

IN RE: PETITION FOR VARIANCE
S/S Brightside Avenue, 135' E of the c/l
Summit Avenue
(7399 Brightside Avenue)
14th Election District
7th Council District

Wayne J. Edwards
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-591-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 owner of the subject property, Wayne J. Edwards. The Petitioner requests a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve a lot width of 50 feet in lieu of the required 55 feet for a proposed 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 were Wayne J. Edwards, owner of the subject property, Paul Naldrett with Hicks Engineering Associates, Inc., the consultants who prepared the site plan for this property, and Deborah C. Dopkin, Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped, unimproved parcel located on the south side of Brightside Avenue, just east of Summit Avenue in the Rosedale area of eastern Baltimore County. The Petitioner recently purchased the property and is desirous of developing the lot with a single-family dwelling. The property is comprised of two lots, identified as Lots 40 and 41 of Summit Farms, an older subdivision that was recorded in the Land Records in the 1920s, prior to the adoption of the first set of zoning regulations in Baltimore County. As is often the case with lots in older subdivisions, the subject property cannot meet current lot width requirements. In this regard, the property contains a gross

ORDER RECEIVED FOR FILING

Date

By

7/14/05

SPJ

area of 9,976 sq.ft. (0.229 acres) more or less, zoned D.R.5.5, and is approximately 50 feet wide along Brightside Avenue; however, averages in depth from 200 to 224 feet as it tapers to a point along the rear property line. The development regulations require a minimum lot width of 55 feet for land zoned D.R.5.5. Thus, the requested variance relief is necessary.

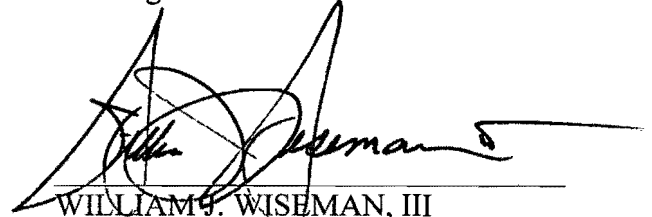
In support of the request, the Petitioner submitted photographs of the subject property and adjacent lots, which show that most of the houses were built on 50-foot wide lots. Moreover, testimony indicated that the proposed dwelling will be similar in design and scale with the character of other homes in the community and will meet all front, side and rear setback requirements. Thus, the only deficiency is the lot width.

Based upon all of the testimony and evidence presented, I am persuaded to grant the requested relief. It is clear that strict compliance with the zoning regulations would cause a practical difficulty and unreasonable hardship for the Petitioner and prevent reasonable use of the property for a permitted purpose. The fact that this subdivision was platted and recorded many years ago is a persuasive factor. In addition, photographs were submitted demonstrating that many of the houses in this community were built on 50-foot wide lots. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency. Moreover, the proposal is consistent with the pattern of development in the neighborhood. Thus, it appears that the relief requested is appropriate and can be granted without detriment to the surrounding locale.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of July 2005 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet, for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is 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.



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
Date 7/14/15
By [Signature]

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

July 14, 2005

Deborah C. Dopkin, Esquire
409 Washington Avenue, Suite 920
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
S/S Brightside Avenue, 135' E of the c/l Summit Avenue
(7399 Brightside Avenue)
14th Election District – 7th Council District
Wayne J. Edwards - Petitioner
Case No. 05-591-A

Dear Ms. Dopkin:

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 "William J. Wiseman III", is written over a horizontal line.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. Wayne J. Edwards
9031 Simms Avenue, Baltimore, Md. 21234
Mr. Paul M. Naldrett, Hicks Engineering
200 E. Joppa Road, Suite 402, Towson, Md. 21286
People's Counsel; Case File

Visit the County's Website at www.baltimorecountyonline.info





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at #7399 BRUNNITSIDE AVENUE
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) 1B02.3.C.1 BCZR

To permit a dwelling with a lot width of 50' in lieu of the required 55'.

