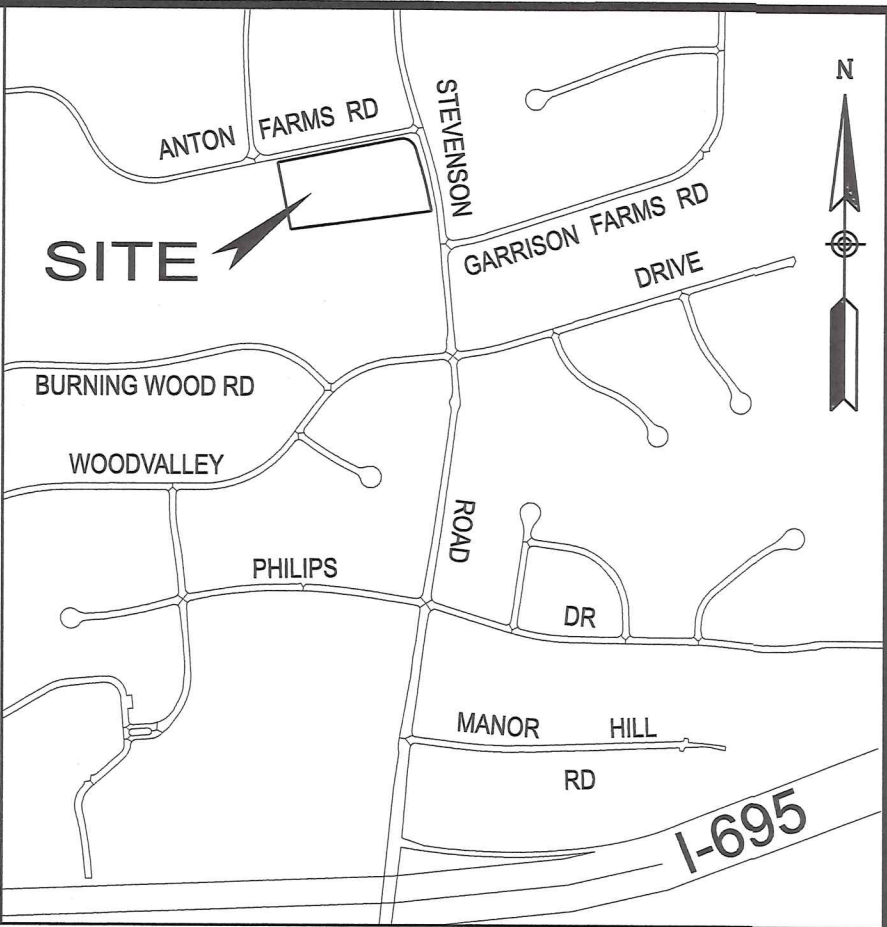
SITE DATA

1. Zoning Map #: 068B2
2. Current Zoning: DR-1
3. Tax Map: 68, Grid 9, Parcel 1, Lot 1
4. Election District: 3
5. Council District: 2
6. Lot Acreage: 2.800 AC (121,968 sf)
7. This site is not historic.
8. This site does not fall within the Chesapeake Bay Critical Area
9. This site is not within the 100 year floodplain per FEMA Map 2400100240F Dated 09/26/2008
10. This site is served by public water
11. There are no prior Zoning Cases, and no known zoning violations

