

IN RE: PETITION FOR VARIANCE
S/S Eastern Avenue, 509' NE of the c/l
Brinkmans Road
(12419 Eastern Avenue)
15th Election District
5th Council District

Jerry Lynn Brydger, Jr., et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-041-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Jerry Lynn Brydger, Jr., and his wife, Barbara Henrietta Brydger. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 5 feet in lieu of the required 10 feet, a lot width of 50 feet in lieu of the required 55 feet, and approval of the subject property as an undersized lot, for a proposed existing single family dwelling. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Jerry Lynn Bridge, Jr. and his wife, Barbara Henrietta Brydger, property owners, and Mr. Brydger's mother, Nellie V. Brydger. There were no Protestants or other interested persons present.

The hearing in the above-captioned matter was conducted contemporaneously with the hearing held in companion Case No. 02-040-A for the adjacent property, known as 12417 Eastern Avenue, owned by the Petitioner's mother. The property in the instant case is an unimproved, rectangular shaped parcel, 50 feet wide by 250 feet deep, containing a gross area of .30 acres, zoned D.R.5.5. As noted in companion Case No. 02-040-A, there has been no active ownership of the property for many years. The only deed of record in the Land Records of Baltimore County dates back to the 1800s. Apparently, the elder Mr. & Mrs. Brydger, who have maintained the

ORDER RECEIVED FOR FILING

Date

By

property for many years, brought an action in the Circuit Court of Baltimore County and were successful in acquiring the property. Ms. Brydge has since conveyed the property to her son and daughter-in-law who wish to construct a single family dwelling thereon. In this regard, Mr. Brydge testified that the proposed dwelling is a modular home, 26 feet wide by 46 feet deep, and is proposed to be situated on the lot with a 5-foot setback on the east side. In view of this proposal, relief is requested in the instant case to allow a 5-foot setback on the east side and legitimize the width of the lot. As shown on the site plan, the lot on the affected side is unimproved, but for a garage to the rear of the property, which serves the dwelling on the next adjacent lot. A letter of support was received from this neighbor as well as other neighbors in the community who indicated that they have no objections to the Petitioners' plans.

Based upon the testimony and evidence presented, I am persuaded to grant the relief requested. In my judgment, the property is unique by virtue of its historic use and nature of the adjacent lot. I am persuaded that the Petitioner has met the requirements set forth in Section 307 of the B.C.Z.R. for relief to be granted. It is also to be noted that there were no adverse Zoning Advisory Committee (ZAC) comments submitted by any Baltimore County reviewing agency. Moreover, the Petitioners produced letters from their neighbors on both sides indicating their support for these proposals. The property is not located within the Chesapeake Bay Critical Areas; however, will be subject to compliance with all environmental regulations relative to development in wetlands, water quality, streams and floodplains. The property is served by public water and sewer.

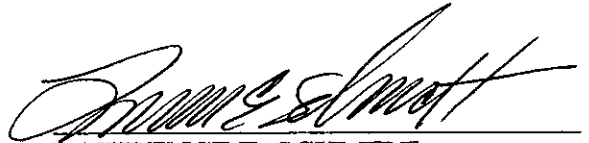
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 28th day of September, 2001 seeking relief from Sections 302 and 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 5 feet in lieu of the required 10 feet, and a lot width of 50 feet in lieu of the required 55 feet, for a proposed single

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Date 9/28/01
By [Signature]

family dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the Zoning Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) dated September 5, 2001, a copy of which is attached hereto and made a part hereof.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 9/28/01
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

October 1, 2001

Mr. & Mrs. Jerry L. Brydge, Jr.
914 Barron Avenue
Baltimore, Md. 21221

RE: PETITION FOR VARIANCE
S/S Eastern Avenue, 509' NE of the c/l Brinkmans Road
(12419 Eastern Avenue)
15th Election District – 5th Council District
Jerry L. Brydge, Jr., et ux - Petitioners
Case No. 02-041-A

Dear Mr. & Mrs. Brydge:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. Nellie V. Brydge
12417 Eastern Avenue, Baltimore, Md. 21220
DEPRM; People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12419 Eastern Ave.

which is presently zoned DR-5.5

This Petition shall be filed with the Department of Permits and 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) 1802.3.C.1 (BCZR)

TO PERMIT A PROPOSED ~~SINGLE~~ SINGLE FAMILY DWELLING TO HAVE A SIDEYARD OF 5' ~~AND A LOT WIDTH OF 50'~~ AND A LOT WIDTH OF 50' IN LIEU OF THE REQUIRED 10', ~~AND TO APPROVE AN UNDERSIZED LOT.~~ AND 55' RESPECTIVELY AND TO APPROVE AN UNDERSIZED LOT.

