

IN RE: PETITION FOR ADMIN. VARIANCE  
SE/S of Gailridge Road  
137 ft. SW of Pine Valley Drive  
8th Election District  
3rd Councilmanic District  
(303 Gailridge Road)

Susan K. & Craig J. Bancroft  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 04-423-AHSA

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter originally came before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Susan K. and Craig J. Bancroft. The variance request is for property located at 303 Gailridge Road in the Timonium area of Baltimore County. The variance request is from Section 208.3 of the 1955 Baltimore County Zoning Regulations, to permit a sum of side yard setbacks of 20.6 ft. in lieu of 25 ft. for an addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance. The property was posted with Notice of Hearing on March 27, 2004. Thereafter a Formal Demand for Hearing was filed by the adjacent property owner, Paul Grosscup and the case was set in for hearing.

The property was posted with Notice of Hearing on April 24, 2004, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on April 27, 2004 to notify any interested persons of the scheduled hearing date

### Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

ORDER RECEIVED FOR FILING

5/14/04  
R. Jamerson

### Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

“The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance.”

### Interested Persons

Appearing at the hearing on behalf of the variance request were Craig and Susan Bancroft, Petitioners. Paul and Joan Grosscup appeared in opposition to the request. Florence Gitlin attended the hearing on behalf of the community association but did not participate in the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

### Testimony and Evidence

Testimony and evidence indicated that the property, which is the subject of this variance request, is improved by a split-level, colonial style home in the “Valleywood” subdivision. Because the subdivision was created before 1955, the applicable zoning regulations are Section 208.3 of the 1955 B.C.Z.R. The Petitioners would like to build a one-story addition onto the rear of their home. Mr. Bancroft indicated that they wanted to build a 20 ft. x 28 ft. family room and retained the services of a professional in determining where the addition could be placed on their property.

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Date 5/14/04

By R. J. [Signature]

He testified that after considering several alternatives, the only logical place to place the addition was as indicated on Petitioners' Exhibit No. 1. This location is behind the kitchen and on the first level of the home. See Petitioners' elevation drawing marked Exhibit No. 2. To have the addition in keeping with the home, the roof of the addition would have to be offset so as not to cover the second floor bathroom window and first floor rear yard door. As a result of the roof offset, the family room then encroaches on the sum of the side yard setback requirements of the 1955 B.C.Z.R. Mr. Bancroft pointed out that the addition meets the minimum side yard setback of 10 ft., as the addition was 10.5 ft. from the adjacent property line.

The Petitioners indicated that they felt that their situation was unique in that the structure of the home was on five levels. They feel that the location of any addition was severely limited by the existing structure. This addition will provide sufficient living space (560 sq. ft.) while not covering the second story bathroom and rear door. The centerline of the addition should also line up with the centerline of the kitchen, which is approximately 11 ft. wide.

On cross-examination, the Petitioners stated that the second story bathroom window had been moved recently because of the redesign of the bathroom and that it was now located at the extreme end of the bathroom.. Consequently, it could not be moved further to the east. They also stated that it would not be reasonable to try to make this window shorter so as to have the roof of the addition pass under it.

Mr. Grosscup objects to granting the variance on several grounds. He indicated that this addition is a major construction and would be out of character with the neighborhood. He noted the length of the addition would greatly reduce his view of the Petitioners' back yard, which he prized highly for its openness and rural nature. See Protestants' photographs marked as Protestants' Exhibit No. 1. He indicated that this is particularly true from his sunroom, which he indicated was

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5/14/04

By

shown incorrectly on Petitioners' Exhibit No. 1. He felt that the length of his sunroom from the back of his home was approximately half that shown on the exhibit. He drew a line indicating where he thought the line should be drawn and said that it was 9 ft. or 10 ft. from the back of his home. He felt that the Petitioners' addition would be particularly detrimental from his perspective in his sunroom. He indicated that there should be a compelling reason to waive the zoning laws that are meant to protect the community and that the Petitioners failed to state a compelling reason. He believed that the bathroom window could be moved or shortened to avoid the roofline of the addition. Finally, he was concerned that the addition would adversely affect the value of his property.

There was also some testimony as to the willingness of the parties to meet and discuss the addition.

After the hearing but before a final decision was made in this case, this Office received a telephone call from Mr. Grosscup indicating he would be sending a letter he recently discovered from the community association which he believed should be considered before a decision was made. A facsimile copy of Mr. Grosscup's cover letter of May 13, 2004 and letter dated May 5, 2004 from Michael Martin, Chairman, Pine Valley / Valleywood Architectural Review Committee, were received by this Office.

**Findings of Fact and Conclusions of Law**

Ordinarily having received correspondence after the hearing, I would send whatever was received to the other side and ask for a reaction. However in this case the information received after the hearing does not affect the outcome of the case. Having read and considered both letters referred to above, I can decide the issues presented on the record of the case. I find that the letter of May 5, 2004 from the Architectural Committee simply reiterates what I was told to me at the

ORDER RECEIVED FOR FILING

Date 5/14/04

By J.P. Gaudin



The Petitioners reason for this variance request is based upon the unusual design of their 5-level home. The bathroom is located in the center of the building as is their rear door. The roof of the addition would cover all or most of this window and door. Even though the Petitioners could build a larger addition without a variance, the long narrow design is not reasonable in their eyes. It certainly would be even less acceptable in the Protestants' eyes. In order to line up the center of the kitchen with the addition and to keep a reasonable size family room, the Petitioners' have to have a small variance from the sum of the side yard setback specification.

I find that special circumstances or conditions exist that are peculiar to the land or structure, which is the subject of the variance request. In this case the structure is unique in that the center rear door and bathroom window are centered in the existing building. This severely limits the location of any addition that the Petitioners can build.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. It would be unreasonable to ask the Petitioners' to sacrifice their rear door and/or bathroom window so that they could add a family room. No increase in residential density beyond that otherwise allowable by the Zoning Regulations was requested or would be permitted as a result of any such grant of a variance from the regulations.

I further find that this variance can be granted in strict harmony with the spirit and intent of the regulations, and in such manner as to grant relief without injury to the public health, safety, and general welfare. I am particularly persuaded of this by the fact that the Petitioners may build a 45 ft. long addition without a variance, which I believe would be much less compatible with the neighborhood and the Protestants' concerns.

ORDER RECEIVED FOR FILING

Date 5/14/04

By J. L. J. J. J.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be GRANTED.

THEREFORE, IT IS ORDERED, this 14 day of May, 2004, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 208.3 of the 1955 Baltimore County Zoning Regulations, to permit a sum of side yard setbacks of 20.6 ft. in lieu of 25 ft. for an addition, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

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 such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the 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.

  
\_\_\_\_\_  
JOHN V. MURPHY  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR ALARM  
Date 5/14/04  
By R. J. J. J.

IN THE MATTER OF  
THE APPLICATION OF  
CRAIG & SUSAN BANCROFT -LEGAL  
OWNERS /PETITIONERS FOR VARIANCE  
ON PROPERTY LOCATED ON THE SE/S  
GAILRIDGE RD, 137' SW OF PINE VALLEY  
DRIVE (303 GAILRIDGE ROAD)  
8<sup>TH</sup> ELECTION DISTRICT  
3<sup>RD</sup> COUNCILMANIC DISTRICT

\* BEFORE THE  
\* COUNTY BOARD OF APPEALS  
\* OF  
\* BALTIMORE COUNTY  
\* Case No. 04-423-A

\* \* \* \* \*

**ORDER OF DISMISSAL OF PETITION**

This case comes to the Board on appeal filed by Paul Grosscup, Protestant, from the May 14, 2004 Order of the Deputy Zoning Commissioner in which the subject Petition was granted.

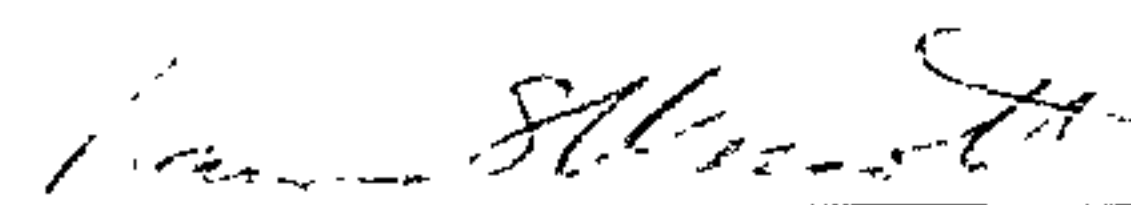
**WHEREAS**, the Board is in receipt of a letter of withdrawal of Petition filed November 1, 2004 by Craig Bancroft and Susan Bancroft, Petitioners /Legal Owners (a copy of which is attached hereto and made a part hereof); and

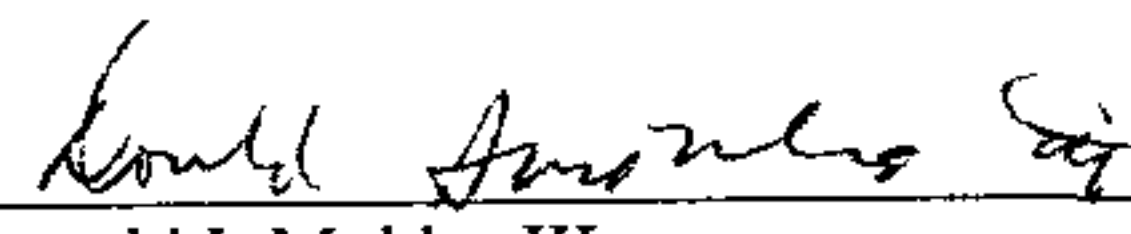
**WHEREAS**, said Petitioners request that the Petition for Variance filed in the above-referenced matter be withdrawn as of November 1, 2004, without prejudice,

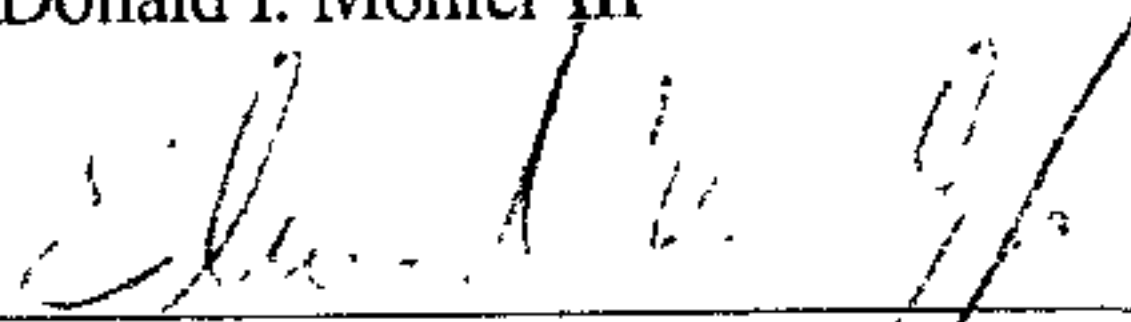
**IT IS THEREFORE** this 10th day of November, 2004, by the County Board of Appeals of Baltimore County

**ORDERED** that said Petition filed in Case No. 04-423-A is **WITHDRAWN AND DISMISSED**, **without prejudice**, rendering moot the appeal filed in this matter; and that the Deputy Zoning Commissioner's Order of May 14, 2004, including any relief granted therein, is rendered null and void.

**COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY**

  
Lawrence S. Wescott, Chairman

  
Donald I. Mohler III

  
Edward W. Crizer, Jr.



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
410-887-3180  
FAX: 410-887-3182

*Please file  
TMC*

November 10, 2004

Mr. and Mrs. Craig Bancroft  
303 Gailridge Road  
Timonium, MD 21093

RE: *In the Matter of: Craig & Susan Bancroft*  
—Petitioners /Legal Owners; Case No. 04-423-A

Dear Mr. and Mrs. Bancroft:

Enclosed please find a copy of the Order of Dismissal of Petition issued this date by the County Board of Appeals of Baltimore County in the subject matter in which the subject Petition has been withdrawn and dismissed without prejudice.

