

IN RE: PETITION FOR VARIANCE
S/S Butler Road, 7200' W of Falls Road
(2838 Butler Road)
8th Election District
3rd Council District

Benjamin H. Griswold, IV, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY

* Case No. ~~00-010-A~~

01-010-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Benjamin H. Griswold, IV, and his wife, Wendy G. Griswold. The Petitioners seek relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (barn) to be located in the front yard, with a height of 36 feet in lieu of the required rear yard and maximum allowed height of 15 feet. The subject property and relief requested are more particularly described on the site plan marked as Petitioner's Exhibit 1, and the building elevation drawings marked as Petitioner's Exhibit 2.

Appearing at the requisite public hearing held in this case were Wendy Griswold, property owner, Brian Dietz, a representative of Gerhold, Cross & Etzel, the engineering firm which prepared the site plan for this property, and Matthew Slater. There were no Protestants or other interested persons present.

Testimony and evidence presented revealed that the subject property consists of a gross area of 35 acres, more or less, zoned R.C.2 and is located on the south side of Butler Road in Glyndon. The property is improved with a two-story dwelling, a one-story shed, a swimming pool, and a two-story masonry barn with an 8-foot wood overhang attached to the rear of the second story. It is this barn structure that is the subject of the variance request. The Petitioners propose extensive renovations to the barn, as more particularly shown on the building elevation drawings

ORDER RECEIVED FOR FILING

Date

By

submitted at the hearing. Testimony indicated that Mrs. Griswold intends to utilize the second story of the barn as an art studio. Mrs. Griswold is apparently an artist by avocation and desires a place where she can pursue this interest. She indicated that the barn would not be used as a residence and would not be converted for use as apartments. Due to the height of the barn and its location on the front portion of the property, the requested variance relief is necessary. Apparently, the building itself is several hundred years old and has been at this location as it presently exists for many years. Thus, the variances are necessary to legitimize an existing condition and to permit the proposed improvements thereto.

Based upon the testimony and evidence presented, I am persuaded to grant the variance. Surely, the existing structure should be preserved and the proposed rehabilitation of the building is appropriate. As noted above, the barn has apparently existed in its present location for many years. The property is a large tract of land and the barn is located nearly 2,000 feet from Butler Road. Thus, it appears that relief can be granted without any detriment to the health, safety or general welfare of the surrounding locale.

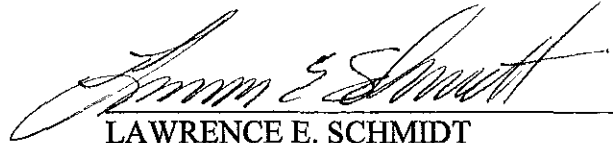
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of September, 2000 that the Petition for Variance seeking relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (barn) to be located in the front yard, with a height of 36 feet in lieu of the required rear yard and maximum allowed height of 15 feet, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

ORDER RECEIVED FOR FILING
Date 9/29/00
By [Signature]

- 2) The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments, nor used to support any commercial or business activity.
- 3) There shall be no living or sleeping quarters provided therein, and no kitchen facilities.
- 4) Compliance with the Zoning Advisory Committee (ZAC) comment submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated August 4, 2000, a copy of which is attached hereto and made a part hereof.
- 5) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2838 Butler Road

which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1, 400.3

TO PERMIT AN ACCESSORY STRUCTURE TO BE LOCATED IN THE FRONT YARD AND TO HAVE A HEIGHT OF 36 FEET IN LIEU OF THE REQUIRED REAR YARD AND 15 FEET HEIGHT BUILDING RESPECTIVELY.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) TO BE DISCUSSED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, 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.

I/We do 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 Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No. 01-0104

220 9/15/98

Legal Owner(s):

Benjamin H. Griswold, IV

Name - Type or Print

Signature

Wendy G. Griswold

Name - Type or Print

Signature

2838 Butler Road

Address

410-561-2319

Telephone No.

Glyndon

City

MD 21071

State

Zip Code

Representative to be Contacted:

Bruce Doak/Gerhold Cross & Etzel, Ltd.

Name

320 E. Towsontown Blvd. # 100

Address

410-823-4470

Telephone No.

Towson

City

MD 21286

State

Zip Code

OFFICE USE ONLY

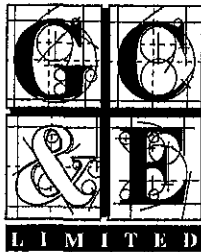
ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By CTM

Date 7/14/98

ORDER RECEIVED FOR FILING
Date 9/15/98
By [Signature]



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286

Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

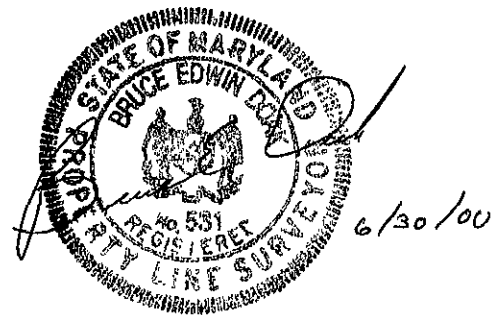
June 29, 2000

ZONING DESCRIPTION OF THE GRISWOLD PROPERTY

Beginning for the same at a point in the center of a private driveway, said point being measured southerly 450 feet more or less from the intersection of the center of said driveway with the center of Butler Road, said intersection of driveway with Butler Road being measured southwesterly 7200 feet more or less from the intersection of Butler Road and Falls Road, thence (1) South 78 degrees 46 minutes 34 seconds West 12.54 feet, (2) South 12 degrees 32 minutes 26 seconds East 81.23 feet (3) South 9 degrees 23 minutes 22 seconds East 83.66 feet, (4) South 5 degrees 58 minutes 09 seconds East 83.83 feet, (5) South 10 degrees 57 minutes 37 seconds East 42.01 feet, (6) South 17 degrees 12 minutes 09 seconds East 41.90 feet, (7) South 18 degrees 40 minutes 52 seconds East 215.03 feet, (8) South 66 degrees 08 minutes 11 seconds West 316.18 feet, (9) South 59 degrees 54 minutes 42 seconds West 763.40 feet, (10) South 48 degrees 03 minutes 15 seconds East 1,525.60 feet, (11) South 85 degrees 07 minutes 24 seconds East 49.74 feet, (12) North 18 degrees 02 minutes 36 seconds East 1,115.07 feet, (13) North 7 degrees 16 minutes 18 seconds West 386.63 feet, (14) North 28 degrees 38 minutes 45 seconds West 423.90 feet, (15) North 56 degrees 10 minutes 12 seconds West 470.80 feet and (16) South 78 degrees 46 minutes 34 seconds West 54.72 feet to the place of beginning.

Containing 35.00 Acres of land, more or less.

Note: This description satisfies zoning requirements only and is not intended for conveyance purposes.



01-010-A
010

A-010-10

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 083815

DATE 7/11/00 ACCOUNT R001 6150
AMOUNT \$ 50.00

RECEIVED FROM: GERHOLD, GROSS - STEEL LTD

FOR: PIO VARIANCE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAID RECEIPT
7/11/00 7/11/00 10:05:17
CASHIER TOL DOD DANCE
528 JAMES VERIFICATION
142475 06/11
083815

Rec'd for 50.00
50.00 OK 1.00
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner 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: #00-010-A
2836 Butler Road
SE/S Butler Road, 7200' SW
of Falls Road and 450' to
the rear

8th Election District
3rd Councilmanic District
Legal Owner(s): Wendy G.
& Benjamin H. Griswold, IV

Variance: to permit an accessory structure to be located in the front yard and to have a height of 36 feet in lieu of the required rear yard and maximum height of 15 feet.

