

87-295-A	SE/S Gladway Rd., 389' E of Bird River Rd.	
#171	<u>(138 Gladway Rd.)</u>	15th Elec. Dist.
12/10/86	Variance - filing fee \$35.00 - Anthony J. Peroutka, et ux	
12/10/86	Hearing set for 1/13/87, at 10:00 a.m.	
1/20/87	Advertising and Posting - \$85.25	
1/14/87	Ordered by the Deputy Zoning Commissioner that the request for a variance to permit front and rear yard setbacks of 36', respectively, in accordance with Petitioner's Exhibit 1, is GRANTED.	

IN RE: PETITION FOR ZONING VARIANCE	*	BEFORE THE
SE/S of Gladway Road, 389' E	*	DEPUTY ZONING COMMISSIONER
of Bird River Road	*	
(138 Gladway Road)	*	OF BALTIMORE COUNTY
15th Election District	*	
Anthony J. Peroutka, et ux	*	Case No. 87-295-A
Petitioners	*	

* * * * *

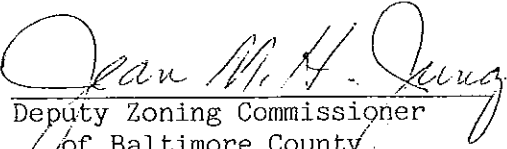
The Petitioners herein request a variance to permit a front yard setback of 36 feet and a rear yard setback of 36 feet in lieu of the required 50 feet respectively.

Evidence proffered by the attorney for the Petitioners indicated that the site and surrounding property has been in the owner's family for over 80 years. The owner's father laid out Gladway Road with lots 75 feet deep on the north side and 100 feet deep on the south side where the subject lot is located. The contract purchasers cannot acquire the adjacent land because it is already developed. No dwelling can be built on this lot without a variance being granted. Most of the homes on Gladway Road have 20 to 25-foot front yard setbacks. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, in the opinion of the Deputy Zoning Commissioner, the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 14th day of January, 1987, that the herein request for a variance to permit front and rear yard setbacks of 36 feet, respectively, in accordance

with the plan submitted, prepared by Bafitis & Associates, revised October 28, 1986, and identified as Petitioner's Exhibit 1, be and is hereby GRANTED, from and after the date of this Order.


Deputy Zoning Commissioner
of Baltimore County