Very truly yours,

*Kathleen C. Bianco /tes*  
Kathleen C. Bianco  
Administrator

Enclosure

c: Paul Grosscup  
Office of People's Counsel  
William J. Wiseman III /Zoning Commissioner  
Pat Keller, Planning Director  
Timothy M. Kotroco, Director /PDM

## **Zoning Commissioner**

Suite 405, County Courts Building  
401 Bosley Avenue  
Towson, Maryland 21204  
Tel: 410-887-3868 • Fax: 410-887-3468



## **Baltimore County**

*James T. Smith, Jr., County Executive*  
*Lawrence E. Schmidt, Zoning Commissioner*

May 14, 2004

Mr. & Mrs. Craig J. Bancroft  
303 Gailridge Road  
Timonium, Maryland 21093

Re: Petition for Administrative Variance  
Case No. 04-423-AHSA  
Property: 303 Gailridge Road

Dear Mr. & Mrs. Bancroft:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

  
John V. Murphy  
Deputy Zoning Commissioner

JVM:raj  
Enclosure

c: Mr. & Mrs. Paul Grosscup  
305 Gailridge Road  
Timonium, MD 21093





# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 303 Gailridge Road

which is presently zoned DR 3.5 (Formerly R-10)

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) 208.3 (1955 BCLZR) TO PERMIT  
A SUM OF SIDE YARD SETBACKS OF 20 FT. 6 IN. IN LIEU OF 25 FT.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

## Legal Owner(s):

Craig J. Bancroft

Name - Type or Print

Signature

Susan Klingler Bancroft

Name - Type or Print

Signature

303 Gailridge Road

410 560 1454

Address

Timonium

Maryland

Telephone No  
21093

City

State

Zip Code

## Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this        day of       , that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 04 423 A

Reviewed By JL

Date 3/11/04

REV 10/25/01

Estimated Posting Date

3/28/04

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 303 Gailridge Road  
Address  
Timonium Maryland 21093  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Build addition to enhance quality and space of dwelling. Placement of rear door and windows require addition to extend 4' beyond side of house. It is necessary for us to increase the size of our living space so we can accommodate the needs of our family. In doing so we have determined that our home in its current stage is unacceptable. In order for us to make proper adjustments for practical reasons as well as aesthetically, it is imperative that we add on the existing structure.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Craig J. Bancroft  
Signature  
Name - Type or Print

Susan Klingler Bancroft  
Signature  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of March 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Craig J. Bancroft & Susan Klingler Bancroft  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Eugenia K. Sawers  
Notary Public

My Commission Expires 3-1-08

**EUGENIA K. SAWERS**  
Notary Public - State of Maryland  
My Commission Expires March 1, 2008

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 303 Gailridge Road  
Address  
Timonium Maryland 21093  
City State Zip Code

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That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature Craig J. Bancroft  
Name - Type or Print

Signature Susan Klingler Bancroft  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of March 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Craig J. Bancroft & Susan Klingler Bancroft  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Eugenia K. Sawers  
Notary Public  
My Commission Expires 3-1-08



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 303 Gailridge Road

which is presently zoned DR 3.5 (Formerly R-10)

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) 208.3 (1955 BCZR) TO PERMIT

A SUM OR SIDE YARD SETBACKS OF 20 FT. 6" IN LIEU OF 25 FT.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

## Legal Owner(s):

Craig J. Bancroft

Name - Type or Print

Signature

Susan Klingler Bancroft

Name - Type or Print

Signature

303 Gailridge Road

410 560 1454

Address

Timonium

Maryland

Telephone No.

21093

City

State

Zip Code

## Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 5/11/04 day of May, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 04-423-A

Reviewed By JL

Date 3/11/04

Estimated Posting Date 3/28/04

REV 10/25/01

A23

ZONING DESCRIPTION FOR: 303 Gailridge Road

Beginning at a point on the south <sup>EAST</sup> ~~west~~ side of Gailridge Road which is 50 feet wide at the distance of 137 feet southwest of the centerline of Pine Valley Drive which is 60 feet wide.

Being Lot No. 6 Block H, in the subdivision of Valleywood, Section Two as recorded in Baltimore County Plat Book No. WJR 27, Folio 149, containing 10,532 square feet. Also known as 303 Gailridge Road and located in the 08 Election District, 03 Councilmanic District.



## FORMAL DEMAND FOR HEARING

CASE NUMBER: 04-423 A

Address: 303 GAILRIDGE RD.

Petitioner(s): PAUL J. GROSSCUP

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We PAUL J. GROSSCUP  
Name - Type or Print

☒ Legal Owner <sup>AND</sup> OR ☒ Resident of

305 GAILRIDGE RD  
Address

TIMONIUM MD. 21093  
City State Zip Code

410-252-8135  
Telephone Number

which is located approximately BORDER ON feet from the property, which is the subject of the above petition, do hereby formally demand that a public hearing be set in this matter. ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

Paul J. Grosscup 3/29/04  
Signature Date

Signature Date  
Revised 9/18/98 - wcr/scj

The Zoning Commission for 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: 484-423-A  
303 Gailridge Road  
S/east side of Gailridge Road, 137 feet s/west of Pine Valley Drive  
8th Election District - 3rd Councilmanic District  
Legal Owner(s): Craig & Susan Bancroft  
Administrative Variance: to permit a sum of side yard setbacks of 20 feet 6" in lieu of the 25 feet  
Hearing: Monday, May 10, 2004 at 9:00 a.m. in Room 487, County Courts Building, 481 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.

4/31/1 Apr. 22 C660820

## CERTIFICATE OF PUBLICATION

4/22/2004

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/22/2004.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

*J. Wilkins*

LEGAL ADVERTISING

**APPEAL SIGN POSTING REQUEST**

CASE NO.: 04-423-A

CRAIG AND SUSAN BANCROFT- LEGAL OWNER

303 GAILRIDGEROAD, TIMONIUM

8<sup>TH</sup> ELECTION DISTRICT

APPEALED: 5/27/2004

**ATTACHMENT** – (Plan to accompany Petition – Petitioner's Exhibit No. 1)**\*\*\*\*\*COMPLETE AND RETURN BELOW INFORMATION\*\*\*\*\*****CERTIFICATE OF POSTING**

TO: Baltimore County Board of Appeals  
400 Washington Avenue, Room 49  
Towson, Maryland 21204

Attention: Kathleen Bianco  
Administrator

CASE NO.: 04-423-A

Petitioner/Developer:

CRAIG AND SUSAN BANCROFT – LEGAL OWNER

This is to certify that the necessary appeal sign was posted conspicuously on the property located at:

**303 GAILRIDGE ROAD**The sign was posted on 8/3, 2004

By:

Gary C Freund  
(Signature of Sign Poster)GARY FREUND

(Printed Name)



# CERTIFICATE OF POSTING

ATTENTION: KRISTEN  
MATTHEWS

Date March 29, 2004

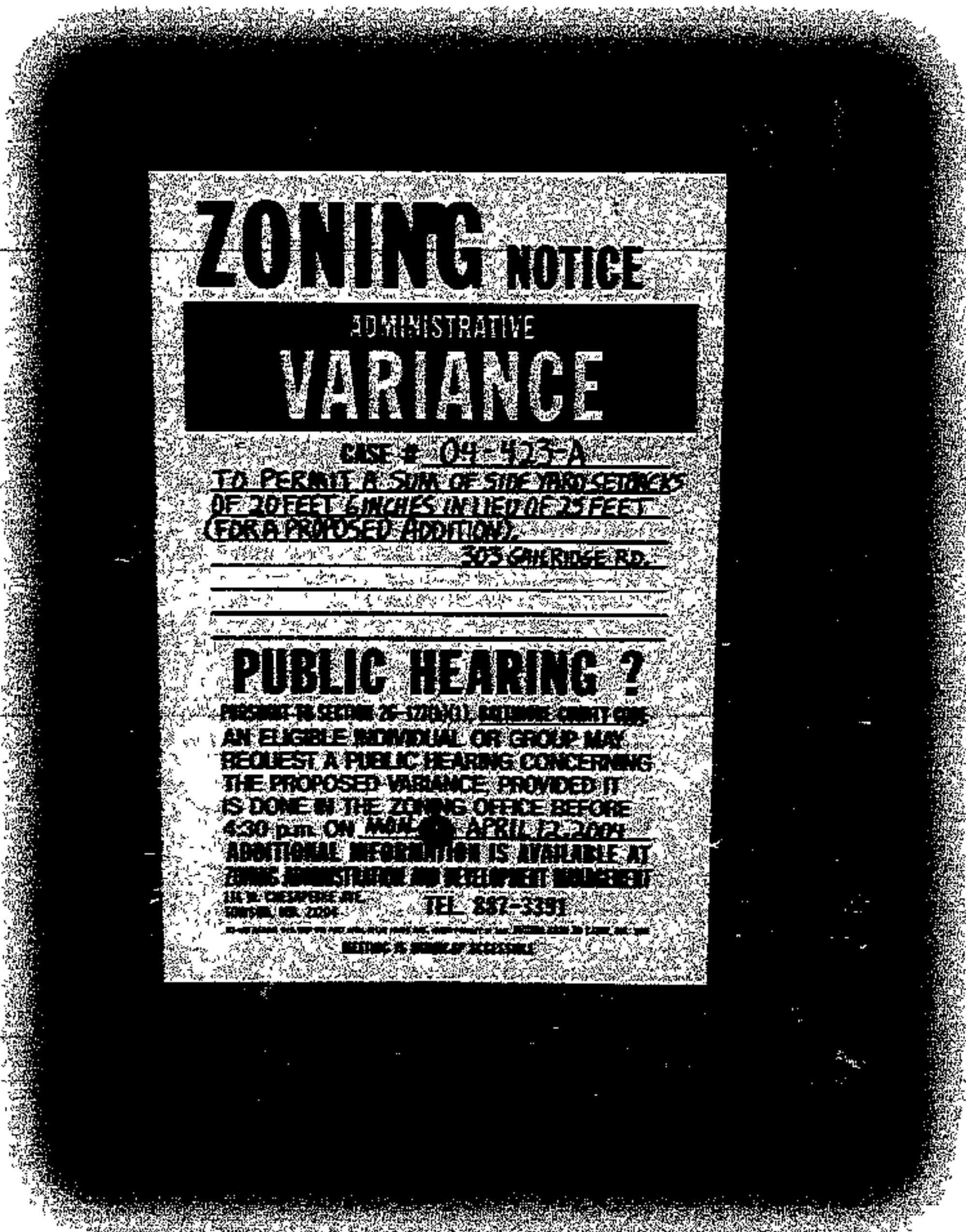
RE: Case Number 04-423-A

Petitioner/Developer CRAIG AND SUSAN BANCROFT

Date of Hearing/Closing April 12, 2004

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 303 GAILRIDGE ROAD

The sign(s) were posted on March 27, 2004



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 Maryland 21030  
(City, State, Zip Code of Sign Poster)

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

# CERTIFICATE OF POSTING

Attention: Kristen Matthews

Date April 27, 2004

RE: Case Number 04-423-A

Petitioner/Developer GRAIG + SUSAN BANCROFT

Date of Hearing/Closing May 10, 2004

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 303 GAILRIDGE ROAD  
TIMONIUM MD 21093

The sign(s) were posted on April 23, 2004



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 Maryland 21030  
(City, State, Zip Code of Sign Poster)

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

# ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 04-423-A

Date Completed/Initials

3/22/04

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

4/23/04  
ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

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.