Hearing: Tuesday, September 5, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

8/199 August 17 C412046

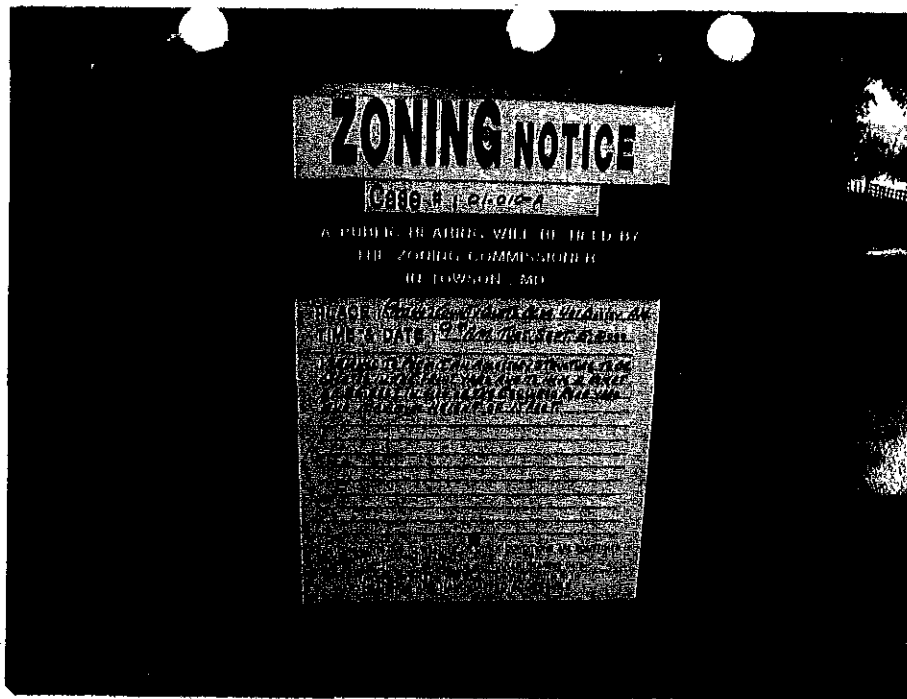
CERTIFICATE OF PUBLICATION

TOWSON, MD, 8/18, 2000

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/17, 2000.

S. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING



2838 Butler Road

CERTIFICATE OF POSTING

**RE: CASE # 01-010-A
PETITIONER/DEVELOPER
(Benjamin H. Griswold, IV)
DATE OF Hearing
(9-5-00)**

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

2838 Butler Road Baltimore , Maryland 21136_____

THE SIGN(S) WERE POSTED ON_____ 8-21-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____**THOMAS P. OGLE SR.**_____

_____**325 NICHOLSON ROAD**_____

_____**BALTIMORE, MARYLAND 21221**_____

_____**410-687-8405**_____

(TELEPHONE NUMBER)

RE: PETITION FOR VARIANCE
2838 Butler Road, 450' S from intersection private drive
and Butler Rd, 7200' SW intersection Butler Falls
8th Election District, 3rd Councilmanic

Legal Owner: Benjamin H. & Wendy G. Griswold, Jr.
Petitioner(s)

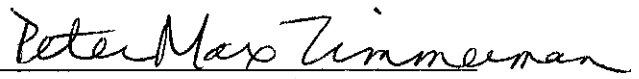
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-10-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of July, 2000 a copy of the foregoing Entry of Appearance was mailed to Bruce E. Doak, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontowne Blvd., Suite 100, Towson, MD 21286, representative for Petitioners.


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

August 3, 2000

NOTICE OF ZONING HEARING

The Zoning Commissioner 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: 00-010-A

2838 Butler Road

SE/S Butler Road, 7200' SW of Falls Road and 450' to the rear

8th Election District – 3rd Councilmanic District

Legal Owner: Wendy G. & Benjamin H. Griswold, IV

Variance to permit an accessory structure to be located in the front yard and to have a height of 36 feet in lieu of the required rear yard and maximum height of 15 feet.

HEARING: Tuesday, September 5, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with the initials "SJ" written below it.

Arnold Jablon
Director

C: Wendy & Benjamin Griswold, IV, 2838 Butler Road, Glyndon 21071
Gerhold Cross & Etzel, c/o Bruce Doak, 320 E. Towsontown Boulevard, Suite 100, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY AUGUST 21, 2000.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

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 petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the 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:

Item Number or Case Number: 01-010-A

Petitioner: BEN GRISWOLD

Address or Location: 2838 BUTLER ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: BEN GRISWOLD

Address: 2838 BUTLER ROAD
GLYNDOR, MD, 21071

Telephone Number: 410-561-2319

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 17, 2000 Issue – Jeffersonian

Please forward billing to:

Wendy & Benjamin Griswold, IV
2838 Butler Road
Glyndon, MD 21071

410-561-2319

NOTICE OF ZONING HEARING

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CASE NUMBER: 00-010-A

2838 Butler Road

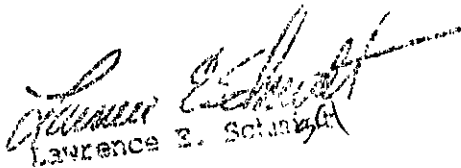
SE/S Butler Road, 7200' SW of Falls Road and 450' to the rear

8th Election District – 3rd Councilmanic District

Legal Owner: Wendy G. & Benjamin H. Griswold, IV

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HEARING: Tuesday, September 5, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER 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.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 29, 2000

Wendy & Benjamin Griswold, IV
2838 Butler Road
Glyndon, MD 21071

Dear Mr. & Mrs. Griswold:

RE: Case Number: 01-010-A, 2838 Butler Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 11, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
GDZ

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Gerhold, Cross & Etzel, c/o Bruce Doak, 320 E. Towsontown Blvd., Suite 100,
Towson 21286
People's Counsel



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley

DATE: August 4, 2000

SUBJECT: Zoning Item #010
2838 Butler Road RBS/AL

Zoning Advisory Committee Meeting of July 24, 2000

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

X Groundwater Management: The barn must be at least 30 feet from the well and 20 feet from the septic system.

X Development Coordination: Prior to building permit, the proposed structure must have an approved sewage disposal system.

X Agricultural Preservation: This zoning petition is supported as long as the use is agriculturally related and not residential.

Reviewer: Kevin Koepenick

Reviewer: Wally Lippincott

Reviewer: Bruce Seeley

Date: July 27, 2000

Date: August 2, 2000

Date: August 4, 2000

hs
9/5

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: July 24, 2000

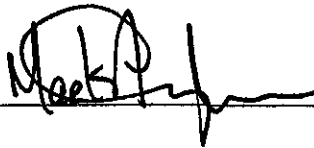
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 520 Revised, 556, 001, 010, 012, 014, 015,
and 018

The Office of Planning has reviewed the above referenced case and has no comments to offer.

For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

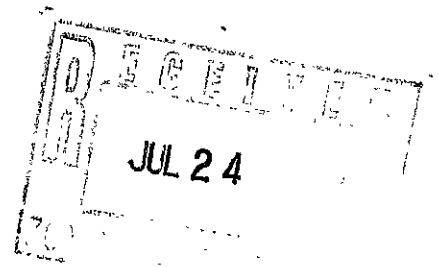
Prepared by:



Section Chief:



AFK/JL:MAC



PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

BRIAN DIETZ

GERHOLD CROSS + ETZEL

320 E. TOWSON TOWN BLVD

Wendy Griswold

2835 Beecher Rd Glynndon Md

Mark Hahn

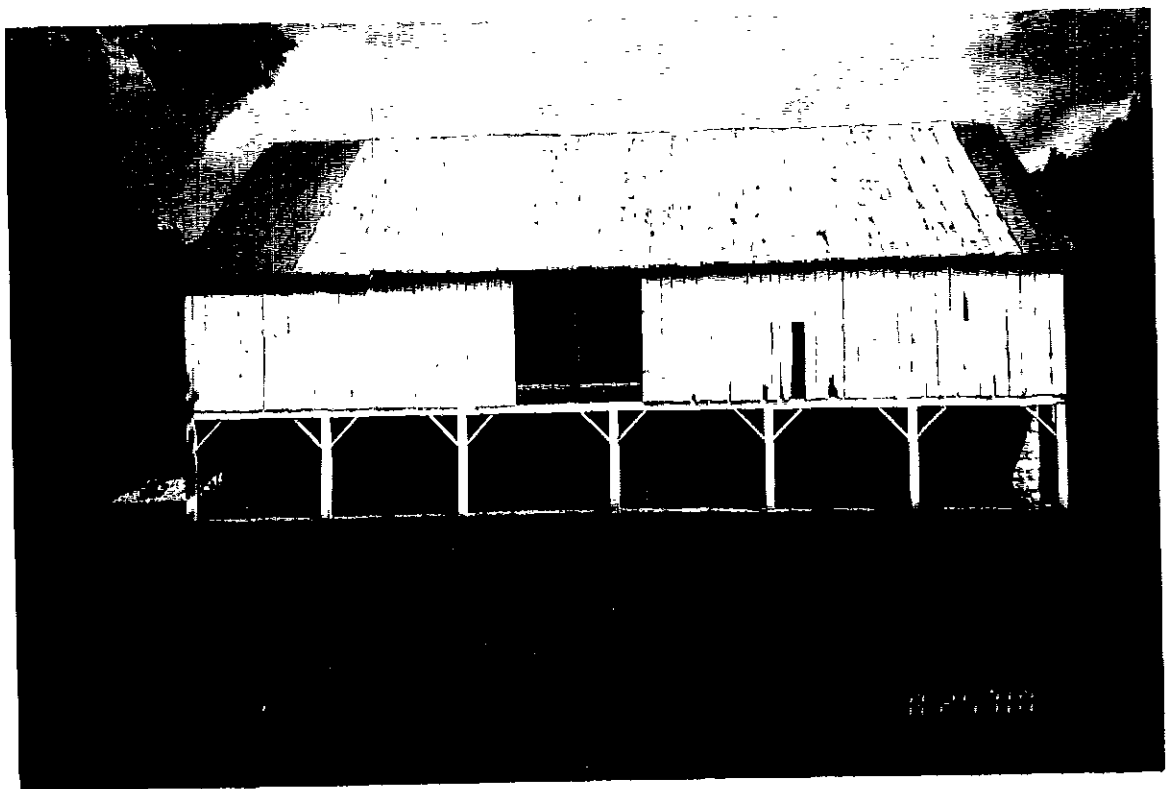
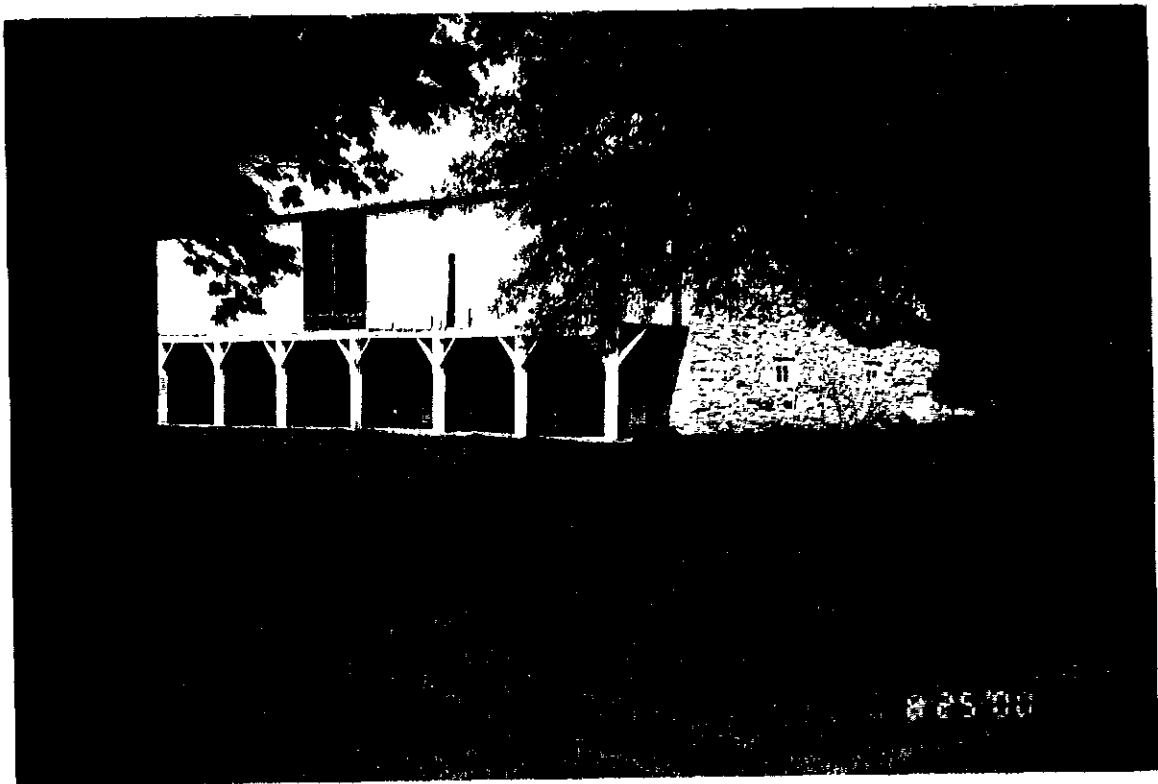
11736 Greenspring Ave Lutherville Md
21093

Matthew Slaton

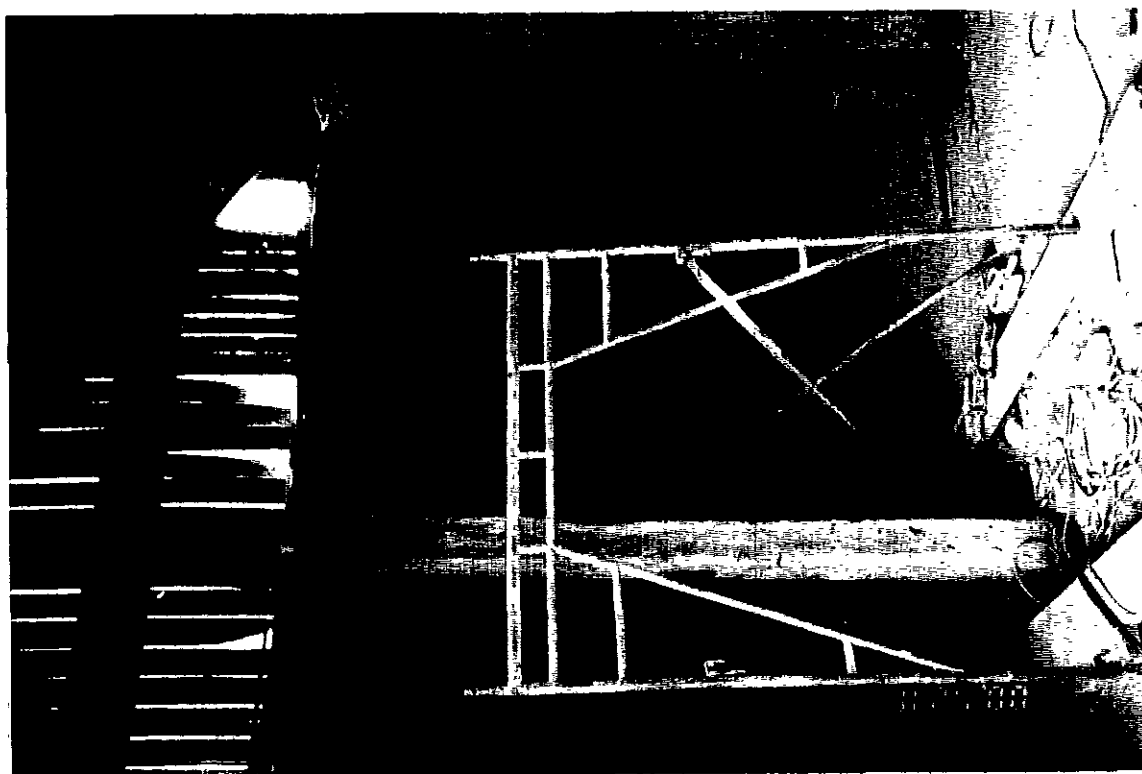


photograph

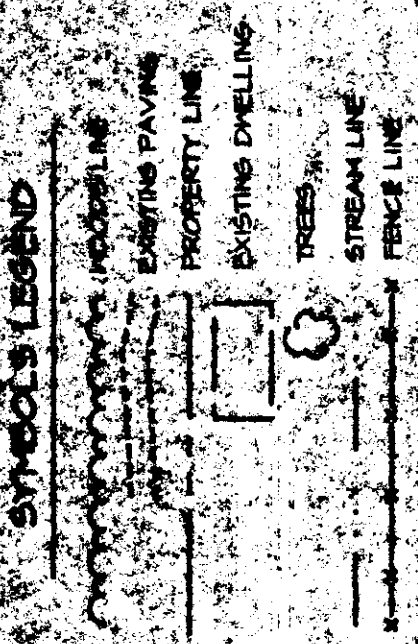
01-010-A











Vicinity Map 15 # 20001

22/10/19

GENERAL NOTES

THE PROPERTY LINE BETWEEN THE CONVENTIONAL PURPOSES ONLY, A BULKHEAD ZONING DISTRICT AND THE RECREATION PURPOSES ONLY, A BULKHEAD ZONING DISTRICT, IS LOCATED AS SHOWN ON THE ATTACHED PHOTOGRAPHS. THE SUBJECT PROPERTY HAS A VACANT PORTION THEREOF CONTAINING A PHOTOGRAPHIC FILM STORE.