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

the hardship is that I'm building on a 50' lot, and the house on 12417 Eastern Ave. is 5' off property line. I would like to have some space between us in case of fire, or to put a drive way in.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Jerry Lynn Brydge Jr.

Name - Type or Print

Signature

Barbara Henrietta Brydge

Name - Type or Print

Signature

12419 Eastern Ave. 410 444 5000 X 338

Address

Telephone No.

Baltimore, Md.

21220

City

State

Zip Code

Representative to be Contacted:

Jerry Lynn Brydge Jr.

Name

914 Barron Ave. 410 444 5000 X 338

Address

Telephone No.

Baltimore

Md.

21221

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By CLM Date 7/20/01

ORDER RECEIVED FOR FILING

Date

By

Case No. 02-041-A

RECEIVED 7/15/98

Property Description

Zoning description for 12419 Eastern Avenue beginning at a point on the South side of Eastern Ave. which is 30 feet wide at the distance of 509 feet North East of the centerline of Brinkman's Road which is 17 feet wide being lot #7 in the subdivision of Shadowood as recorded in Baltimore County ~~Plat~~ Land Records L 12327 F 135 ~~book #122, Folio #571~~ containing 13,250 square feet. Also known as 12419 Eastern Ave. and located in the 15th Election District 5th Councilmanic District.

Jerry Brydge

WK: 410-444-5000 ext. 338 or 237

7/10/01

#41

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

4006

DATE 7/20/06 ACCOUNT 2001 006 000

AMOUNT \$ 150.00

RECEIVED FROM: JERRY LRYGIC

FOR: VAULTAGE / VANDERBILT

LET APPROVAL

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTION	TIME
7/20/2006	7/20/2006	10:30:06
PEL 0502	CASHIER SWA1 SWA DRYWEL	2
RECEIPT # 180622		0FLH
Dev# 5	520 JONING VERIFICATION	
CR NO. 006006		

Recpt tot 150.00
150.00 CR .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING 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: #02-041-A

12419 Eastern Avenue

S/S Eastern Avenue, 509' NE centerline Brinkmans Road

15th Election District -- 5th Councilmanic District

Legal Owner(s): Barbara H. & Jerry L. Brydge, Jr.

Variance: to permit a proposed single family dwelling to have a side yard setback of 5 feet and a lot of 50 feet in lieu of the required 10 feet and 55 feet respectively and to approve an undersized lot.

Hearing: Monday, September 17, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

8/315 Aug. 30

C490748

CERTIFICATE OF PUBLICATION

8/30, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/30, 2001.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

S. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-041-A

Petitioner/Developer: BARBARA

H & JERRY L. BRIDGE JR.

Date of Hearing/Closing: 9/17/01

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

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 12419 EASTERN AVE

The sign(s) were posted on

9/17/01
(Month, Day, Year)

Sincerely,

[Signature] 9/4/01
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

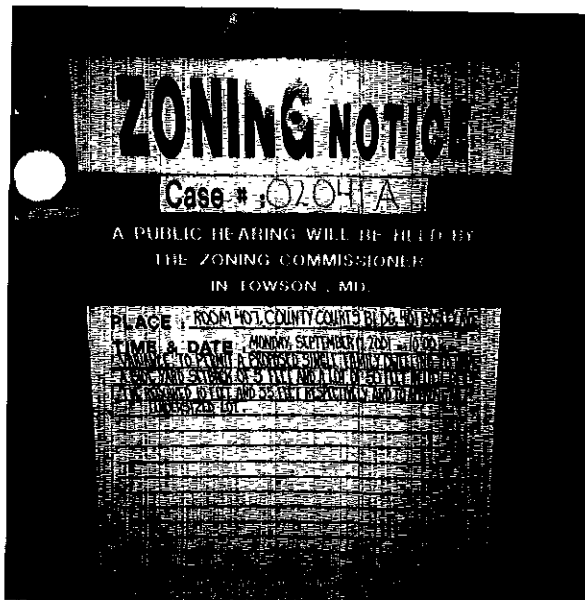
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02 - 041 - A
Petitioner: Terry Lynn Brydge Jr
Address or Location: 12419 Eastern Ave Baltimore Md 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: Terry Lynn Brydge Jr
Address: 12419 Eastern Ave Baltimore
Balta Md 21220
Telephone Number: (w) 410-444-5000 x 338 (H)

