



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 2838 Butler Road which is presently zoned RC 2
Deed References: 7492/259 10 Digit Tax Account # 2 0 0 0 0 1 3 4 4 3
Property Owner(s) Printed Name(s) BENJAMIN / WENDY GRISWOLD

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

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

1. X a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an addition to an existing accessory structure approved as a library/garage in Case No. 02-343-SPHA to install an exercise room and ~~expanded~~ Full bathroom.
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. X a **Variance** from Section(s) 400.3 to permit a 17-foot tall addition to an existing 17-foot tall accessory structure (garage/library).

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

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

N/A
Name- Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

Attorney for Petitioner:

Adam M. Rosenblatt
Name- Type or Print
Adam Rosenblatt
Signature
210 W. Penn. Ave, Suite 500 Towson MD
Mailing Address City State
21204 / 410-494-6271 / amrosenblatt@venable.com
Zip Code Telephone # Email Address

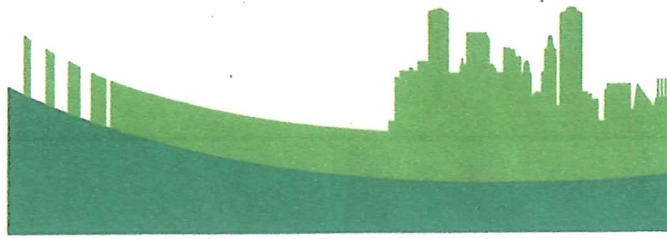
Legal Owners (Petitioners):

<u>Wendy Griswold</u>	<u>Benjamin Griswold</u>
Name #1 - Type or Print	Name #2 - Type or Print
<u>Wendy L. Griswold</u>	<u>Benjamin Griswold</u>
Signature #1	Signature #2
<u>2838 Butler Road</u>	<u>Glyndon Maryland</u>
Mailing Address	City State
<u>21071 / 410-844-5125</u>	<u>bgriswold@brownadv</u>
Zip Code Telephone #	Email Address

Representative to be contacted:

Adam M. Rosenblatt
Name- Type or Print
Adam Rosenblatt
Signature
210 W. Penn. Ave, Suite 500 Towson MD
Mailing Address City State
21204 / 410-494-6271 / amrosenblatt@venable.
Zip Code Telephone # Email Address

CASE NUMBER 2022-0005-SPHA Filing Date 1 / 6 / 2022 Do Not Schedule Dates: _____ Reviewer RS



Zoning Description

2838 Butler Road

Eighth Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point southeast of Butler Road, approximately 1) Southwesterly 7200 feet, more or less, from the centerline of Falls Road and 2) Southeasterly 450 feet, more or less, from the centerline of Butler Road, thence running and binding on the outlines of the subject property, The fifteen following courses and distances, viz.

- 1) South 12 degrees 52 minutes 26 seconds East 81.23 feet,
- 2) South 09 degrees 23 minutes 22 seconds East 83.66 feet,
- 3) South 05 degrees 58 minutes 59 seconds East 83.83 feet,
- 4) South 17 degrees 12 minutes 09 seconds East 42.01 feet,
- 5) South 18 degrees 40 minutes 52 seconds East 215.03 feet,
- 6) South 66 degrees 08 minutes 11 seconds West 316.18 feet,
- 7) South 59 degrees 54 minutes 42 seconds West 763.40 feet,
- 8) South 48 degrees 03 minutes 15 seconds East 1525.60 feet,
- 9) South 85 degrees 07 minutes 24 seconds East 49.74 feet,
- 10) North 18 degrees 02 minutes 36 seconds East 1115 feet,
- 11) North 07 degrees 16 minutes 18 seconds West 386.63 feet,
- 12) North 28 degrees 38 minutes 45 seconds West 423.90 feet,
- 13) North 56 degrees 10 minutes 12 seconds West 470.80 feet,
- 14) South 78 degrees 46 minutes 34 seconds West 54.72 feet and
- 15) South 78 degrees 46 minutes 34 seconds West 12.54 feet to the place of beginning.

