

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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 Variance from Section 502.1 to permit a minimum side yard setback of 4 feet in lieu of the required 15 feet and a sum of the side yards of 21 feet in lieu of the required 35 feet for a two-apartment dwelling.

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

MAP NW 7E
E.D. 3
DATE 7/28/87
200
1000
DP

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.

I/We do solemnly 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.

Contract Purchaser:
(Type or Print Name)

Legal Owner(s):
REUBEN SAWDAYE
(Type or Print Name)

Signature

Signature

Address

15 Linden Terrace
(Type or Print Name)

City and State

Pikesville, MD. 21208
Signature

Attorney for Petitioner:

15 Linden Terrace (301) 653-2573
Address Phone No.

Signature

Pikesville, MD. 21208
City and State

Address

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

City and State

Reuben OR Esther SAWDAYE
Name

Attorney's Telephone No.:

15 Linden Terrace (301) 653-2573
Address Phone No.

City and State

Pikesville, MD. 21208
City and State

County, on the 27th day of July, 1987, at 10:20 o'clock

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PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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 Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

The Attachment of Dwelling and adjoining building, (playhouse by a covered passage-way, so as to make one building

SEE ATTACHED

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

I, or we, agree to pay expenses of the above Special Hearing 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 solemnly 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.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Address

City and State

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: June 30, 1987

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 88-38-A, 88-39-SPH, 88-40-SPH, 88-42-A, 88-44-A, 88-47-A, 88-48-A, 88-49-A, 88-50-A, 88-51-A and 88-54-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG:JGH:slb

Norman E. Gerber, AICP
Director

RECEIVED
JUL 1 1987
ZONING OFFICE

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 15, 1987

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. & Mrs. Reuben Sawdaye
15 Linden Terrace
Pikesville, Maryland 21208

Chairman

RE: Item No. 437 - Case No. 88-40-SPH
Petitioner: Reuben Sawdaye, et ux
Petition for Special Hearing and
Zoning Variance

Dear Mr. & Mrs. Sawdaye:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following 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 suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:bjs

Enclosures

cc: File

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reinke
Chief

April 30, 1987

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Dennis F. Rasmussen
County Executive

Re: Property Owner: Reuben Sawdaye, et ux

Location: SE/S Linden Terrace, 500' SW Reisterstown Road

Item No.: 437 Zoning Agent: Meeting of 5/5/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] 437-17 Noted and Approved: [Signature]
Planning/Group Fire Prevention Bureau
Special Inspection Division

/31

Case No. 88-40-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this 5th day of June, 1987.

Petitioner: Reuben Sawdaye, et ux
Petitioner's Attorney

ARNOLD JABLON
Zoning Commissioner

Received by: [Signature]
Chairman, Zoning Plans
Advisory Committee

88-40-SPH

Sawdaye 7/2/87 10:55
Mr. & Mrs. Sawdaye
No. 437

prop located on Linden Terrace - 1/2 mile -
level drive of 18' - 19' - 20' -
belonging to connect the lot
back of house - near side
and variance of 4' + 10' -
lot 95 x 205 - wants to use
block of 4' + 10' -
gates - want to have lot - 19, 475 -
19, 475 -

great variance + attachment of 2 dwellings
- note -

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of July, 1987, that the Petition for Zoning Variances to permit a minimum side yard setback of 4 feet in lieu of the required 15 feet and a sum of the side yard setbacks of 21 feet in lieu of the required 35 feet for a two-dwelling site be and is hereby GRANTED.

Arnold Jalla
Zoning Commissioner of
Baltimore County

AJ/srl

Pursuant to the advertisement, posting of the property, and public hearing on the Petition, it appears that a dwelling and adjoining building (playhouse) to be attached by a covered passageway in order to create a two-dwelling site would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and will not be detrimental to the health, safety, and general welfare of the community.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of July, 1987, that a dwelling and adjoining building (playhouse) to be attached by a covered passageway in order to create a two-dwelling site be approved and, as such, the Petition for Special Hearing is hereby GRANTED from and after the date of this Order. (See attached Petition for Zoning Variances.)