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

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

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No. 05-591-A

REV 9/15/98

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

PAUL M. NALDRETT-HICKS ENGINEERING
Name

202 E. Joppa Rd. Suite 402
Address

410-494-0001
Telephone No.

Towson
City

MD
State

21286
Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

JF

Date

5/16/05

ORDER RECEIVED FOR FILING
Date 7/14/05
By

Hicks Engineering Associates, Inc.

200 East Joppa Road, Suite 402

Towson, Maryland 21286-3160

/410/ 494-0001

Facsimile: /410/ 821-8890

DESCRIPTION FOR ZONING OF

#7399 EDWARDS PROPERTY,
BRIGHTSIDE AVENUE
14 TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME 135 feet +/- from the intersection formed by the east side of Summit Avenue 50 feet wide with the south side of Brightside Avenue, thence and binding on the south side of Brightside Avenue,

- 1) North 83 degrees 30 minutes 00 seconds East 50.00 feet, thence leaving said road,
- 2) South 06 degrees 47 minutes 09 seconds West 224.43 feet
- 3) Southeasterly 36.78 feet +/-,
- 4) North 19 degrees 21 minutes West 39.99 feet,
- 5) North 06 degrees 47 minutes 09 seconds West 200.00 feet, to the place of beginning

CONTAINING 9,976 square feet or 0.229 acres of land, more or less.

HICKS ENGINEERING ASSOCIATES, INC.
200 EAST JOPPA ROAD, SUITE 402
TOWSON, MARYLAND 21286

FEBRUARY 11, 2005

PAGE NUMBER 1 OF 1

#591

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 446385

DATE 5-16-05 ACCOUNT 001-606-0150

AMOUNT \$ 65.00

RECEIVED Hicks Engineering Associates

FROM Bug4side Inc.
FOR VAR Item # 591

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

DATE 5/16/05 TIME 14:04:05

BY WILLIAM WILSON

SECTION 01-0000 S/N 0000

5-208 JUDICIAL VALIDATION

DATE 5/16/05

TIME 14:04:05

BY WILLIAM WILSON

SECTION 01-0000 S/N 0000

5-208 JUDICIAL VALIDATION

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 444385

DATE 5-16-05 ACCOUNT 001-606-6150

AMOUNT \$ 65.00

RECEIVED FROM H&L's ENTERTAINMENT ASSOCIATES

FOR VAR ITEM # 571

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED BY: [Signature]

DATE: 5/17/2005 5:00 PM

BY: [Signature]

RECEIVED BY: [Signature]

DATE: 5/16/2005

BY: [Signature]

RECEIVED BY: [Signature]

DATE: 5/16/2005

BY: [Signature]

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-591-A

Petitioner/Developer: WAYNE

J. EDWARDS

Date of Hearing/Closing: JULY 6, 2005

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

ATTN: Kristen Matthews {(410) 887-3394}

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: _____

7399 BRIGHTSIDE AVE

The sign(s) were posted on _____

6/19/05
(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

6/21/05
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

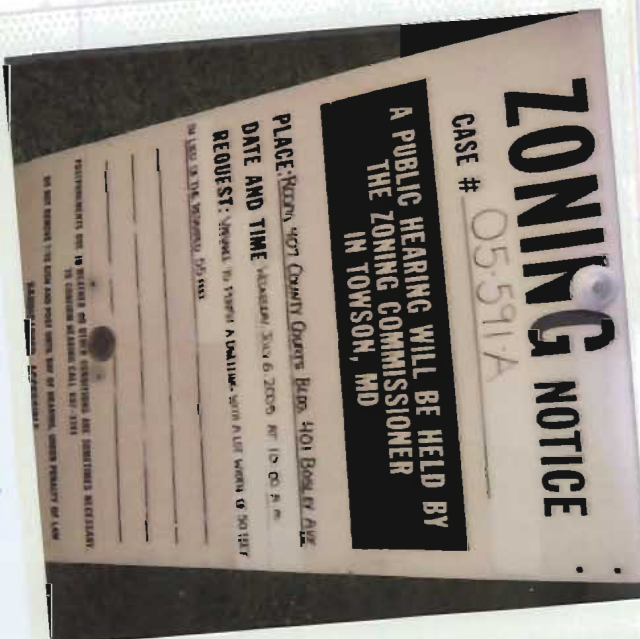
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



