

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
W/S Cypress Avenue, 118 ft. S
of c/l North Point Road * ZONING COMMISSIONER
7618 Cypress Avenue
12th Election District * OF BALTIMORE COUNTY
7th Councilmanic District
Dhowkee Persaud, et ux * Case No. 98-224-A
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on a Petition for a Zoning Variance for the property located at 7618-7620 Cypress Avenue in eastern Baltimore County. The Petition was filed by Dhowkee Persaud and Shrikriti Persaud, property owners. Variance relief is requested from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow a rear yard setback of 0 ft. in lieu of the required 30 ft. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exhibit No. 1.

Appearing at the public hearing held for this case were the Petitioners, Dhowkee Persaud and Shrikriti Persaud. They were represented by counsel, Susan M. Wilkens, Esquire. There were no other Protestants or interested persons present.

Testimony and evidence presented was that the subject property is a small lot approximately .138 acres in area, zoned D.R.3.5. The property is rectangular in shape, with a width of approximately 60 ft. and a depth of approximately 100 ft. The property is improved with an existing one story structure, 40 ft. wide by 28 ft. deep. The structure sits immediately abutting the rear property line. Thus, variance relief is requested to legitimize the location of this structure and allow a rear setback of 0 ft. in lieu of the required 30 ft.

ORDER RECEIVED FOR FILING
Date 2/18/98
By [Signature]

Apparently, the structure is quite old and has been there for many years. At one time, the structure was used as a duplex and, as shown on the site plan, bears the address 7618-7620 Cypress Avenue. The front of the lot is not improved, but for a small dirt and gravel driveway/parking pad.

The Petitioners own other property in the vicinity, including the next door lot at 7616 Cypress Avenue. It was indicated at the hearing that the dwelling on the subject property would be converted to a single family dwelling. Interior renovations are under way to accomplish this conversion. Photographs of the site were also submitted at the hearing.

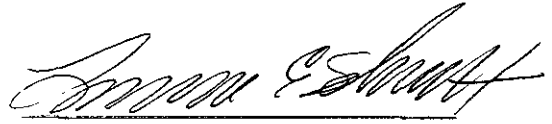
Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant the Petition for Variance. A denial of the variance would necessitate the demolition of the building or its relocation, alternatives which are not practical or appropriate. In my judgment, sufficient testimony was offered to satisfy the standards set forth in Section 307 of the BCZR. That is, I find that the property is unique; that a practical difficulty would result upon the Petitioner if relief were denied; and that the variance can be granted without detrimental impact to the surrounding locale. Moreover, it is clear that the proposed structure and use of the property is consistent with the surrounding locale and neighborhood.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of March, 1998 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow a

rear yard setback of 0 ft. in lieu of the required 30 ft., be and is hereby GRANTED; subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmm

ORDER FILED FOR FILING
Date 3/18/94
By M. H. Hark



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

March 17, 1998

Susan M. Wilkens, Esquire
Wartzman, Omansky, Blibaum, Simons, et al
P.O.Box 6724
Towson, Maryland 21285-6724

RE: Petition for Variance
Case No. 98-224-A
Property: 7618-20 Cypress Avenue
Dhowkee Persaud, et al, Petitioners

Dear Ms. Wilkens:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.

c: Mr. and Mrs. Dhowkee Persaud
16 South Essex Avenue
Baltimore, Maryland 21221



RE: PETITION FOR VARIANCE
7618-20 Cypress Avenue, W/S Cypress Ave,
118' S of centerline North Point Road
12th Election District, 7th Councilmanic

Dhowkee Persaud & Shrikriti Persaud
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-224-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of December, 1997, a copy of the foregoing Entry of Appearance was mailed to Susan M. Wilkens, Esq., Wartzman, Omansky, Blibaum, P.O. Box 6724, Towson, MD 21285, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

7618-20 Cypress Avenue

which is presently zoned

DR55

This Petition shall be filed with the Department of Permits & Development Management

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(s) 1B02.3.C.1 (BCZR) to allow a rear setback of zero (0) FR. in lieu of the required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) to be established at the hearing.

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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Susan M. Wilkens, Esquire

(Type or Print Name)

Signature

WARTZMAN, OMANSKY, BLIBAUM, SIMONS,
STEINBERG, SACHS & SACAL, P.A.

Post Office Box 6724

Address

Phone No.

Towson, Maryland 21285-6724

City

State

Zipcode

(410) 823-0111

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.

Legal Owner(s):

Dhowkee Persaud

(Type or Print Name)

Signature

Shrikriti Persaud

(Type or Print Name)

Signature

16 South Essex Avenue 410/391-0472

Address

Phone No.

Baltimore, Maryland 21221

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

R.T.

DATE

12-10-97



Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

98-224-A

ITEM# 224

ZONING DESCRIPTION FOR

7618 Cypress Avenue

Beginning at a point on the west side of Cypress Avenue which is 36 feet wide at the distance of 118 feet south of the centerline of Northpoint Road 36 feet wide. Being Lots # 42, 43, and 44 in the subdivision of East View as recorded in Baltimore County Plat Book #9, Folio #117, containing 6,000 square feet, and located in the 12th Election District, 7th Councilmanic District.



William T. Matthews

98-224-A

ITEM# 224

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

AND No. 046967

ITEM # 224

DATE 12-10-97

ACCOUNT

2001-6150

010- VAR.