Arnold Jalla
Zoning Commissioner of
Baltimore County

AJ/srl

Attachment

cc: Mr. & Mrs. Reuben Sawdaye

People's Counsel

ORDER RECEIVED FOR FILING
Date July 30, 1987
By [Signature]

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James Dyer
Zoning Supervisor
FROM: James Thompson
Zoning Enforcement Coordinator
SUBJECT: Item No.: 437 (if known)
Petitioner: SAWDAYE (if known)

Date: 5-4-87

VIOLATION CASE C-87-922

LOCATION OF VIOLATION 15 LINDEN TERRACE

DEFENDANT REUBEN & ESTHER SAWDAYE ADDRESS 15 LINDEN TERRACE
BALTIMORE, MD 21208

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME ADDRESS

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

CPS-008

REUBEN SAWDAYE
15 Linden Terrace
Pikesville, MD. 21208

23 March 1987

The Zoning Commissioner
Baltimore County
Zoning Office
111 W. Chesapeake Avenue
Towson, MD. 21204

Dear Sir:

Further to my 18 Feb 87 letter (enclosure 1) and the 10 March 87 discussion between Mr. James Dyer, zoning supervisor, and my wife, Esther Sawdaye, I am enclosing a completed form in application for a Special hearing and Variance:

1. To permit us to connect our house to the adjoining (detached) building (playhouse) with a passage-way; and
2. To permit a sideyard setback, on the east side of the adjoining building, of 4 feet instead of the required 10 feet.

The adjoining building, when attached to the house, will be used for much needed extra residential space to accommodate incoming relatives and friends from overseas, expected to arrive during the summer 1987, to attend our son's Barmitzva. In order to complete on time the renovation and furnishing of this building by this summer, the necessary work must begin quite soon. For this reason, we are requesting your kind consideration to process our application for the Special Hearing and Variance expeditiously. All the related materials you may need are enclosed with this letter.

Your prompt attention to this matter will be very much appreciated.

Truly yours,

Reuben Sawdaye
Reuben Sawdaye.

Encl.

REUBEN SAWDAYE
15 Linden Terrace
Pikesville, MD. 21208

18 February 1987

The Zoning Commissioner
Baltimore County
Zoning Office
111 W. Chesapeake Avenue
Towson, MD. 21204

Dear Sir:

I am writing to request from you a written guidance on the zoning requirements for an adjoining part (36"x23") of our property at the above address, which is also our present dwelling (Liber 5412; Folio 0322; property # 03-13-042080; transfer date 3 Dec 1973).

The adjoining building is structurally separate from the rest of the property and looks like a garage, as it is located at the end of our driveway. However, the building has never been used as a garage by us or by the previous two owners of the property. When we purchased the property on 3 December 1973, the building was already finished inside and outside and had been used, at least, by the previous owner as a playhouse. It already had a wet bar, running hot and cold water (supplied from the main dwelling), as well as electricity supply and hot water baseboard heating (both supplied from the main dwelling), the floor was tiled, the walls were stucco finished and the bathroom was fully paneled. Accordingly, it has always been assessed by Baltimore County as a finished part of our property (see attached copy of the "Work Sheet", attesting that the "garage is finished off") and is identified in the 1981-82 "Work Sheet" as an "accessory structure", the assessed value for which in 1981-82 was \$10,651, which is 21.5% of the assessed value of the rest of the improvements.

As a playhouse, the adjoining building has been and is of little or no use for us. Since it is assessed, and we continue to pay property taxes on it, as a finished part of our property, therefore, we wish to convert it into an apartment with kitchen facility. The changes involved are minor and are standard with no structural changes, however, when it is fully converted to an apartment, we hope to use it primarily to accommodate visiting friends and relatives, with the possibility also to rent it in the future.

The adjoining building in question, is only 4 feet from the property line of our next door neighbour (11 Linden Terrace), on the southeasterly side. On the opposite southwesterly side, our property is 16 feet from the property line of the southwesterly neighbour (at 17 Linden Terrace). A copy of the plat is attached for your convenience (the adjoining building is highlighted on the plat copy). The property (dwelling and adjoining building) is presently zoned as R-O.

I will very much appreciate it if you will be kind enough to provide me your written guidance to the following questions:

1. Do we still need to apply for any further or special zoning (e.g., zoning variance) in order to enable us to finish the adjoining building in question as an apartment, bearing in mind that the building has already been completed and clearly recognized by Baltimore County as a finished "accessory structure", well before we purchased the property (Dec 1973) and most likely since it was originally built (in 1948/49)? If so, please provide us with the necessary documents we need to complete for your consideration.

