

73-191-A **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Know all men, Albert Q. Sew, and Jean Sew, legal owners 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 402.2b(3) of the Zoning Law of Baltimore County, to permit 148 parking spaces instead of the required 148 spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Non conforming use, due to damage by fire.
2. Hardship and loss of income.

see attached description

MAP	2
SECTION	5
STREET	1010 REISTERSTOWN RD
DATE	3-27-73
TITLE	PETITION FOR VARIANCE
BY	ALBERT Q. SEW
BY	JEAN SEW
BY	BENJAMIN SWOGELL

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

We, the undersigned, 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 of Baltimore County.

Contract purchaser: ALBERT Q. SEW, JEAN SEW, Legal Owner, Address: 1010 Reisterstown Road, Pikesville, Maryland 21208
Petitioner's Attorney: BENJAMIN SWOGELL, ESQUIRE, 750 Equitable Building, Baltimore, Maryland 21202

ORDERED BY The Zoning Commissioner of Baltimore County, this 12th day of February, 1973.

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 held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of February, 1973, at 10:30 o'clock.

By: [Signature] Zoning Commissioner of Baltimore County.

(over)

WELLS, DURKEE & ALBERT
ATTORNEYS AT LAW
PIKESVILLE PROFESSIONAL BUILDING
7 CHURCH LANE
PIKESVILLE, MARYLAND 21208
TELEPHONE 484-1000

March 21, 1973



Mr. James E. Dyer
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Dyer:

At the request of my client, Robert Horn, the previous owner of property at 1006-08-10 Reisterstown Road, which is the present subject property involved in the Petition for parking variance now pending in your office, I am writing this letter to supplement Mr. Horn's letter to you of February 28, 1973, with additional information pertaining to the use of this property.

As the attorney representing Mr. Horn when he acquired the property from Mr. Rogers on September 25, 1957, I had occasion to become acquainted with the record title, etc., of the previous owner Mr. Al Rogers. Prior to Mr. Horn's acquisition of this property on September 25, 1957, it was owned by Albert J. and Elizabeth H. Rogers, Mr. and Mrs. Rogers having owned the property since July 15, 1941 having acquired it from Mildred H. Lips on that date. In the interim and during the time which Mr. and Mrs. Rogers owned this property it was used for various purposes, at first as a bowling alley for several years from 1941 to approximately 1946, then used as a grocery store from 1946 through approximately 1951. Thereafter, until 1957 it was operated by several proprietors for restaurant facilities. The last of these proprietors being Mr. Henry Gordon who, at the time Mr. Horn acquired the property from Mr. Rogers was then operating the restaurant under a lease from Rogers and Wife. At this point it was my responsibility to terminate this lease with Mr. Gordon on behalf of Mr. Horn, the new owner which I did. As I recall, Mr. Gordon's lease renewal was just expiring and had been in effect for the preceding four years. It would seem apparent, therefore, that this location had been used for restaurant facilities as far back as 1951, as I believe Mr. Gordon was the second or third restaurant operator at this location and began his tenancy there in the Spring of 1953.

The history of the use of this property since Mr. Horn's acquisition is correctly stated in his Affidavit and Letter of February 28, 1973, although, his reference to the restaurant and carry-out shop which Mr. Gordon operated is to a renewal term on Mr. Gordon's lease which followed a two year basic

RE: PETITION FOR VARIANCE
SW 1/2 of Reisterstown Road, 30'
SE of Waldron Avenue - 3rd District
Albert Sew - Petitioner
NO. 73-191-A (Item No. 123)
BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request for a Variance to permit zero parking spaces instead of the 148 spaces required for the Pagoda Inn Restaurant, said restaurant being located on the west side of Reisterstown Road, 30 feet southeast of Waldron Avenue in the Third Election District of Baltimore County.

Testimony was presented by Mr. Albert Q. Sew, present owner of the property and Mr. J. Shear, the accountant for Mr. Sew as well as the past owners of the subject property.

Testimony indicated that a recent fire had damaged the restaurant building to within 61% of its replacement cost, and subsequent building permits to repair fire damage were withheld pending compliance to the parking requirements.

During the course of the hearing, Mr. Shear, who has been familiar with the property for several years, indicated that to the best of his knowledge, the building and use existed prior to the present zoning requirements. Testimony was also offered with regard to the hardship and/or practical difficulty with respect to the parking requirements as they presently exist. However, the Petitioner felt that the subject building represented a non-conforming use and agreed to submit a notarized statement by the previous owner establishing such a non-conforming use.

