

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Martin John Gutowski, legal owner 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 1. B02.3G (1) To permit a sideyard setback of 6 feet in lieu of the required 10 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
The original Kitchen is so small that I am const nly banging into something, and at my age I bruise very easy. I also would like to make things a little easy on my wife at her age. And at the kitchens present size, I can not buy her any of the modern appliances such as a Dish washer, or a garabage Disposal.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. If we agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser Martin J. Gutowski
Address 1527 Leslie Rd
AT 858 72
Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of September 1975, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of October, 1975, at 10:15 o'clock.

Eric DiNenna
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE
North side of Leslie Avenue 185 feet
West of Birch Avenue, 12th District
MARTIN J. GUTOWSKI, Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 76-84-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

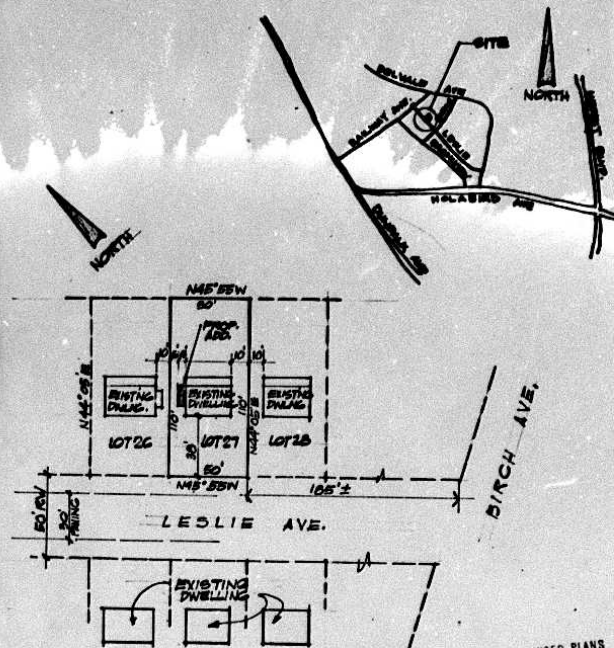
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kuntz, Jr.
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2888

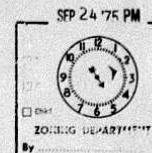
I hereby certify that on this 8th day of October, 1975, a copy of the foregoing Order was mailed to Mr. Martin John Gutowski, 1527 Leslie Road, Baltimore, Maryland 21222, Petitioner.

John W. Hession, III



PETITION FOR ZONING VARIANCE
FOR
MR. & MRS. MARTIN GUTOWSKI
1527 LESLIE AVE.

DISTRICT NO. 12 ZONED D.R. 5.5
PUBLIC FACILITIES EXISTING
PLAT 2 ADDITION TO BROOKVIEW
LOT 27 LIBER 14 FOLIO 124
SCALE: 1"=50'



October 21, 1975

Mr. & Mrs. Martin J. Gutowski
1527 Leslie Road
Baltimore, Maryland 21222

RE: Petition for Variance
N/S of Leslie Avenue, 185' W of
Birch Avenue - 12th Election District
Martin J. Gutowski, et ux - Petitioners
NO. 76-84-A (Item No. 47)

Dear Mr. & Mrs. Gutowski:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

S. Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

SED/mc

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 15, 1975
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-84-A. North side of Leslie Avenue 185 feet, more or less, West of Birch Avenue.
Petition for Variance for a Side Yard.
Petitioner - Martin J. Gutowski and Jeanette L. Gutowski

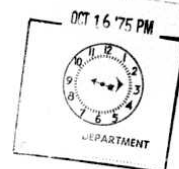
12th District

HEARING: Monday, October 20, 1975 (10:15 A.M.)

The staff of the Office of Planning and Zoning will offer no comment on this petition at this time.

William D. Fromm
William D. Fromm
Director of Planning

WDF:NEG:rw



Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Branch of Engineering
ELLSWORTH N. DIVER, P.E. CHIEF

September 26, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #47 (1975-1976)
Property Owner: Martin John Gutowski
Beg. 185' W. of Birch Ave. on the N/S of Leslie Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C (1) to permit a side yard setback of 6' in lieu of the required 10'.
No. of Acres: 110 x 50 District: 12th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The submitted plan must be revised as this property is in the 12th Election District, not the 2nd as indicated.

Baltimore County utilities and highway improvements are not involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #47 (1975-1976).