2. What are the zoning and the set-back requirements to finish the adjoining building in question as an office space, an alternative to finishing it off as an apartment, bearing in mind that it is already zoned as an R-O? We will appreciate receiving from you the necessary documents needed to be completed if we decide to go this route.

Thank you in advance and we look forward to receive your response at your earliest convenience.

Truly yours,

Reuben Sawdaye
Reuben Sawdaye.

Encl.

[illegible][illegible]

DECK BELMAN, INC.
REALTORS
4318 MILFORD MILL RD. | BALTIMORE, MD. 21208 484-7800

This Agreement of Sale, made this 16 day of September

between seventy two hundred and seventy two and between

ANAM HESHULAH & RITA HESHULAH & HIS WIFE Seller, and
REUBEN SAIDAYE AND ESTHER L. LEVI-BOCHI SAIDAYE, HIS WIFE Buyer,

Witness that the said Seller does hereby bargain and sell unto the said Buyer, and the latter does hereby purchase from the former the following described property, situate and lying in the State of Maryland, Baltimore County and better known as 43 Linden Avenue, in FEE SIMPLE.

INCLUDED IN THE SALE SHALL BE: dishwasher, garbage disposal, shades, storm doors, storm windows, screens, t.v. antenna, kitchen stove, curtain rods, light fixtures, wall to wall carpet in den and sitting room, stone floor beams, hot bar, and all fixtures of a part of the same and a part of said premises. *For condition of sale see page 2 of contract.*

NOTICE TO BUYER: You are entitled to select your own title Insurance Company. Settlement Company, Escrow Company or Title Attorney.

at and for the price of
SEVENTY TWO THOUSAND Dollars (\$72,000.00)
ONE THOUSAND Dollars (\$1,000.00)

of which

have been paid prior to the signing hereof, and the balance to be paid as follows:
An additional \$2500.00 deposit upon acceptance by sellers.
The balance in cash at time of settlement, which shall take place December 1, 1973, sooner it shall be with mutual consent of both buyers and sellers.
This contract is contingent upon buyers obtaining conventional mortgage in the amount of 75% of purchase price for a term of 25 years not to exceed 35, plus 1/12th the annual interest and fire insurance.

In the event said mortgage or other financing acceptable to the buyers is cannot be obtained within 21 days from date hereof, then this contract shall be declared null and void and all monies paid hereunder shall be returned to the buyers.

The seller authorizes the buyer and its agents to obtain, at the buyer's expense a certificate from a recognized pest control company that the property is free and clear of white ant and other wood boring insects. If any such infestation is found then the property shall be treated to correct any such infestation and any damage caused by any present or prior infestation shall be corrected at the Sellers expense. Seller warrants electrical, heating and plumbing systems to be in good working order at time of settlement. Buyer shall have the right to have been inspected by roving electrical inspection serviceman his own expense.

AND upon payment as above provided of the unpaid purchase money, a deed for the property containing covenants of good warranty and further assurance shall be executed at the Buyer's expense by the seller, which shall convey the property to the Buyer and shall be subject to the payment of the purchase money and the payment of the purchase money and the payment of the purchase money.

This title to be good and merchantable, free from and without any liens, mortgages, judgments, liens or encumbrances for now, then or hereafter, and the seller shall warrant and defend the title to the property in the immediate neighborhood or the subdivision in which the property is located, and publicly recorded documents for public utility and any other documents which may be required as to the property.

Grounds, rent and water rent shall be adjusted and apportioned as of date of settlement, and all taxes, ground or special taxes, and all other public or governmental charges or assessments against the premises which are or may be payable on an annual basis shall be adjusted and apportioned as of date of settlement. The seller shall warrant and defend the title to the property in the immediate neighborhood or the subdivision in which the property is located, and publicly recorded documents for public utility and any other documents which may be required as to the property.

The seller has described property to be held at the risk of the seller until legal title has passed and the property is delivered to the buyer and the seller has agreed that the seller shall immediately have all of the insurance policies on the property in force during the life of this contract.