AMOUNT

50.00

RECEIVED FROM:

S. P. Persaud

FOR:

VARIANCE
7610-20 Cypress Ave.

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
12/10/1997 12/10/1997 13:24:22
REG #303 CASHIER WILLIAM DWYER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 02711
CH NO. 046967

50.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

98224-A

Receipt

4-15220



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 19, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-224-A

7618-20 Cypress Avenue

W/S Cypress Avenue, 118' S of centerline North Point Road

12th Election District - 7th Councilmanic District

Legal Owner: Dhowkee Persaud & Shrikriti Persaud

Variance to allow a rear setback of zero FR. in lieu of the required 30 feet.

HEARING: Thursday, January 15, 1998 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Susan M. Wilkens, Esquire
Shrikriti & Dhowkee Persaud

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 29, 1997.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
December 24, 1997 Issue - Jeffersonian

Please forward billing to:

Dhowkee Persaud
16 S. Essex Avenue
Baltimore, MD 21221

410-391-0472

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-224-A

7618-20 Cypress Avenue

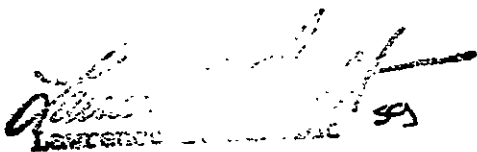
W/S Cypress Avenue, 118' S of centerline North Point Road

12th Election District - 7th Councilmanic District

Legal Owner: Dhowkee Persaud & Shrikriti Persaud

Variance to allow a rear setback of zero FR. in lieu of the required 30 feet.

HEARING: Thursday, January 15, 1998 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ITEM 224

ZONING NOTICE

Case No.: 98-224 A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE TO ALLOW AN EXISTING DWELLING
A REAR SETBACK OF ZERO (0) FT. IN LIEU OF
THE REQUIRED 30 FT.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 224

Petitioner: _____

Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Dhowskee Petersand

ADDRESS: 16 S. Essex Avenue

Baltimore, Md 21221

PHONE NUMBER: (410) 391-0472

AJ:ggs

98-224-A

(Revised 09/24/96)

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book# _____, folio# _____, lot# _____, section# _____

OWNER: _____

North

date: _____
prepared by: _____

Scale of Drawing: 1" = _____



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____
acreage square feet

public private
SEWER: ☐ ☐
WATER: ☐ ☐
yes no

Chesapeake Bay Critical Area: ☐ ☐
Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

CERTIFICATE OF PUBLICATION

TOWSON, MD., 1-8-98, 19 98

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1-8-98, 19 98.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #98-224-A
7618-20 Cypress Avenue
W/S Cypress Avenue 118' S
of centerline North Point Road
12th Election District
7th Councilmanic District

Legal Owner(s):

Dorwee Persaud & Shikriti Persaud

Variance: to allow a rear setback of zero FR. in lieu of the required 30 feet.

Hearing: Thurs. January 15, 1998 at 11:00 a.m., Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT,
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are special accommodations for Handicapped Accessible. Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing Please Call (410) 887-3391.

1/168 Jan. 8 C198920

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2-5, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2-5, 1998

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #98-224-A
7618-20 Cypress Avenue
W/S Cypress Avenue, 118' S
of Calvernia North Point Road
12th Election District
7th Councilmanic District
Legal Owner(s):
Chowke Persaud &
Shirrell Persaud

Variance: to allow a rear setback of zero feet in lieu of the required 30 feet.

Hearing: Friday, February 20, 1998 at 9:00 a.m., in Room 407, County Courts Bldg., 407 Basile Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for Special Accommodations Please Call (410) 887-3353 (2) For information concerning this File and/or Hearing Please Call (410) 887-3391.

2/027 Feb. 5 C204793

TO: PATUXENT PUBLISHING COMPANY
February 5, 1998 Issue - Jeffersonian

Please forward billing to:
Dhowkee Persaud 410-391-0472
16 S. Essex Avenue
Baltimore, MD 21221

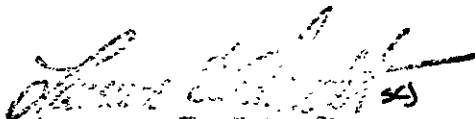
NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER 98-224-A
7618-20 Cypress Avenue
W/S Cypress Avenue, 118' S of centerline North Point Road
12th Election District - 7th Councilmanic District
Legal Owner: Dhowkee Persaud & Shrikriti Persaud

Variance to allow a rear setback of zero FR. in lieu of the required 30 feet.

HEARING: Friday, February 20, 1998 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

January 13, 1998

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER 98-224-A
7618-20 Cypress Avenue
W/S Cypress Avenue, 118' S of centerline North Point Road
12th Election District - 7th Councilmanic District
Legal Owner: Dhowkee Persaud & Shrikriti Persaud

Variance to allow a rear setback of zero FR. in lieu of the required 30 feet.