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 30, 2001 Issue – Jeffersonian

Please forward billing to:
Jerry Lynn Brydge Jr
12419 Eastern Avenue
Baltimore MD 21220

410 444-5000 x 338

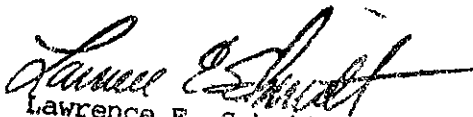
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The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-041-A
12419 Eastern Avenue
S/S Eastern Avenue, 509' NE centerline Brinkmans Road
15th Election District – 5th Councilmanic District
Legal Owner: Barbara H & Jerry L Brydge Jr

Variance to permit a proposed single family dwelling to have a side yard setback of 5 feet and a lot of 50 feet in lieu of the required 10 feet and 55 feet respectively and to approve an undersized lot.

HEARING: Monday, September 17, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

August 22, 2001

NOTICE OF ZONING 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: 02-041-A
12419 Eastern Avenue
S/S Eastern Avenue, 509' NE centerline Brinkmans Road
15th Election District – 5th Councilmanic District
Legal Owner: Barbara H & Jerry L Brydge Jr

Variance to permit a proposed single family dwelling to have a side yard setback of 5 feet and a lot of 50 feet in lieu of the required 10 feet and 55 feet respectively and to approve an undersized lot.

HEARING: Monday, September 17, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon G D Z
Director

C: Barbara H & Jerry Lynn Brydge Jr, 12419 Eastern Avenue, Baltimore 21220
Jerry Lynn Brydge Jr, 914 Barron Avenue, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, SEPTEMBER 4, 2001.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

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

September 14, 2001

Barbara H & Jerry L Brydge
12419 Eastern Avenue
Baltimore MD 21220

Dear Mr. & Mrs. Brydge:

RE: Case Number: 02-041-A, 12419 Eastern Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 20, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel

9/17

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: September 11, 2001

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 27, 2001
Item Nos. 036, 039, 040, 041, 044, 045,
048, 049, 050, 051, 053, 054, and 055

SEP 20

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

~~Department of Permits and~~
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF

Item No.: See Below

Dear Ms. Stephens:

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.

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

036, 039, 040, 041, 042, 043, 044, (045) 046, 047, 048, 049, 050,
051, 052, 053, 054, AND 055

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

fhs
9/17

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley

2013

DATE: September 5, 2001

SUBJECT: Zoning Item 41
Address 12419 Eastern Ave Extension

Zoning Advisory Committee Meeting of August 20, 2001

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

X Additional Comments:
This site is not in the Chesapeake Bay Critical Area

Reviewer: Glen Shaffer

Date: August 30, 2001

file
9/17

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 24, 2001

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

AUG 27

SUBJECT: 12419 Eastern Avenue

INFORMATION:

Item Number: 02-041

Petitioner: Jerry Lynn Brydfe Jr.

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to permit a side yard setback of 5 feet and a lot width of 50 feet in lieu of the minimum required 10 feet and 55 feet respectively.

Prepared by:

Mart A. Coughlin

Section Chief:

Jeffrey W. Long

AFK:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8.23.01

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

RE: Baltimore County
Item No. 041 LTM

Dear Ms. Jackson:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 150 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

10 Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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

RE: PETITION FOR VARIANCE
12419 Eastern Avenue, S/S Eastern Ave,
509' NE of c/l Brinkmans Rd
15th Election District, 5th Councilmanic

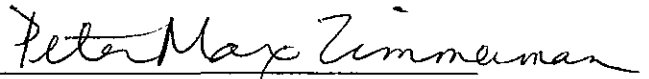
Legal Owner: Jerry L. & Barbara H. Brydge, Jr.
Petitioner(s)

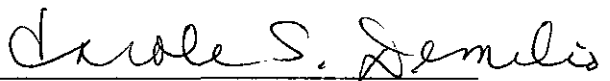
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-41-A

* * * * *

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. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of September, 2001 a copy of the foregoing Entry of Appearance was mailed to Jerry L. Brydge, Jr., 914 Barron Avenue, Baltimore, MD 21221, representative for Petitioners.