7399 BRIGHTSIDE AVE



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

Tel: 410-887-3353 • Fax: 410-887-5708

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

May 23, 2005

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: 05-591-A

7399 Brightside Avenue

S/side of Brightside Avenue at the distance of 135 feet to centerline of Summit Avenue

14th Election District – 7th Councilmanic District

Legal Owner: Wayne J. Edwards

Variance to permit a dwelling with a lot width of 50 feet in lieu of the required 55 feet.

Hearing: Wednesday, July 6, 2005 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Wayne J. Edwards, 9031 Simms Avenue, Baltimore 21234
Paul Naldrett, 200 E. Joppa Rd., Ste. 402, Towson 21286

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JUNE 20, 2005.**
- (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.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 21, 2005 Issue - Jeffersonian

Please forward billing to:
Wayne Edwards
9031 Simms Avenue
Baltimore, MD 21234

443-677-5453

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: 05-591-A

7399 Brightside Avenue

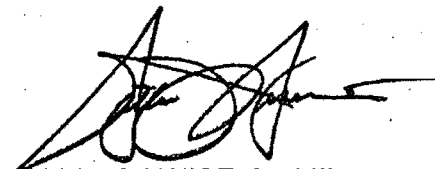
S/side of Brightside Avenue at the distance of 135 feet to centerline of Summit Avenue

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Variance to permit a dwelling with a lot width of 50 feet in lieu of the required 55 feet.

Hearing: Wednesday, July 6, 2005 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J WISEMAN III
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.

**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: CASE # 05 - 591 - A

Petitioner: Hicks Engineering Associates

Address or Location: BRIGHTSIDE AVENUE

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR WAYNE EDWARDS

Address: 9031 SUMMIT AVENUE

BALTO. COUNTY MD 21234

Telephone Number: 443 - 677 - 5453

**Department of Permits and
Development Management**

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



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

June 27, 2005

Wayne J. Edwards
9031 Simms Avenue
Baltimore, Maryland 21234

Dear Mr. Edwards:

RE: Case Number: 05-591-A, 7399 Brightside Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 16, 2005.

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Paul M. Naldrett Hicks Engineering 200 E. Joppa Road, Ste. 402 Towson 21286
Deborah Dopkin 409 Washington Avenue Ste. 1000 Towson 21204

Visit the County's Website at www.baltimorecountyonline.info



Fire Department

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



Baltimore County

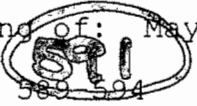
James T. Smith, Jr., County Executive
John J. Hohman, Chief

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

May 20, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: May 20, 2005

Item No.: 584-587,  588-594

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

Insp. Tribble
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File



Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*



Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

Date: 5.20.05

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

RE: Baltimore County
Item No. 591 JRF

Dear Ms. Matthews:

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.

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,

Steven D. Foster, Chief
Engineering Access Permits Division

BW
7/6

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: May 27, 2005

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

RECEIVED

JUN - 7 2005

SUBJECT: 7399 Brightside Avenue

INFORMATION:

Item Number: 5-591

ZONING COMMISSIONER

Petitioner: Wayne J. Edwards

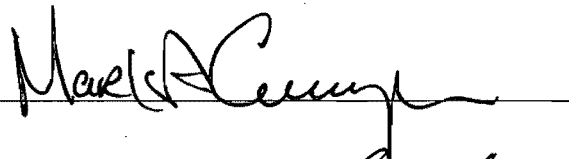
Zoning: DR 5.5

Requested Action: Variance

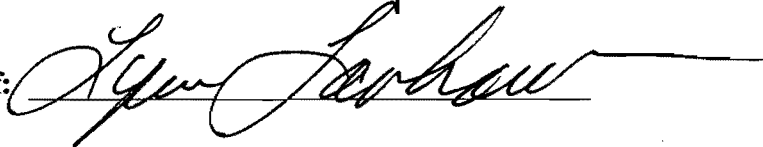
SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the above referenced case and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Amy Mantay in the Office of Planning at 410-887-3480.

Prepared by:



Division Chief:



AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

FROM: ^{DAK} Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 6, 2005
Item No. 583, 584, 588, 590, 591, 592, 593

DATE: June 2, 2005

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-06022005.doc

RE: PETITION FOR VARIANCE
7399 Brightside Avenue; S/side Brightside
Avenue 135' to c/line Summit Avenue
14th Election & 7th Councilmanic Districts
Legal Owner(s): Wayne J. Edwards
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 05-591-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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 20th day of May, 2005, a copy of the foregoing Entry of Appearance was mailed to, Paul M. Naldrett, Hicks Engineering, 200 E. Joppa Road, Suite 402, Towson, MD 21286, Representative for Petitioner(s).

RECEIVED

MAY 20 2005

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

To: Kristen
File

DEBORAH C. DOPKIN, P.A.
ATTORNEY AT LAW
409 WASHINGTON AVENUE, SUITE 1000
TOWSON, MARYLAND 21204
TELEPHONE 410-821-0200
FACSIMILE 410-823-8509
e-mail ddopkin@dopkinlaw.com

DEBORAH C. DOPKIN

June 21, 2005

W. Carl Richards, Jr., Chief
Baltimore County Zoning Review
Department of Permits and
Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

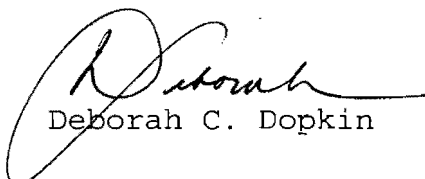
RE: Petitioner: Wayne J. Edwards
Case No. 05-591-A

Dear Mr. Richards:

Please enter my appearance in the above captioned case and
copy me on all notices and correspondence.

Thank you for your assistance.

Very truly yours,


Deborah C. Dopkin

DCD/kmc

cc: Mr. Wayne J. Edwards
Hicks Engineering Associates, Inc.

C:\docs\KMC\DCD\LETTERS 2005\richards carl.wpd

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 05-01-2005 BY 60322 UCBAW/STW

2005 JUN 21 10:00AM

2005 JUN 21 10:00AM

05-591A

No Sign in Sheet

Those in Attendance:

Wayne J. Edwards

c/a Wayne J. Edwards, General Contractors
9031 Simms Ave 21234

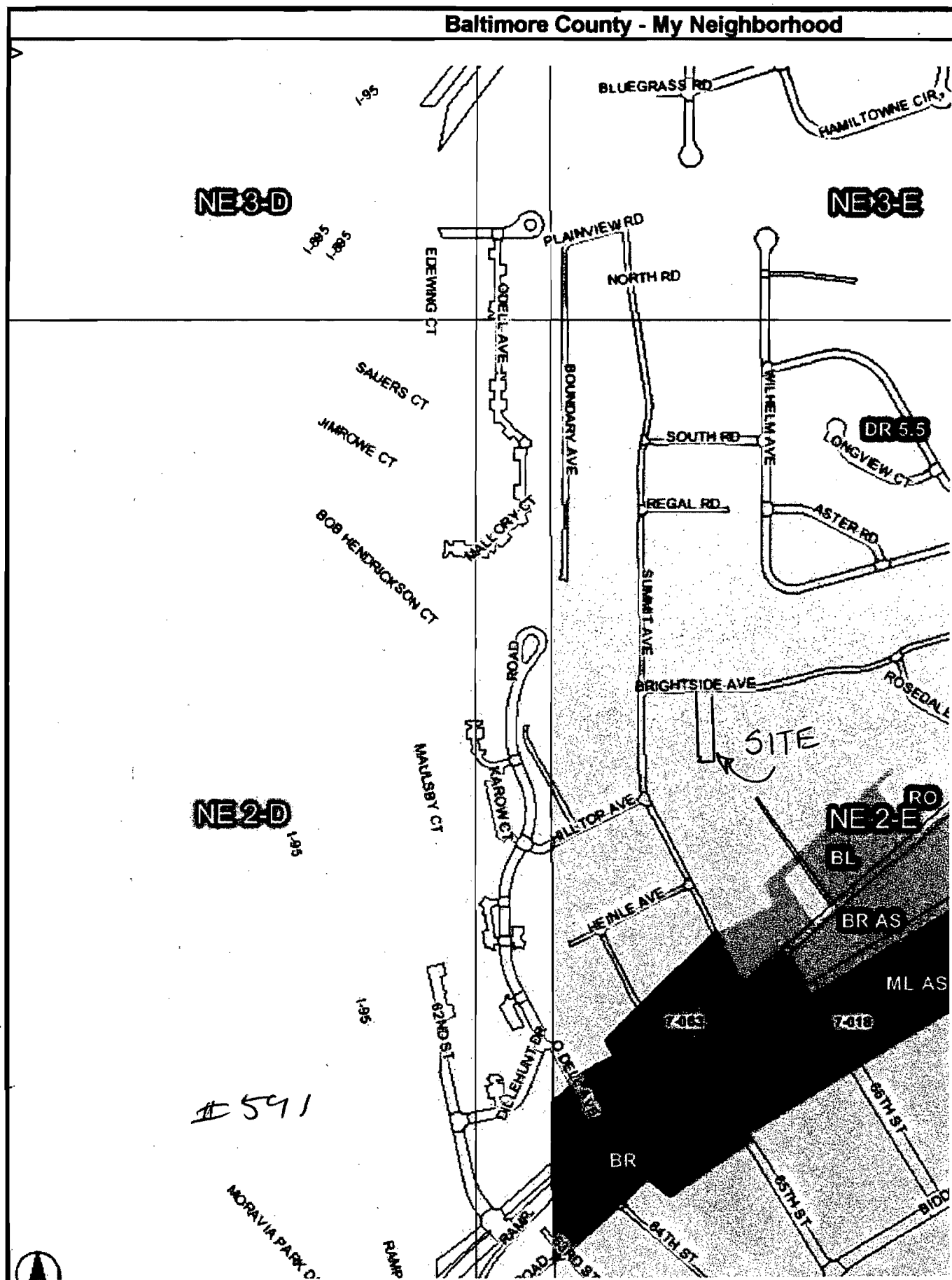
Paul M. Naldrett

Hicks Engineering - Suite 402

220 E Japan Rd

Towson 21286

Debra Dopkins



Case No.:

05-591 A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN	
No. 2	PHOTO ARRAY - WITH PLAT to LOCATE POSITIONS	
No. 3	ORIGINAL PLAT - SUMMIT FARMS	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		









