



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

February 26, 2024

Eli and Sophia Gluck – shifragluck@gmail.com
2520 Farringdon Road
Baltimore, MD 21209

RE: Petition for Administrative Variance
Case No. 2024-0020-A
Property: 2520 Farringdon Road

Dear Mr. and Mrs. Gluck:

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 black ink, appearing to be "DJB", written over a horizontal line.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw
Enclosure
C: J. Scott Dallas – jsdinc@aol.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(2520 Farringdon Road)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Eli & Sophia Gluck	*	HEARINGS FOR
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2024-0020-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, Eli and Sophia Gluck (“Petitioners”) for the property located at 2520 Farringdon Road, Baltimore (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 1B02.3.B (1963 Regulations, Section 211.3, R.6), to permit a dwelling addition with a side setback as close as 6 ft. in lieu of the required 8 ft. for a sum total of 14 ft. in lieu of a sum total of 20 ft. 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. 2, photographs 1-9). 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 February 4, 2024, 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 Section 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, Section 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.

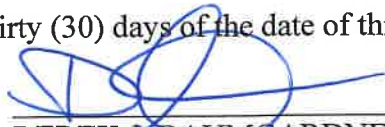
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested Variance will be granted.

THEREFORE, IT IS ORDERED, this 26th day of **February, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from the BCZR, Section 1B02.3.B (1963 Regulations, Section 211.3, R.6), to permit a dwelling addition with a side setback as close as 6 ft. in lieu of the required 8 ft. for a sum total of 14 ft. in lieu of a sum total of 20 ft., 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 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.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


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 2520 FARRINGDON ROAD Currently Zoned DR 5.5
Deed Reference 31189 / 206 10 Digit Tax Account # 0310095255
Owner(s) Printed Name(s) ELI GLUCK AND SOPHIA BERLIN GLUCK

(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, Section 1B02.3.B (1963 Regulations Sections 211.3, R.6) to permit a dwelling addition with a side setback as close as 6ft. in lieu of the required 8ft. for a sum total of 14ft. in lieu of a sum total of 20ft.

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):

<u>ELI GLUCK</u>		<u>SOPHIA BERLIN GLUCK</u>	
Name #1 – Type or Print		Name #2 – Type or Print	
<u>[Signature]</u>		<u>[Signature]</u>	
Signature #1		Signature #2	
<u>2520 FARRINGDON ROAD</u>		<u>BALTIMORE MD</u>	
Mailing Address		City State	
<u>21209</u>	<u>410-598-6760</u>	<u>shifragluck@gmail.com</u>	
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:

J SCOTT DALLAS
Name - Type or Print _____
Signature _____
P O BOX 26 BALDWIN MD
Mailing Address _____ City _____ State _____
21013 410-817-4600 jsdinc@aol.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 2024-0020-A Filing Date 1/23/24 Estimated Posting Date 2/4/24 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: 2520 FARRINGDON ROAD 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)**

PER MRS GLUCK: "OUR FAMILY IS GROWING. REQUIRING ADDITIONAL SPACE TO MEET THE CHANGING NEEDS OF OUR HOUSEHOLD. THE VARIANCE WE ARE SEEKING IS CRUCIAL FOR PROVIDING A COMFORTABLE AND ACCOMMODATING LIVING SPACE FOR EVERY MEMBER OF OUR FAMILY.
IN ADDITION, OUR FAMILY INCLUDES ELDERLY MEMBERS WHO ARE AN INTEGRAL PART OF OUR HOUSEHOLD.
GRANTING THIS VARIANCE WOULD ALLOW US TO IMPLEMENT NECESSARY MODIFICATIONS (INCLUDING A RAMP FROM THE DRIVEWAY INTO THE SIDE ADDITION WHERE WE ARE REQUESTING A VARIANCE) TO ENSURE A SAFE AND SUPPORTIVE ENVIRONMENT FOR AGING FAMILY MEMBERS."
THE WIDTH OF THE LEFT (WEST) SIDE ADDITION, ALONG THE PROPOSED 6 FOOT SIDE YARD, WILL ALLOW FOR THE RAMP FOR THE ELDERS' ACCESS TO AND FROM THE ADDITION

