

77-234-A #217 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Raymond J. Peroutka, Sr. &
1 or more, Delores K. Peroutka, et al., the property owners in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof,

herby petition for a Variance from Section 1802.3(2) to permit a front setback of 19
feet instead of the required 50 feet and a rear yard setback of 20 feet instead
of the required 50 feet. 1802.3(2) to permit a setback of 19 feet from the
center of the street instead of the required 50 feet. as on B.L. 1

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County for the
following reasons: (Indicate hardship or practical difficulty)
The land in question has been owned by our family since 1907 when James
Peroutka purchased it from William A. Durbach (later V.P.C. No. 115, Folio 464).
It was divided to its present site in 1905 in transaction between Robert J. Romble
and Josephine J. Peroutka (later V.P.C. No. 148, Folio 46). It was transferred to
Raymond J. Peroutka, Sr. and his wife Delores K. Peroutka in September, 1963.

There are a considerable number of older buildings in the vicinity built
on and shaped into, often close to the property lines. All of the houses on the
east side of 114th are built on lots that are only 7 feet deep. Most of 159
have less total acreage than the lot in question.

The granting of this variance would allow Raymond J. Peroutka, Jr. to build
a single family dwelling on the property.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.
I or 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

Raymond J. Peroutka, Sr.
Raymond J. Peroutka, Sr., Petitioner
Address: 1200 114th Ave.
Baltimore, Md. 21222

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

John W. Heslin, III
John W. Heslin, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

DATE: June 2, 1977
SUBMITTED BY: The Zoning Commissioner of Baltimore County, this 29th day
of June, 1977.

1977, that the subject matter of this petition be advertised as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through
out Baltimore County, that property be posted, and that the public hearing be held before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the 1st day of June, 1977, at 10:30 o'clock
A. M.

W6 29 11 81
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE
SE/corner of Bird River & Gladway Rd.,
15th District

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
RAYMOND J. PEROUTKA, SR., et al.,
Petitioners Case No. 77-234-A

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 526.1 of the Baltimore County

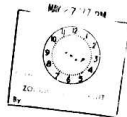
Charter, I hereby enter my appearance in this proceeding. You are requested to notify
me of any hearing date or dates which may be now or hereafter designated therefore,
and of the passage of any preliminary or final Order in connection therewith.

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

John W. Heslin, III
John W. Heslin, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 26th day of May, 1977, a copy of the
aforegoing Order was mailed to Mr. and Mrs. Raymond J. Peroutka, Sr., 700
Walker Avenue, Baltimore, Maryland 21212, Petitioners.

John W. Heslin, III
John W. Heslin, III



Beginning from a point at the north east corner of the intersection
of Bird River Road and Gladway Road and running north 52 degrees 27
minutes east for a distance of 70 feet, thence south 37 degrees 22
minutes east for a distance of 235.6 feet, thence south 52 degrees
38 minutes west for a distance of 70 feet, thence north 37 degrees
22 minutes west for a distance of 235.27 feet to the point of the
beginning. The outlined lot is comprised of two parcels.

June 2, 1977

Mr. & Mrs. Raymond J. Peroutka, Sr.
700 Walker Avenue
Baltimore, Maryland 21212

R.E. Petition for Variance
SE/corner of Bird River and
Gladway Roads - 15th Election
District
Raymond J. Peroutka, Sr., et
al. - Petitioners
NO. 77-234-A (Item No. 217)

Dear Mr. & Mrs. Peroutka:

I have this date passed my Order in the above referenced matter.
Copy of said Order is attached.

Very truly yours,

Eric S. DiNenna
Eric S. DiNenna
Zoning Commissioner

SED/et

Attachments

cc: Mr. Raymond J. Peroutka, Jr.
4 Farrows Lodge Court, Apt. 8
Cockeysville, Maryland 21030

John W. Heslin, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Eric S. DiNenna, Zoning Commissioner Date: May 24, 1977

FROM: Mr. James E. Shaker, Assistant Director of Planning

SUBJECT: Petition 77-234-A, Petition for Variance for Front and Rear Yards,
SE/corner of Bird River Road and Gladway Road
Petitioner - Raymond J. Peroutka, Sr. and Delores K. Peroutka

15th District

REMARKS: Wednesday, June 1, 1977 (10:30 A.M.)

There are no comprehensive planning factors requiring comment on
this petition.