CASEY ROAD SCHOOL DISTRICT	4900 S.W.	ADJ. MAP'S AND RECORDS PLANNING DISTRICT	1-2-3 S.W.
-------------------------------	--------------	--	---------------

THE SUBJECT PROPERTY IS NOT LOCATED IN THE CRENSHAW PARK ZONING AREA.

ALL PROPERTIES WITHIN 100 FEET ARE ZONED R.C.2.

—Keep answers short and clear.

2 STORY HOUSE
BUILT

OWNER:
BEN GRISWOLD & MENDY GRISWOLD, HIS WIFE
3890 BUTLER ROAD
OLYNDON, MARYLAND 20711

FLAT TO ACCOMPANY A
PETITION FOR A
VARIANCE

GRISWOLD PROPERTY

[illegible]

DATE JUN 26 2008
Scale 1:1000
GERHOLD CROSS • ETZEL LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 200
1000

Wesport Maryland 21280
(410) 623-4470

01-010-A

Baltimore County Grad Mentions

S. M. LIBER 7492, FOLIO 264
 TX. ACCT. #20-00-018444
 TX. MAP 33; GRID M; PARCEL 281

AREA = 355 ACRES

EDITION RE 2ND AND CHARLES MILLAN'S HOUSE
2401 BUTLER ROAD
E. R. K. JR. LIBER 6829, FOLIO 105
TX ACCT 47-00-004104
TX MAP 53, GRID 24, PARCEL 101

DANIEL B. & JUDY LYNN BRENSIE
14301 GREEN ROAD
S. M. LIBER 8362; FOLIO 701
TX. ACCT. 822-00-000017
TX. MAP 32 GRID 34; PARCEL 200