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FW:ss

F-NE Key Sheet
8 SE 18 Pos. Sheet
SE 2 E Topo
103 Tax Map

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of fact that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners

the 1975 Variance should be had; and it further appearing that by reason of the existence of the Variance requested, not adversely affecting the health, safety and general welfare of the community

to permit a side yard setback of six feet instead of a Variance the required 10 feet should be granted

IS ORDERED by the Zoning Commissioner of Baltimore County this 21st

day of October, 1975, that the herein Petition for a Variance should be and the

same is granted, from and after the date of this order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day

of 1975, that the above Variance be, and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 15, 1975

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204
Franklin T. Rogers,
Chairman

MEMBERS
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PREVENTION
DEPARTMENT OF TRAFFIC ENGINEERING
STATE HIGHWAY ADMINISTRATION
BUREAU OF ENGINEERING
PROJECT AND DEVELOPMENT PLANNING
INDUSTRIAL DEVELOPMENT COMMISSION
BOARD OF EDUCATION
OFFICE OF THE BUILDING ENGINEER

Mr. Martin John Gutowski
1537 Leslie Road
Baltimore, Maryland 21222

RE: Variance Petition
Item 47
Martin John Gutowski - Petitioner

Dear Mr. Gutowski:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property, zoned D.R. S.5, is located on the north side of Leslie Avenue, approximately 185 feet northwest of Birch Avenue, in the Twelfth Election District of Baltimore County.

The property is currently improved with a one and one-half story dwelling and storage building in the side yard. The location of this building appears to be a zoning violation; however, through conversation with the petitioner it was learned that the shed will be removed upon erection of the proposed addition. Adjacent properties along both sides of Leslie Avenue are improved with similar type single family detached dwellings.

The petitioner is requesting a side yard Variance of 6 feet in lieu of the required 10 feet

Mr. Martin John Gutowski
Re: Item 47
September 15, 1975
Page 2

in order to enlarge her existing kitchen.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Conodari
NICHOLAS B. CONODARI,
Zoning Technician II

NBC:JD

Enclosure

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

Stephen E. Collins
Wm. T. Melson
DEPUTY TRAFFIC ENGINEER

September 15, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 47 -ZAC - September 2, 1975
Property Owner: Martin John Gutowski
Location: Beg. 185' W of Birch Ave. on the N/S of Leslie Avenue
Existing Zoning: D.R. S.5
Proposed Zoning: Variance from Sec. 1802.3C (1) to permit a side yard setback of 6' in lieu of the required 10'
No. of Acres: 110 X 50
District: 2nd

Dear Mr. DiNenna:

No Traffic Engineering problems are anticipated by the requested variance to the side yard setback.

Very truly yours,

Michael S. Planigan
Michael S. Planigan
Traffic Engineer Associate

MSP:nc

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

September 8, 1975

DONALD J. REED, M.D., M.P.H.
DEPUTY HEALTH AND HAZARD INVESTIGATION OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #47, Zoning Advisory Committee Meeting, September 2, 1975, are as follows:

Property Owner: Martin John Gutowski
Location: Beg. 185' W of Birch Ave. on the N/S of Leslie Ave.
Existing Zoning: D.R. S.5
Proposed Zoning: Variance from Sec. 1802.3C (1) to permit a side yard setback of 6' in lieu of the required 10'.

No. of Acres: 110 x 50
District: 12th

Since this is a variance for a proposed addition to an existing dwelling and metropolitan water and sewer exist, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

DHVB:dls

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 4, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: September 2, 1975

Re: Item 47
Property Owner: Martin John Gutowski
Location: Beg. 185' W. of Birch Ave. on the N/S of Leslie Ave.
Present Zoning: D.R. S.5
Proposed Zoning: Variance from Section 1802.3C (1) to permit a side yard setback of 6' in lieu of the required 10'.

District: 2nd
No. Acres: 110 x 50

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative.

H. EMLIE PARKS, President
EUGENE C. HESS, Vice President
MRG. ROBERT L. BERNY

MARCUS M. NOTARIS
JOSEPH M. MCGOWAN
ALVIN LORECK
JOSHUA R. WHEELER, Superintendent

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRG. RICHARD K. VUCKICH

WILLIAM D. FROMM
Director for
S. ERIC DINENNA
ZONING COMMISSIONER



September 22, 1975

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #47, Zoning Advisory Committee Meeting, September 2, 1975, are as follows:

Property Owner: Martin John Gutowski
Location: Beg 185' W of Birch Ave on the N/S of Leslie Avenue
Existing Zoning: D.R. S.5
Proposed Zoning: Variance from Sec. 1802.3C (1) to permit a side yard setback of 6' in lieu of the required 10'
No. of Acres: 110 x 50
District: 2nd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 404-3811 ZONING 404-3291