This Contract contains the final and entire Agreement between the parties hereto, and neither party has any other documents, contracts, agreements, or representations not herein written; time being of the essence of this Agreement. Cost of recording this contract, required by law, recording tax and transfer tax, where required by law, shall be divided equally between the parties hereto.

The parties hereto have read themselves, their heirs, executors, administrators, successors and assigns for the faithful performance of this Contract.

DECK B. BELMAN, INC. Realtor, as the listing broker, has been authorized to execute this contract and agrees to pay said Realtor a brokerage fee for services rendered amounting to 6% of the purchase price, plus one-half of the amount of the annual ground rent, if any; and the parties making settlement in hereby authorized and directed to deduct the aforesaid brokerage fee from the proceeds of sale and pay same to said Realtor.

Witness the hands and seals of the parties hereto the day and year first above written.

Witness: Rita C. Heshulah (SEA)
Witness: Reuben Saidaye (SEA)
Witness: Esther L. Levi-Bochi Saidaye (SEA)
Witness: Reuben Saidaye (SEA)
Witness: Esther L. Levi-Bochi Saidaye (SEA)

NOTICE TO BUYER: If the property being purchased hereunder is an unimproved parcel of land, intended to be used for residential purposes, you should, before signing this contract, consult with the appropriate public health officials of the State of Maryland to determine if the property will be covered by any local ordinance for the purpose of controlling the use of the property.

[illegible]

DESCRIPTION FOR VARIANCE
15 LINDEN TERRACE
3RD ELECTION DISTRICT

Beginning on the southeast side of Linden Terrace 500 feet south west from the southern side of Reisterstown Road and running thence southeasterly at right angles to Linden Terrace 205 feet to the southeasternmost outline of North View, thence binding on the southeastern outline of North View parallel with Linden Terrace 95 feet 5 inches to the southwestern outline of the tract, thence northwesterly on said southwestern outline of the tract, thence northeasterly on the southeastern side of Linden Terrace thence northeasterly on the southeastern side of Linden Terrace 95 feet 5 inches to the point of beginning. Being known as Lots 23 and 24 as shown on the plat of North View which is recorded in the Land Records of Baltimore County with deed in Liber 266, Folio 102.

PETITIONS FOR SPECIAL HEARING AND VARIANCE

3rd Election District - 2nd Councilmanic District
Case No. 88-40-SPHA

LOCATION: Southeast Side of Linden Terrace, 500 feet Southwest of Reisterstown Road (15 Linden Terrace)
DATE AND TIME: Monday, July 27, 1987, at 10:20 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing to approve the attachment of dwelling and adjoining building (playhouse) by a covered passageway to make it one building

Petition for Zoning Variance to permit a minimum side yard setback of 4 feet in lieu of the required 15 feet and a sum of the side yards of 21 feet in lieu of the required 35 feet for a two-apartment dwelling

Being the property of Reuben Sawdaye, et ux, as shown on plat plan filed with the Zoning Office.

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 hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE
SE/S Linden Terrace, 500' SW of : OF BALTIMORE COUNTY
Reisterstown Rd. (15 Linden Terrace), 3rd District :
REUBEN SAWDAYE, et ux, : Case No. 88-40-SPHA
Petitioners :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 30th day of June, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Reuben Sawdaye, 15 Linden Terrace, Pikesville, MD 21208, Petitioners.

RECEIVED
JUL 1 1987
ZONING OFFICE

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 22, 1987

Mr. Reuben Sawdaye
Mrs. Esther L. Sawdaye
15 Linden Terrace
Pikesville, Maryland 21208

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
SE/S Linden Terrace, 500' SW of Reisterstown Rd. (15 Linden Terrace)
3rd Election District - 2nd Councilmanic District
Reuben Sawdaye, et ux - Petitioners
Case No. 88-40-SPHA

Dear Mr. and Mrs. Sawdaye:

This is to advise you that \$101.33 is due for advertising 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 to the Zoning Office, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND		No. 35998
OFFICE OF FINANCE - REVENUE DIVISION		
MISCELLANEOUS CASH RECEIPT		
DATE 7/27/87	ACCOUNT R-01-615-000	
2 SIGNS & POSTS		
RETURNED	AMOUNT \$ 101.33	
Mr. Reuben Sawdaye, 15 Linden Terrace, Pikesville, MD, 21208		
RECEIVED FROM	ADVERTISING & POSTING COSTS RE CASE #88-40-SPHA	
FOR	B 022*****1013314 02725	
VALIDATION OR SIGNATURE OF CASHIER		