101

A1

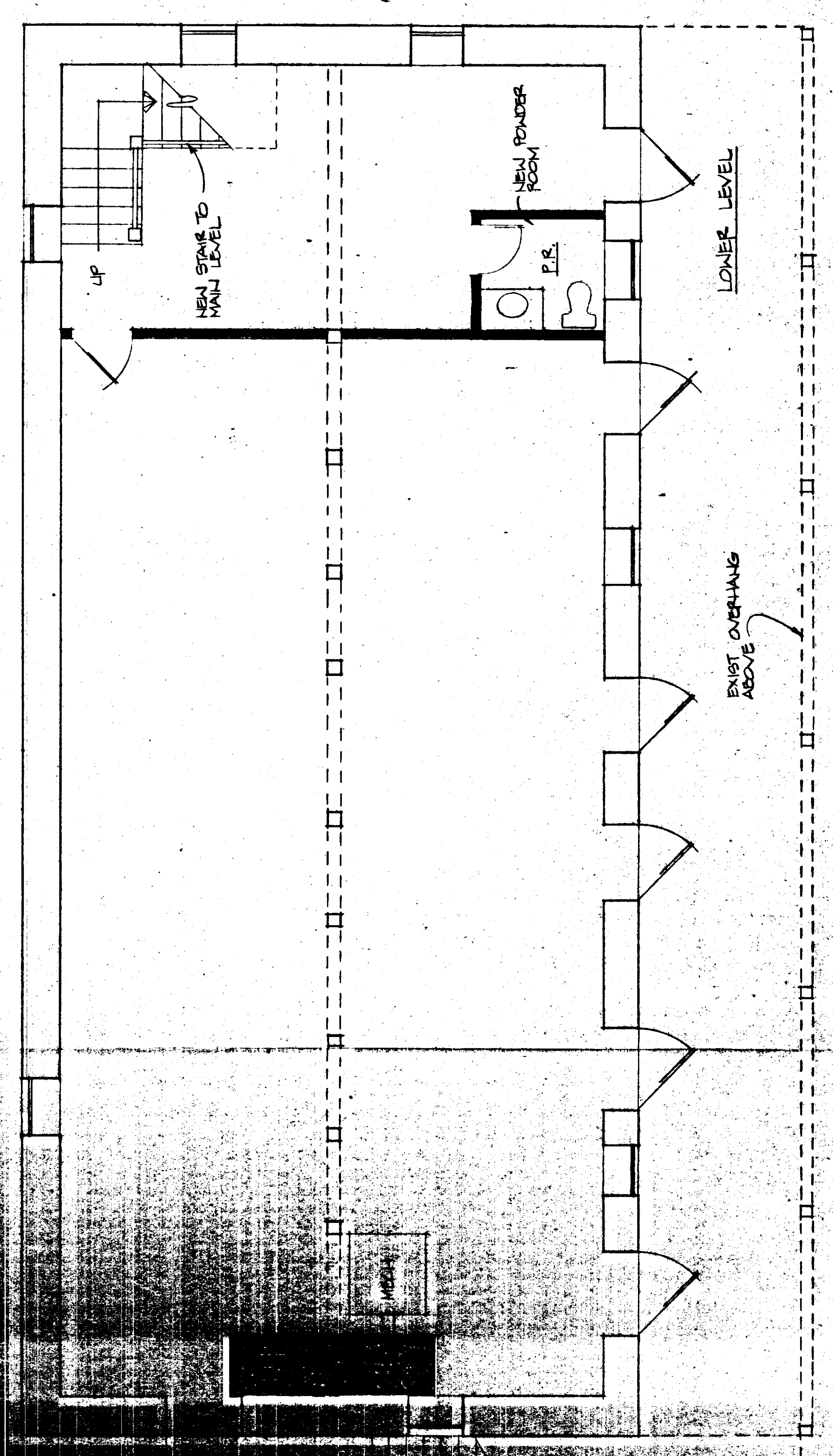
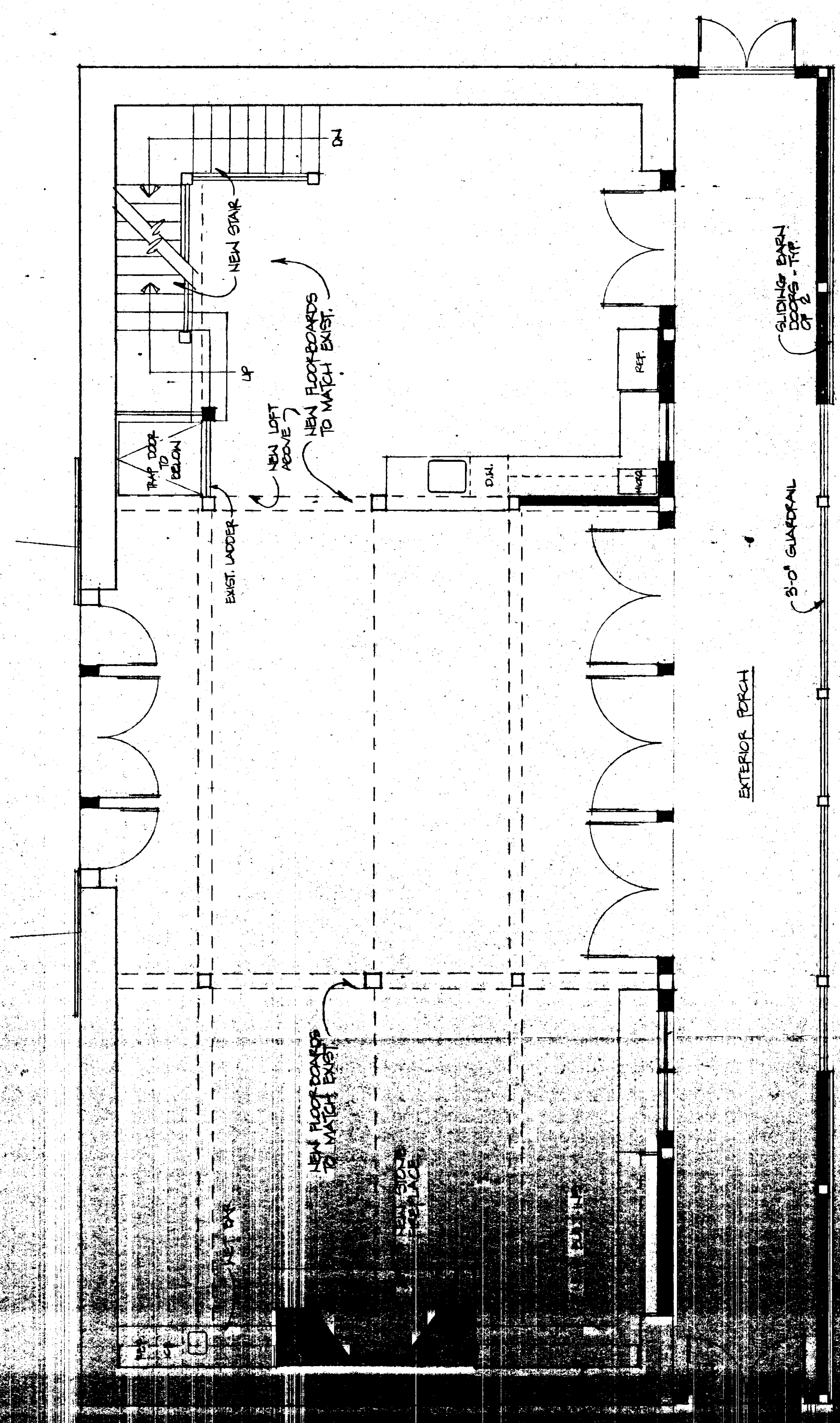
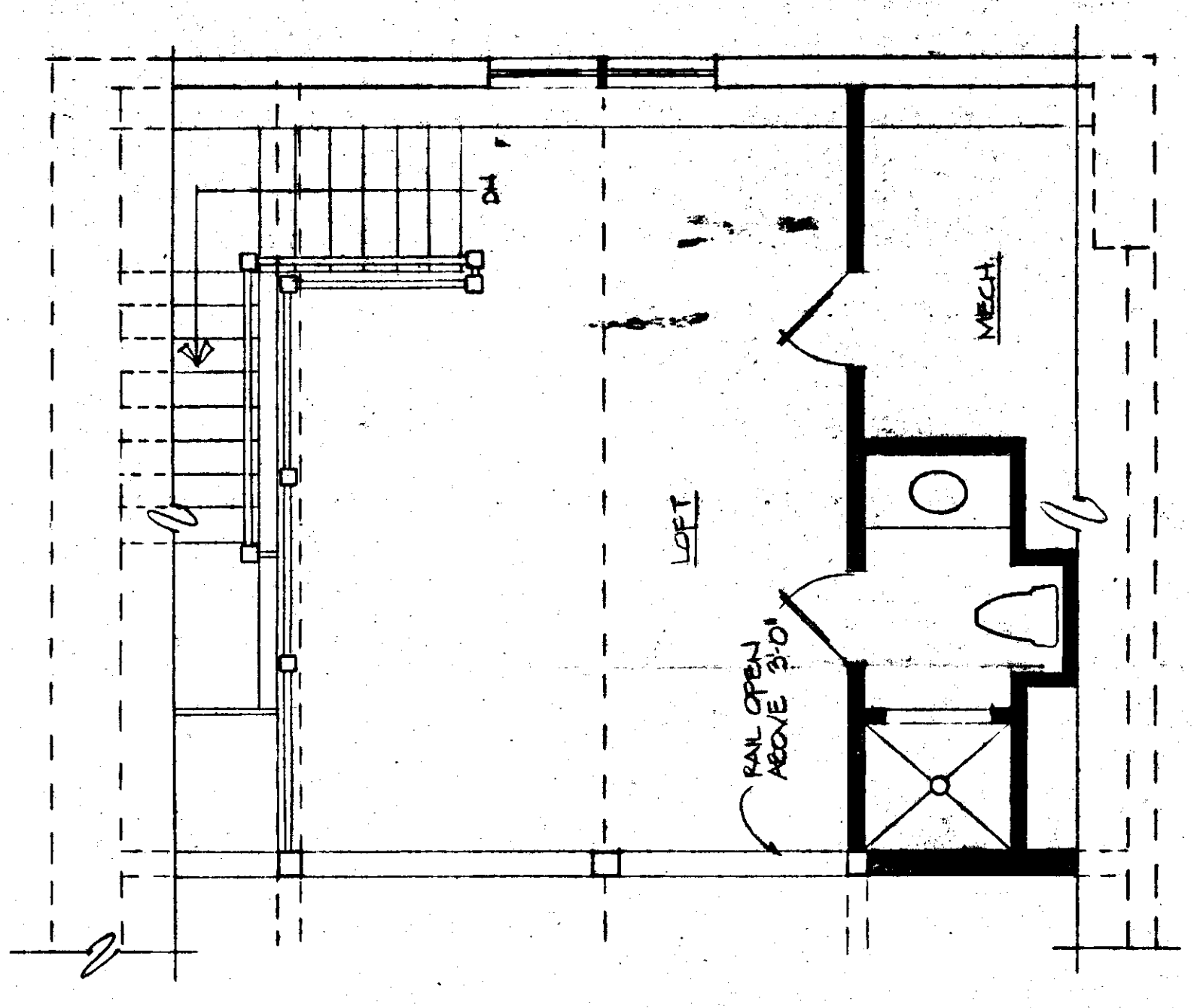
FOR WORK: 5.10.00

sarah crosby schweizer, ltd
2030 western road, bethesda, maryland 20814, ph: 410.220.3700