HEARING: Friday, February 20, 1998 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Susan M. Wilkens, Esquire
Shrikriti & Dhowkee Persaud

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY FEBRUARY 5, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



CERTIFICATE OF POSTING

RE: Case No. 98-224-A
Petitioner/Developer:
(Dhowkee Persaud)
Date of Hearing/Closing:
(Feb. 20, 1998)

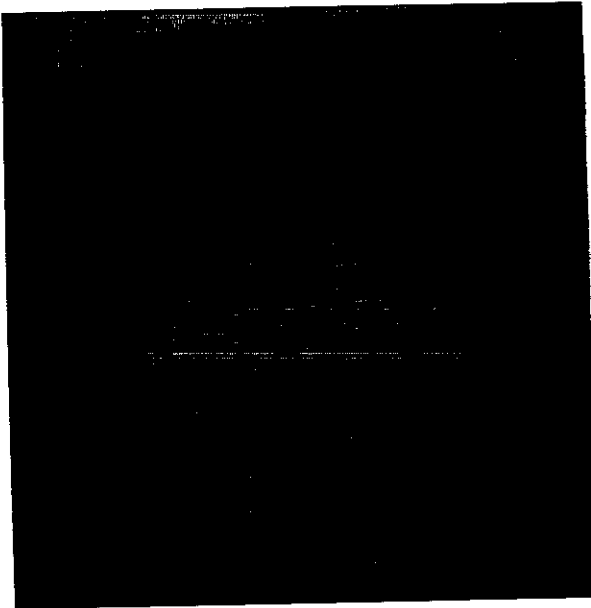
**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attention : Ms. Gwendolyn Stephens

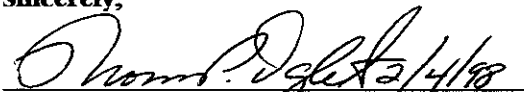
Ladies and Gentleman:

**This letter is to certify under the penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located at _____
7618-20 Cypress Ave. Baltimore, Maryland 21224 _____**

**The sign(s) were posted on _____ Feb. 4, 1998 _____
(Month, Day, Year)**



Sincerely,


(Signature of Sign Poster & Date)

_____**Thomas P. Ogle, Sr.**_____

_____**325 Nicholson Road**_____

_____**Baltimore, Maryland 21221**_____

_____**(410)-687-8405**_____
(Telephone Number)

98-224-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

January 7, 1998

Susan M. Wilkens, Esquire
Wartzman, Omansky, Blibaum, Simons,
Steinberg, Sachs & Sagal, P.A.
Post Office Box 6724
Towson, MD 21285-6724

RE: Item No.: 224
Case No.: 98-224-A
Petitioner: Dhowkee Persaud, et ux

Dear Ms. Wilkens:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on December 10, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: December 29, 1997

FROM: *RWB* Robert W. Bowling, Chief
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for December 29, 1997
 Item Nos. 203, 221, 222, 224, 226,
 227, and 228

 The Bureau of Developer's Plans Review has reviewed the subject
zoning item, and we have no comments.

RWB:HJO:jrb

cc: File



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 12.19.97
Item No. 224 RT

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: December 22, 1997

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petition (s):

Item Nos. 221, 222, 223, 224, 227, and 228

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Caryl L. Kerns

AFK/JL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

December 28, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF December 22, 1997

Item No.: See Below

Zoning Agenda:

Gentlemen:

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

- B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

203, 221, 222, 223, 224, 225, 227, and 228

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office. PHONE 897-4881. MS-1102F

cc: File

-
-



047 717 100 631

This Deed, MADE THIS 15th day of October,

in the year one thousand nine hundred and eighty-seven,
LAWRENCE A. LICEFI and BONNIE H. LICEFI, his wife,

by and between

of Baltimore County, State of Maryland,
DHOWKEE PERSAUD and SHRIKRITI PERSAUD, his wife,

of the first part, and

of the second part.

WITNESSETH, That in consideration of the sum of \$85,000.00 being the actual amount of consideration paid or to be paid in connection with this transaction, the receipt of which is hereby acknowledged,

the said LAWRENCE A. LICEFI and BONNIE H. LICEFI, his wife,

B RC F 14.00
B T TX 425.00
B DOCS 425.00
DEED 0 #
SM CLERK 864.00
#01857 1004 R01 T10:04
11/05/87

do grant and convey to the said DHOWKEE PERSAUD and SHRIKRITI PERSAUD, his wife, as tenants by the entireties, their assigns, the survivor of them and unto the survivor's

personal representatives/successors and assigns

, in fee simple, all

those

lots

of ground situate in

Baltimore County, State of Maryland,

and described as follows, that is to say:

BEGINNING FOR THE FIRST THEREOF and being all those 3 lots or parcels of ground known and designated as Lots Nos. 39, 40 and 41 as shown on the Plat of East View which plat is recorded among the Land Records of Baltimore County in Plat Book Liber LMCL.M. No. 9, Folio 117. The improvements thereon now being known as No. 7616 Cypress Avenue.

BEGINNING FOR THE SECOND THEREOF and being all those 3 lots or parcels of ground known and designated as Lots Nos. 42, 43 and 44 as shown on the Plat of East View which plat is recorded among the Land Records of Baltimore County in Plat Book Liber LMCL.M. No. 9, Folio 117. The improvements thereon now being known as Nos. 7618 and 7620 Cypress Avenue.