---

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For Newspaper Advertising:

Item Number or Case Number: 04-423-A

Petitioner: CRAIG & SUSAN BANCROFT

Address or Location: 303 GAILRIDGE ROAD  
TIMONIUUM, MD 21093

PLEASE FORWARD ADVERTISING BILL TO:

Name: CRAIG & SUSAN BANCROFT

Address: 303 GAILRIDGE ROAD  
TIMONIUUM, MD 21093

Telephone Number: 410 560 1454

TO: PATUXENT PUBLISHING COMPANY  
Thursday, April 22, 2004 Issue - Jeffersonian

Please forward billing to:

Craig & Susan Bancroft  
303 Gailridge Road  
Timonium, MD 21093

410-560-1454

---

## 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: 04-423-A**

303 Gailridge Road

S/east side of Gailridge Road, 137 feet s/west of Pine Valley Drive

8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owners: Craig & Susan Bancroft

Administrative Variance to permit a sum of side yard setbacks of 20 feet 6" in lieu of the 25 feet.

Hearing: Monday, May 10, 2004, 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

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, 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.



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

*James T. Smith, Jr., County Executive*  
*Timothy M. Kotroco, Director*

March 29, 2004

## **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: 04-423-A**

303 Gailridge Road

S/east side of Gailridge Road, 137 feet s/west of Pine Valley Drive

8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owners: Craig & Susan Bancroft

Administrative Variance to permit a sum of side yard setbacks of 20 feet 6" in lieu of the 25 feet.

Hearing: Monday, May 10, 2004, at 9:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco  
Director

TK:klm

C: Craig & Susan Bancroft, 303 Gailridge Road, Timonium 21093  
Paul Grosscup, 305 Gailridge Road, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 24, 2004.**
- (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.



# County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
410-887-3180  
FAX: 410-887-3182

**Hearing Room – Room 48**  
**Old Courthouse, 400 Washington Avenue**

August 23, 2004

## NOTICE OF ASSIGNMENT

CASE #: 04-423-A

**IN THE MATTER OF: CRAIG & SUSAN BANCROFT -**  
**Legal Owner /Petitioner** 303 Gailridge Road  
8<sup>th</sup> Election District; 3<sup>rd</sup> Councilmanic District

5/14/04 – D.Z.C.'s Order in which variance request was GRANTED.

**ASSIGNED FOR:**

**TUESDAY, DECEMBER 14, 2004 at 10:00 a.m.**

**NOTICE:** This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

**IMPORTANT:** No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

**Kathleen C. Bianco**  
**Administrator**

c: Appellant /Protestant

: Paul Grosscup

Legal Owners /Petitioners

: Craig and Susan Bancroft

Office of People's Counsel  
Lawrence E. Schmidt /Zoning Commissioner  
Pat Keller, Planning Director  
Timothy M. Kotroco, Director /PDM

*W/D by  
Petitioners  
11/01/04  
Order of Dismissal  
of Petition  
to be  
issued*



**Department of Permits  
Development Management**



**Baltimore County**

*James T. Smith, Jr., County Executive  
Timothy M. Kotroco, Director*

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

April 12, 2004

Craig J. Bancroft  
Susan Klingler Bancroft  
303 Gailridge Road  
Timonium, Maryland 21093

Dear Mr. Bancroft:

RE: Case Number: 04-423-A, 303 Gailridge Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 11, 2004.

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)

*Final Demand For Hearing  
Barcroft  
303 Guilford Rd.*

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

*5/10  
Granted  
5/14/04*

**TO:** Timothy M. Kotroco, Director  
Department of Permits and  
Development Management

**DATE:** March 31, 2004  
**RECEIVED**

APR - 2 2004

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

**ZONING COMMISSIONER**

**SUBJECT:** Zoning Advisory Petition(s): Case 4-423, 4-426, and 4-434  
Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For 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:** Mark A. Cunningham

**Division Chief:** [Signature]

AFK/LL

9/5/5

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Timothy M. Kotroco, Director  
Department of Permits and  
Development Management

**DATE:** April 2, 2004

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

**SUBJECT:** 1509 Edmondson Avenue

**INFORMATION:**

**Item Number:** 4-424 (also see 4-425)

**Petitioner:** Heather L Caropreso

**Zoning:** DR 2

**Requested Action:** Variance

RECEIVED  
APR - 8 2004  
ZONING COMMISSIONER

### SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the subject request and it appears that the petitioner owns sufficient adjoining land to conform to the width and area requirements contained in the BCZR. As such, the petitioner does not meet the requirements stated in Section 304.1.C of the BCZR. This office recommends that the petitioner's request be **DENIED** for the following reasons:

1. The lots in the neighborhood are generally wider.
2. Architectural elevations that were submitted are insufficient to determine compatibility with the existing dwellings in the neighborhood.
3. No additional driveways should be allowed.

**Prepared by:**



**Division Chief:**



AFK/LL:MAC:

Robert L. Ehrlich, Jr., Governor  
Michael S. Steele, Lt. Governor



Robert L. Flanagan, Secretary  
Neil J. Pedersen, Administrator

Date: 3.19.04

Ms. Kristen Matthews  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 423 JLL

Dear Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

  
/s/ Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division



Baltimore County  
Fire Department

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 24, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: March 22, 2004

Item No.: 413-416, 418-423

Dear Ms. Hart:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK  
Fire Marshal's Office  
PHONE 887-4881  
MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

**BALTIMORE COUNTY, MARYLAND**  
Board of Appeals of Baltimore County  
*Interoffice Correspondence*

DATE: December 21, 2004

TO: Timothy Kotroco, Director  
Permits & Development Management  
Attn.: David Duvall

FROM: Theresa R. Shelton   
Board of Appeals

SUBJECT: **CLOSED APPEAL CASE FILES**

The following case(s) have been finalized and the Board of Appeals is closing the copy of the appeal case file(s) and returning the file(s) and exhibits (if applicable) attached herewith.

| <b><u>BOARD OF<br/>APPEALS<br/>CASE NUMBER</u></b> | <b><u>PDM<br/>FILE NUMBER</u></b> | <b><u>NAME</u></b>            | <b><u>LOCATION</u></b> |
|----------------------------------------------------|-----------------------------------|-------------------------------|------------------------|
| 04-010-SPHX                                        | <b><i>04-010-SPHX</i></b>         | LYNDA STEUART/BUTLER<br>STONE | 15027 FALLS ROAD       |
| 04-011-SPHX                                        | <b><i>04-011-SPHX</i></b>         | LYNDA STEUART/BUTLER<br>STONE | 15027 FALLS ROAD       |
| 04-118-A                                           | <b><i>04-118-A</i></b>            | HOWARD BOLLING                | 5005 OLD COURT ROAD    |
| 04-423-A                                           | <b><i>04-423-A</i></b>            | CRAIG AND SUSAN<br>BANCROFT   | 303 GAILRIDGE ROAD     |

Attachment: **SUBJECT FILE(S) / EXHIBIT(S) ATTACHED;**

## APPEAL

Petition for Administrative Variance  
303 Gailridge Road  
S/east side of Gailridge Road, 137 feet s/west of Pine Valley Drive  
8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owners: Craig & Susan Bancroft

Case No.: 04-423-A

- ✓ Petition for Administrative Variance (March 11, 2004)
- ✓ Zoning Description of Property
- ✓ Notice of Zoning Hearing (March 29, 2004)
- ✓ Certification of Publication (April 22, 2004)
- ✓ Certificate of Posting (April 23, 2004) by Linda O'Keefe
- ✓ Entry of Appearance by People's Counsel (Not in file)
- ✓ Petitioner(s) Sign-In Sheet  
One Sheet
- ✓ Protestant(s) Sign-In Sheet  
None
- ✓ Citizen(s) Sign-In Sheet  
One Sheet
- ✓ Zoning Advisory Committee Comments (4-12-2004)
- ✓ Petitioners' Exhibit
  - ✓ 1. Plat to accompany petition for zoning variance
  - ✓ 2. Elevation Drawings A-D
- Protestants' Exhibits:
  - ✓ 1. 8 Photos
  - ✓ 2. Letter to Protestants from Petitioners dated March 25, 2004
  - ✓ 3. Letter to Petitioners from Protestants dated March 28, 2004
- Miscellaneous (Not Marked as Exhibit)
  - ✓ 1. Letter from Paul Grosscup dated April 2, 2004
  - ✓ 2. Section from Baltimore County Zoning Regulations Manual, page 18
  - ✓ 3. 8 Photos
- ✓ Deputy Zoning Commissioner's (GRANTED – May 14, 2004)
- ✓ Notice of Appeal received on May 27, 2004 from Paul Grosscup

c: People's Counsel of Baltimore County, MS #2010  
Zoning Commissioner/Deputy Zoning Commissioner  
Timothy Kotroco, Director of PDM  
Craig & Susan Bancroft, 303 Gailridge Road, Timonium 21093  
Paul Grosscup, 305 Gailridge Road, Timonium 21093  
Florence Monaghan Gitlin, 310 Presway Road, Timonium 21093

date sent June 24, 2004, klm

CRAIG BANCROFT  
SUSAN BANCROFT  
303 GAILRIDGE ROAD  
TIMONIUM, MD 21093  
*Petitioners*

\* PAUL GROSSCUP  
305 GAILRIDGE ROAD  
TIMONIUM, MD 21093  
*Appellant*

RECEIVED  
JUN 24 2004  
BALTIMORE COUNTY  
BOARD OF APPEALS

303 Gailridge Road  
Timonium, Maryland 21093  
October 27, 2004

County Court of Appeals of Baltimore County  
Old Courthouse, Room 49  
400 Washington Avenue  
Towson, MD 21204  
Attn: Kathleen c. Bianco  
Administrator

**RECEIVED**

NOV 01 2004

**BALTIMORE COUNTY  
BOARD OF APPEALS**

Ref: Case #: 04-423-A    Property: 303 Gailridge Road

Dear Ms. Bianco,

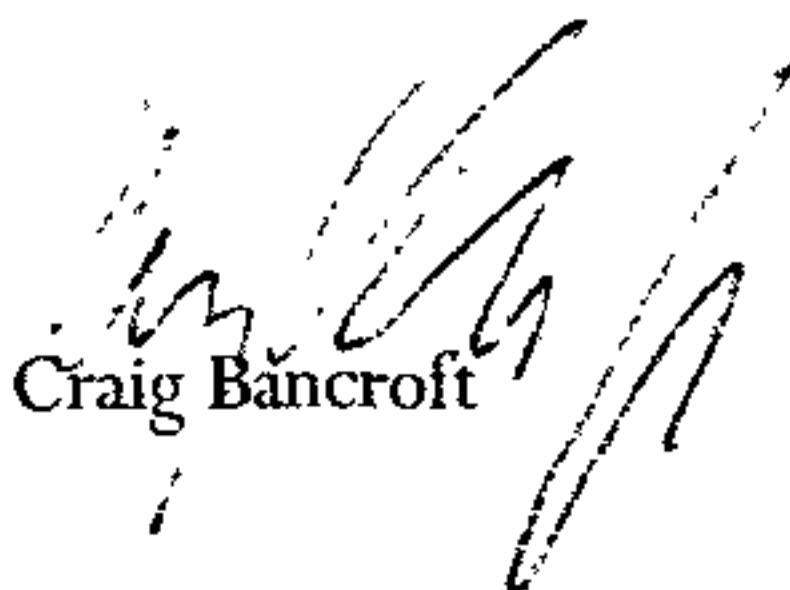
We are writing this letter in response to an appeal of our zoning request, case #:04-423-A, 5/14/04 – D.Z.C.'s order in which variance request was granted. We appreciate that our request has been granted with the support of the Zoning Board, the people's court and by abstention of our homeowner's association, as they deferred to the Zoning Board. We are also touched by the support of our neighbors, especially Bonnie Rettew, Harold and Nancy Burgard, Rob and Mary Stuller and Charlie and Jeannie McManus.