A notarized statement from the previous owner, Mr. Robert Horn, dated February 28, 1973, was received by the Zoning Office on or about March 12, 1973, and has been designated as the Petitioner's Exhibit No. 1 and made a

part of the subject file. Mr. Horn's statement indicates that he purchased the subject property in 1957, at which time it was occupied by Paul's Restaurant and Delicatessen and had been utilized for that business about two years prior to the time it was purchased.

An additional letter from Mr. William D. Wells, an attorney for Mr. Horn dated March 21, 1973, received by the Zoning Office on March 21, 1973, set forth additional information which is, in essence, as follows.

Mr. Wells represented Mr. Horn when the property was purchased in 1957, and had occasion at that time to become acquainted with the record title, etc. of previous owners. Mr. Al Rogers acquired the property on July 15, 1941 from Mildred H. Lips. The building was used as a bowling alley from 1941 to 1946, then used as a grocery store from 1946 through approximately 1951. Thereafter, until 1957 it was operated by several proprietors for restaurant facilities. The last of these proprietors being Mr. Henry Gordon, who terminated his lease when the property was purchased by Mr. Horn in 1957. Mr. Wells also confirms the history of the use of the property since Mr. Horn's acquisition as stated in his notarized statement and letter dated February 28, 1973.

Based on the above testimony it is the opinion of the Deputy Zoning Commissioner that a legal non-conforming use for a restaurant exists on the subject property. The Petition for a parking Variance will not be considered and will be dismissed.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 30th day of March, 1973, that the herein Petition for a Parking Variance should be and the same is hereby DISMISSED.

It is further ORDERED that sufficient evidence was submitted to establish a non-conforming restaurant use on the subject property, and as such, parking and other area requirements of the Baltimore County Zoning Regulations that were adopted after 1951 are not applicable to the subject property.

By: [Signature] Deputy Zoning Commissioner of Baltimore County

DESCRIPTION FOR VARIANCE

Being located on the southwest side of Reisterstown Road, approximately 30 feet southeast of Waldron Avenue and known as Lot Nos. 380, 381, and part of 382 of the Plat of Reisterstown Annex, recorded amongst the Land Records of Baltimore County as Plat Book No. 1, J.W.S., folio 276. Also known as 1006, 1008, and 1010 Reisterstown Road.

ORDER RECEIVED FOR FILING

DATE March 30, 1973
BY [Signature]

ORDER RECEIVED FOR FILING

DATE March 30, 1973
BY [Signature]

BENJAMIN SWOGELL
ATTORNEY AT LAW
750 EQUITABLE BUILDING
FAYETTE & CALVERT STREETS
BALTIMORE, MARYLAND 21202
BALTIMORE 7-0000

March 9, 1973

Mr. James Dyer
Deputy Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Re: 1010 Reisterstown Road
Pikesville, Maryland 21208
(Pagoda Inn Restaurant)

Dear Mr. Dyer:

In connection with the above I have been able to ascertain the following relevant information:

The improvements were erected on March 10, 1939. They were then deeded by Isaac Jacobson to Albert J. and Elizabeth Rogers. On September 25, 1957 the Rogers deeded the property to Mr. Robert Horn. In 1972 Mr. Horn deeded the property to Albert Sew.

Albert Sew operating as Pagoda Inn, operated a restaurant on the premises from March, 1964 to the time of the fire. He purchased the restaurant business in March, 1964 from Emanuel Luchinski trading as Paul's Restaurant, who had operated his restaurant from 1957 until he sold it in 1964. Prior to Paul's Restaurant the premises were operated by Henry Gordon.

I enclose a notarized statement executed by Robert Horn.

Very Truly Yours,

[Signature] Benjamin Swogell

BS:dg

February 28, 1973

Mr. James Dyer
Deputy Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

RE: 1010 REISTERSTOWN ROAD
PIKESVILLE, MARYLAND 21208
(PAGODA INN RESTAURANT)

Dear Mr. Dyer:

Mr. Albert Sew, of the Pagoda Inn, has indicated to me that you desire to know the type of business that was operated at 1010 Reisterstown Road, Pikesville, Maryland for the past eighteen (18) years or so.

I purchased the property in October 1953, and at that time, there existed at 1010 Reisterstown Road a small restaurant and carry-out shop. As I recall, this business had been there for about two (2) years prior to the time I bought the property. The above business remained there until 1957 or 1958, at which time, it was then occupied by Paul's Restaurant and Delicatessen. In November 1963, Albert Sew bought out Paul's Restaurant and in January 1964, Paul's Restaurant moved out and Albert Sew's Pagoda Inn took over and he operated therein until the fire in October 1972. In August 1972, I sold the building to Mr. Sew.