PETER MAX ZIMMERMAN

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORMPermit or Case No. 02-041-ATO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204Residential Processing Fee Paid
(\$50.00)Accepted by CTM
Date 7/20/01FROM: Arnold Jablon, Director
Department of Permits & Development Management

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

(w) 410-444-5000 x 338

Print Name of Applicant Jerry Lynn Brydge Jr Address 914 Barron Ave Baltimore Md 21221 Telephone Number (H) 410-686-0382Lot Address 12419 Eastern Ave Baltimore Md Election District 15 Councilmanic District 5 Square Feet 13,250.00Lot Location: NE SW side/corner of Eastern Ave 509 feet from NE SW corner of Brinkman Rd
(street) (street)Land Owner: Jerry Lynn Brydge Jr Tax Account Number 22-00-003249
(H) 410-686-0382Address: 914 Barron Ave Baltimore Md 21221 Telephone Number (w) 410-444-5000 x 338

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

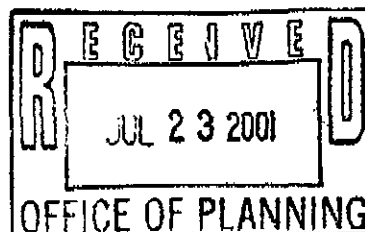
- | | YES | NO |
|--|-------------------------------------|--------------------------|
| 1. This Recommendation Form (3 copies) | ☒ | ☐ |
| 2. Permit Application | ☐ | ☐ |
| 3. Site Plan | ☒ | ☐ |
| Property (3 copies) | ☒ | ☐ |
| Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly) | ☒ | ☐ |
| 4. Building Elevation Drawings | ☐ | ☐ |
| 5. Photographs (please label all photos clearly) | ☒ | ☐ |
| Adjoining Buildings | ☒ | ☐ |
| Surrounding Neighborhood | ☐ | ☐ |
| 6. Current Zoning Classification: <u>D12.35</u> | | |

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

- ☒
- Approval
- ☐
- Disapproval
- ☐
- Approval conditioned on required modifications of the application to conform with the f

See attached ZAC comment.

Signed by: Jeffrey W. Long
for the Director, Office of Planning and Community ConservationDate: 8/31/01

Revised 2/25/01

Date	8/31/01	# of pages	2
From	Jeffrey Long	Ca	Planning
Phone #	3488	Phone #	
Fax #	2824	Fax #	

To whom it may concern:

I, being the neighbor of Mr. Jerry Brydge, of 12419 Eastern Ave.; is fully aware of Mr. Brydge applying for a variance to build a house five feet off my property line.

I am in agreement with this proposal.

Dwaine Willenburg 7-3-01
12423 Eastern Ave

To whom it may concern:

I, being the neighbor of Mr. Jerry Brydge, of 12419 Eastern Ave.; is fully aware of Mr. Brydge applying for a variance to build a house off my property line.

I am in agreement with this proposal.

Nellie Virginia Brydge
12417 Eastern Ave
Baltimore Md 21220
8/3/001

To whom it may concern:

I, being the neighbor of Mr. Jerry Brydge, of 12419 Eastern Ave.; is fully aware of Mr. Brydge applying for a variance to build a house; I am in agreement with this proposal.



CURTIS THOMPSON
12415 EASTERN AVE
BALTIMORE MD 21220

Curtis Thompson
7-3-2001

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: #12419 EASTERN AVE. (EXT.)