BEING ALL AND THE SAME lots of ground and premises which by Deed dated December 23, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3954, Folio 206 was granted and conveyed by Jane Lowell unto Lawrence A. Licefi and Bonnie H. Licefi, his wife, the Grantors herein.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE

JR DATE 10-27-87

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION

JR 10-27-87
CLERK DATE

Ref. No 1

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND TO HOLD the said described lot s of ground and premises to the said DHOWKEE PERSAUD and SHRIKRITI PERSAUD, his wife, as tenants by the entireties, their assigns, the survivor of them and unto the survivor's personal representatives ~~successors~~ and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said grantors.

Test:

[Signature]

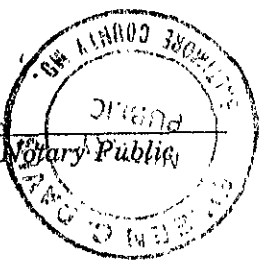
Lawrence A. Licefi (SEAL)
LAWRENCE A. LICEFI

Bonnie H. Licefi (SEAL)
BONNIE H. LICEFI

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on this 15th day of October, in the year one thousand nine hundred and eighty-seven, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared LAWRENCE A. LICEFI and BONNIE H. LICEFI, his wife, known to me (or satisfactorily proven) to be the persons whose names ~~is~~ are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal

[Signature]


My Commission expires:

July 1, 1990

Bass & Demick, P.A.
7 N. Calvert St.
21202

DEED

631

FROM

LAWRENCE A. LICEFI, and.....

BONNIE H. LICEFI, his wife

TO

DHOWKEE PERSAUD and

SHRIKRITI PERSAUD, his wife

Block No.

Received for Record,, 19.....,

at o'clock ... M. Same day recorded

in Liber No. Folio &c.,

one of the Land Records of

....., and examined per

....., Clerk.

Cost of Record, \$.....

BASS & DENICK, P.A.
THEODORE C. DENICK, P.A.
7 N. CALVERT STREET
SUITE 1400 - MUNSEY BUILDING
BALTIMORE, MARYLAND 21202
685-7400

THE DAILY RECORD CO., BALTIMORE MD 21202

FILE NO.: 3435

12-12-04 0612
040 613

LAW OFFICES

**WARTZMAN, OMANSKY, BLIBAUM
SIMONS, STEINBERG, SACHS & SAGAL, P.A.**THE JEFFERSON BUILDING - SUITE 400
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204Telephone (410) 823-0110
FAX (410) 823-8032PLEASE ADDRESS CORRESPONDENCE TO:
P.O. Box 6724
TOWSON, MARYLAND 21285-6724
January 6, 1998COUNSEL TO THE FIRM
PAUL WARTZMAN
OF COUNSELSTANLEY I. MORSTEIN
MINDA F. GOLDBERG
SUSAN M. WILKENS
RONALD L. SCHREIBER
(1934-1980)SUITE 100
341 NORTH CALVERT STREET
BALTIMORE, MARYLAND 21202SUITE 200
1414 RESTERSTOWN ROAD
PIKESVILLE, MARYLAND 21208JOSEPH H. OMANSKY
SAMUEL BLIBAUM
MICHAEL H. SIMONS
LEE N. SACHS
STUART L. SAGAL
HOWARD CASSIN
ROBERT J. STEINBERG
ALVIN J. FILBERT, JR.
DANIEL W. QUASNEY
SUSAN D. CAMPBELL
STEVEN G. SIMONS
GARY S. BLIBAUM1/8/98
y
TOWSON
OKMr. Arnold Jablon
Director of PDM
111 W. Chesapeake Avenue
Towson, Maryland 21204RE: Case No. 98-224-A
7618-20 Cypress Avenue
Variance Hearing Date: January 15, 1998

Dear Mr. Jablon:

On behalf of Mr. & Mrs. Dhowkee Persaud, owners of the above referenced property, I am writing to request a postponement of the January 15, 1998 variance hearing. The Notice of Hearing, dated December 19, 1997 was postmarked December 24, 1998. As I did not receive same until January 5, 1998, the property was not posted as required by December 29, 1997.

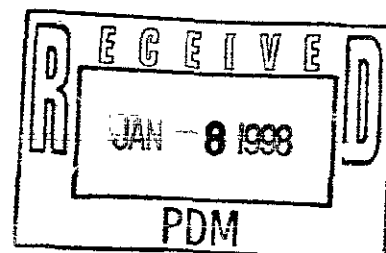
Accordingly, please continue the hearing for approximately thirty (30) days to allow for posting and preparation.

In the event you have any questions or problems concerning this matter, please do not hesitate to contact me.

Very truly yours,

Susan M. Wilkens

SUSAN M. WILKENS

cc: Dee Mohamed
People's Counsel for Baltimore County



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

January 12, 1998

Susan M. Wilkens, Esquire
Wartzman, Omansky, Blibaum, Simons,
Steinberg, Sachs & Sagal, P.A.
Post Office Box 6724
Towson, MD 21285-6724

RE: Case Number 98-224-A
Petitioner: Persaud
Location: 7618-20 Cypress Ave.

Dear Ms. Wilkens:

The above matter, previously assigned to be heard on January 15, 1998 at 11:00 a.m. has been postponed at your request.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so.

If the property has been posted with notice of the hearing date, as quickly as possible a notice of postponement should be affixed to the sign(s). Then, upon notification of the new hearing date, such sign(s) must be changed to give notice of the new hearing date.