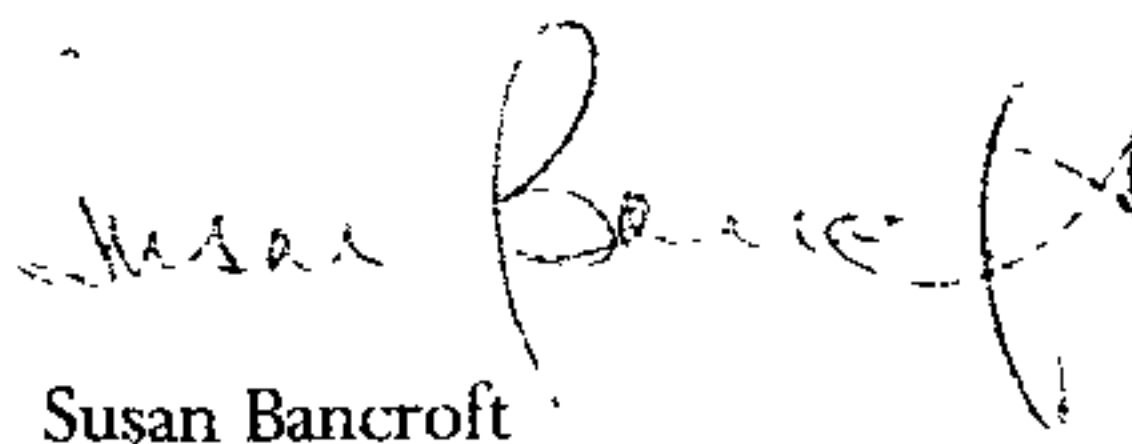
From the inception of this matter, we have received great support from many individuals with the exception of one household. Though we are empathetic to their concerns, we have found no evidence of a willingness to compromise and find that their issues are far deeper and more personal than any of us will ever be able to realize. We know that it is unrealistic to expect that people will be receptive to change or change themselves, but we are saddened that we have followed the process and fulfilled all requirements, only to be treated with suspicion and judgment by those appealing this project.

Most importantly, we have been faced with a personal issue of our own, the grave illness of one of our parents, which sheds light to us that our time is better spent devoted to our family. We therefore wish to withdraw our request for a variance on the aforementioned property, without prejudice, in hopes that if our situation changes, we can revisit this matter. We feel that it would be a waste of everyone's time and taxpayer dollars to indulge one party's objection.

We will continue to assess our situation and perhaps consider other options in the future. We remain respectful of the current policies and systems of Baltimore County Zoning. We appreciate all of the considerations extended to us.

Respectfully,

  
Craig Bancroft

  
Susan Bancroft

CASE No. 00-423A

CRAIG & SUSAN BANCROFT  
303 GAILRIDGE RD  
TIMONION, MD 21093

PAUL GROSSCUP  
305 GAILRIDGE RD  
TIMONION, MD 21093  
410-252-8135

I FEEL THAT THE DECISION BY  
COMMISSIONER MURPHY WAS  
NOT CORRECT, NOT BASED ON  
A UNIQUE SITUATION, WAS ~~THIS~~  
ADVISED BY ATTORNEY MR.  
LEB STITLER THAT I HAD GOOD  
REASON TO APPEAL, WHICH I  
WISH TO DO

THANKS MUCH

Paul Grosscup

RECEIVED

MAY 27 2004

Per... *KM*

4/2/04

THE APPARENT REASON FOR  
THE OFFSET OF THE ADDITION  
TOWARD OUR HOUSE IS TO  
ALLOW MORE ROOM ON THE  
OTHER SIDE FOR THE PATIO.

THIS WOULD FACILITATE THE  
ENTERTAINING THAT THEY HOST.

IT SEEMS UNFAIR THAT WE SHOULD  
BE "CROWDED" TO ENHANCE

OUR NEIGHBORS ENJOYMENT OF

THEIR PROPERTY. PLEASE NOTE

ALSO THAT THE ADDITION DOUBLES

THE LENGTH OF THE HOUSE

PAUL GROSSCUP

CASE NAME 303 Gailridge Rd  
CASE NUMBER 04-423-A  
DATE 5/10/04

# PETITIONER'S SIGN-IN SHEET

[illegible]

CASE NAME 303 Gairbridge Rd.  
CASE NUMBER 04-423-A  
DATE 5/10/04

# CITIZEN'S SIGN-IN SHEET

[illegible]