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

Subdivision name: UNKNOWN

Lot 12327/135

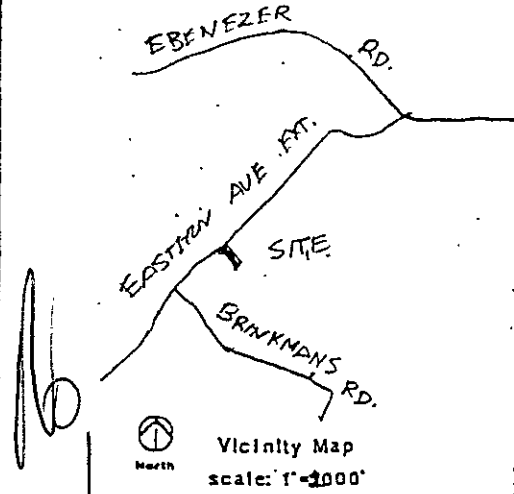
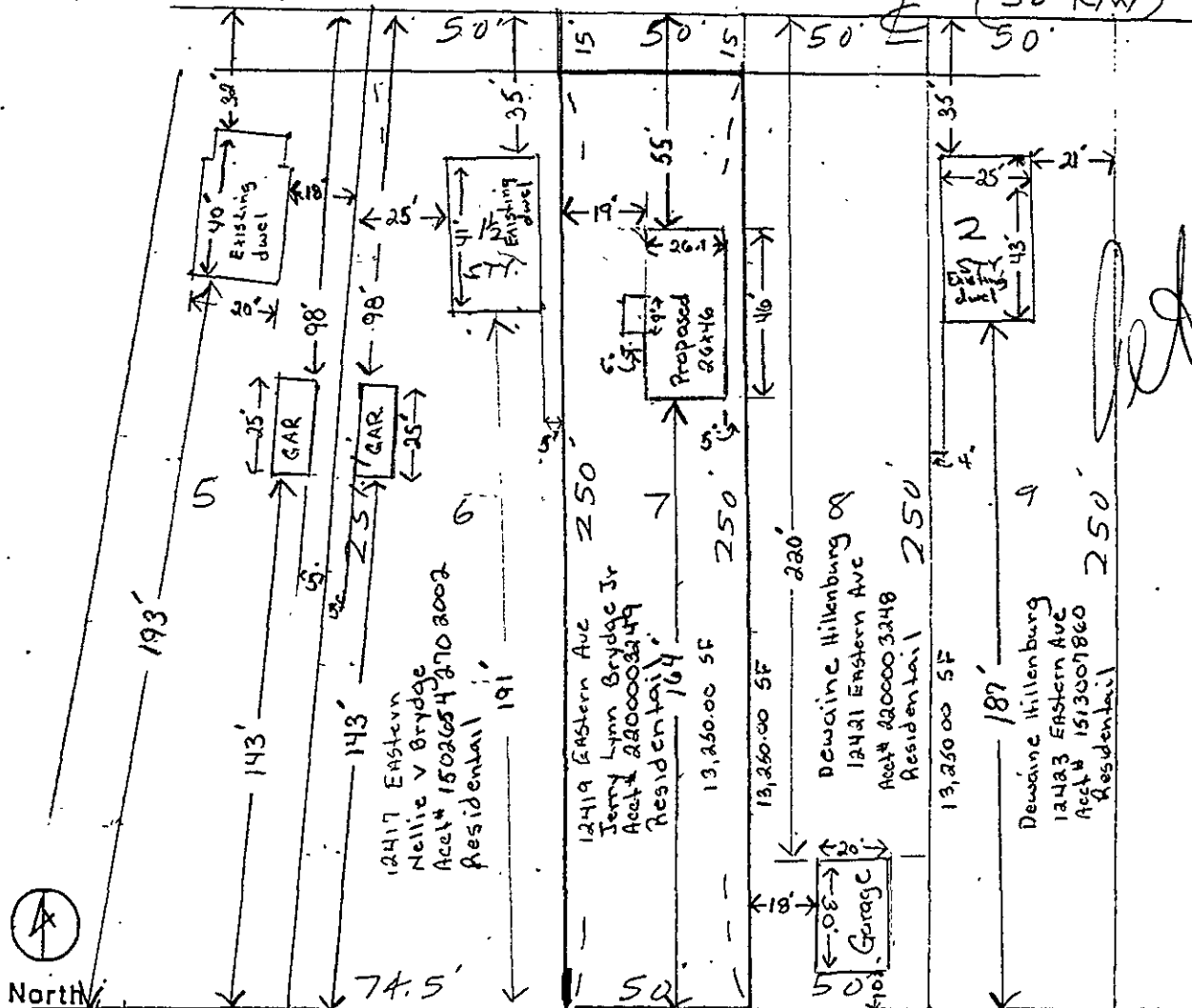
plat book #122, folio #571, lot #7, section #

OWNER: Jerry Lynn Brydge

500' to 92 Brinkmans Rd.

EASTERN AVE. EXT.