Very truly yours,


Arnold Jablon
Director

AJ:scj

c: Dhowkee & Shrikriti Persaud



BALTIMORE COUNTY, MARYLAND
- DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 1/12/98

FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Dec 22, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

203

222

224

225

226

227

228

RBS:sp

BRUCE2/DEPRM/TXTS8P

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Susan Wilkens

103 W. Chesapeake Ave Ste
Towson, Md 21204 400

D. Persaud

16 S. Essex Ave
BALTO MD 21221

Shukirti Persaud

16 S. Essex Ave
Balto md 21221



Plat to Accompany Petition
for
Zoning Variance and Special Exception

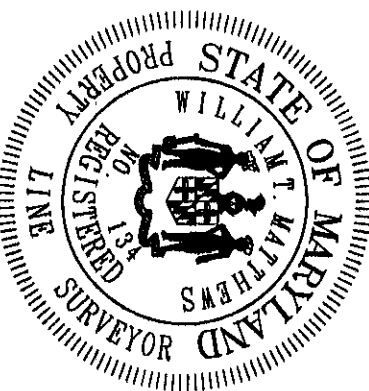
Purpose :

Variance :

Property Address : 7618 Cypress Avenue
Baltimore County, Md. 21224
Tax Account Number : 12-1212040613 R
Deed Reference : Liber: 7717, Folio: 631
Property Owner : Dhowkee & Shrikirti Persaud
Mailing Address : 16 S. Essex Ave., Balto., Md., 21221

LEGEND

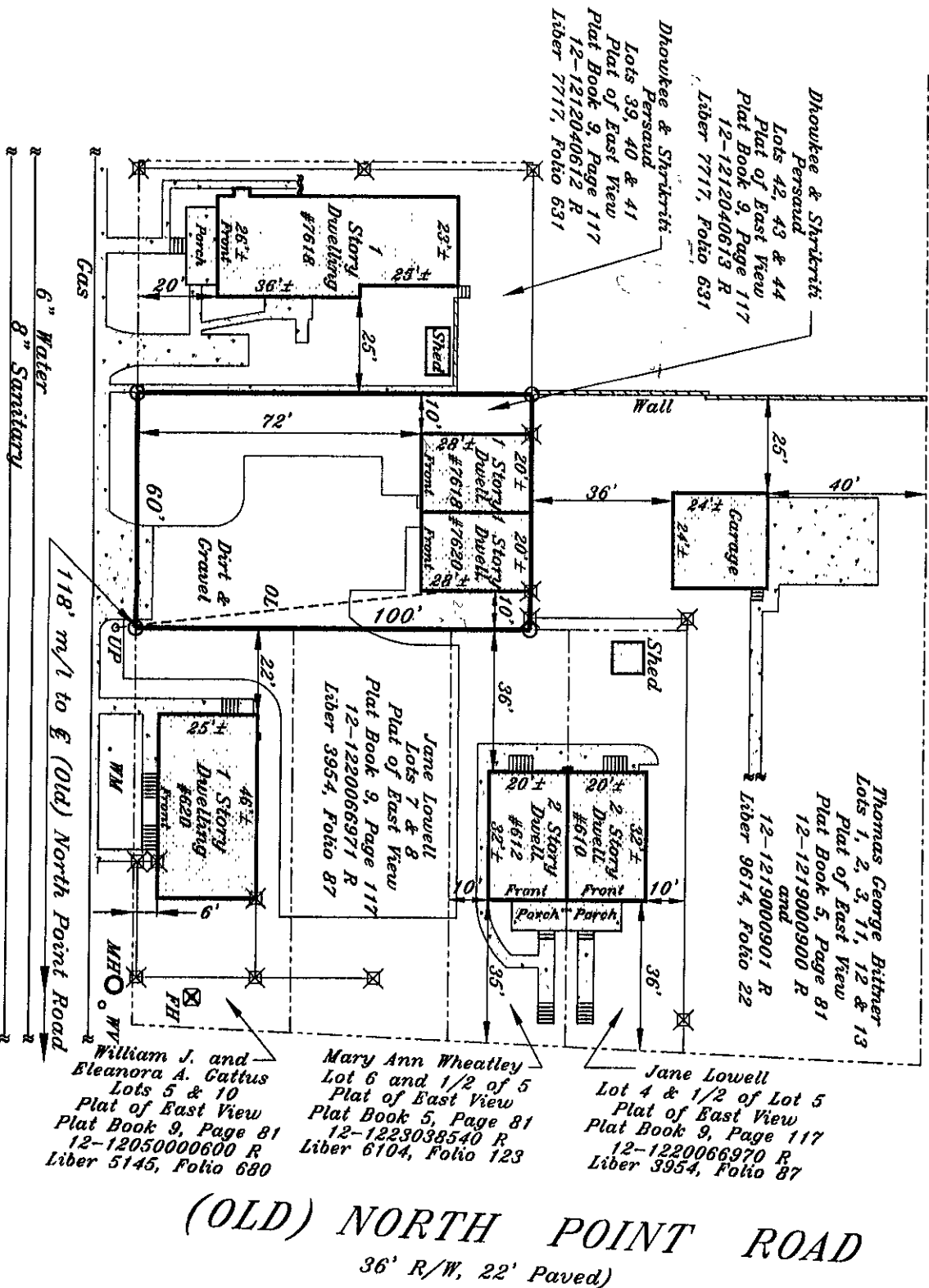
- Property Corner
- Water Meter / Valve
- Manhole Cover
- Five Hydrant
- Paving
- Wood
- Fence Line
- Overhead Utility Line