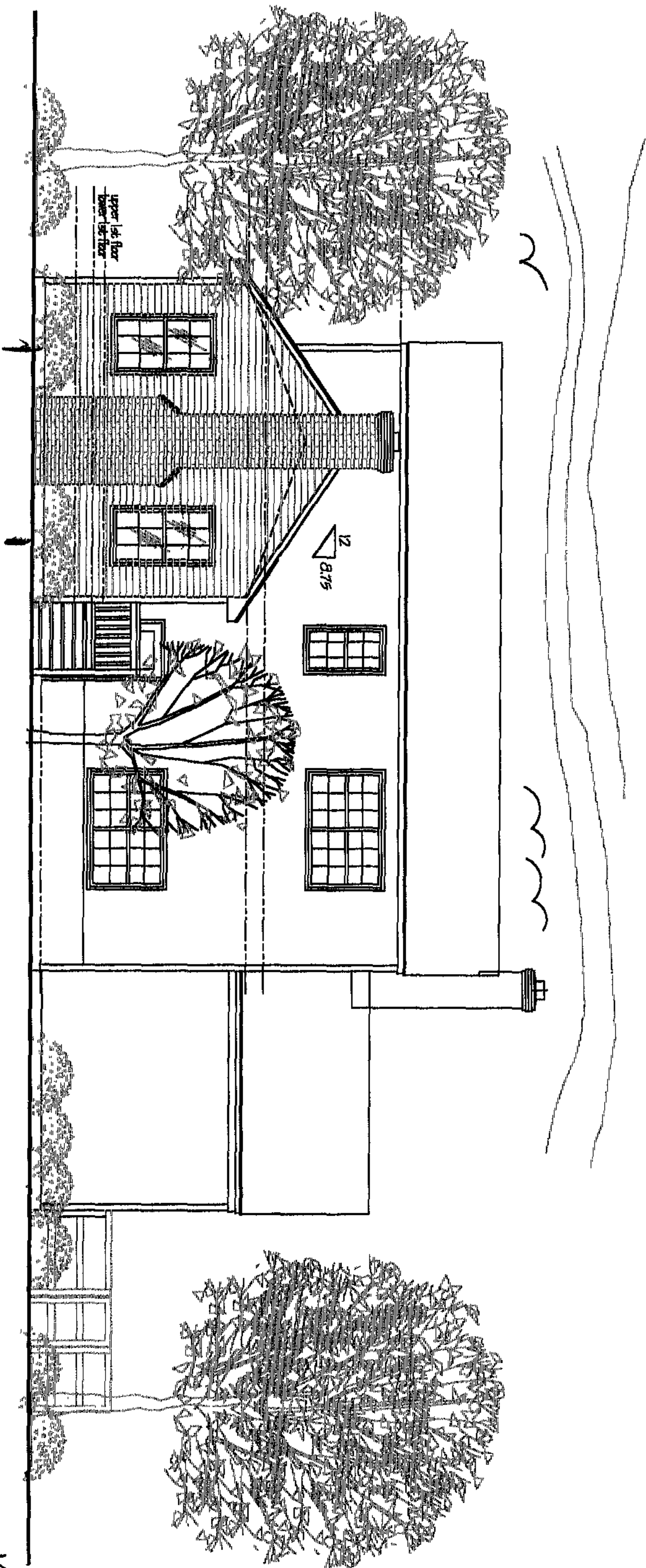


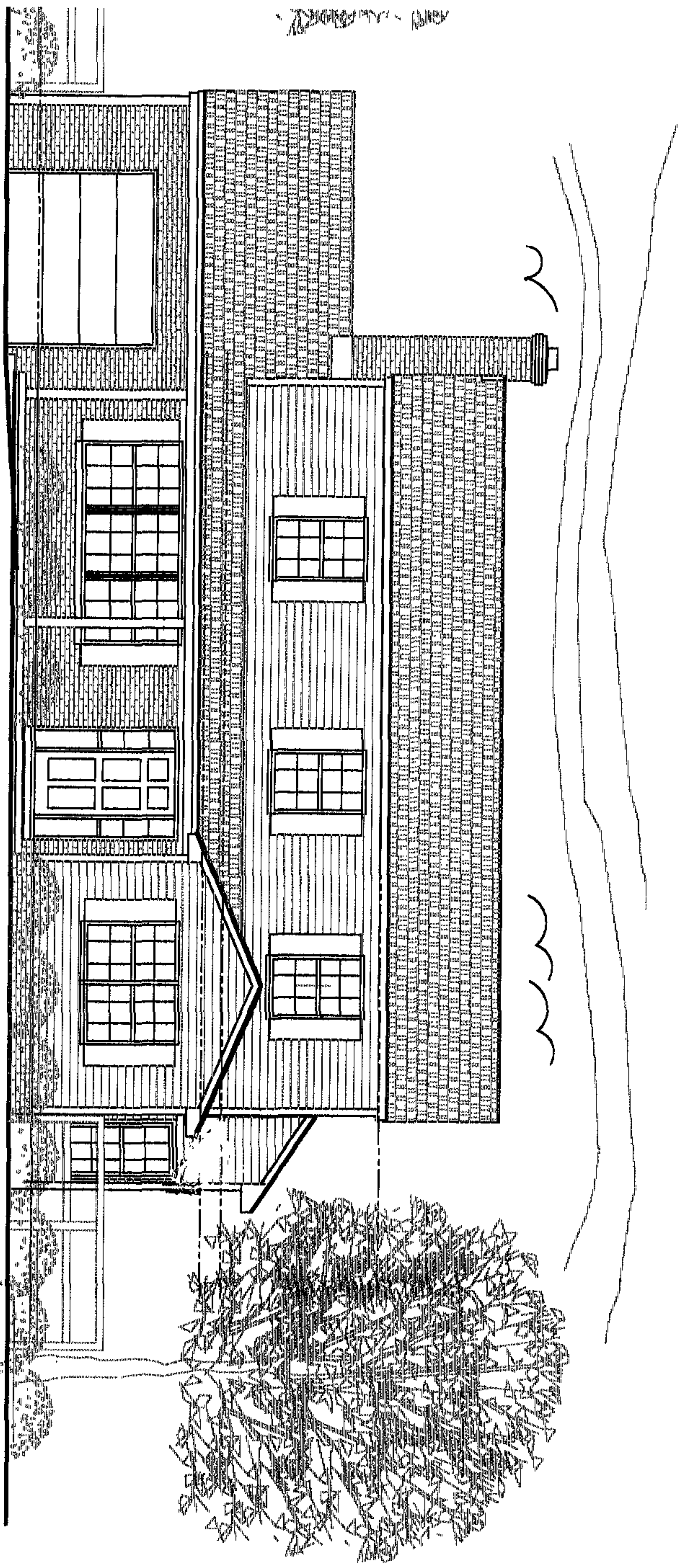




25 2007

REAR ELEVATION



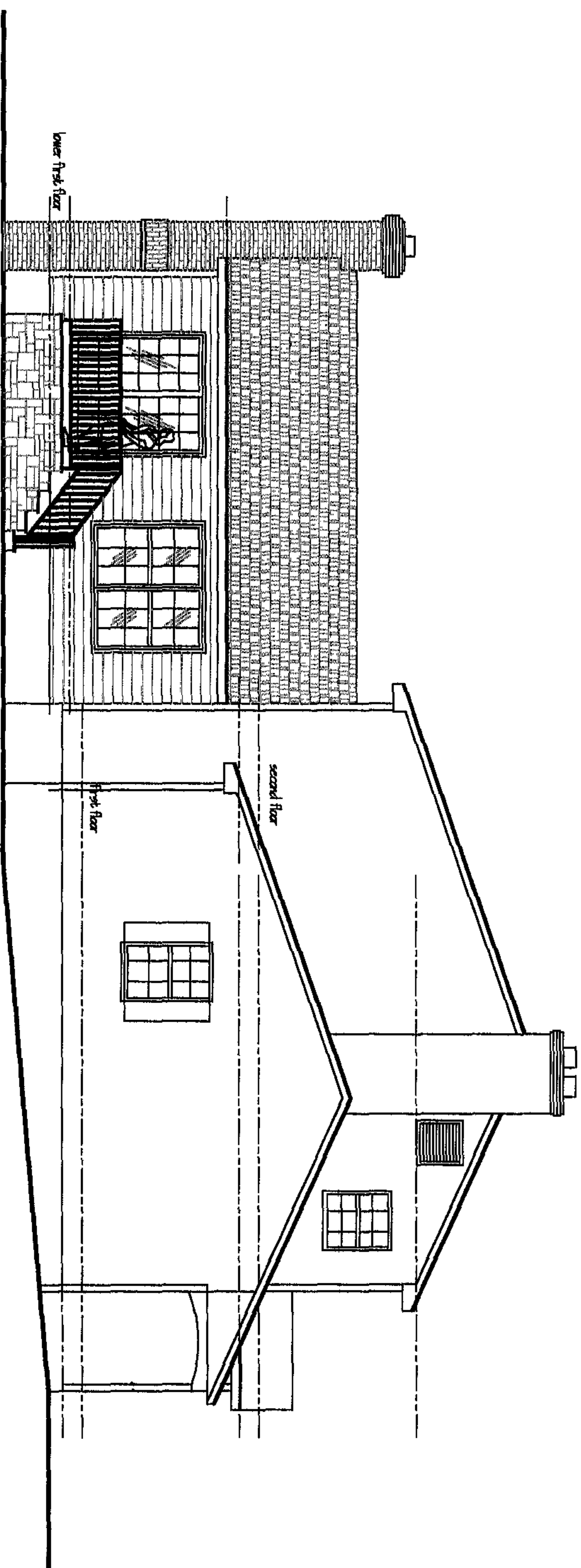


1200 - 1200

FRONT ELEVATION

REAR

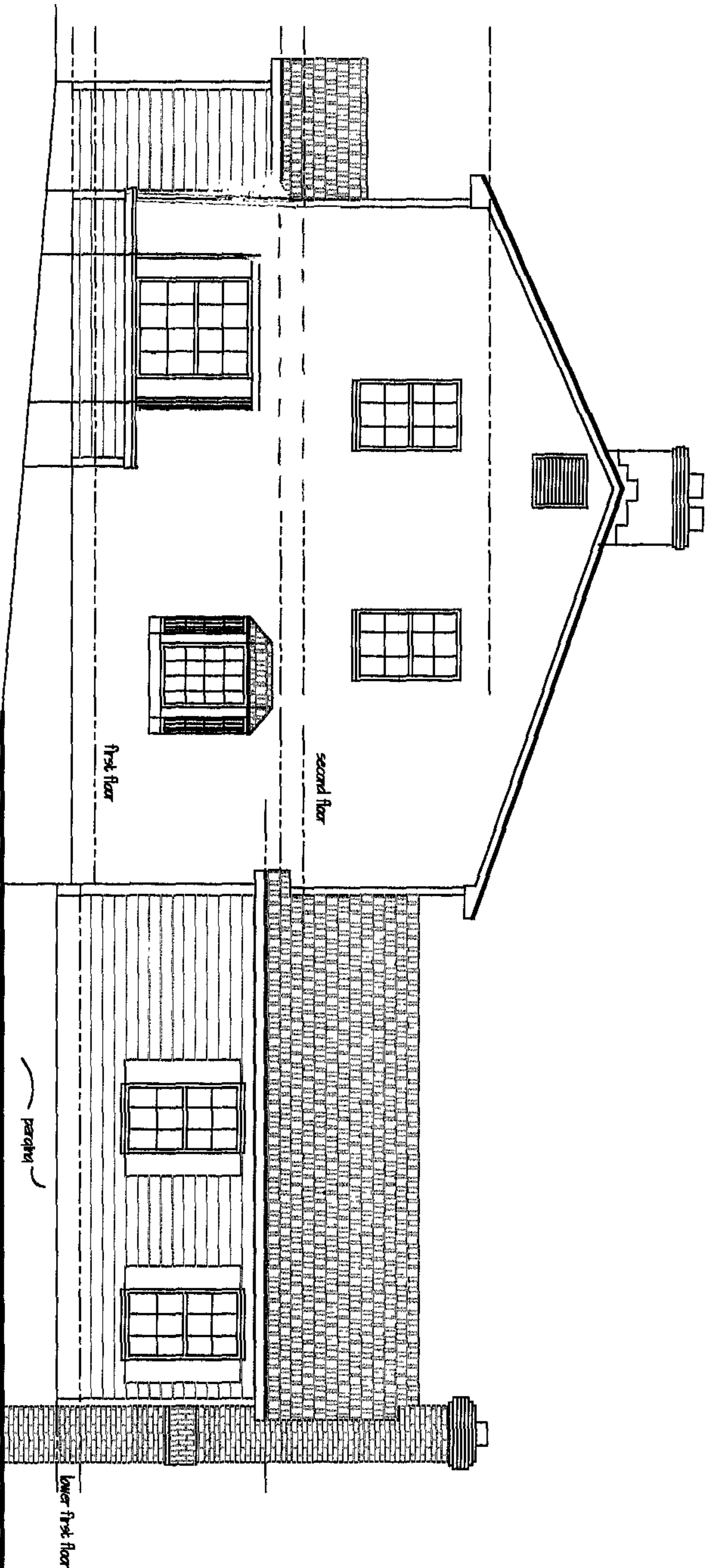
LEFT SIDE ELEVATION



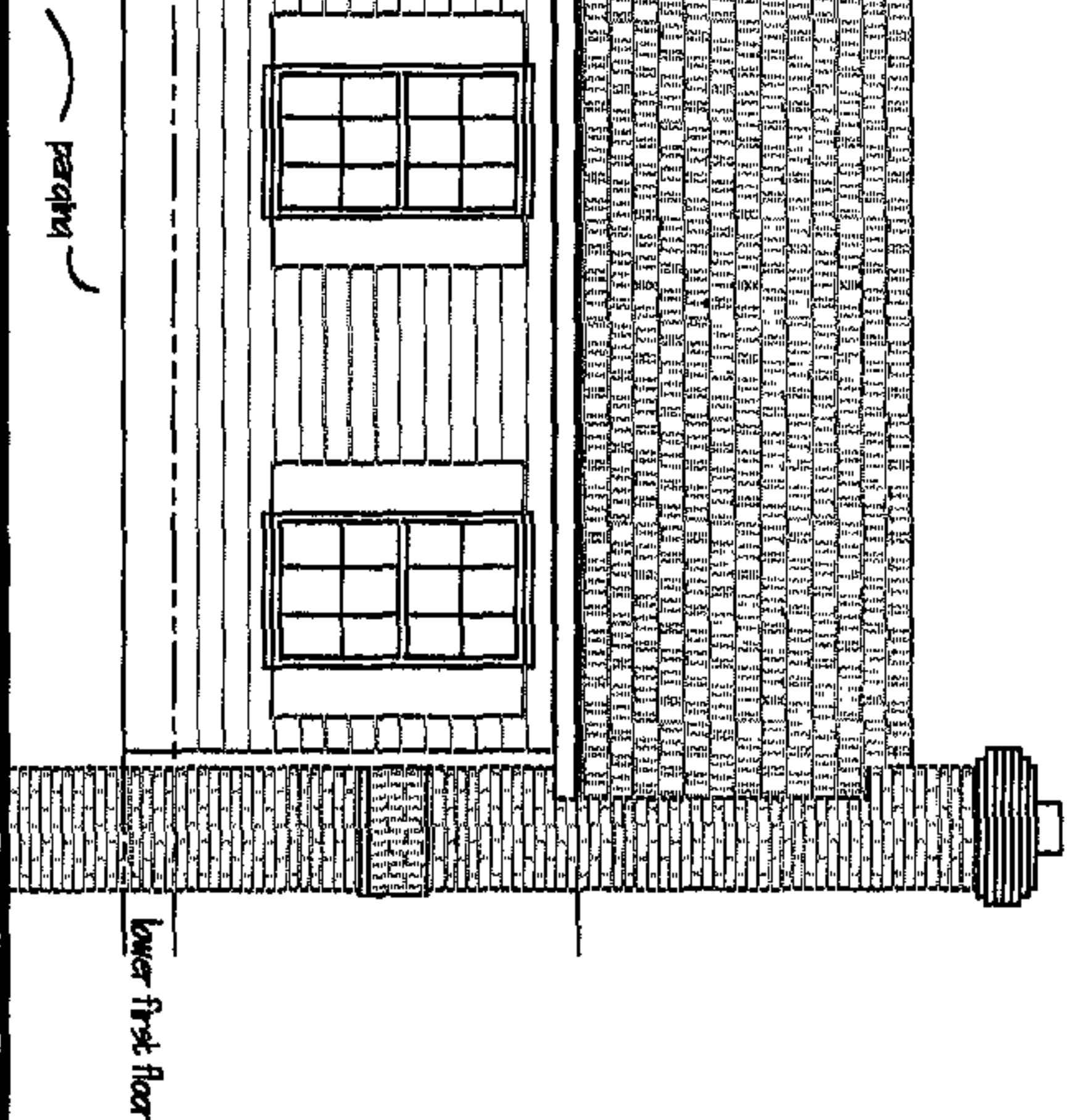
FRONT

20

FRONT



RIGHT SIDE ELEVATION



REAR

21

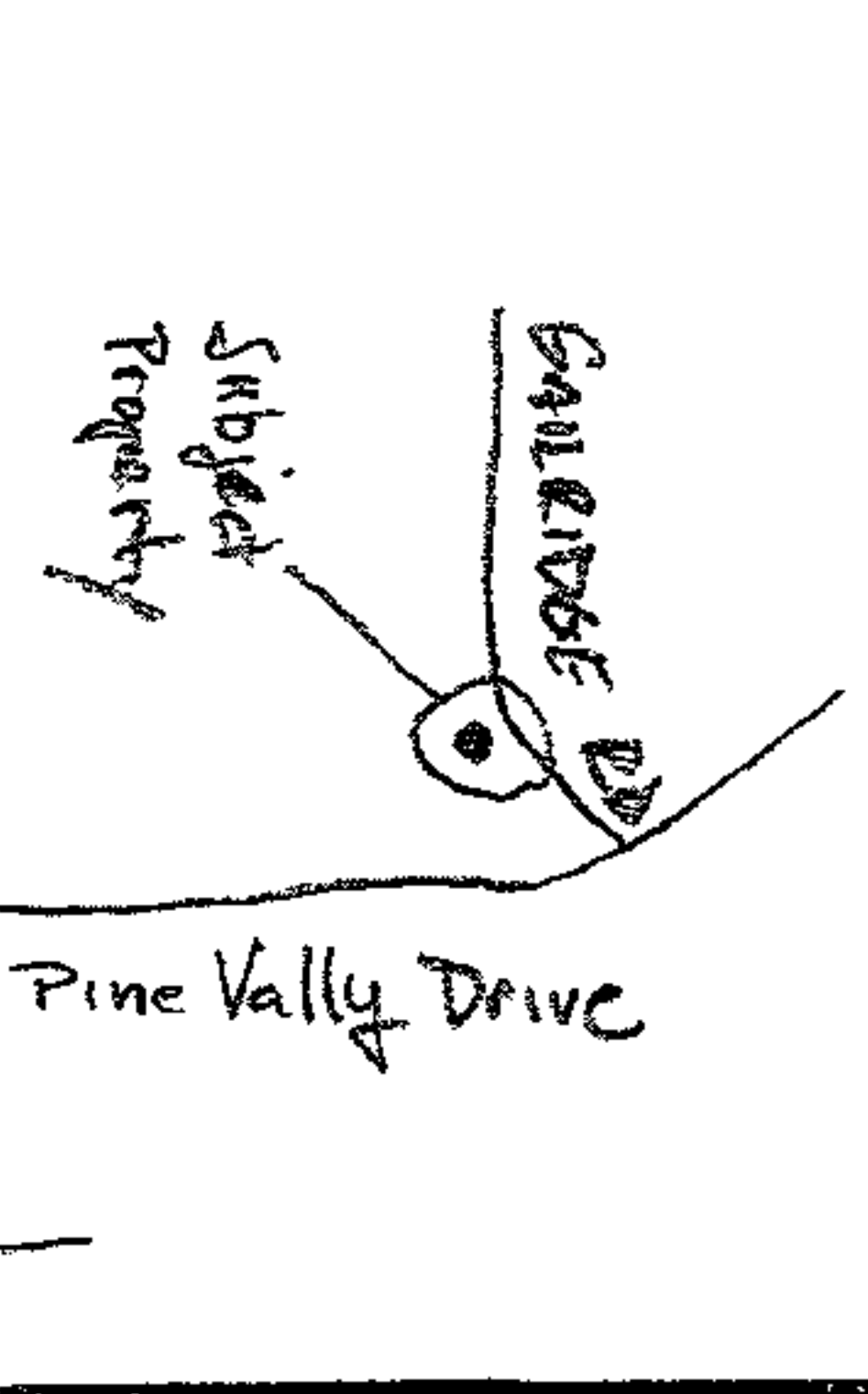
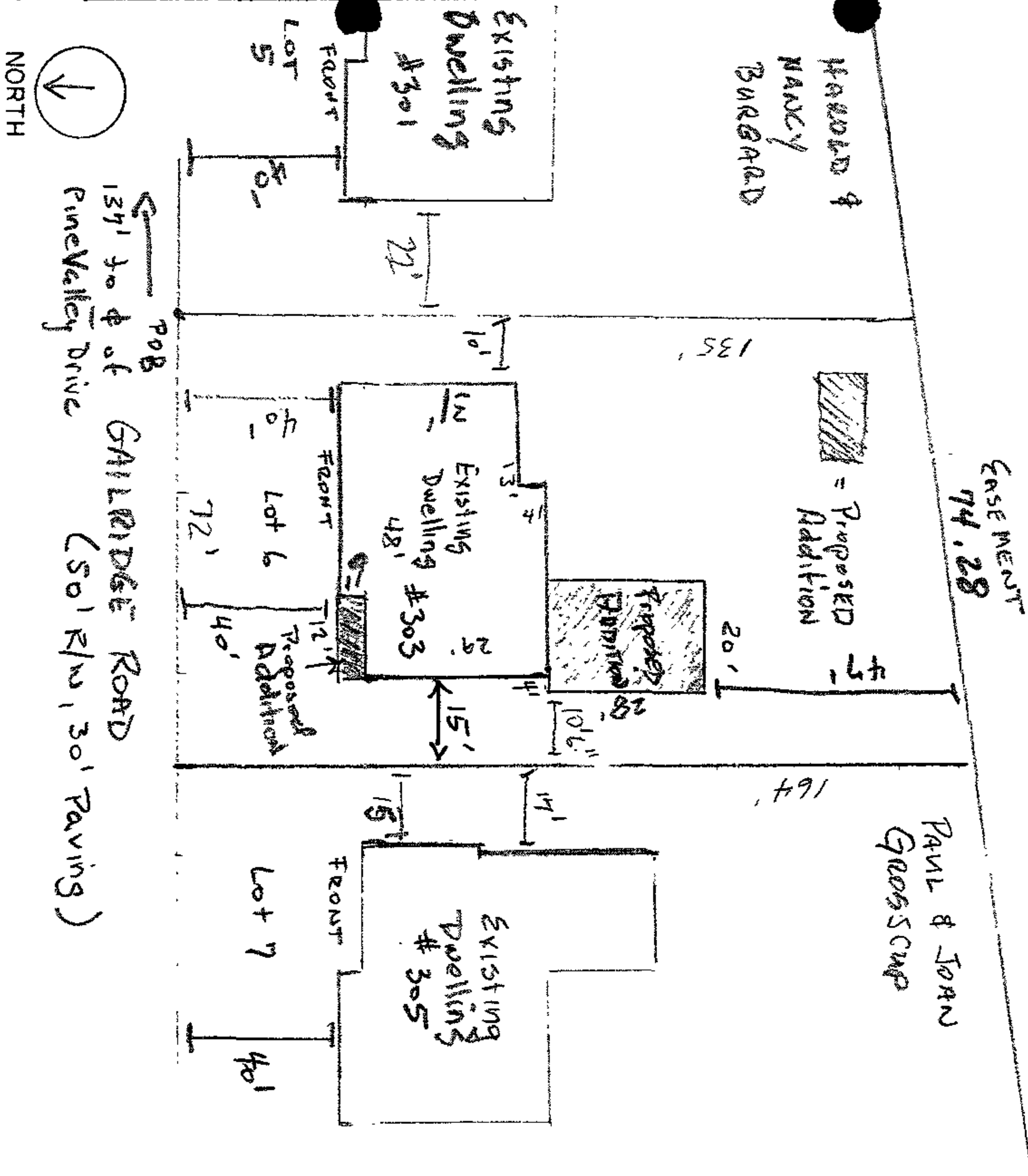


|                      |                                     |
|----------------------|-------------------------------------|
| NG                   | 423                                 |
| TIMONIUM             | N.W.<br>14-B                        |