(30' R/W)



LOCATION INFORMATION

Election District: 15
 Councilmanic District: 5
 1"=200' scale map #: N.E. 6-L
 Zoning: D.R. 5.5
 Lot size: 0.30 acreage, 13,250 square feet

SEWER: ☒ public ☐ private
 WATER: ☒ ☐

Chesapeake Bay Critical Area: ☒ ☐
 Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:
 CTM 41 02
 41 A

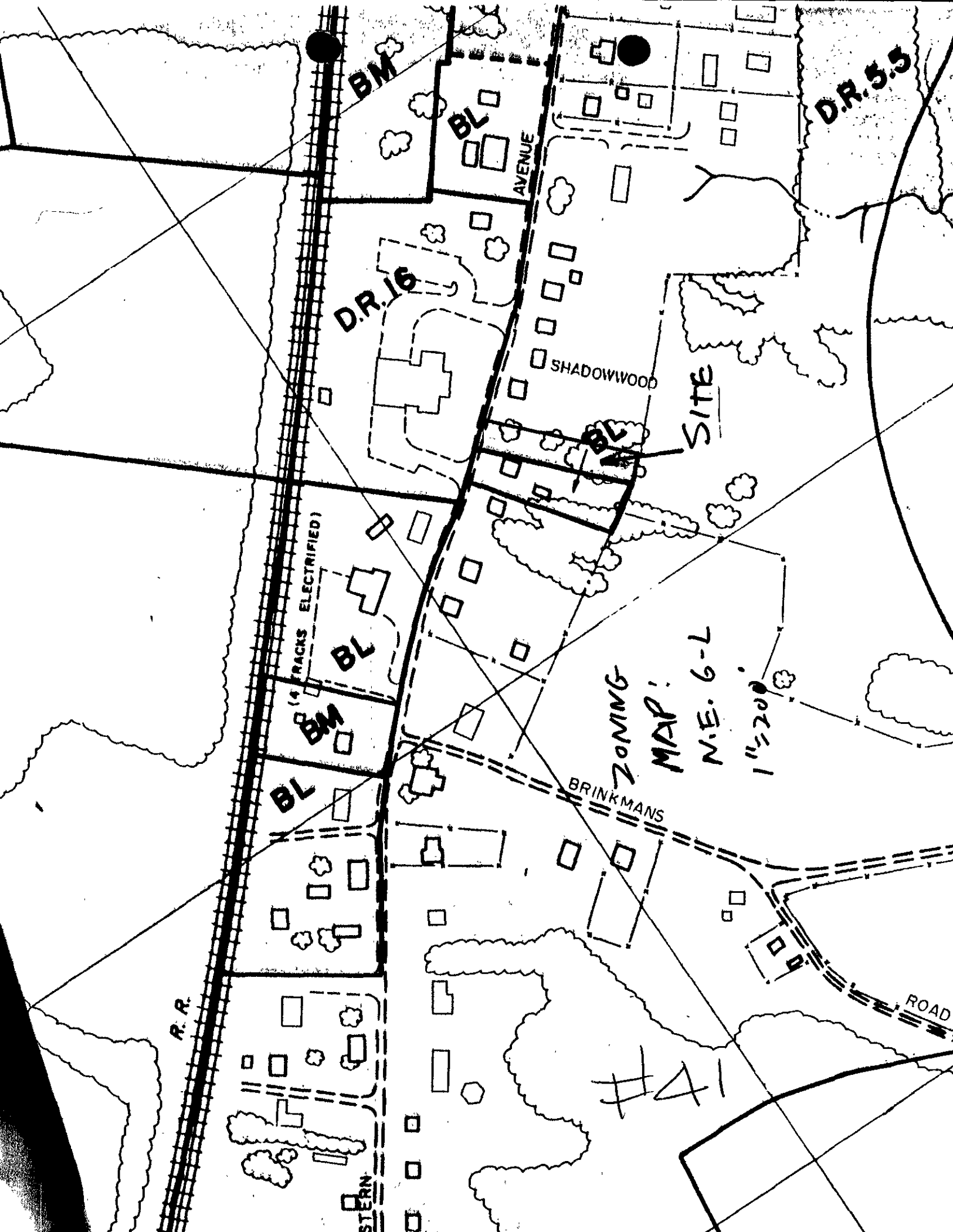


North

date: 3/11/98

prepared by: R.M.K.