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th
Posted for: PETITION FOR VARIANCE
Petitioner: GEORGE T. Mc Grew
Location of property: S/S of ROOSEVELT ST. 265' W. of BROAD AVE.
Location of Sign: FRONT 169 ROOSEVELT ST.
Remarks: Thomas R. Roland
Posted by: Thomas R. Roland
Date of return: OCT. 2, 1975

DEC 16 1975

PETITION FOR A VARIANCE
 100 DISTRICT
 ZONING Petition for Variance for a Side Yard.
 LOCATION North Side of Leslie Avenue 100 feet, more or less, West of Birch Avenue.
 DATE & TIME MONDAY, OCTOBER 13, 1975 10:15 A.M.
 PUBLIC HEARING Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 The Zoning Commissioner of Baltimore County, in conformity of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
 Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard setback of 4 feet in lieu of the required 10 feet. The Zoning Regulations to be changed as follows:
 Section 156A.1.C.1. Side Yard - 10 feet.
 All that parcel of land in the Twelfth District of Baltimore County, Maryland, at a point 100 feet west of Birch Avenue on the north side of Leslie Avenue and known among Baltimore County land records as plot 2 addition to Brookview lot 27 Block 14 Lot 10.
 Also known as 1722 Leslie Avenue.
 Being the property of Martin J. Gutowski and Janette L. Gutowski, as shown on plat plan filed with the Zoning Department.
 Hearing Date: Monday, October 13, 1975 at 10:15 A.M.
 Public Hearing Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
 BY ORDER OF
 S. ERIC DINENNA
 ZONING COMMISSIONER OF BALTIMORE COUNTY
 Oct. 2

OFFICE OF THE DUNDALK TIMES

DUNDALK, MD. 21222 Oct. 2, 1975

THIS IS TO CERTIFY, that the annexed advertisement of
 Petition for Variance- Martin J. Gutowski
 was inserted in THE DUNDALK TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 20th day of Oct., 1975, that is to say, the same was inserted in the issues of October 2, 1975.

STROMBERG PUBLICATIONS, Inc.

By E. P. Smith

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 2, 1975

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 1st day of October, 1975, the 1st publication appearing on the 2nd day of October, 1975.

THE JEFFERSONIAN
S. Leander Shuster
 Manager

Cost of Advertisement, \$

PETITION FOR A VARIANCE
 100 DISTRICT
 ZONING Petition for Variance for a Side Yard.
 LOCATION North Side of Leslie Avenue 100 feet, more or less, West of Birch Avenue.
 DATE & TIME MONDAY, OCTOBER 13, 1975 10:15 A.M.
 PUBLIC HEARING Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 The Zoning Commissioner of Baltimore County, in conformity of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
 Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard setback of 4 feet in lieu of the required 10 feet. The Zoning Regulations to be changed as follows:
 Section 156A.1.C.1. Side Yard - 10 feet.
 All that parcel of land in the Twelfth District of Baltimore County, Maryland, at a point 100 feet west of Birch Avenue on the north side of Leslie Avenue and known among Baltimore County land records as plot 2 addition to Brookview lot 27 Block 14 Lot 10.
 Also known as 1722 Leslie Avenue.
 Being the property of Martin J. Gutowski and Janette L. Gutowski, as shown on plat plan filed with the Zoning Department.
 Hearing Date: Monday, October 13, 1975 at 10:15 A.M.
 Public Hearing Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
 BY ORDER OF
 S. ERIC DINENNA
 ZONING COMMISSIONER OF BALTIMORE COUNTY
 Oct. 2

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 12th Date of Posting 10/2/75
 Posted for: Planning Monday Oct 20 1975 9:15 AM
 Petitioner: Martin J. Gutowski
 Location of property: N/S of Leslie Ave. 185' West of Birch Ave.
 Location of Sign: Sign posted @ 1522 Leslie Ave.
 Remarks:
 Posted by: Martin H. Hiss Date of return: 10/2/75

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>D.A.A.</u>	Revised Plans: Change in outline or description Yes ☐ No ☐									
Previous case:	Map #									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received * this 15th day of August 1975. Filing Fee \$ 25.00. Received ☒ Check ☐ Cash ☐ Other

S. Eric Dinenna
 S. Eric Dinenna,
 Zoning Commissioner

Petitioner Martin J. Gutowski Submitted by Gutowski
 Petitioner's Attorney Reviewed by STB

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Mr. Martin John Gutowski
 1557 Leslie Road
 Baltimore, Maryland 21223

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received and accepted for filing this 17th day of September 1975