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)
Signature of Owner (Affiant) Eli Gluck Signature of Owner (Affiant) Sophia Berlin Gluck
Name - Print or Type ELI GLUCK SOPHIA BERLIN GLUCK

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 18th day of January, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: ELI GLUCK & SOPHIA BERLIN GLUCK
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal
Notary Public
My Commission Expires 08/12/2027

VICTORIA M. HU
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires Aug. 12, 2027

J.S. DALLAS, INC.

Surveying & Engineering

P.O. Box 26
Baldwin, MD 21013
(410)817-4600
FAX (410)817-4602

ZONING DESCRIPTION FOR #2520 FARRINGTON ROAD

BEGINNING at a point on the north side of Farrington Road which has a variable width right of way at the distance of 125 feet northeast from the extended centerline of Farrington Court.

BEING Lot #13, Block "C" as shown on the Plat of "Pickwick" recorded as recorded in Baltimore County Plat Book Number 29 folio 30.

CONTAINING 10,984 square feet or 0.252 acres of land, more or less.

LOCATED the 3^d Election District, 2nd Councilmanic District.



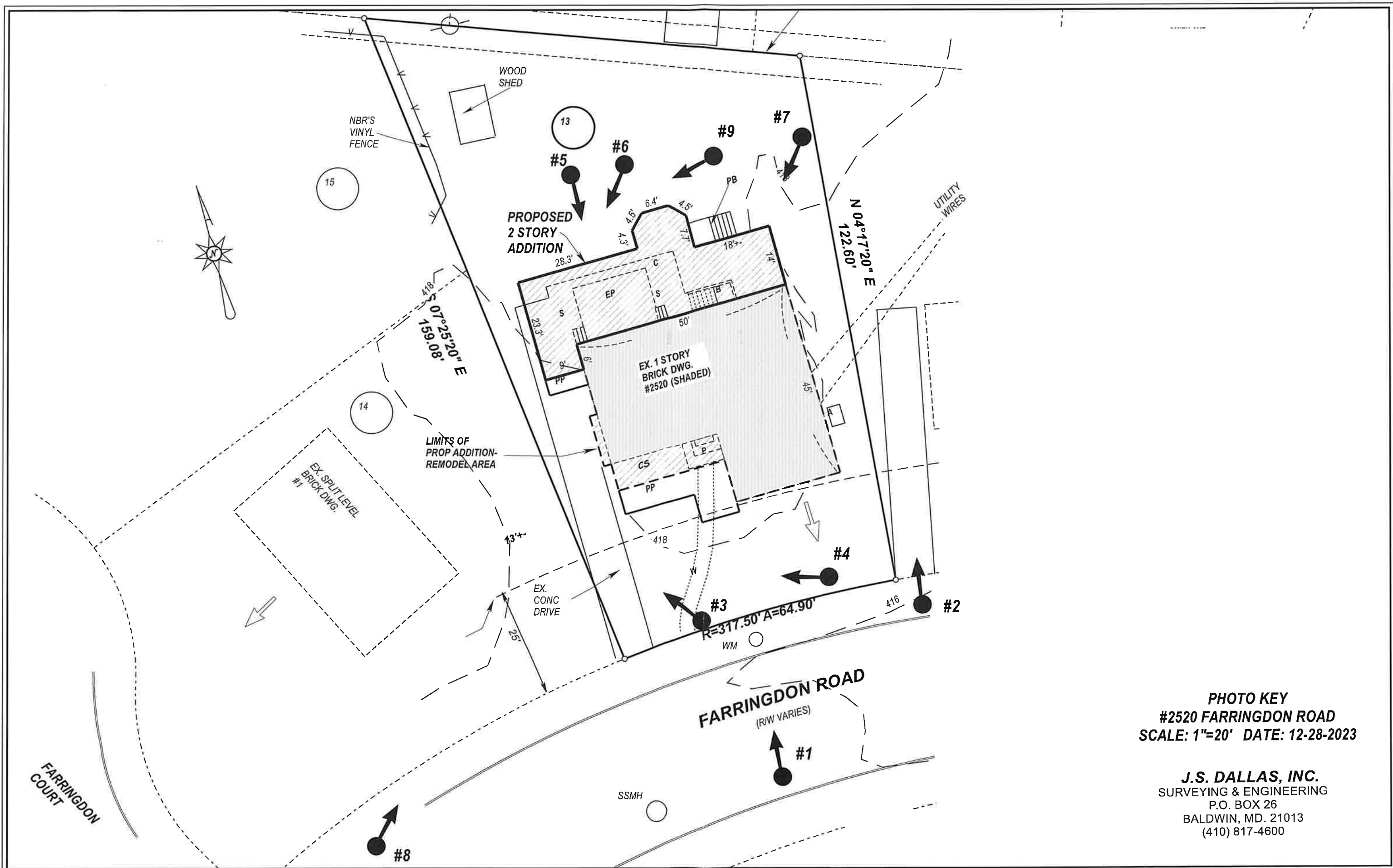


PHOTO KEY
#2520 FARRINGTON ROAD
SCALE: 1"=20' DATE: 12-28-2023

J.S. DALLAS, INC.
 SURVEYING & ENGINEERING
 P.O. BOX 26
 BALDWIN, MD. 21013
 (410) 817-4600

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: February 6, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0020-A
Address: 2520 FARRINGDON RD
Legal Owner: Eli & Sophia Gluck

Zoning Advisory Committee Meeting of February 6, 2024.

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

Additional Comments:

Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: February 7, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0020-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: No comment.

DPW-T: No Exception taken

Landscaping: No comments

Recreations & Parks: No Greenways affected.

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0020 -A Address 2520 FARRINGTON ROAD
Contact Person: SHAWN CRAWFORD Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 1/23/24 Posting Date: 2/4/24 Closing Date: 2/15/24

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: 2024 - 0020 -A Address 2520 FARRINGTON ROAD
Petitioner's Name: ELI & SOPHIA GLUCK Telephone (Cell) 410-598-6760
Posting Date: 2/4/24 Closing Date: 2/19/24
Wording for Sign: To Permit _____

a dwelling addition with a side setback as close as
6ft. in lieu of the required 8ft. for a sum total of
14ft. in lieu of a sum total of 20ft.

ZONING REVIEW OFFICE



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 - 0310095255

Owner Information

Owner Name: GLUCK ELI Use: RESIDENTIAL
GLUCK SOPHIA BERLIN Principal Residence: YES
Mailing Address: 2520 FARRINGDON RD Deed Reference: /31189/ 00206
BALTIMORE MD 21209-2548

Location & Structure Information

Premises Address: 2520 FARRINGDON RD Legal Description: 2520 FARRINGDON RD NS
BALTIMORE 21209-2548 PICKWICK

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 1
0078 0006 0451 3050065.04 0000 C 13 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 740 SF 11,550 SF 04

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
1 YES STANDARD UNIT BRICK/ 4 2 full/ 1 half

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2023	07/01/2024
Land:	121,600	121,600		
Improvements	302,400	381,200		
Total:	424,000	502,800	450,267	476,533
Preferential Land:	0	0		

Transfer Information

Seller: RASH SANDRA J	Date: 09/15/2011	Price: \$350,000
Type: ARMS LENGTH IMPROVED	Deed1: /31189/ 00206	Deed2:
Seller: JUDMAN MIRIAM	Date: 04/27/2011	Price: \$100,826
Type: NON-ARMS LENGTH OTHER	Deed1: /30752/ 00338	Deed2:
Seller: JUDMAN HARRY	Date: 02/10/1994	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /29302/ 00029	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