[Signature] ROBERT HORN

STATE OF MARYLAND, COUNTY OF BALTIMORE, ss:-

I HEREBY CERTIFY that on this 2nd day of February, 1973, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared ROBERT HORN, and made oath in due form of law that the facts and matters contained in the foregoing statement are true to the best of his information, knowledge and belief.

AS WITNESS my hand and Seal Notarial.

[Signature] NOTARY PUBLIC

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
1117 Chestnut Ave.
Towson, Md. 21204

MEMBERS
BUREAU OF
ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF
PAVEMENT
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

Benjamin Swogell, Esq.
750 Equitable Building
Baltimore, Maryland 21202

RE: Variance Petition
Item 123
Albert Q. Sew and Jean Sew - Petitioners

Dear Mr. Swogell:

The Zoning 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 on the appropriateness of the requested zoning.

The subject property is located on the southwest side of Reisterstown Road, 30 feet southeast of Waldron Avenue. In the 3rd District of Baltimore County. This commercial (B.L.) zoned property is presently improved with a fire damaged one story building that was used as a restaurant. Reisterstown Road in this area is improved with commercial businesses. The property to the west of this site is improved with a two story tavern. The property to the east is improved with a bicycle shop. The properties to the rear of this site are improved with residential dwellings fronting on Waldron Avenue.

A review of the submitted site plan indicated that the parking was not calculated properly. At our meeting, if you will recall, we contacted the engineer. The engineer subsequently recalculated the parking and the petition was changed to a Variance to permit 0 parking spaces instead of the required 148.

The Zoning Advisory division is completely in agreement with the Dept. of Traffic Engineering and the State Highway Administration, and, furthermore, agrees with the last sentence of Sec. 409.2, which states "It is the intent of these regulations

February 2, 1973

Benjamin Swogell, Esq.
Re: Albert Q. Sew and Jean Sew - Petitioners
Page 2
February 2, 1973

that adequate off street parking spaces be provided for all buildings, and that the requirements hereinafter set forth are and shall be taken as absolute minimums, to be exceeded whenever feasible."

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,
John J. Dillon, Jr.
JOHN J. DILLON, JR.,
Chairman,
Zoning Advisory Committee

JJD:GAE:JD
(Enclosure)

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

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

January 25, 1973

Re: Item #123 (1972-1973)
Property Owner: Albert and Jean Sew
S/W/S of Reisterstown Rd., 30' S/E of Waldron Ave.
Present Zoning: B.L.
Proposed Zoning: Variance from Section 409.2b (3) & (6)
to permit no parking spaces instead of required 120 spaces
No. Acres: .87 x 114.4'

Dear Mr. Dillon:

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

Highways:

Reisterstown Road (Md. 111) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Waldron Avenue, an existing County street, is proposed to be further improved in the future as a 30-foot combination curb and gutter cross-section on a 50-foot right-of-way. Further highway improvements are not required at this time. However, any construction or reconstruction of sidewalks, curb and gutter, entrance, apron, etc. in connection with the reconstruction/restoration of this site will be the full responsibility of the petitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner is cautioned that no encroachment by construction of any structure, including footings will be permitted within County rights-of-way or utility easements.

It is the responsibility of the Petitioner to ascertain and clarify rights-of-way within or contiguous to this property and to initiate such action as may be necessary to abandon, widen, relocate, extend, etc. such rights-of-way.

Item #123 (1972-1973)
Property Owner: Albert and Jean Sew
Page 2
January 25, 1973

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances 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.

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are available and serving this property.

No approval is granted to include any food waste grinder among the sanitary fixtures. This is subject to further review, upon application for permission to the Department of Permits and Licenses.

Very truly yours,

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

END:EAH:FW:R:SE

cc: Andrew Cravets
P-SS Key Sheet
20 NW 21 Position Sheet
SW 75 Top
78 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MILLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

January 17, 1973

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

Re: Item 123 - ZAC - January 9, 1973
Property Owner: Albert & Jean Sew
Reisterstown Road SE of Waldron Avenue
Variance from Section 409.2b (3) & (6) to
permit no parking spaces instead of required
120 spaces - District

Dear Mr. DiMenna:

The subject petition is requesting a parking variance from the required 120 parking spaces to 0 parking spaces.