ALTERATIONS TO
GRISWOLD BARN
2838 BUTLER ROAD GAITHERSBURG, MD. 20878

62

NOTE: SHADING REPRESENTS
NEW CONSTRUCTION

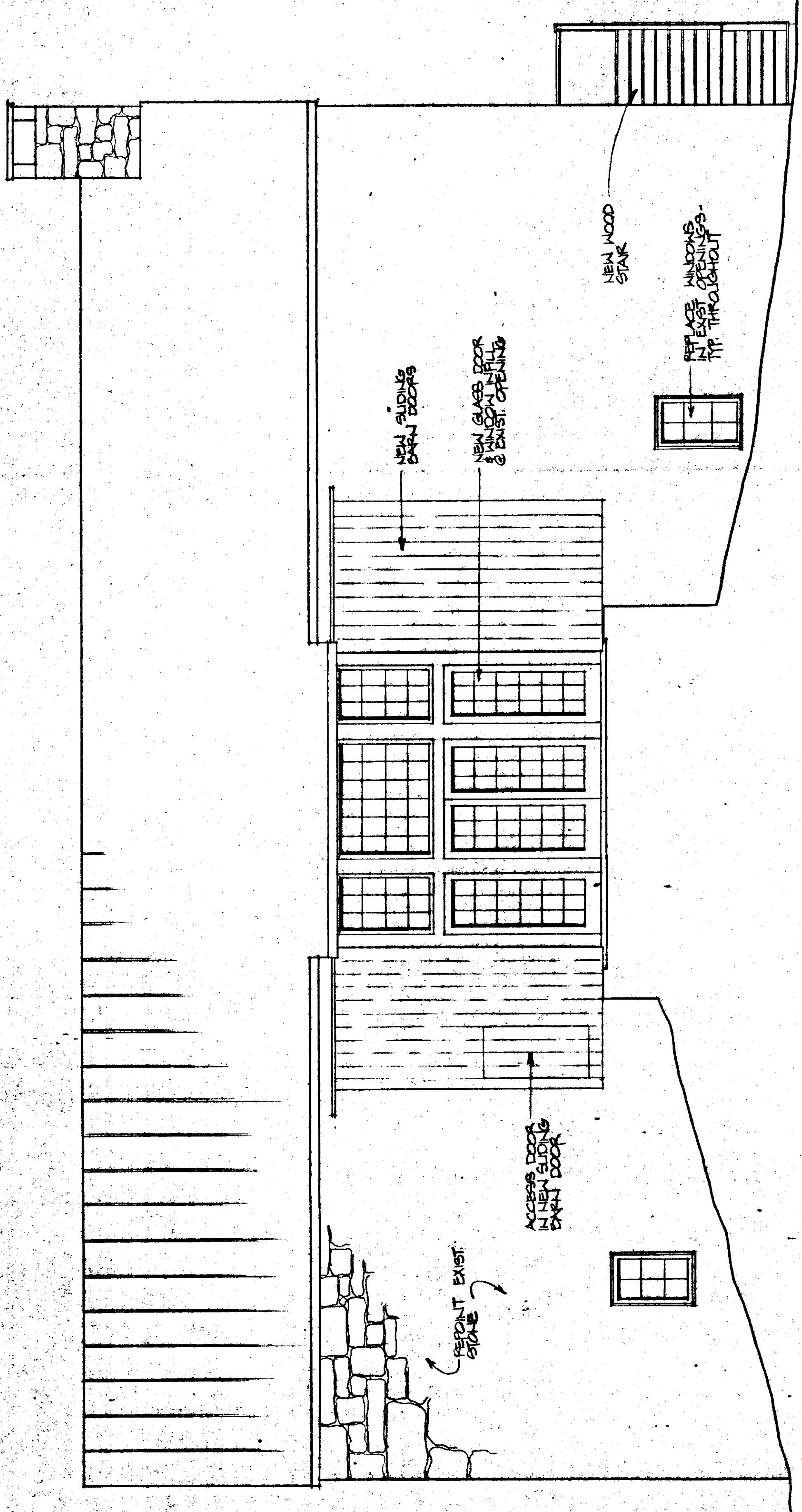


A2

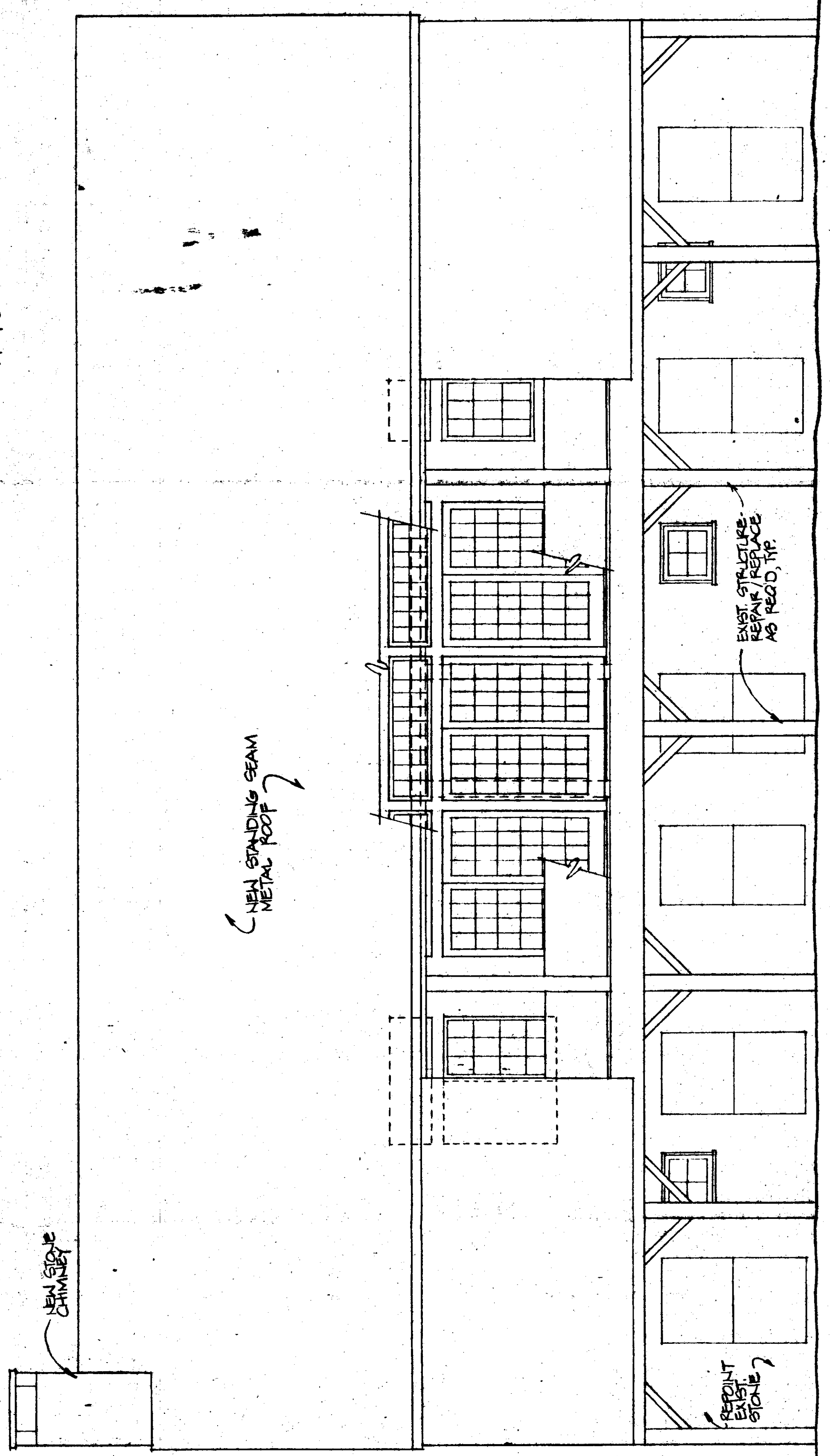
FOR WALK: 5.10.00

sarah crosby schweizer, llc
residential architect

ALTERATIONS TO
GRISWOLD BARN
2222 BUTLER ROAD GAITHERSBURG, MD 20878

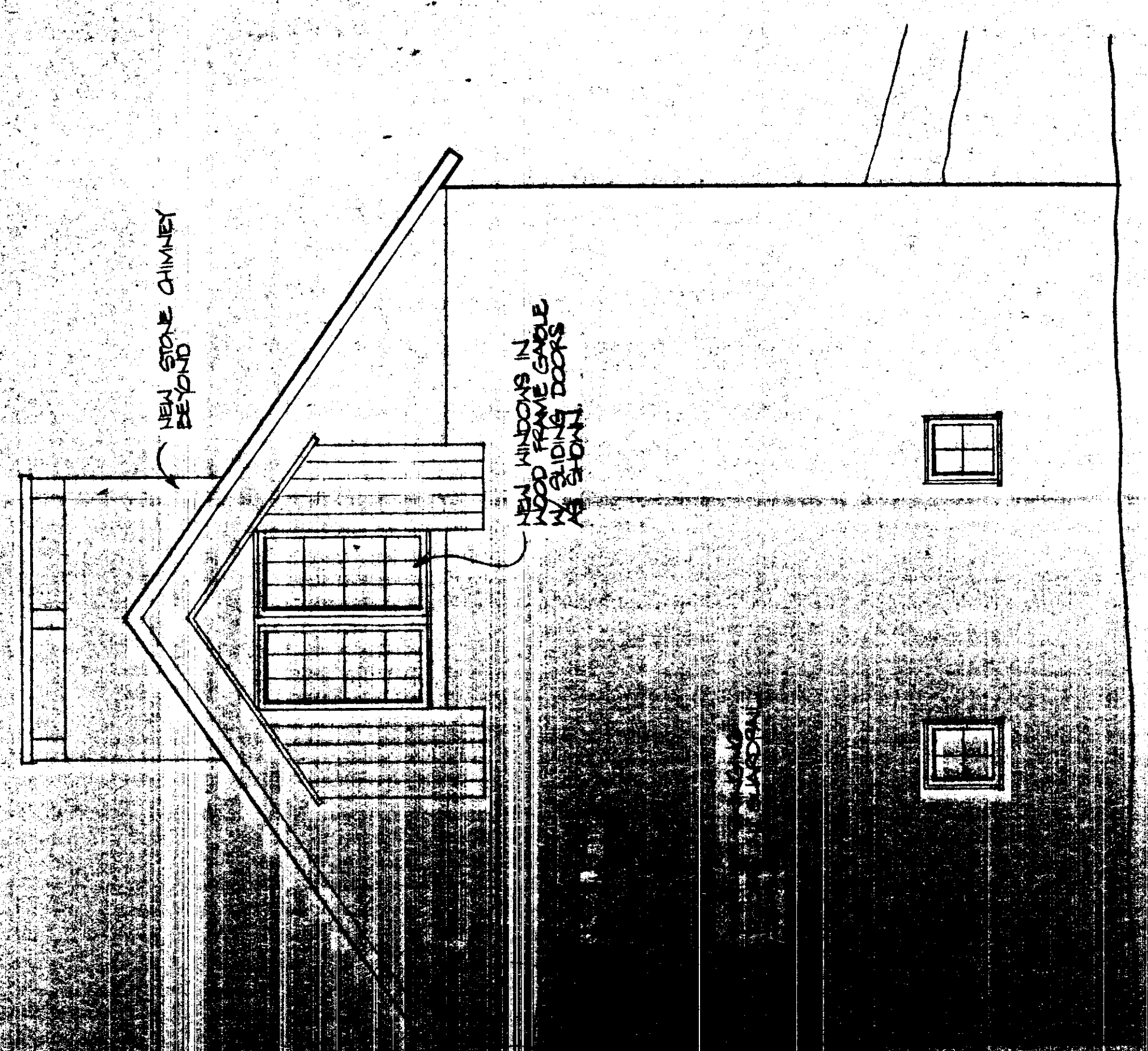


NORTH ELEVATION
1/4" = 1'-0"

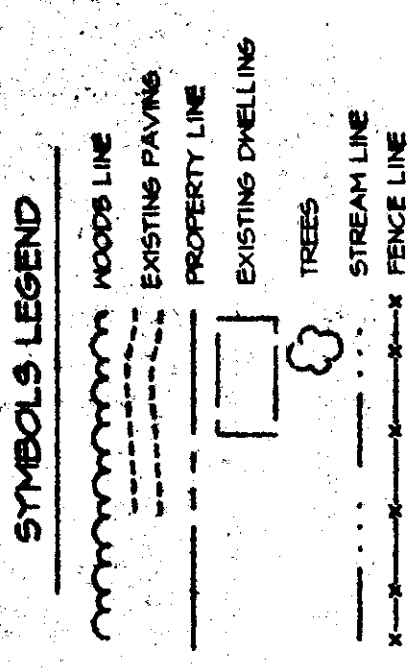
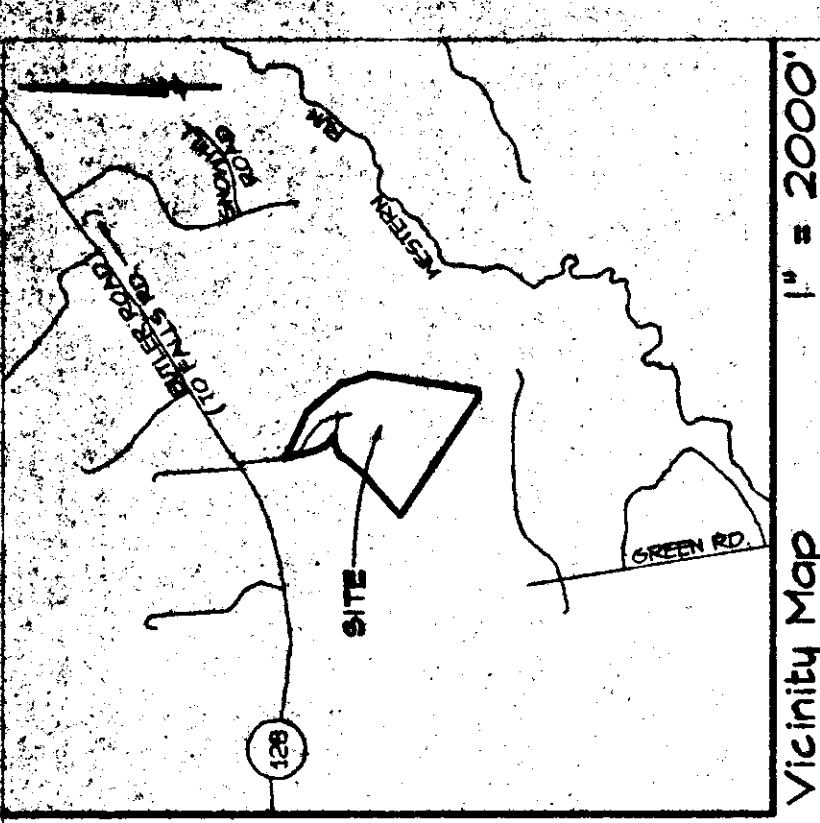


SOUTH ELEVATION
1/4" = 1'-0"

10/2/03



EAST ELEVATION
1/4" = 1'-0"



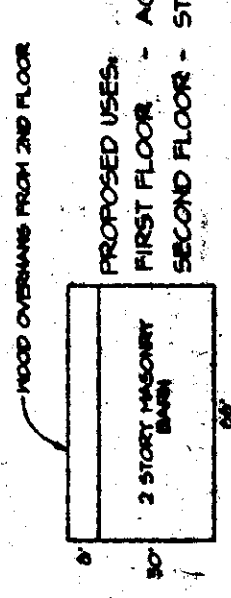
GENERAL NOTES

THE PROPERTY LINES SHOWN HEREON ARE FOR INFORMATION PURPOSES ONLY. A BOUNDARY SURVEY HAS NOT BEEN PERFORMED. THE TOPOGRAHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY 200 SCALE PHOTOGRAPHIC MAP NO. 141-2-8.

CENSUS TRACT 4008
SCHOOL DISTRICT 501A
ADJ. MAP 1 GRID 24
SUBDIVISION 101
RECORDING PLANNING DISTRICT 501A

THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHEAPENACE BAY CRITICAL AREA.

ALL PROPERTIES WITHIN FEET ARE ZONED R.C.2.



OWNER:
GRISWOLD, R. & MENDY GRISWOLD, HIS WIFE
2838 BUTLER ROAD
GLYNDEN MARYLAND 21201

Run to Accompany Photographs

PLAT TO ACCOMPANY A
PETITION FOR A
VARIANCE

GRISWOLD PROPERTY

2838 BUTLER ROAD
Deed Ref. SM. No. 1493 Folio 254
Tax Account No. 20-00-013443
Zoned R.C. 2
Tax Map 32, Grid 24, Parcel 196
8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1" = 100' DATE: JUNE 28, 2000