11/07/97

Ruxton Design Corporation
8422 Bellona Lane
Towson, Maryland 21204
(410) 823-5000
Fax (410) 823-0115
Scale 1" = 40'

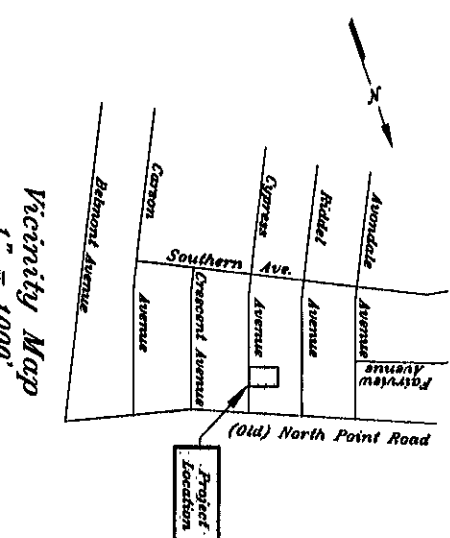
RIDDLE AVENUE
(36' R/W, 20' Paved)



Note: Existing Bldg. # 7618 & 7620 TO BE CONVERTED TO A SINGLE UNIT.

CYPRESS AVENUE
(36' R/W, 20' Paved)

Note: Subject Property posted as
7618 and 7620 Cypress Avenue.



LOCATION INFORMATION

Election District : 12
Councilmanic District : 7
1" = 200' Scale Map # : S.E. 1-E

Zoning : D.R. 5.5

Lot Size : 0.138 Acres
6,000 Sq. Ft.

Public Private

Sewer : ☒ Public ☐ Private

Water : ☒ Public ☐ Private

Chesapeake Bay Critical Area : ☐ Yes ☒ No

Prior Zoning : Petition #2598-S
Hearings : Filed 6/3/53
For Contractor's Storage Yard

ZONING OFFICE USE ONLY

Reviewed By : Item Number : Case Number :