NOTES

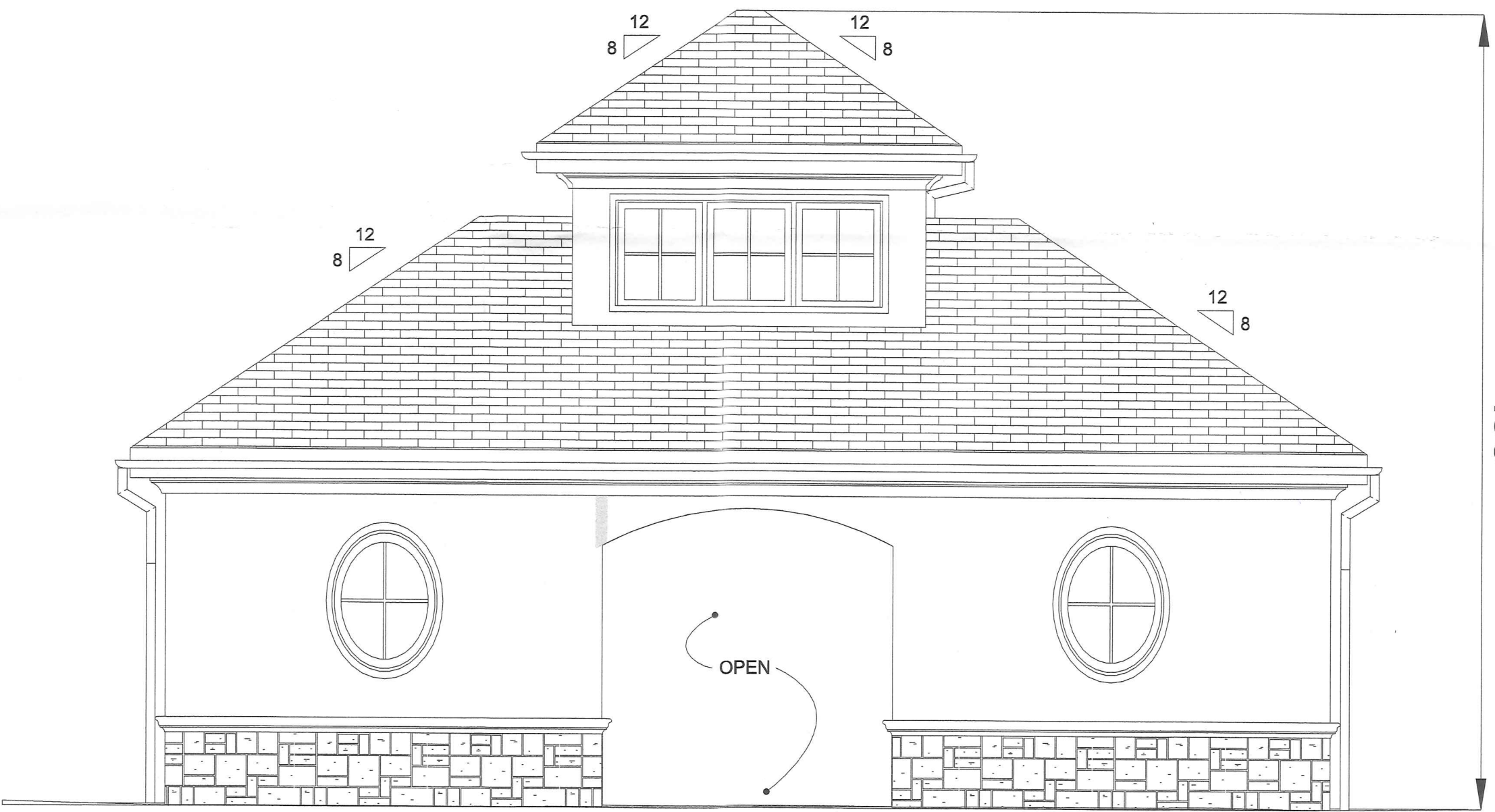
1. PER BCZR SECTION 1802.3.A.1. :
Any lot which is in a recorded residential subdivision approved by the Baltimore County Planning Board or Planning Commission and which has been used, occupied or improved in accordance with the approved subdivision plan.
Planning Commission approved plat "Garrison Farms" recorded in plat book G.L.B.17-38 on May 31, 1951.
2. PER BCZR SECTION 1802.3.B :
The minimum standards for net area, lot width, front yard depth, single-side-yard width, sum of widths of both side yards, rear yard depth and height with respect to each use in a development described in Subsection A.1 above, shall be as prescribed by the zoning regulations applicable to such use at the time the plan was approved by the Planning Board or Commission.
3. 1945 zoning regulations apply.
1945 Definition of Accessory Building:
A subordinate building, except structures used exclusively for farm operation, located entirely in and not occupying more than 35 % of a rear yard and whose use is wholly incidental to that of the main building on the same lot and which does not exceed 15 feet in height above the ground level.

AREA OF PROPOSED POOL HOUSE 544-SF IS 0.8 % OF REAR YARD AREA OF 64,788-SF



VICINITY MAP

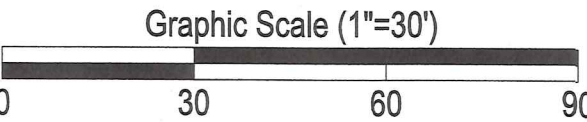
1"=700'



POOL HOUSE FRONT ELEVATION

2020-0058-A

Design and Drawing based on Maryland Coordinate System (MCS):
Horizontal: NAD 83/91 Vertical: NAVD 88



Property Owner's Name and Property Address:

Eduard and Inna Gordon
3501 Anton Farms Road
Pikesville, MD 21208



PROFESSIONAL CERTIFICATION:

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the state of Maryland, License No. 21162
Expiration Date: 03-20-2020

PLAN TO ACCOMPANY
PETITION FOR ADMINISTRATIVE VARIANCE

MATIS WARFIELD
Consulting Engineers
954 Ridgebrook Road, Suite 120
Sparks, Maryland 21152
Phone: (410) 683-7004 Fax: (410) 683-1798

Tax Map: 68	Election District: 03
Parcel: 1	Councilmanic District: 02
Date: 02/19/2020	Sheet Number: 01 OF 01

ZON-1