This area has a severe parking shortage and has been the cause of many complaints to this department. Several parking variances have already been granted and the parking variance of this size will probably cause a severe hardship on the neighborhood.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc



Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
David H. Fisher
Administrator

January 11, 1973

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

Re: Item 123
Z. A. C. Meeting, Jan. 9, 1973
Property Owner: Albert & Jean Sew
Location: S/W/S of Reisterstown
Road (Route 140) 30' S/E of Waldron
Avenue - Present Zoning: B.L.
Proposed Zoning: Variance from
Section 409.2b (3) & (6) to permit
no parking spaces instead of required
120 spaces. No. Acres: .87 x 114.4'

Dear Mr. DiMenna:

Traffic in the subject area is extremely congested. The 1971 average daily traffic count on this section of Reisterstown Road is 24,500 vehicles. Granting of the petitioned parking variance can only add to traffic problems in the area.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
John E. Meyers
John E. Meyers
Asst. Development Engineer

CLJ:EM:bk

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

January 10, 1973

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

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

Dear Mr. DiMenna:

Comments on Item 123, Zoning Advisory Committee Meeting
January 9, 1973, are as follows:

Property Owner: Albert and Jean Sew
Location: S/W/S of Reisterstown Road, 30' S/E of
Present Zoning: B.L.
Proposed Zoning: Variance from Section 409.2b(3) and (6)
to permit no parking spaces instead of req 120 spaces.
District: 3
No. Acres: .87 x 114.4'

Metropolitan water and sewer are available.

Food Service Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mgc

cc: L.A. Schuppert
W.L. Phillips

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quinby
Acting Director
Baltimore County Office Building
111 W. Chesapeake Avenue
Towson, Md. 21204
(410) 321-1111

S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
(410) 321-1111

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 #123, Zoning Advisory Committee Meeting January 9, 1973
are as follows:

Property Owner: Albert and Jean Sew
Location: S/W/S of Reisterstown Road, 30' S/E of Waldron Avenue
Present Zoning: B.L.
Proposed Zoning: Variance from Section 409.2b(3) & (6) to permit no parking
spaces instead of required 120 spaces

District:
No. Acres: 87' X 114.4'

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

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner I
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 10, 1973

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

Re: Item 123
Property Owner: Albert & Jean Sew
Location: S/W/S of Reisterstown Rd, 30' S/E of Waldron Avenue
Present Zoning: B.L.
Proposed Zoning: Variance from Section 409.2b (3) & (6) to permit no
parking spaces instead of required 120 spaces

District: 3
No. Acres: 87' x 114.4'

Dear Mr. Dinenna:

No bearing on student population

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP/ml

H. EMBLE PARKER, President
EUGENE C. HERR, Vice President
MRS. ROBERT L. BERNY

MARCUS M. BOYD, JR.
JOSEPH H. MCGOWAN
ALVIN LORECK
JOSHUA R. WHEELER, Secretary

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD K. WICKFEL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinenna, Zoning Commissioner Date: February 26, 1973

FROM: William D. From, Director

SUBJECT: Petition #73-191-A. Southwest side of Reisterstown Road 30 feet
southwest of Waldron Ave.
Petition for Variance for Off-Street Parking.
Petitioners - Albert Q. and Jean Sew

3rd District

HEARING: Monday, February 26, 1973 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the
subject petition and offers the following comments.

The closest public parking lot currently being proposed is at
Walker Avenue and Reisterstown Road, about one-quarter mile north-
west of this site. There does not appear to be any reasonable
alternative for the property owner to provide any off-street park-
ing other than the spaces jointly shared by businesses on the east
and west sides of Reisterstown Road in this vicinity.

There also appears to be an insufficiency of off-street parking
spaces in the vicinity; however, the rebuilding of a restaurant
should not create a problem more severe than that which had
existed before this property was destroyed by fire. Therefore,
this office will not make adverse comments at this time.

William D. From
William D. From
Director

WDF:RES:rw

8341 Scotts Level Road
Pikesville, Maryland 21206



April 2, 1973

Mr. James E. Dyer
Deputy Zoning Commissioner
Baltimore County Office of Planning & Zoning
County Office Building
Towson, Maryland 21204

Re: Petition for variance
Reisterstown Road & Waldron
Avenue
Case No. 73-191-A,
1, 2, & 3

Dear Mr. Dyer:

At the suggestion of Mr. Jim Ogle with whom I spoke this morning
about obtaining a building permit for restoration of my restaurant at
Pagoda Inn at Pikesville, I am writing this letter to advise you that
my wife and I, the owners of the property, are willing to assume
responsibility for any expenses incurred by us which might result by
reason of our proceeding with re-construction of the restaurant prior
to the expiration of the thirty (30) day appeal time from your decision
of March 30, 1973.

It is our intention to absolve your office from all responsibility
for approval of the necessary building permits prior to the expiration
of the thirty (30) day appeal time which is allowed.