4

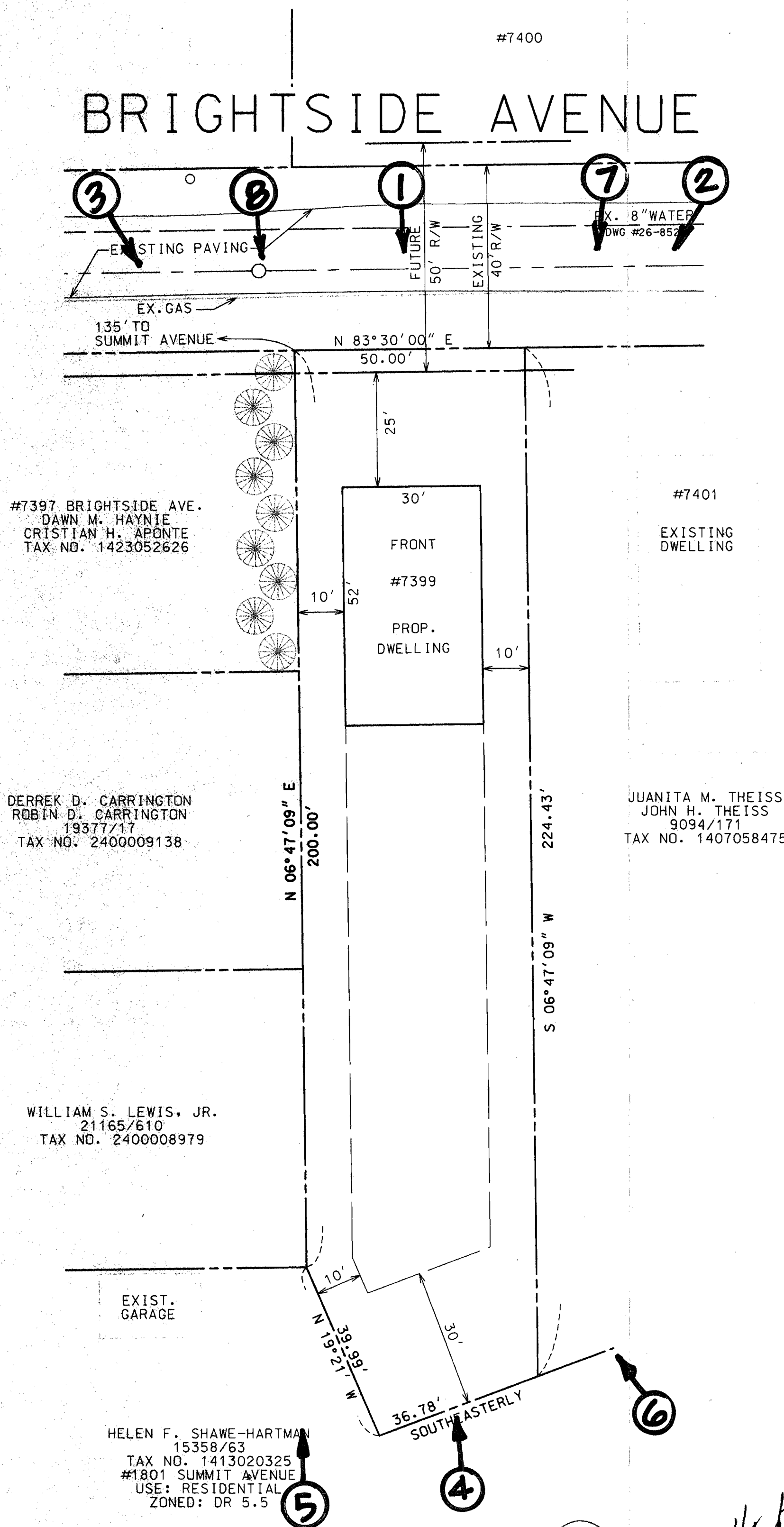








BRIGHTSIDE AVENUE



VICINITY MAP
SCALE: 1"=2000'

SITE DATA

SITE AREA:	9.976 SF/0.229 ACS.±
DEED REFERENCE:	19377/17
TAX ACCT. NO.:	1423052626
EX. ZONING:	DR 5.5
ZONING MAP:	089B3 AND 096B1
COUNCILMANIC DISTRICT:	7
ELECTION DISTRICT:	14
MAXIMUM DWG HEIGHT	35 FEET

GENERAL NOTES

1. THE SUBJECT PROPERTY HAS NO PREVIOUS ZONING CASE HISTORY.
2. THE SUBJECT PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
3. THE SUBJECT PROPERTY IS NOT A HISTORICAL SITE NOR DOES IT LIE WITHIN A HISTORICAL DISTRICT.
4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YR FLOOD PLAIN.
5. THE ADJACENT ROADS ARE NOT COLLECTOR ROADS NOR DO THEY LEAD TO A COLLECTOR ROAD.