James E. Shaker
James E. Shaker
Acting Director of Planning

ESG:JCH:rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Raymond J. Peroutka, Sr. & Mrs. Delores K. Peroutka
15th District
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been reviewed and accepted for filing
this 29th day of June, 1977

Petitioner: Raymond J. Peroutka, Sr. & Mrs. Delores K. Peroutka
Petitioner's Attorney: _____

Eric S. DiNenna
Eric S. DiNenna
Zoning Commissioner

Reviewed by: *James E. Shaker*
James E. Shaker
Planning & Soil
Associate III



April 19, 1977

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

Dear Mr. DiNenna:

Comments on Item #217, Zoning Advisory Committee Meeting, March 29, 1977, are as follows:

Property Owner: Raymond J. and Delores K. Peroutka
Location: NE/C Bird River Road and Gladway Road
Existing Zoning: D.R.1 and O.R.2
Proposed Zoning: Variance to permit a front setback of 19' in lieu of the required 50'
and a rear setback of 20' in lieu of the required 50' and a setback of 30' from
the center of the street in lieu of the required 50'
Acres: 0.86
District: 15th

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 W. Heslin, III
John W. Heslin, III
Planner III
Project and Development Planning

ORDER RECEIVED FOR FILING
DATE: June 9, 1977

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 facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners, the Variance should be granted and it is further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, Variance to permit a front yard setback of 19 feet in lieu of the required 50 feet, a rear yard setback of 20 feet in lieu of the required 50 feet, and a setback of 54 feet from the center line of the street in lieu of the required 54 feet, in a R.M.1 Zone, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of June, 1977, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and under the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Zoning Commissioner of Baltimore County Office of Planning and Zoning.

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 1st day of June, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
121 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204
Nicholas B. Commodari
Commissioner
Acting Chairman

May 24, 1977

Mr. Raymond J. Peroutka, Jr.
Mrs. Delores K. Peroutka
798 Mallard Avenue
Baltimore, Maryland 21212

RE: Variance Petition
Item No. 217
Petitioner - Raymond Peroutka
Delores Peroutka

Dear Mr. & Mrs. Peroutka:

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 Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

This currently vacant site, zoned partially D.R. 1 and 2, is located on the northeast corner of Bird River Road and Gladway Road in the 15th Election District. Adjacent properties are also zoned residential and improved with dwellings on large lots.

Mr. Raymond J. Peroutka
Mrs. Delores K. Peroutka
Page 2
Item No. 217
May 24, 1977

In view of the width of this lot and complied with the orientation of the proposed dwelling, Variances from the front and rear setbacks are required. Particular attention should be afforded the comments of the Bureau of Engineering concerning the proposed right-of-way of Bird River Road.

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. Commodari,
Chairman
Zoning Plans Advisory Committee

NBC:rf

May 17, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, MD 21204

Re: Item 217 - ZAC March 29, 1977
Property Owner: Raymond J. & Delores K. Peroutka
Location: NE/C Bird River Rd. & Gladway Rd.
Existing Zoning: D.R. 1 & D.R. 2
Proposed Zoning: Variance to permit a front setback of 19' in lieu of the required 50' and a rear setback of 20' in lieu of the required 50' and a setback of 39' from the center of the street in lieu of the required 54'.
Acres: 0.86
District: 15th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variances to the front and rear setbacks.

Sincerely,

Michael S. Flanigan
Associate Traffic Engineer

MST/jlf

Item #217 (1976-1977)
Property Owner: Raymond J. & Delores K. Peroutka
Page 2
May 9, 1977

Water and Sanitary Sewer

Public water mains exist in Bird River Road and Gladway Road. Public sanitary sewer exists in Bird River Road.

Very truly yours,

Donald M. Tucker, P.E.
Acting Chief, Bureau of Engineering

DWT:EM/PM:iss

cc: J. Somers

M-SE Key Sheet
21 SE 35 Post. Sheet
MD 6-1 Topo
82 Tax Map

Re: Item #217 (1976-1977)
Property Owner: Raymond J. & Delores K. Peroutka
N/E cor. Bird River Rd. & Gladway Rd.
Existing Zoning: D.R. 1 and D.R. 2
Proposed Zoning: Variance to permit a front setback of 19' in lieu of the required 50' and a rear setback of 20' in lieu of the required 50' and a setback of 39' from the center of the street in lieu of the required 54'.
Acres: 0.86 District: 15th

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.

Highways

Bird River Road, an existing County road, is proposed to be improved in the future as a 44-foot closed section roadway on a 70-foot right-of-way. Gladway Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including a fillet area for sight distance and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

Sediment Control

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Storm Drains

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

April 12, 1977

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

Dear Mr. DiNenna:

Comments on 217, Zoning Advisory Committee Meeting, March 29, 1977, are as follows:

Property Owner: Raymond J. & Delores K. Peroutka
Location: NE/C Bird River Rd. & Gladway Rd.
Existing Zoning: D.R. 1 & D.R. 2
Proposed Zoning: Variance to permit a front setback of 19' in lieu of the required 50' and a rear setback of 20' in lieu of the required 50' and a setback of 39' from the center of the street in lieu of the required 54'.
Acres: 0.86
District: 15th

Metropolitan water and sewer are available.