Containing 35 acres of land, more or less.

This description is part of a zoning hearing petition and is not intended for any conveyance purposes.

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com



2022-0005-SPHA

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING January 17, 2022
FORMAL OR INFORMAL RESPONSE DUE AT January 24, 2022 Meeting

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

* Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, dwiley@baltimorecountymd.gov; dmignon@baltimorecountymd.gov
* PAI, Zoning Review H.O. Hearing File (Kristen Lewis), klewis@baltimorecountymd.gov
* PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), JPerlow@baltimorecountymd.gov
* PAI, Development Management (Lloyd Moxley), MS # 1105, lmoxley@baltimorecountymd.gov
* PAI, Code Enforcement (Lisa Henson), MS # 1105, lhenson@baltimorecountymd.gov
* PAI, Building Inspection (Matt Gawel), mg@baltimorecountymd.gov
* Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, sjacobs@baltimorecountymd.gov
* Highways (Tom Hargis), MS #1003 thargis@baltimorecountymd.gov
* Neighborhood Improvements (Marcia Williams), MS #4201, myneighborhoodimprovement@baltimorecountymd.gov
* County Council, District 3, (Tom Bostwick), MS #2201, council1@baltimorecountymd.gov
* tbostwick@baltimorecountymd.gov
* Mike Ruby (Newspaper), mildmanneredcomm@aol.com
+ People's Counsel, rwheatley@baltimorecountymd.gov
+ IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), joseph.griffiths@maryland.gov
+ Kathy Are, kare@baltimorecountymd.gov
& State Highway Administration, Access Permits Division (Steven Autry), SAutry@mdot.maryland.gov
& Fire Department (Inspector Muddiman), MS # 1102F, dmuddiman@baltimorecountymd.gov
& PAI, Development Plans Review (Vishnu Desai), vdesai@baltimorecountymd.gov
People's Counsel (Peter Zimmerman), MS #4204 pzimmerman@baltimorecountymd.gov
Planning Office (Jenifer Nugent), MS # 4101, jnugent@baltimorecountymd.gov; Henry Ayakwah hayakwah@baltimorecountymd.gov; Taylor Bensley tbensley@baltimorecountymd.gov
DEPS (Jeff Livingston) – 2 copies of each, MS # 4400, jlivingston@baltimorecountymd.gov; Steve Ford, sford@baltimorecountymd.gov
IF FLOODPLAIN, Maryland Department of the Environment, kevin.wagner@maryland.gov
Public Works (Terry Curtis), MS #1315, tcurtis@baltimorecountymd.gov
* IF ELDERLY HOUSING, Community Development, MS #1102M
* IF TOWER, Tower Coordinator, c/o OIT, MS #2007
IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder), MS #1102E

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Lewis

If you have any questions regarding a particular zoning petition, please contact the Zoning Review Planner (see initials after item number) at 410-887-3391.

ZAC AGENDA

Case Number: 2022-0005-SPHA **Reviewer:** Rosalie Johnson
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING, VARIANCE
Legal Owner: Benjamin and Wendy Griswold
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 2838 BUTLER RD

Location: Property located at 1.15 miles East of Dover Rd. on the South side of Butler Rd.

Existing Zoning: RC 2

Area: 25 ACRES

Proposed Zoning:

SPECIAL HEARING:

BCZR 500.7: To approve an addition to an existing accessory structure approved as a library/garage in Case No. 02-343-SPHA and to install an exercise room and full bathroom.

VARIANCE:

BCZR 400.3: To permit a 17 foot tall addition to an existing 17 foot tall accessory structure (garage/library) in lieu of the maximum permitted 15 FT. height.

Attorney: Adam Rosenblatt, Venable

Prior Zoning Cases: 2002-0343-SPHA

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:
