87-295-A # / ク/	SE/S Gladway Rd., 389' E of Bird River Rd. (138 Gladway Rd.) 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 SE/S of Gladway Road, 389' E of Bird River Road (138 Gladway Road)

(138 Gladway Road) 15th Election District

Anthony J. Peroutka, et ux

Petitioners

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 87-295-A

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 proferred 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 <u>Baltimore County Zoning Regulations</u> (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 14 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

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 15th Election District RE: PETITION FOR VARIANCE 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 SE/S of Gladway Rd., 389' Case No. 87-295-A S of Bird River Rd. (138 Variance from Section 1802.3.C.1 to permit a front yard depth of 361 and rear Gladway Rd.), 15th District Description of property owned by Anthony J, Peroutka and Wife, and known as 138 Gladway Road, Baltimore, Maryland 21220, located in 15th Election District of Baltimore vard depth of 36; in lieu of the required 50' respectively. LOCATION: Southeast Side of Gladway Road, 389 feet East of Bird River Road ANTHONY J. PEROUTKA, et ux, To be much to be again to the con-Petitioners (138 Gladway Road) County, Maryland. DATE AND TIME: Tuesday, January 13, 1987, at 10:00 a.m. Beginning on the southside of Gladway Road 30 feet wide, at the distance of 396 feet, more or less, east of the centerline of Bird River Road; thence running with and binding on the southside of said Gladway Road South 37 -22' East 210.60 to a point; thence leaving said Gladway Road the of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Practical difficulty in erecting any house and a house compatible The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Please enter the appearance of the People's Counsel in the above-Regulations of Baltimore County, will hold a public hearing: with the neighborhood without a variance to reduce the front and captioned matter. Notices should be sent of any hearing dates or other 1. South 52°-38' West 100 feet to a point; thence Petition for Zoning Variance to permit a front yard setback of 36 feet and rear yard depth requirements. proceedings in this matter and of the passage of any preliminary or a rear yard setback of 36 feet in lieu of the required 50 feet 2. North 37°-22' West 210.60 feet to a point; thence final Order. 3. North 52°38' East 100 feet to the point of beginning. Property is to be posted and advertised as prescribed by Zoning Regulations. Containing 21,060 square feet or 0.483 acres of land, more 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. I/We do selemnly 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. Antoinette F. Roppelt antoinetto F Roppelt Legal Owner(s): Contract Purchaser: Being the property of Anthony J. Peroutka, et ux, as shown on plat plan filed with the Zoning Office. Lawrence Roppelt Mcnica Edelmann Anthony J. Peroutka Mancia & delman In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the 2024 Flintshire Road William N. Bafitis, P.E. November 7, 1986 hearing set above or made at the hearing. I HEREBY CERTIFY that on this 8th day of January, 1987, a copy Elephed m Peroutha 200 Paltimore, Maryland 21237 of the foregoing Entry of Appearance was mailed to Donald E. Brand, Esquire, BY ORDER OF City and State ARNOLD JABLON 809 Eastern Blvd., Baltimore, MD 21221, Attorney for Petitioners. ZONING COMMISSIONER Attorney for Petitioner: OF BALTIMORE COUNTY 1011 Kenliworth Drive 828-1875 N-20 190 Donald E. Brand Phone No. E-51,100 (Type or Print Name) Whatel Bur Towson, Maryland 21204 809 Eastern Boulevard · Name, address and phone number of legal owner, contract purchaser or representative to be contacted Baltimore, Maryland 21221 City and State Civil Engineers / Land Planners / Surveyors — 1249 Engleberth Road / Baltimore, Maryland 21221 / 301-391-2336 Attorney's Telephone No.: 686-8274 ORDERED By The Zoning Commissioner of Baltimore County, this 10th day Baltimore County in Room 106, County Office Building in Towson, Baltimore Donald E. Brand, Esquire December 12, 1986 BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 809 Eastern Boulevard Baltimore, Maryland 21221 NOTICE OF HEARING ARNOLD JABLON ZONING COMMISSIONER RE: PETITION FOR ZONING VARIANCE SE/S Gladway Rd., 389' E of Bird River Rd. (138 Gladway Rd.) January 7, 1987 15th Election District Anthony J. Peroutka, et ux - Petitioners Case No. 87-295-A Donald E. Brand, Esquire 809 Eastern Boulevard Beltimore, Maryland 21221 Tuesday, January 13, 1987 RE: PETITION FOR ZONING VARIANCE
SE/S Gladway Rd., 389° E of Bird River Rd.
(138 Gladway Rd.)
15th Election District
Anthony J. Peroutka, et ux - Petitioners
Case No. 87-295-A PLACE: Room 106, County Office Building, 111 West Chesapeake CERTIFICATE OF PUBLICATION Avenue, Towson, Maryland PETITION FOR ZONING YARIANCE 15th Election District Case No. 87-235-A THE AVENUE NEWS LOCATIONs Southeast of a Glodway Road, 389 feet East of Bird River Road (136 Glod-442 Eastern Blvd. THIS IS TO CERTIFY, that the annexed advertisement of J. Perputka, et ux in the matter of Zoning Hearings - P. C. #84210 - Req. #L98198 - 91 lines @ \$45.50. BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION

B B10m*****3500/* 2308F au K. Loter

was inserted in The Avenue News a weekly newspaper

successive week(s) before the <u>26</u> day of <u>December</u> 19 86; that is to say, the same was inserted in the issues of <u>12/24</u> 19 85

SANISSIMMOS SMIMOS OF BALL MUNE COUNTY

This is to advise you that \$85.25 and posting of the above property. This fee must be paid before an Order is issued. THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. Do not remove sign from property from the time it is placed by this office until the day of the hearing itself. Please make the check payable to Baltimore County, Maryland, and remit OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT SIGN & POST TO BE RETURNED Apt., 102, Balto, 1Md. 21237 ADVERTISING & POSTING COSTS, RE CASE #37-295-A 8 DED 8525:a 5203F

: BEFORE THE ZONING COMMISSIONER

Case No. 87-295-A

::::::

ENTRY OF APPEARANCE

OF BALTIMORE COUNTY

People's Counsel for Baltimore County

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

Peter Max Zimmerman

494-2188

Deputy People's Counsel

Towson, Maryland 21204

Room 223, Court House