Scale of Drawing: 1" = 50'



BM

BL

AVENUE

DR. 55

DR. 16

SHADOWWOOD

SITE

(4 TRACKS ELECTRIFIED)

BL

BL

ZONING
MAP:
N.E. 6-L

1"=200'

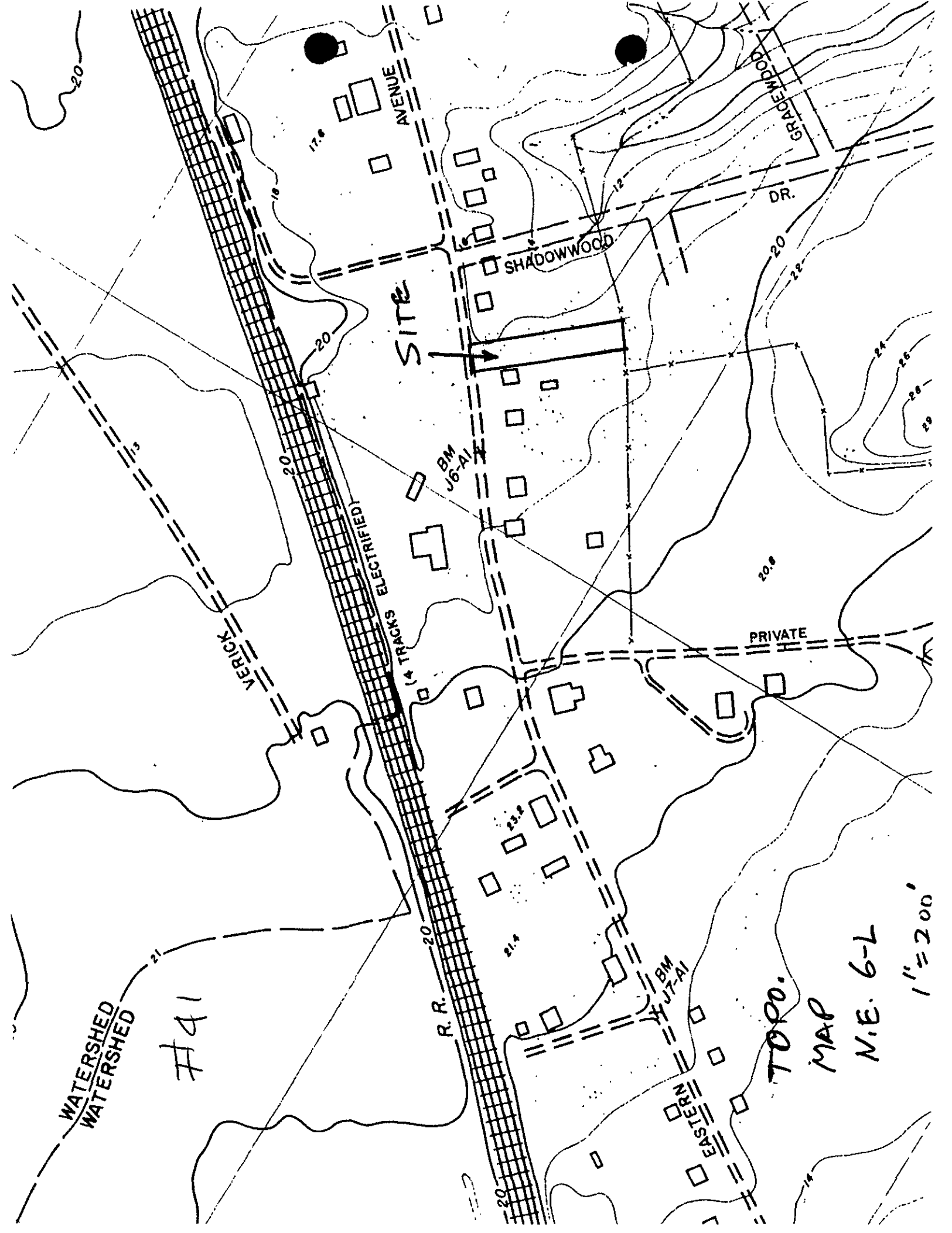
BRINKMANS

R.R.

ROAD

STERN

#41



WATERSHED
WATERSHED

#41

SITE

R.R.

BM
J6-A1

14 TRACKS ELECTRIFIED

AVENUE

SHADOWWOOD

PRIVATE

TOP.

MAP

N.E. 6-L

1"=200'