S. Eric Dinenna
 S. Eric Dinenna,
 Zoning Commissioner

Petitioner Martin John Gutowski

Petitioner's Attorney Reviewed by Franklin T. Rogers, Jr.
 Chairman,
 Zoning Plans
 Advisory Committee

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 25931
 DATE Oct. 17, 1975 ACCOUNT 01-662
 AMOUNT \$12.75
 RECEIVED FROM Wayne T. Gutowski, 1718 Brookview Rd., Balto.
 FOR Maintaining and posting of property
076-4-4
18847601 20 4 275
 VALIDATION OR SIGNATURE OF CARRIER

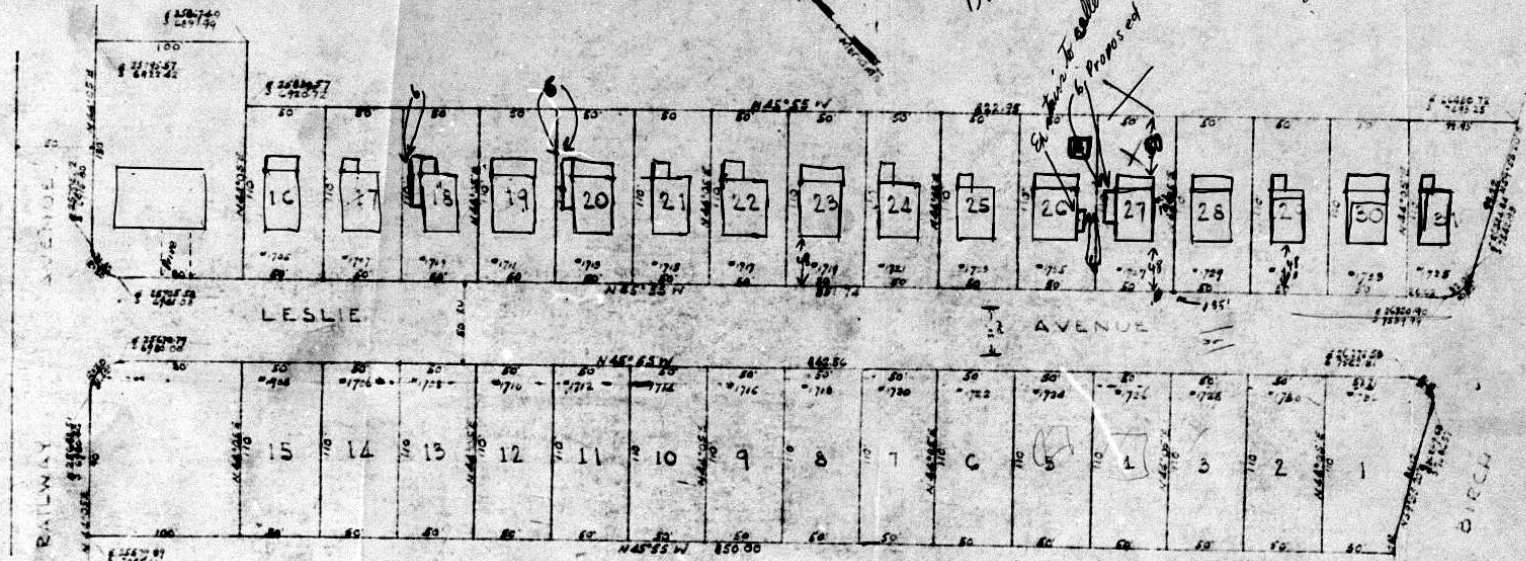
BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 23385
 DATE Sept. 29, 1975 ACCOUNT 01-662
 AMOUNT \$25.00
 RECEIVED FROM Wayne T. Gutowski, 1718 Brookview Rd., Balto.
 FOR Petitioner for a Variance #76-01-4
18847601 30 2 500
 VALIDATION OR SIGNATURE OF CARRIER



Dis 12
Pric 14

2nd D.A.S.
District 12

Grading to add
to Proposed



PLAT NO. 2 OF 14/124
ADDITION TO BROCKVIEW

I hereby certify that the requirements of Article 17, Section 126 of the Annotated Code of Maryland (3rd Edition) as amended by Chapter 1016 of the Laws of Maryland of 1945 have been duly complied with.

By: [Redacted Signature]

Coordinates based on Balto.
County Metro. Dist. Traverse
Station No. 6214

27100.01
2 2912.85

SCALE: 1"=50' APR 13, 1949
WILLIARD WALLACE - SURVEYOR FOR
3205 THE ALLEMAN - BALTIMORE, MD
REG. NO. 66 to [Redacted]