| SCALE<br>1" = 200' ± | DATE OF PHOTOGRAPHY<br>JANUARY 1986 |
| LOCATION             | SHEET                               |

# PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 303 GAILBRIDGE ROAD SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Valley Wood, Section Two  
 PLAT BOOK # 27 FOLIO # 149 LOT # 6 BLOCK SECTION # 4  
 OWNER CRALIE J & SUSAN K BAUCROFT



## LOCATION INFORMATION

ELECTION DISTRICT 08

COUNCILMANIC DISTRICT 03

1" = 200' SCALE MAP # NU 14-B

ZONING DR-3.5

LOT SIZE .24 ACREAGE 10,532 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING None

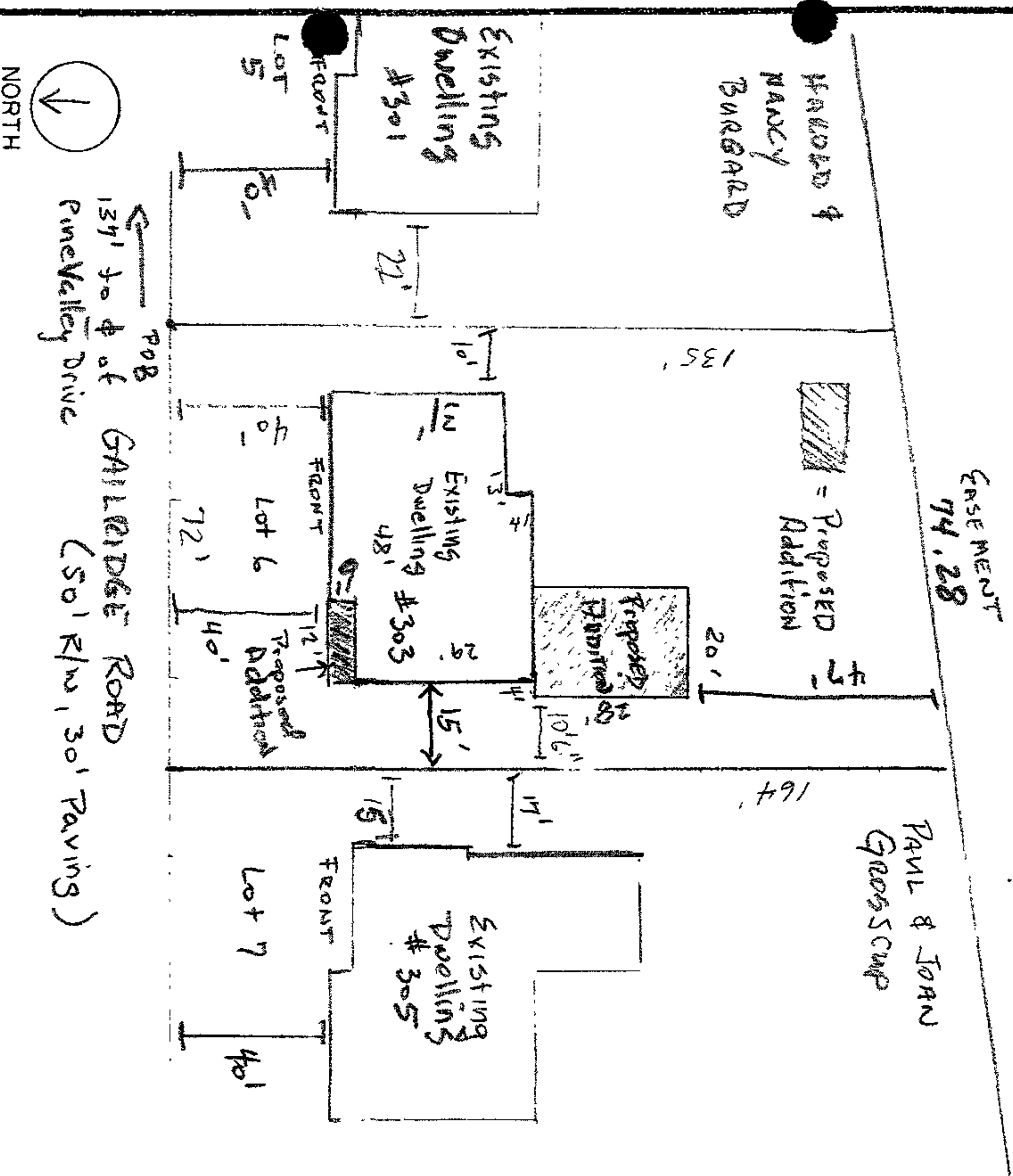
ZONING OFFICE USE ONLY  
 REVIEWED BY 1A23 ITEM # 1A23 CASE #