PETITIONER'S

EXHIBIT NO. 2

PHOTO EXHIBIT

CASE #05-591-A

H Hicks Engineering Associates, Inc.
ENGINEERS, SURVEYORS & PLANNERS
200 EAST JOPPA ROAD - SUITE 402
TOWSON, MARYLAND 21286-3160
(410) 494-0001 FAX: (410) 821-8890

OWNER:

MR. WAYNE J. EDWARDS
GENERAL CONTRACTORS INC.
9031 SIMMS AVENUE
BALTIMORE, MD 21234

PROJECT TITLE:

EDWARDS PROPERTY
#7399 BRIGHTSIDE AVENUE

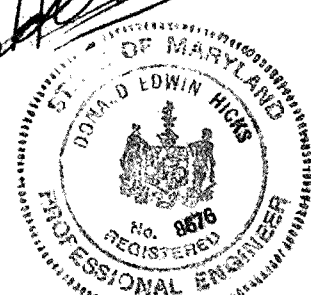
DRAWING TITLE:

PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE

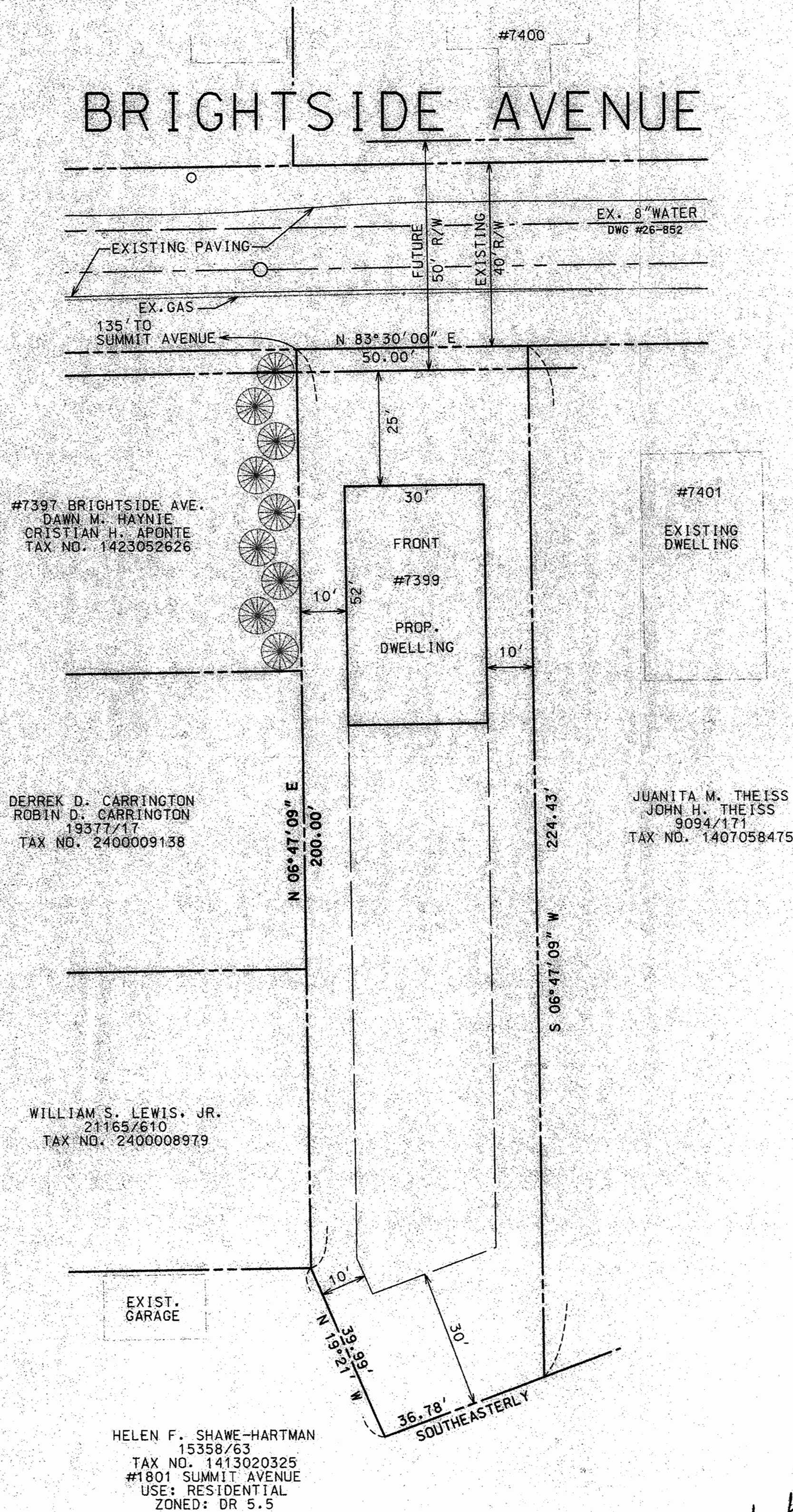
JOB NO.:	21510	DRAWING NO.:	C-4
DRAWN BY:	KEB		
CHECKED BY:	PMN		
DATE:	MAY 11, 2005		
SCALE:	1"=20'	SHEETS PER SET:	1 OF 1