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:

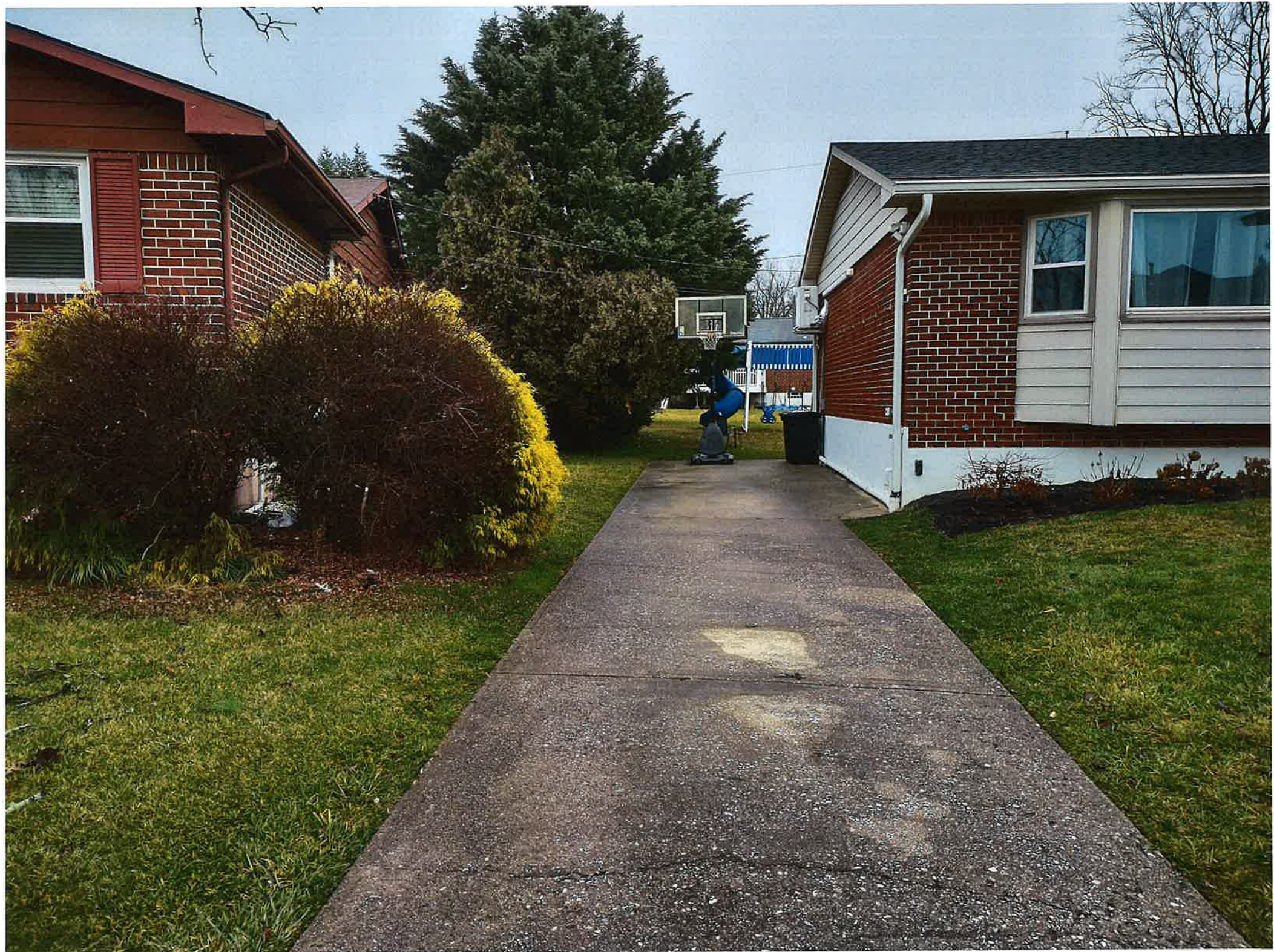
2624-0620-4

||013006|| 1:0433180921: 5700001973||

#1



#2



#3



#4



#5



#6



#7



#8



#9



CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 2/4/2024