Very truly yours,

Thomas B. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TBD/NTS/eth

Baltimore County
Department of permits and licenses
TOWSON, MARYLAND 21204

JOHN D. NEVILL
DIRECTOR

March 28, 1977

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

Dear Mr. DiNenna:

Comments on Item # 217 Zoning Advisory Committee Meeting, March 29, 1977 are as follows:

Property Owner: Raymond J. & Delores K. Peroutka
Location: N/E/C Bird River Road & Gladway Road
Existing Zoning: D.R. 1 & D.R. 2
Proposed Zoning: Variance to permit a front setback of 19' in lieu of the required 50' and a rear setback of 20' in lieu of the required 50' and a setback of 39' from the center of the street in lieu of the required 54'.
Acres: 0.86
District: 15th

The items checked below are applicable:

- ☒ 1. Structure shall conform to Baltimore County Building Code (including 1971 Edition and the 1971 Supplement and other applicable codes).
- ☒ 2. A Building permit shall be required before construction can begin.
- ☒ 3. Three sets of construction drawings will be required to file an application for a Building permit.
- ☐ 4. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a Building permit.
- ☐ 5. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ 6. No comment.
- ☐ 7. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burdick
Planning Review Chief
CDB/rvj

Date March 25, 1933

Mr. S. J. DeNofa
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

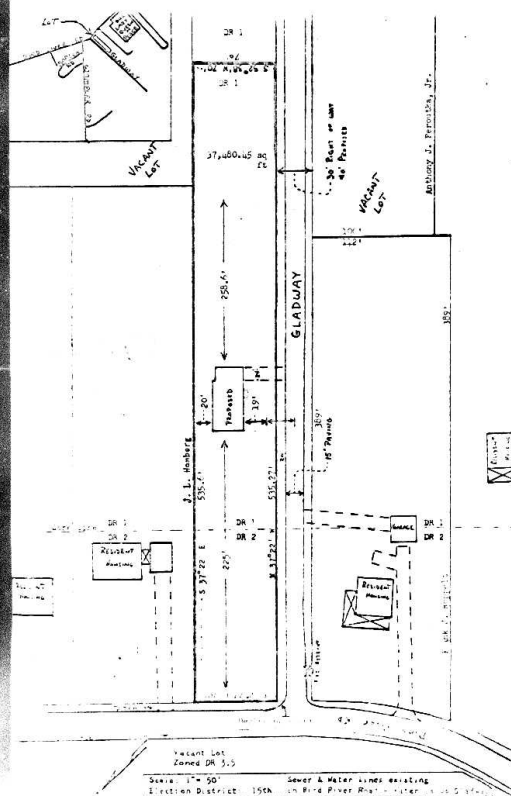
J. A. C. Meeting of March 29, 1977

19. Item No. 117
Property Owner: Raymond J. Delaney, Kew-Forest
Location: Mid. Blvd. from Mid. Boulevard Rd.
Easement: 10' from center of street
Proposed Easement: Easement to permit a front setback of 10' in lieu of the required 50' and a rear setback of 50' in lieu of the required 50' and a setback of 50' from the center of the street in lieu of the required 50'.

1. *Journal of the American Medical Association*, 1997; 277: 1001-1005.

Figure 9.8: *Example of a non-terminating sequence*

See the caption on the standard notation list.



TOWSON, Md. May 12

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. ~~once each~~ once each ~~at~~ at one time ~~several weeks~~ several weeks before the ~~25th~~ 25th day of June 19 77 the first publication appearing on the 12th day of May 19 77

THE JEFFERSONIAN.
L. Lewis Shipton
Manager

[illegible]

TOWSON MD 21204

THIS IS TO CERTIFY that the annexed advertisement of _____ was inserted in the following _____

• Catonsville Times	• Towson Times
• Dundalk Times	• Arbutus Times
• Essex Times	• Community Times
• Suburban Times East	• Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for successive weeks before the day of week 19; that is to say, the same was inserted in the issues of

STROMBERG PUBLICATIONS, INC.

66

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District *28*
 District No. *Living Bull Run*
 Postoffice *Living Bull Run*
 Postoffice *Living Bull Run*
 Location of property *Living Bull Run*
 Location of Signa *Living Bull Run*
 Remarks
 Posted by *Living Bull Run*
 Date of return *Living Bull Run*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this _____ day of _____ 197 . Filing Fee \$ _____ Received _____

S. Eric DiNeana
S. Eric DiNeana,
Zoning Commissioner

Petitioner _____ Submitted by _____
 Petitioner's Attorney _____

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

100-10600-10145 (MURDER, JAY)
 JAY, RICHARD LEROY (A) (MURDER, JAY)
 100-10600-10145 (MURDER, JAY)
 100-10600-10145 (MURDER, JAY)