*Rel. Ex. #1*

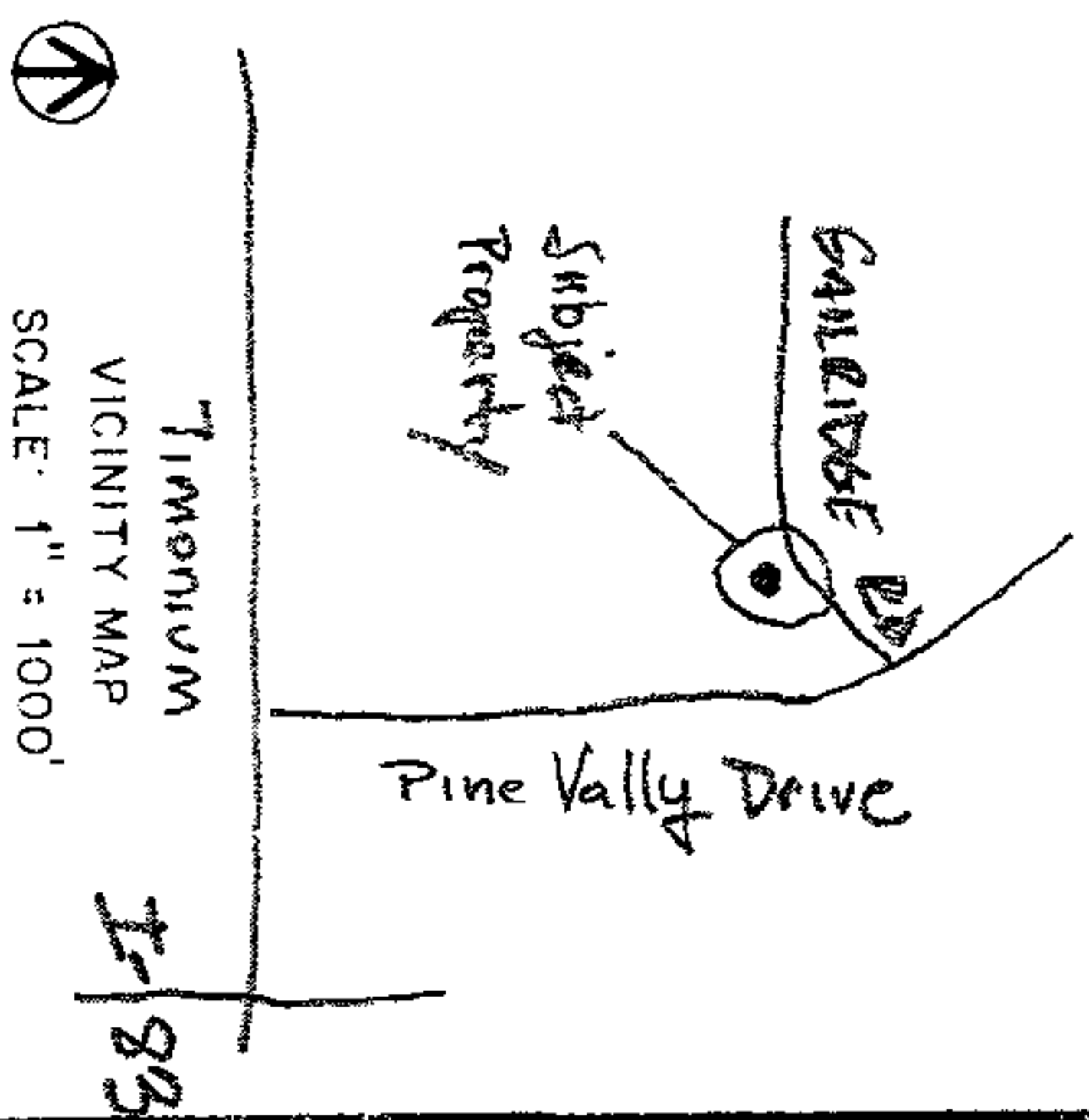
# PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 303 GAILBRIDGE ROAD SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Valley Wood Section Two  
 PLAT BOOK # 27 FOLIO # 149 LOT # 6 BLOCK 4 SECTION # 4  
 OWNER CRALIG J & SUSAN K BAULCROFT



PREPARED BY CRALIG BAULCROFT SCALE OF DRAWING: 1" = 30'



## LOCATION INFORMATION

ELECTION DISTRICT 08  
 COUNCILMANIC DISTRICT 03

1" = 200' SCALE MAP # NW 14-B

ZONING DR-3.5

LOT SIZE .24 ACRES 10,532 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE  
 WATER ☒  
 CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO  
 100 YEAR FLOOD PLAIN ☐ YES ☒ NO  
 HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO  
 PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY  
 REVIEWED BY ITEM # CASE #

1423

Pet. Ex. #1

## **R. 10 ZONE**

per cent of the lots may have an area less than 10,000 square feet (see Section 304).

**208.2—Front Yard**—For dwellings, the front building line shall be not less than 30 feet from the front lot line and not less than 55 feet from the center line of the street, except as specified in Section 303.1; for other principal buildings—50 feet from the front lot line and not less than 75 feet from the center line of the street, except as specified in Section 303.1.

**208.3—Side Yards**—For dwellings, 10 feet wide for one side yard and not less than 25 feet for the sum of both, except that for a corner lot the building line along the side street shall be not less than 30 feet from the side lot line and not less than 55 feet from the center line of the street; for other principal buildings—20 feet wide, except that for a corner lot the building line along the side street shall be not less than 35 feet from the side lot line and not less than 60 feet from the center line of the street.

**208.4—Rear Yard**—30 feet deep.

## **R. 6 Zone—Residence, One and Two-Family Section 209—USE REGULATIONS**

The following uses only are permitted:

**209.1**—Uses permitted and as limited in R. 40 Zone;

**209.2**—Two family dwellings, as defined in Section 101;

**209.3—Special Exceptions**—Same as R. 10 Zone, except sanitary landfills and trailer parks which are not permitted (see Sections 270 and 502).

## **Section 210—HEIGHT REGULATIONS:**

Same as R. 40 Zone.

## **Section 211—AREA REGULATIONS**

Minimum requirements, except as provided in ARTICLE 3, shall be as follows:

**211.1 — Lot Area and Width** — Each one-family dwelling and each other principal non-residential building hereafter erected shall be located on a lot having an area of not less than 6,000 square feet and a width at the front building line of not less than 55 feet; each two-family dwelling hereafter erected shall be located on a lot(s) having an area of not less than

March 25, 2004

Mr. and Mrs. Paul Grosscup  
305 Gailridge Road  
Timonium, MD 21093

Re: Improvements to 303 Gailridge Road

Dear Paul and Joan,

In the coming week, you will see a sign posted in our yard noting a proposed change to our property. As a courtesy, we would like to briefly explain our plans for a renovation to our home.

In our area, Baltimore County currently requires not less than 10 feet on each side of a home with a preferred total of 25 feet combined on each side. We are adding a family room off of our current kitchen. To logically make this addition, ensure that it is aesthetically appealing, and maintain the balance of the room, we have applied for a variance of four feet to this side of our home for the addition only. Please refer to the attached drawing.

We are also planning to add 6 feet to the front of our current dining room, taking the room out to the edge of our existing porch. When it is done, the façade of our home will resemble the front of Rob and Mary Stuller's (302 Gailridge Road) living room. This addition has no affect on current zoning requirements.

We feel that these enhancements will not only increase our living space, but the value of our residence. All enhancements and modifications will be done to suitably match our current structure. We have invested a great deal of time and energy into this project already and are certain that our plans are in keeping with other renovations that have occurred to homes in our neighborhood.

We are willing to share our plans in further detail. Should you wish to speak to us, please feel free to contact us at 410-560-1454. We appreciate your cooperation in this matter.

Sincerely,

  
Craig Bancroft

  
Susan Bancroft

Pro-H2

Craig and Sue Bancroft  
3/28/04

Quoting your letter of 3/25/04 , "We are willing to share our plans in further detail". When I approached Craig on 3/27/04 to arrange a time, I mentioned that I wanted to have with me someone familiar with zoning matters, at which point Craig became obviously angry and cut off the dialog and started for his house. I restated my desire to examine the project with him; he asked if the person was a lawyer to which I responded "yes". Again, in anger, he cut off the dialog and went into his house.

For the record I was quite distressed to find out that you had advanced plans to the point of applying for a zoning variance without having communicated your plans to us so we could talk and suggest modifications that would make the project more comfortable for us as your nearest neighbor.

I felt that I was being "strong armed " and needed to protect my interest in an area that you are no doubt more expert than I. That left me no alternative but to seek professional representation. However, at that time I was still open to discussion. But the minute that you put the up "zoning change request sign", I was completely convinced that you had closed the door tight to further dialog and that you have left me no alternative but to seek a hearing. And yes, I will be represented at that time by Mr. David Woo, Esq.

Joan made one last effort this morning to approach Sue as a neighbor and received an emotional rebuff.

As it remains, I feel very strong about how your plans will affect the enjoyment of my property.

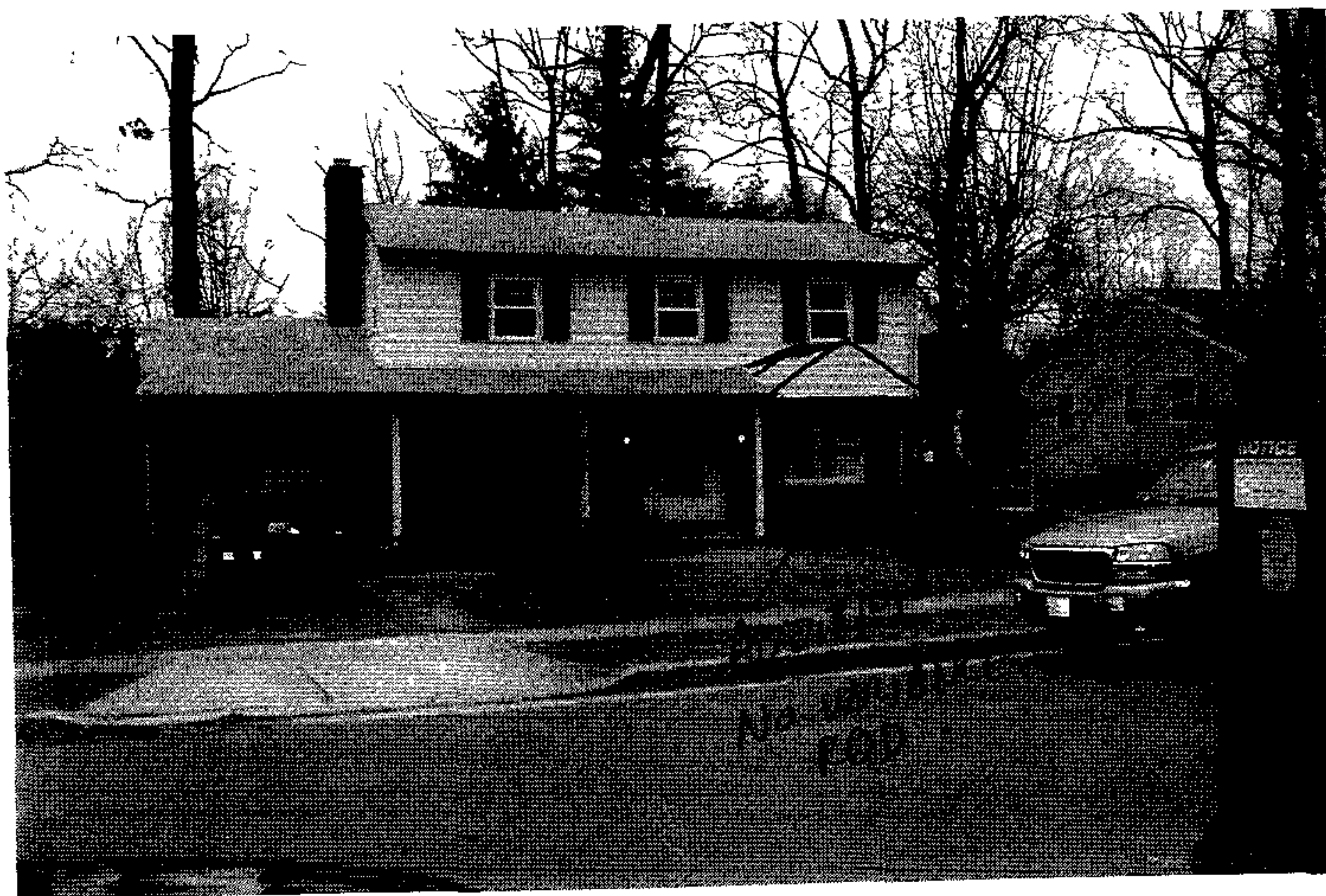
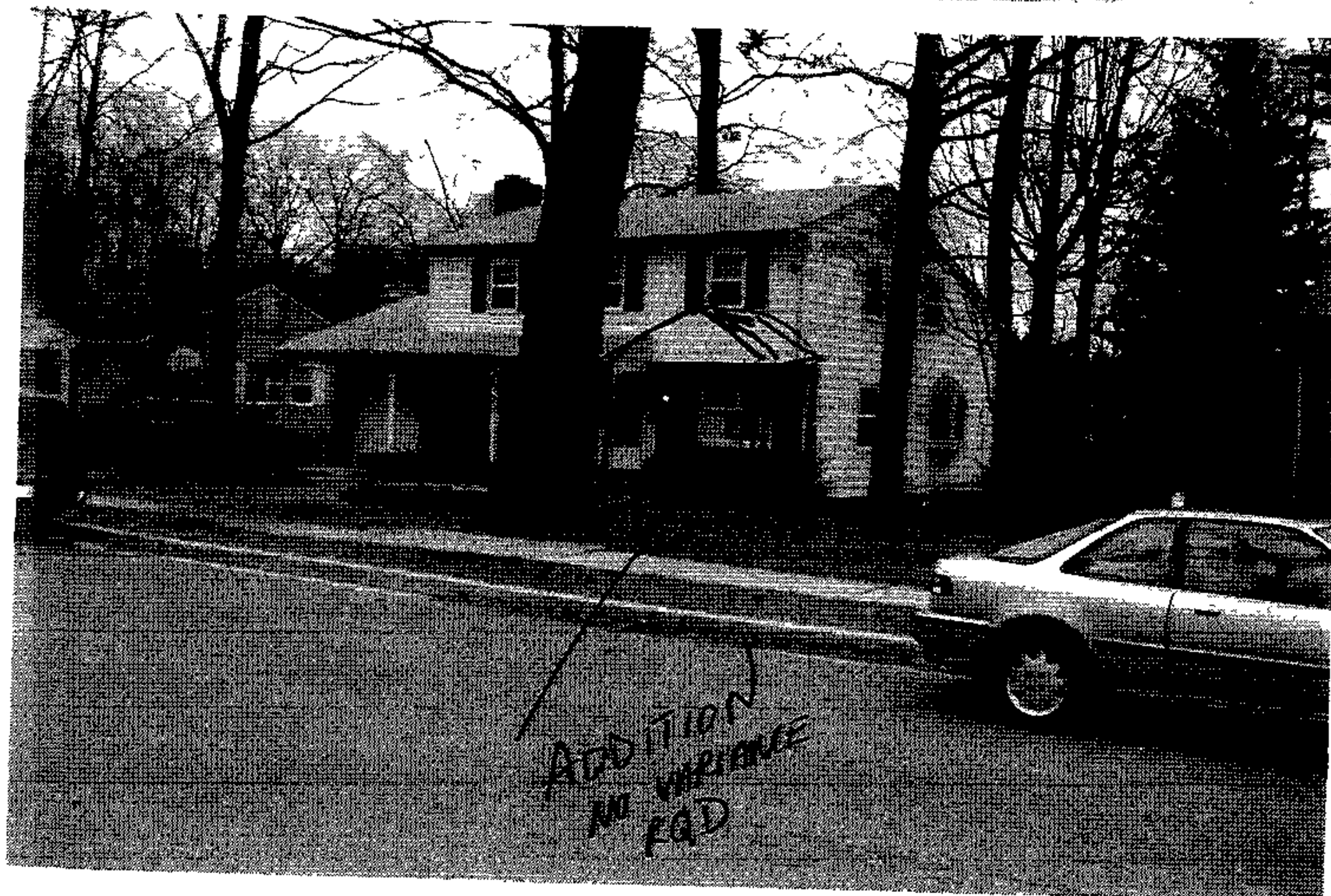
Sorry this could not have been approached on a basis more beneficial to both of our families.