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS

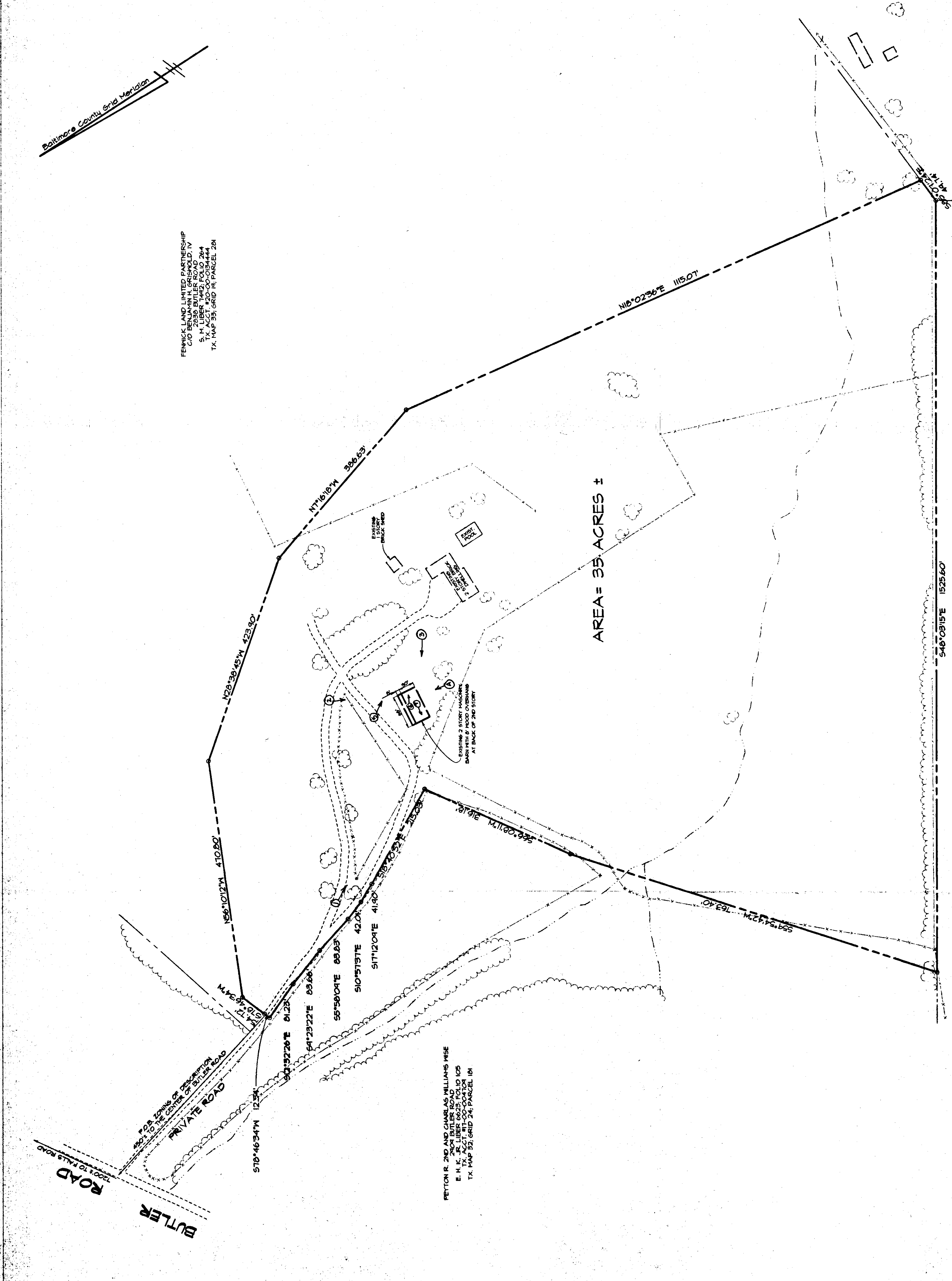
320 East Tonsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

TECHNICAL: CM DATE: 6/28/00 FILE: 2000-00013443-00



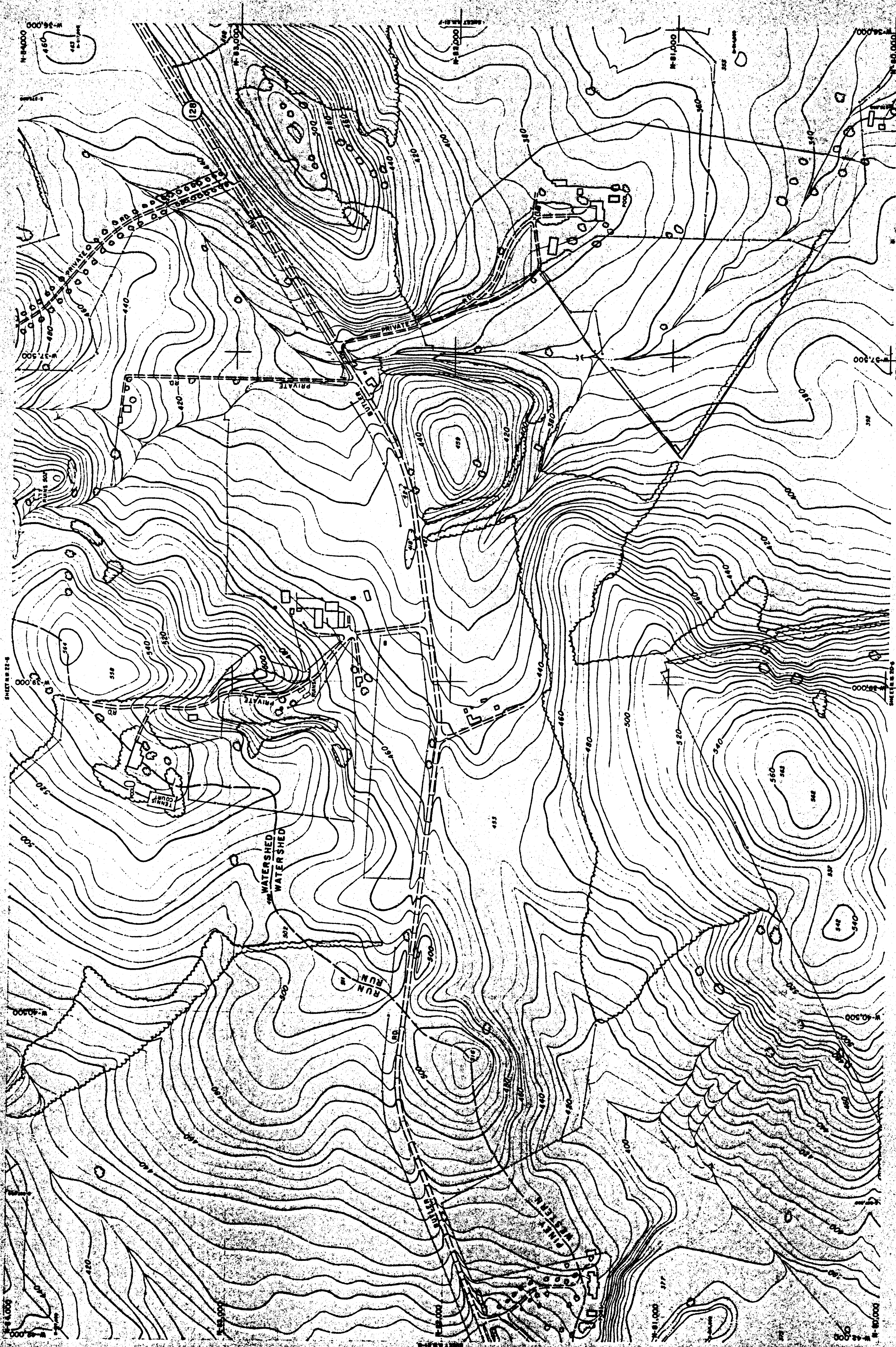
DANIEL B. & JUDY LYNN BRENNSTER
14301 GREEN ROAD
S.W. 1/4, LOT 10, 200-00-013443
TX. MAP 32, GRID 24, PARCEL 196

DANIEL B. & JUDY LYNN BRENNSTER
14301 GREEN ROAD
S.W. 1/4, LOT 10, 200-00-013443
TX. MAP 32, GRID 24, PARCEL 196



FRANKLY LAND UNITED PARTNERSHIP
14301 GREEN ROAD
S.W. 1/4, LOT 10, 200-00-013443
TX. MAP 32, GRID 24, PARCEL 196

REYON R. 2ND AND CHARLES WILLIAMS WIFE
E.H.K. 2ND 1ST LEBERSON FOLIO 105
TX. ACCT. 20-00-013443
TX. MAP 32, GRID 24, PARCEL 196



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY, MARYLAND

REVISIONS BY DATE SCALE 1" = 200' LOCATION EAST OF DOVER SHEET 01-010-A

Topography Compiled By Photogrammetric Methods
MAPS INCORPORATED-BALTIMORE 22 MARYLAND



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

September 20, 2000

Mr. & Mrs. Benjamin H. Griswold
2838 Butler Road
Glyndon, Maryland 21071

RE: PETITION FOR VARIANCE
S/S Butler Road, 7200' W of Falls Road
(2838 Butler Road)
8th Election District – 3rd Council District
Benjamin H. Griswold, IV, et ux - Petitioners
Case No. 01-010-A

Dear Mr. & Mrs. Griswold:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party 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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Brian Dietz
Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., #100, Towson, Md. 21286
DEPRM; People's Counsel; Case File