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

88-40-SPHA

District: 3rd Date of Posting: July 27-87
Posted for: Special Hearing & Variance
Petitioner: Reuben Sawdaye, et ux
Location of property: SE/Side of Linden Terrace, 500' SW of Reisterstown Rd. (15 Linden Terrace)
Location of Signs: On front of 15 Linden Terrace
Remarks:
Posted by: A. D. Smith
Date of return: 7-10-87
Number of Signs: 2

PETITIONS FOR SPECIAL HEARING AND VARIANCE
3rd Election District - 2nd Councilmanic District
Case No. 88-40-SPHA
LOCATION: Southeast Side of Linden Terrace, 500 feet Southwest of Reisterstown Road (15 Linden Terrace)
DATE AND TIME: Monday, July 27, 1987, at 10:20 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Special Hearing to approve the attachment of dwelling and adjoining building (playhouse) by a covered passageway to make it one building.
Petition for Zoning Variance to permit a minimum side yard setback of 4 feet in lieu of the required 15 feet and a sum of the side yards of 21 feet in lieu of the required 35 feet for a two-apartment dwelling.
Being the property of Reuben Sawdaye, et ux, as shown on plat plan filed with the Zoning Office.
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 hearing set above or made at the hearing.

By Order of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
7/19/87

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 9, 1987
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing July 9, 1987.

THE JEFFERSONIAN,

Publisher

LEGAL NOTICE

PETITION FOR SPECIAL HEARING AND VARIANCE
3rd Election District - 2nd Councilmanic District
Case No. 88-40-SPHA
LOCATION: Southeast Side of Linden Terrace, 500 feet Southwest of Reisterstown Road (15 Linden Terrace)
DATE AND TIME: Monday, July 27, 1987, at 10:20 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Special Hearing to approve the attachment of dwelling and adjoining building (playhouse) by a covered passageway to make it one building.
Petition for Zoning Variance to permit a minimum side yard setback of 4 feet in lieu of the required 15 feet and a sum of the side yards of 21 feet in lieu of the required 35 feet for a two-apartment dwelling.
Being the property of Reuben Sawdaye, et ux, as shown on plat plan filed with the Zoning Office.

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 hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

87919

Pikesville, Md., July 8, 1987

I CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore Maryland before the 27th day of July, 1987.
publication appearing on the _____ day of July, 1987.
publication appearing on the _____ day of July, 1987.
publication appearing on the _____ day of July, 1987.
publication appearing on the _____ day of July, 1987.

THE NORTHWEST STAR

Phyllis Holberg
manager

Cost of Advertisement \$32.00

Mr. Reuben Sawdaye
Mrs. Esther L. Sawdaye
15 Linden Terrace
Pikesville, Maryland 21208

June 16, 1987

NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
SE/S Linden Terrace, 500' SW of Reisterstown Rd. (15 Linden Terrace)
3rd Election District - 2nd Councilmanic District
Reuben Sawdaye, et ux - Petitioners
Case No. 88-40-SPHA

TIME: 10:20 a.m.
DATE: Monday, July 27, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND		No. 32593
OFFICE OF FINANCE - REVENUE DIVISION		
MISCELLANEOUS CASH RECEIPT		
DATE 7/27/87	ACCOUNT 01-615	
AMOUNT \$ 70.00		
RECEIVED FROM	Reuben Sawdaye	
FOR	Filing Fee Variance	
B 0157*****0700014 02725		
VALIDATION OR SIGNATURE OF CASHIER		

MARYLAND SURVEYING AND ENGINEERING CO., INC.

Subsidiary of LYON ASSOCIATES, INC.