RT 224

Dwelling lies in Flood Zone
FEMA Map Panel Number
24019-24020-B, Dated 8/02/81

98-224-A

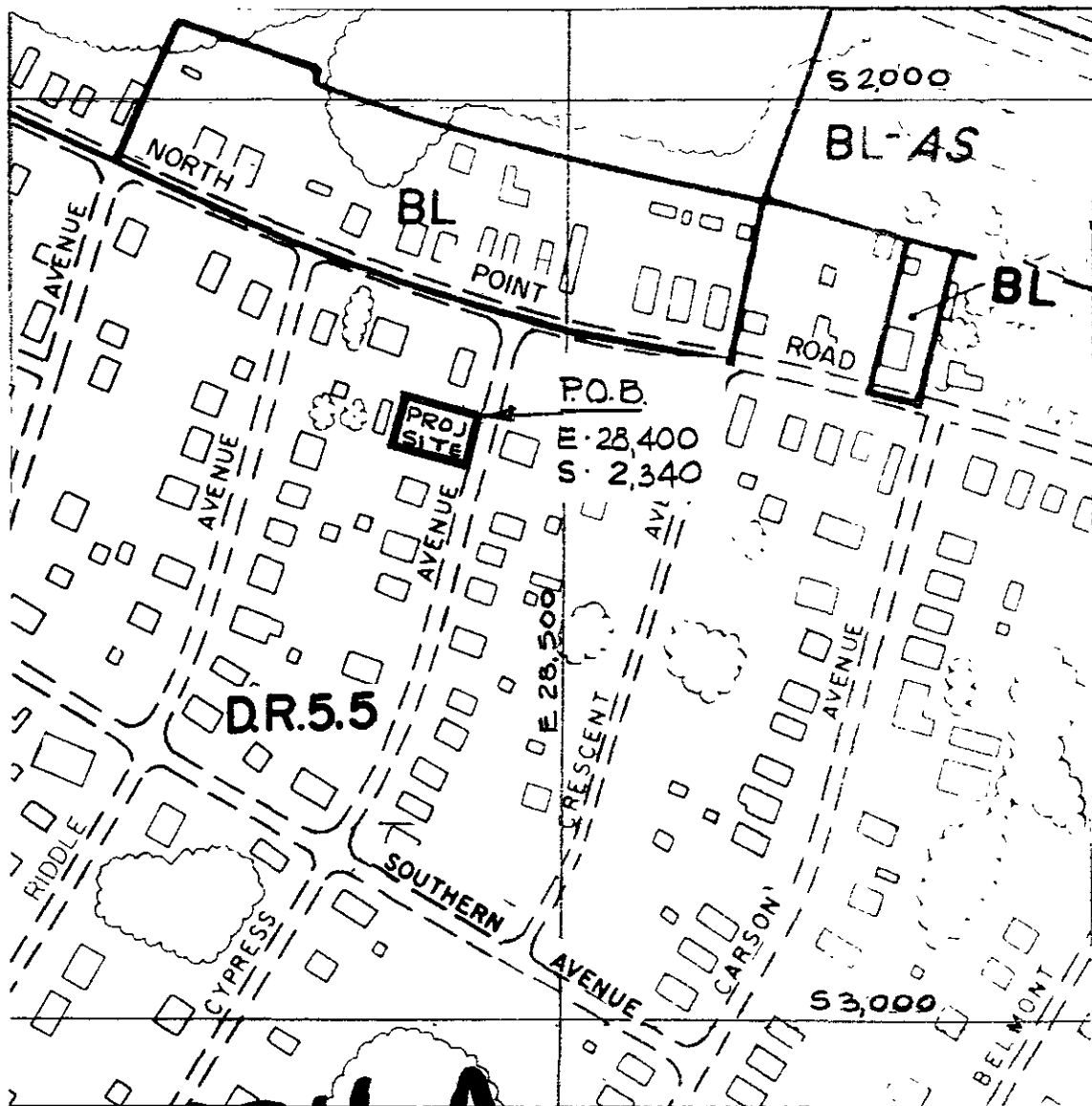
1986 COMPREHENSIVE ZONING MAP

Eastpoint

Sheet S.E., 1 - E

1" = 200'

(Subject Property at 7618 Cypress Avenue shown outlined in Red)



98-224-A

Ruxton Design Corporation
Ruxton, Maryland
(410-823-5000)