MAY 9, 1977

01-662

\$25.00

Raymond J. Peroutka, Jr., & Mary E. Lodge
 Court, Apt. 3, Cockeysville, Md. 21030
 Petition for Variance
 017-1-1064

RECEIVED
JUN 10 1977

JUNE 1, 1977

CL-660

\$17.25

Raymond J. Peroutka, Jr., c/o Warren Lodge Court Apt. B
Cockeysville, Md. 21030
advertising and posting of property
#11-N-4



BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 25, 1977

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

Z.A.C. Meeting of: March 29, 1977

RE: Item No: 217
Property Owner: Raymond J. J. Delores K. Peroutka
Location: NE/4 Bird River Rd. & Gladway Rd.
Present Zoning: D.R. 1 & R.R. 2
Proposed Zoning: Variance to permit a front setback of 19' in lieu of the required 50' and a rear setback of 30' in lieu of the required 50' and a setback of 30' from the center of the street in lieu of the required 50'.

District: 15th
No. Acres: 0.88

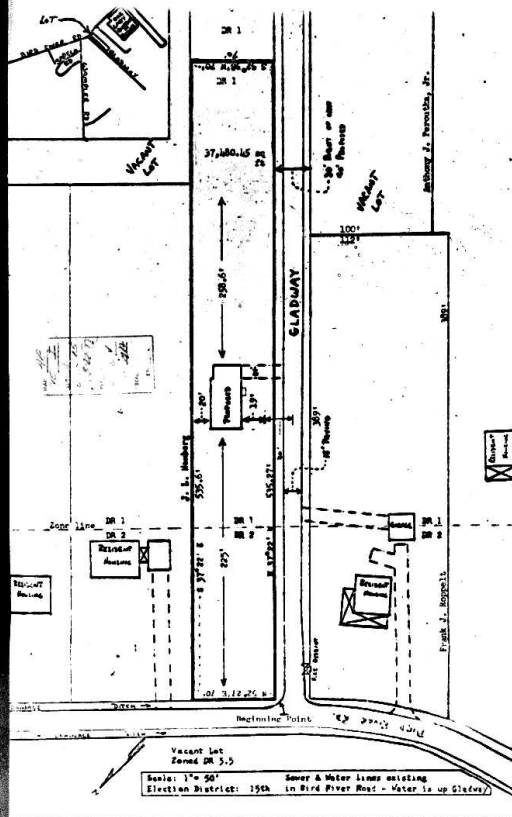
Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petronich
W. Nick Petronich
Field Representative

WNP/lip



CERTIFICATE OF PUBLICATION

TOWSON, MD. May 12, 1977

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 12th day of May, 1977, the 12th day of May, 1977, the 12th day of May, 1977, appearing on the 12th day of May, 1977.

THE JEFFERSONIAN
L. L. L. L. L.
Manager

Cost of Advertisement, \$

OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD 21204 May 16 1977

Petition for Variance --15th Dist.
THIS IS TO CERTIFY, that the annexed advertisement of was inserted in the following

- | | |
|--|--|
| ☐ Catonsville Times | ☐ Towson Times |
| ☐ Dundalk Times | ☐ Arbutus Times |
| ☐ Faces Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 1 day of June 1977, that is to say, the same was inserted in the issues of

May 12, 1977

STROMBERG PUBLICATIONS, INC.

BY

CERTIFICATE OF POSTING

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 51714

DATE: May 9, 1977 ACCOUNT: 48-666

AMOUNT: \$67.00

RECEIVED: Raymond J. Peroutka, Jr., & Marjorie Lodge
Owner: Apt. 3, Chesapeake Avenue, No. 21204
FOR: Petition for Variance
877-234-4

AMOUNT: \$ 2500.00

VALIDATION OF SIGNATURE OF CASHIER

District: 15th Date of Posting: 5-11-77
Posted for: Henry Paul Jones 1st 1977 C. 16.30 P.M.
Petitioner: Raymond J. Peroutka, Jr.
Location of property: 16100 E. Paul Jones & Gladway Rd.
Location of Sign: 16100 E. Paul Jones & Gladway Rd.
Remarks:
Posted by: Nick N. N. Date of return: 5-12-77

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 11 day of 1977. Filing Fee \$ 2.00 Received ☒ Cash ☐ Other

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner: Submitted by
Petitioner's Attorney: Reviewed by

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

BALTIMORE COUNTY, MARYLAND No. 51766

OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: June 1, 1977 ACCOUNT: 48-666

AMOUNT: \$67.00

RECEIVED: Raymond J. Peroutka, Jr., & Marjorie Lodge
Owner: Apt. 3, Chesapeake Avenue, No. 21204
FOR: Advertising and posting of property
877-234-4

AMOUNT: \$ 4725.00

VALIDATION OF SIGNATURE OF CASHIER