Regards, Paul and Joan Grosscup

Pro #3

X23

FRONT OF 303 GALLRIDGE



REAR OF 303 GAILRIDGE ROAD



1  
RAD



ADDITION  
VARIANCE  
REQ'D

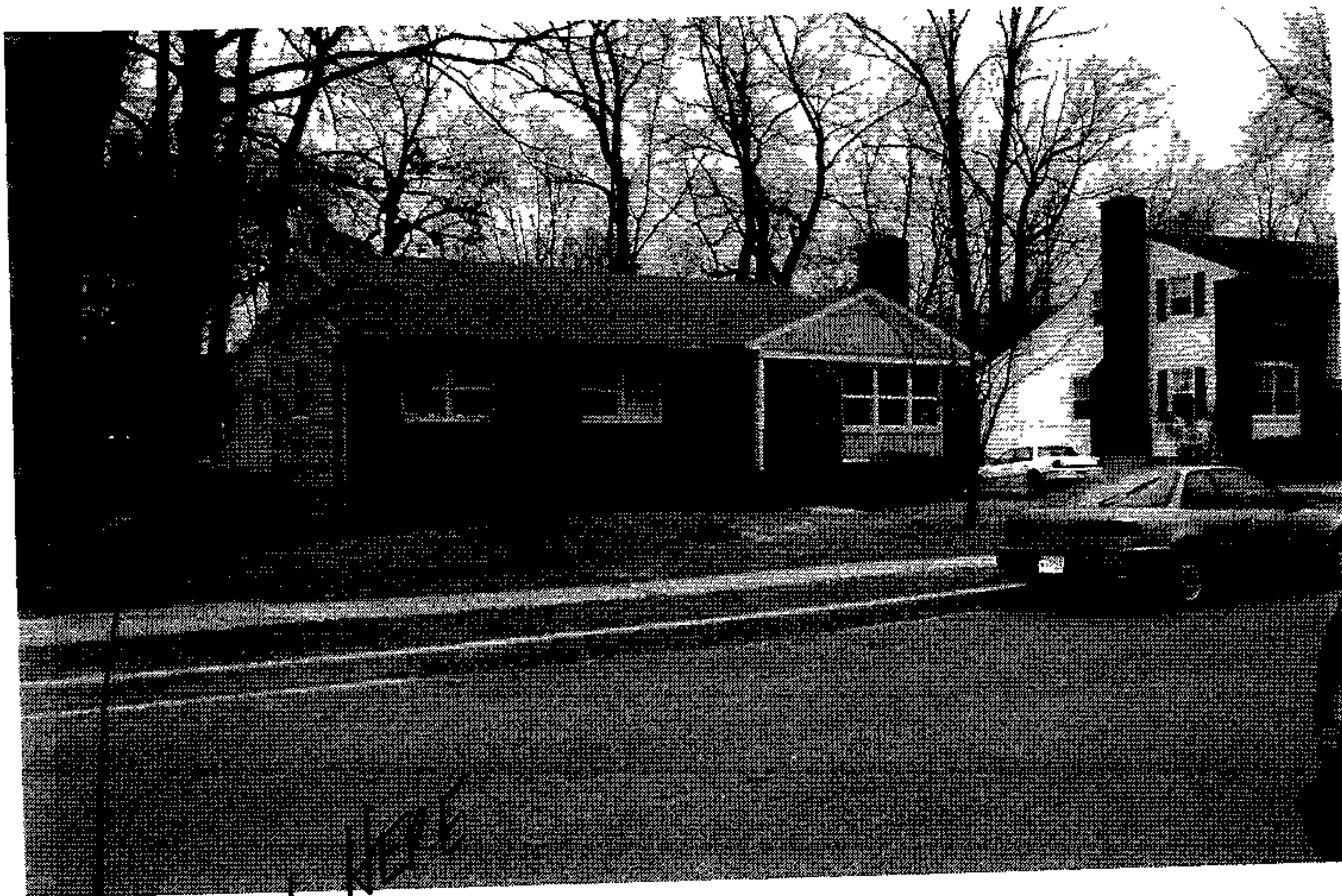
FRONT of 301 GAIL RIDGE



→  
X  
ADDITION  
OTHER  
SIDE

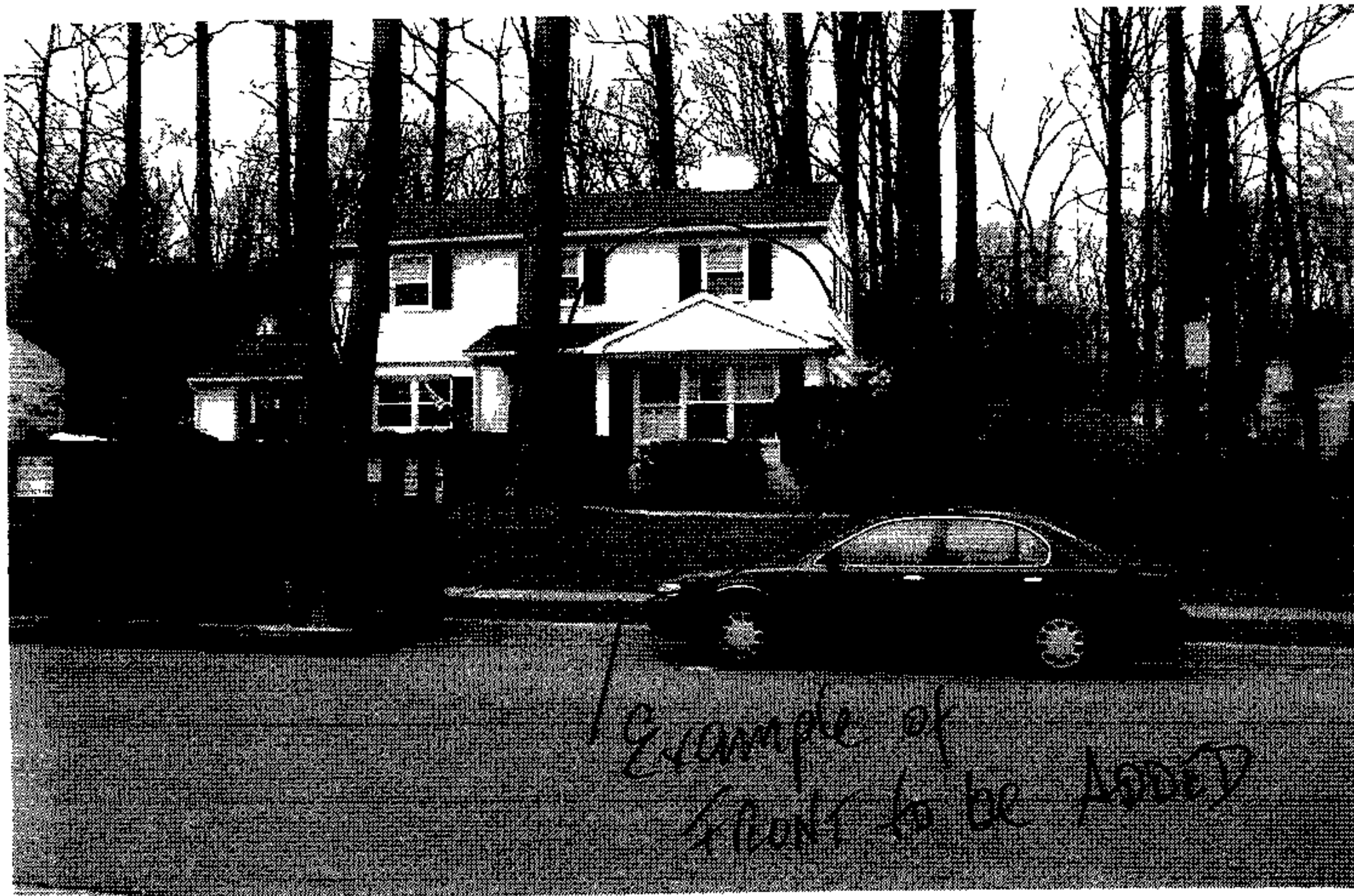
303 GAIL RIDGE

FRONT OF 305 GAIL RIDGE



ADDITION HERE

FRONT OF 302 GAIL RIDGE



Example of  
front to be added