I trust this letter will suffice to permit you to approve my application
for building permit so that I can proceed with re-construction promptly.

Thank you for your cooperation.

Very truly yours,

Albert Q. and Jean Sew
ALBERT Q. and JEAN SEW
JEAN SEW

8341 Scotts Level Road
Pikesville, Maryland 21206

April 3, 1973

Mr. James E. Dyer
Deputy Zoning Commissioner
Baltimore County Office of Planning & Zoning
County Office Building
Towson, Maryland 21204

Re: Petition for variance
Reisterstown Road & Waldron
Avenue
Case No. 73-191-A, 1, 2 & 3

Dear Mr. Dyer:

At the suggestion of Mr. Jim Ogle with whom I spoke this morning
about obtaining a building permit for restoration of my restaurant at
Pagoda Inn at Pikesville, I am writing this letter to advise you that
my wife and I, the owners of the property, are willing to assume
responsibility for any expenses incurred by us which might result by
reason of our proceeding with re-construction of the restaurant prior
to the expiration of the thirty (30) day appeal time from your decision
of March 30, 1973.

It is our intention to absolve your office from all responsibility
for approval of the necessary building permits prior to the expiration
of the thirty (30) day appeal time which is allowed.

I trust this letter will suffice to permit you to approve my application
for building permit so that I can proceed with re-construction promptly.

Thank you for your cooperation.

Very truly yours,

Albert Q. and Jean Sew
ALBERT Q. and JEAN SEW

STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:

I HEREBY CERTIFY, That on this 3rd day of April, 1973, before me, the
subscriber, a Notary Public of the State of Maryland, in and for the County
aforesaid, personally appeared ALBERT Q. and JEAN SEW, and made oath in due form of law
that the matters and facts stated in the foregoing letter are true to the best

Page 2
April 3, 1973

of his information, knowledge and belief.

AS WITNESS my hand and Notarial Seal.



My Commission Expires

7/1/74

Alvin Loreck
NOTARY PUBLIC

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received? ☒ Yes ☐ No

Date: 4/3/73 WDF: RES:rw

By: *W. Nick Petrovich*

Signature: *W. Nick Petrovich*

Print Name: *W. Nick Petrovich*

Signature: *W. Nick Petrovich*

Print Name: *W. Nick Petrovich*

Signature: *W. Nick Petrovich*

Print Name: *W. Nick Petrovich*

Signature: *W. Nick Petrovich*

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Print Name: *W. Nick Petrovich*

Signature: *W. Nick Petrovich*

Print Name: *W. Nick Petrovich*

Signature: *W. Nick Petrovich*

Print Name: *W. Nick Petrovich*

Signature: *W. Nick Petrovich*

Print Name: *W. Nick Petrovich*

Baltimore County Office of Planning and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Item 123

Your Petition has been received and accepted for filing

this 3rd day of January 1973

W. Nick Petrovich
W. Nick Petrovich
Zoning Commissioner

Petitioner: *Albert Q. and Jean Sew*
Petitioner's Attorney: *W. Nick Petrovich*

Reviewed by: *W. Nick Petrovich*
Advisory Committee

25.00 mm

GULF OIL CO
OWNER GULF OIL CORP.
DEED REF 478/2398143/550
ZONED B1. CMS

SPUNOCO OIL CO
OWNER: CHARLES W. SULLIVAN
DEED REF UNKNOWN
ZONED B1, C2S

GORDONS
RESTAURANT
OWNER FRED L. KAHN
DEED REF 148176
P. 148176

SUBURBAN CLUB
GOLF COURSE
2010-BT.

REISTERSTOWN ROAD —→ TO BALTIMORE

REGISTER, TOWN RECORDS

OFFICE COPY
REVISED PLANS

JAN 30 72 AM

☐ Assoc.
☐ Recd.
☐ Sales
☐ Encl.
☐ Other

ZONING DEPARTMENT

By _____

#123

165. TOMIP B.L. CMT.

PLOT PLAN
SCALE 1" = 20' - 12" 30'

REVISIONS
1-26-73

PILOT PLAN OF PARKING AREAS
LOCATED IN 900 & 1000 BLOCK
REISTERSTOWN RD PIKEVILLE MD
FOR THE RESTORATION OF FIRE
DAMAGES, 1006-0810 REISTERSTOWN
PAGODA INN & RESTAURANT BLDG
ALBERT O SEW - OWNER & PROP.
CALL W. ROSE ARCHITECT, 111 CLARENDON AVE BALTIMORE



ZONE LINE