6707 WHITESTONE ROAD

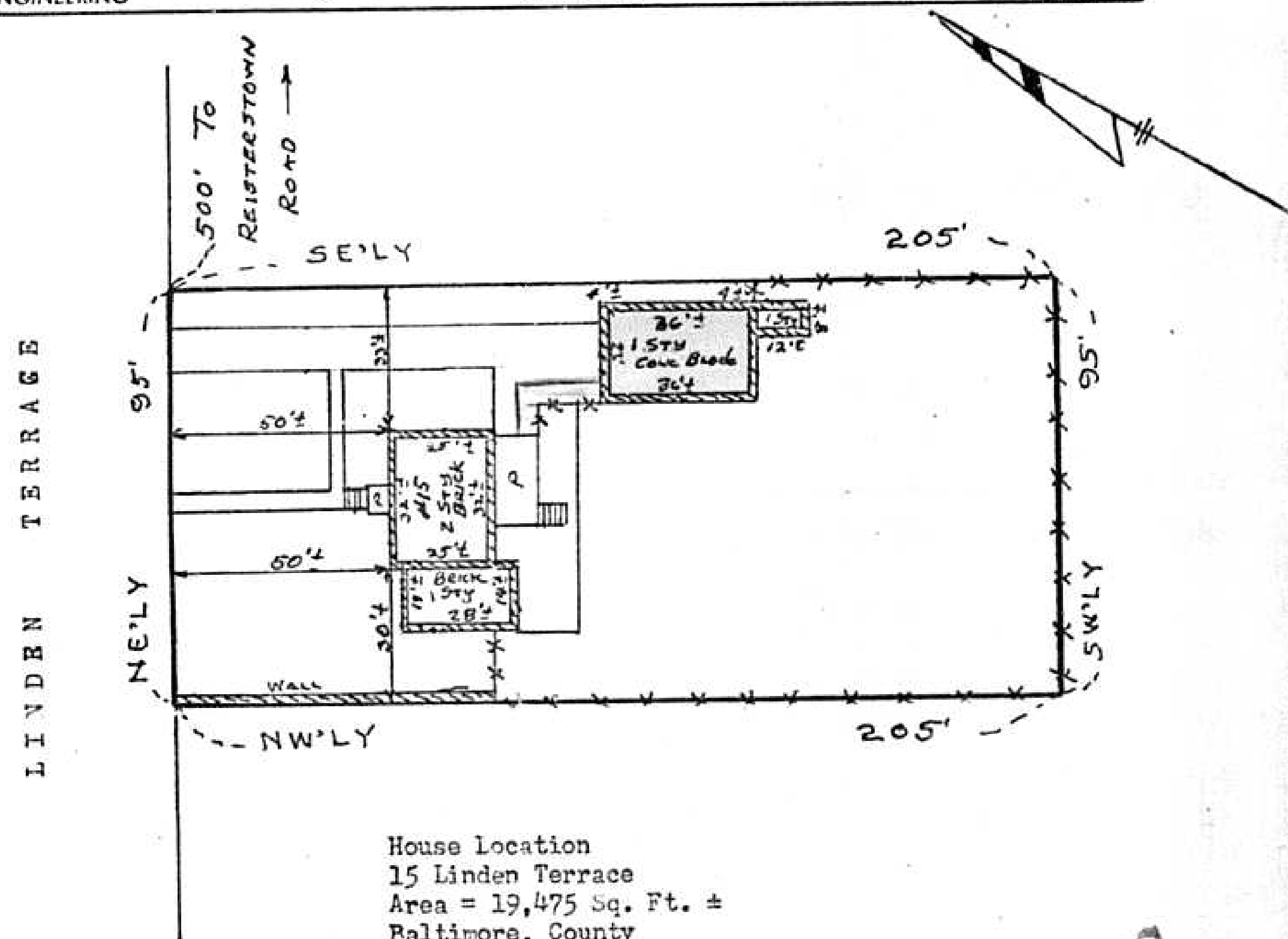
BALTIMORE, MARYLAND 21207

TELEPHONE: 301-944-9291

ENGINEERING

SURVEYING

PLANNING



THE INFORMATION ON THIS PLAT SHOWS ONLY THAT THE IMPROVEMENTS INDICATED HEREON ARE CONTAINED WITHIN THE OUTLINES OF THE LOT UPON WHICH THEY ARE ERECTED AND IS NOT TO BE CONSTRUED AS ESTABLISHMENT OF PROPERTY LINES.

Signed This 21 day November 1973

J. Robert Cassell

SCALE 40 ft. = 1 inch

File No. 2130 - 14

MARYLAND SURVEYING AND ENGINEERING CO., INC.

Subsidiary of LYON ASSOCIATES, INC.