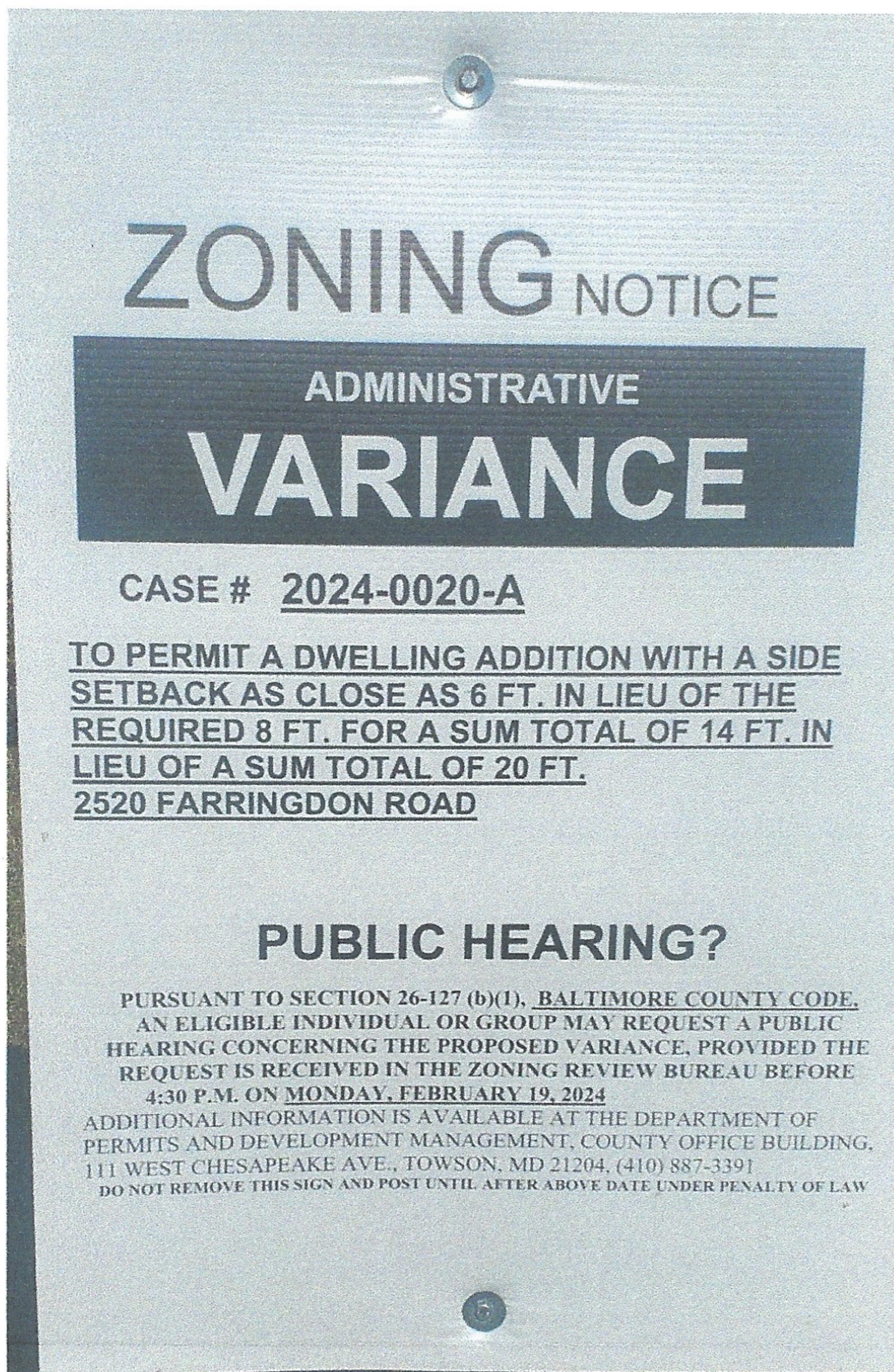
Case Number: 2024-0020-A

Petitioner / Developer: J. SCOTT DALLAS ~ ELI & SOPHIA GLUCK

Date of Closing: FEBRUARY 19, 2024

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:
2520 FARRINGDON ROAD

The sign(s) were posted on: FEBRUARY 4, 2024



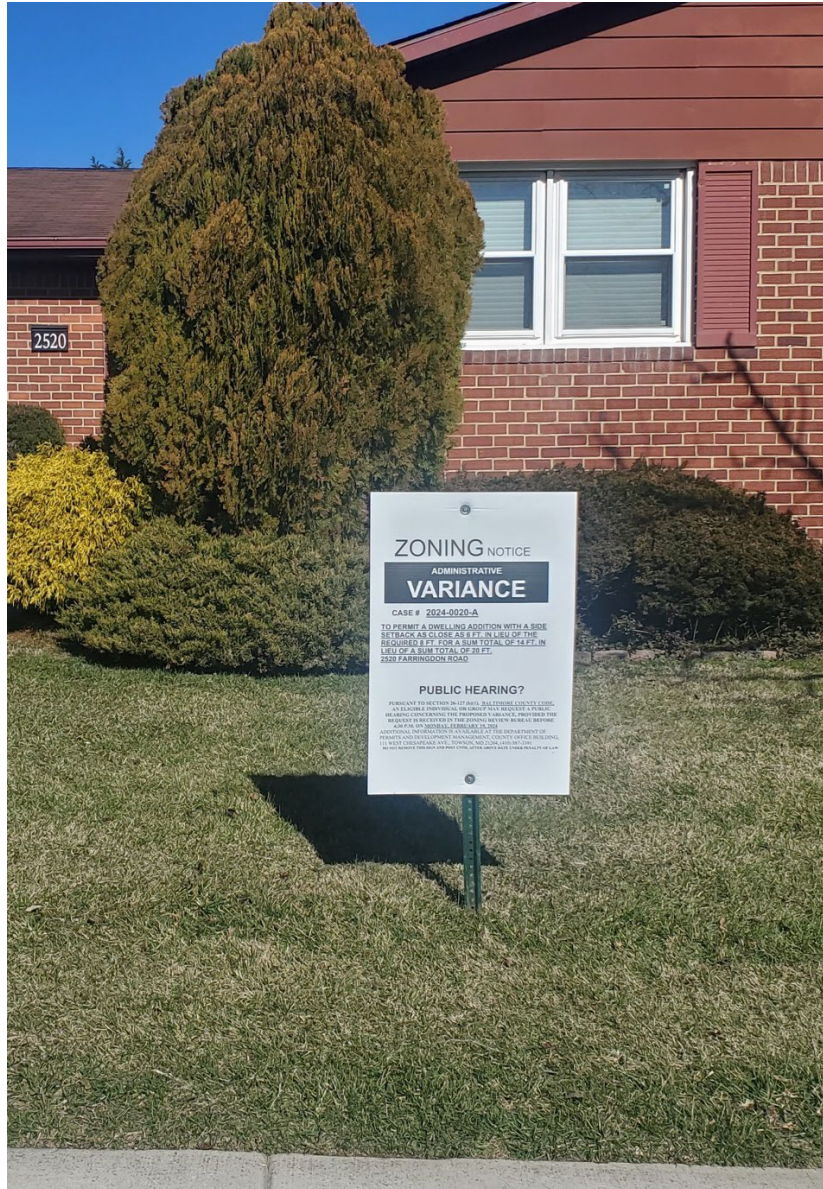
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)



Background Photo @ 2520 Farrington Road ~ 2/4/2024
CASE # 2024-0020-A