ITEM# 224

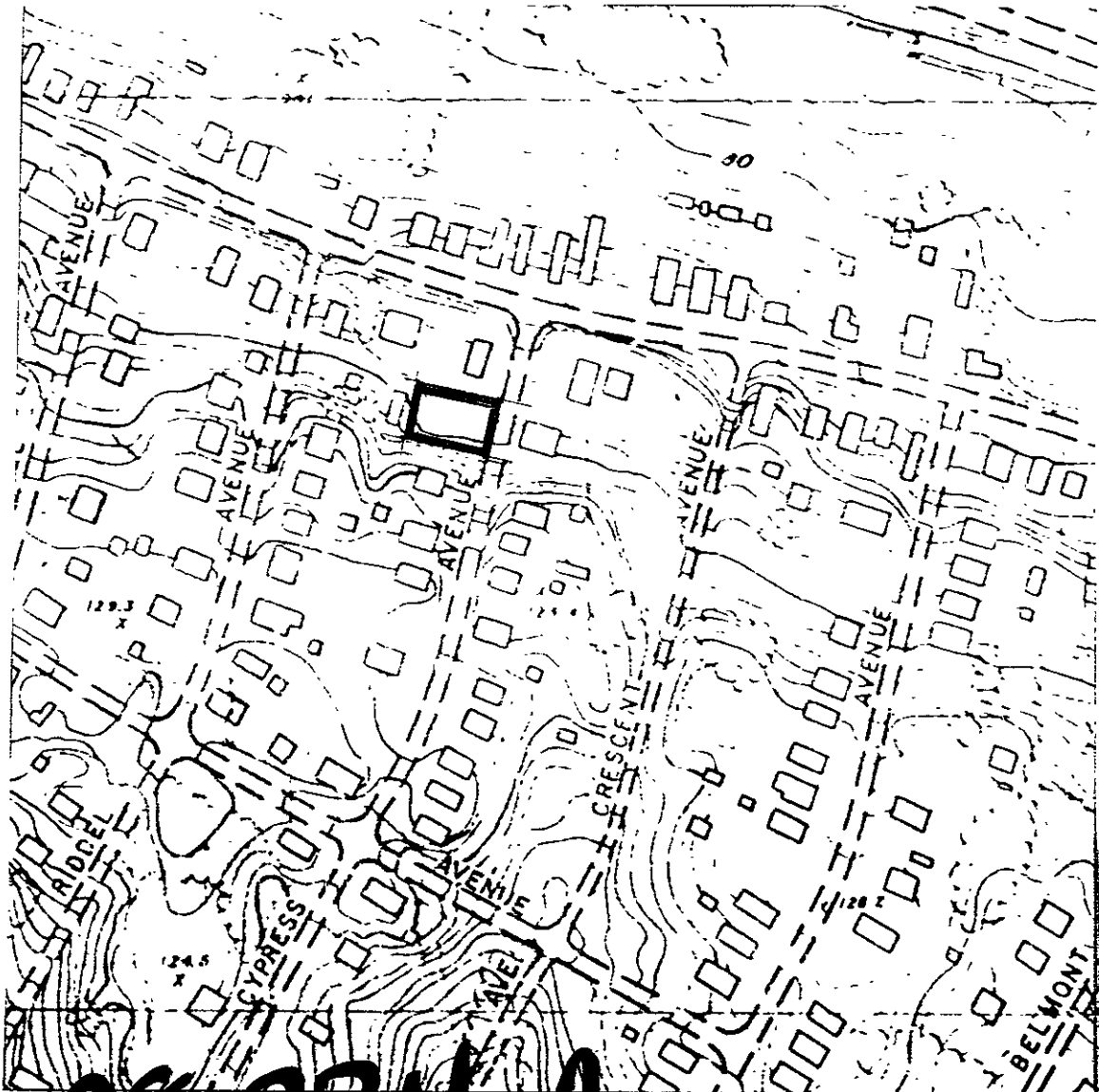
PHOTOGRAMMETRIC MAP

Eastpoint

Sheet S.E., 1 - E

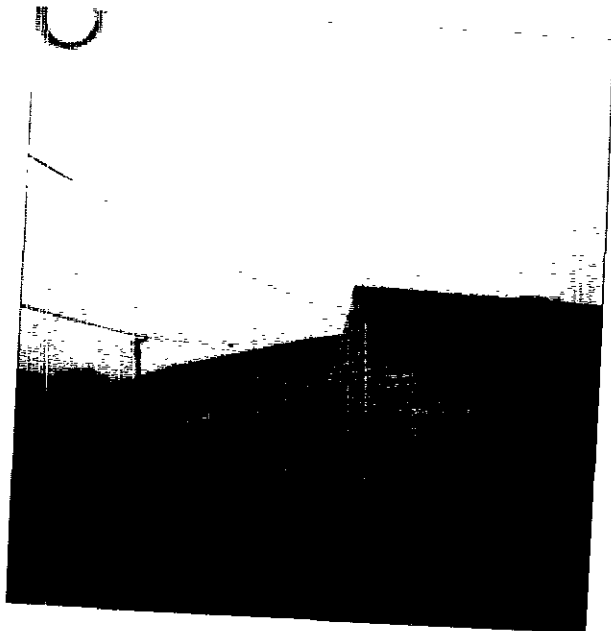
1" = 200'

(Subject Property at 7618 Cypress Avenue shown outlined in Red)

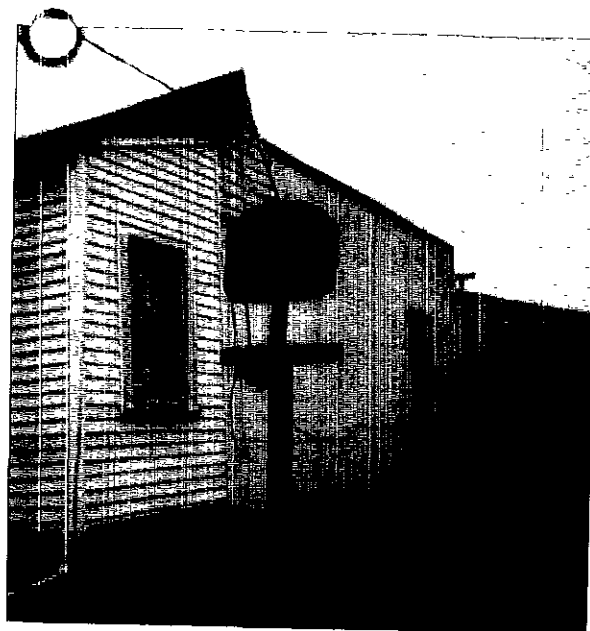


98-224-A

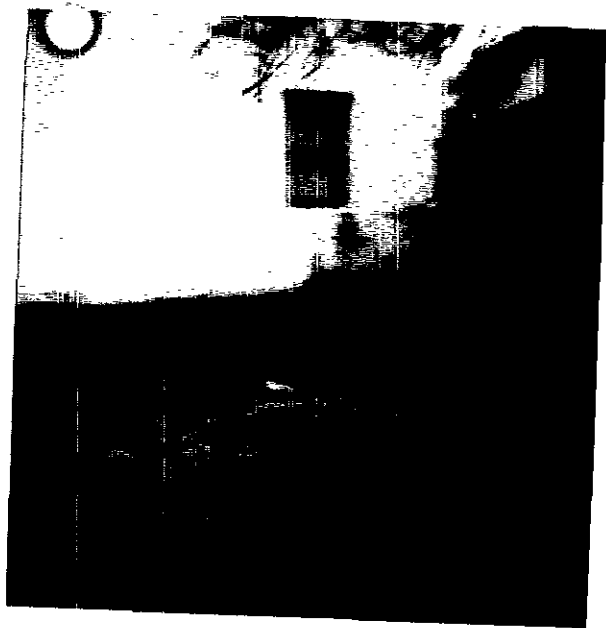
ITEM# 224



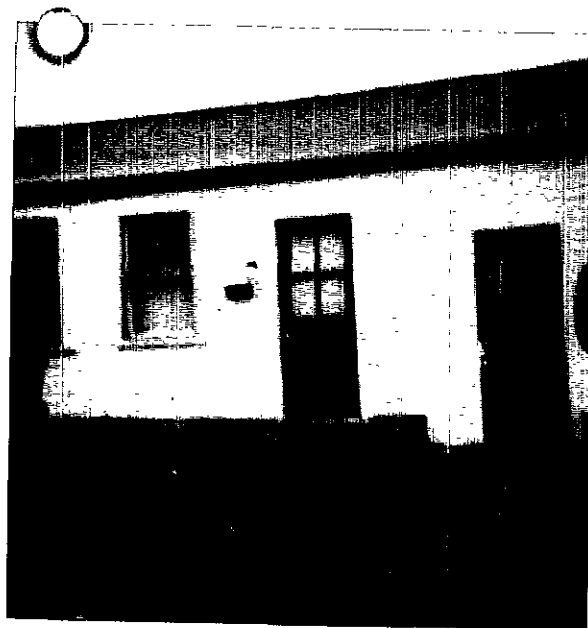
Ref No 2A



Ref 2B



Ref 2C



Ref 2D