6707 WHITESTONE ROAD

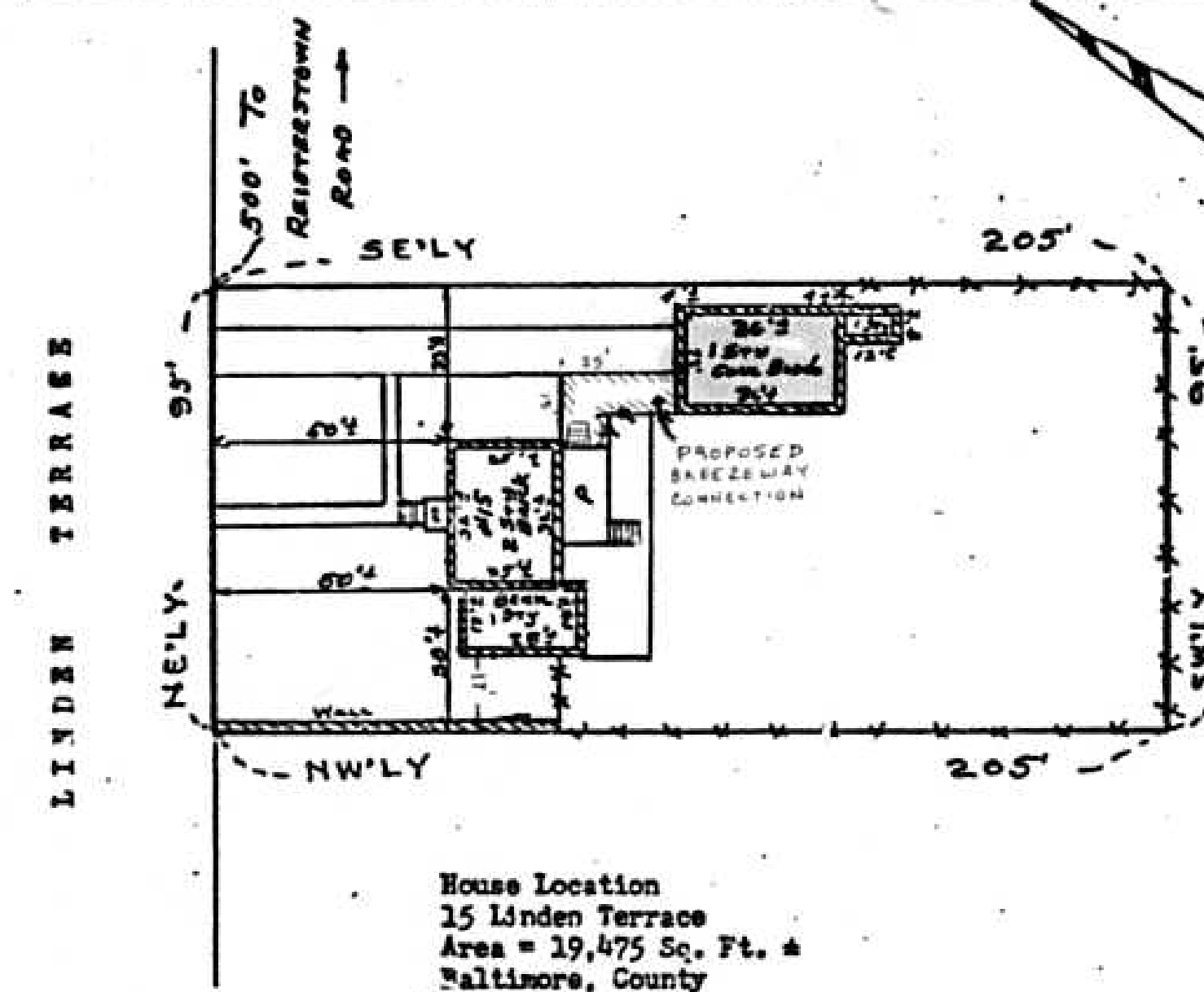
BALTIMORE, MARYLAND 21207

TELEPHONE: 301-944-9291

ENGINEERING

SURVEYING

PLANNING



PUBLIC UTILITIES EXIST IN ROAD

3RD ELECTION DISTRICT

AO ZONE

1" = 40'

ORIGINAL PLAT AMENDED FOR ZONING PURPOSES.