VARIANCE REQUEST

A VARIANCE TO SECTION 1B02.3.C.1 BCZR TO PERMIT A DWELLING WITH A LOT WIDTH OF 50 FEET IN LIEU OF THE REQUIRED 55 FEET IS REQUESTED.



BRIGHTSIDE AVENUE



VICINITY MAP
SCALE: 1"=2000'

SITE DATA

SITE AREA: 9,976 SF/0.229 ACS.±
DEED REFERENCE: 19377/17
TAX ACCT. NO.: 1423052626
EX. ZONING: DR 5.5
ZONING MAP: 089B3 AND 096B1
COUNCILMANIC DISTRICT: 7
ELECTION DISTRICT: 14
MAXIMUM DWG HEIGHT: 35 FEET

GENERAL NOTES

1. THE SUBJECT PROPERTY HAS NO PREVIOUS ZONING CASE HISTORY.
2. THE SUBJECT PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
3. THE SUBJECT PROPERTY IS NOT A HISTORICAL SITE NOR DOES IT LIE WITHIN A HISTORICAL DISTRICT.
4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YR FLOOD PLAIN.
5. THE ADJACENT ROADS ARE NOT COLLECTOR ROADS NOR DO THEY LEAD TO A COLLECTOR ROAD.

CASE #05-591-A

H Hicks Engineering Associates, Inc.
ENGINEERS, SURVEYORS & PLANNERS
200 EAST JOPPA ROAD - SUITE 402
TOWSON, MARYLAND 21286-3160
(410) 494-0001 FAX: (410) 821-8890

OWNER:

MR. WAYNE J. EDWARDS
GENERAL CONTRACTORS INC.
9031 SIMMS AVENUE
BALTIMORE, MD 21234

PROJECT TITLE:

EDWARDS PROPERTY
#7399 BRIGHTSIDE AVENUE

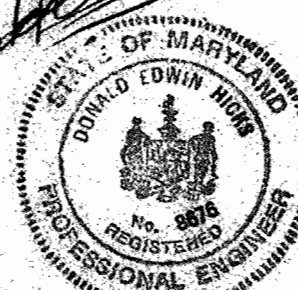
DRAWING TITLE:

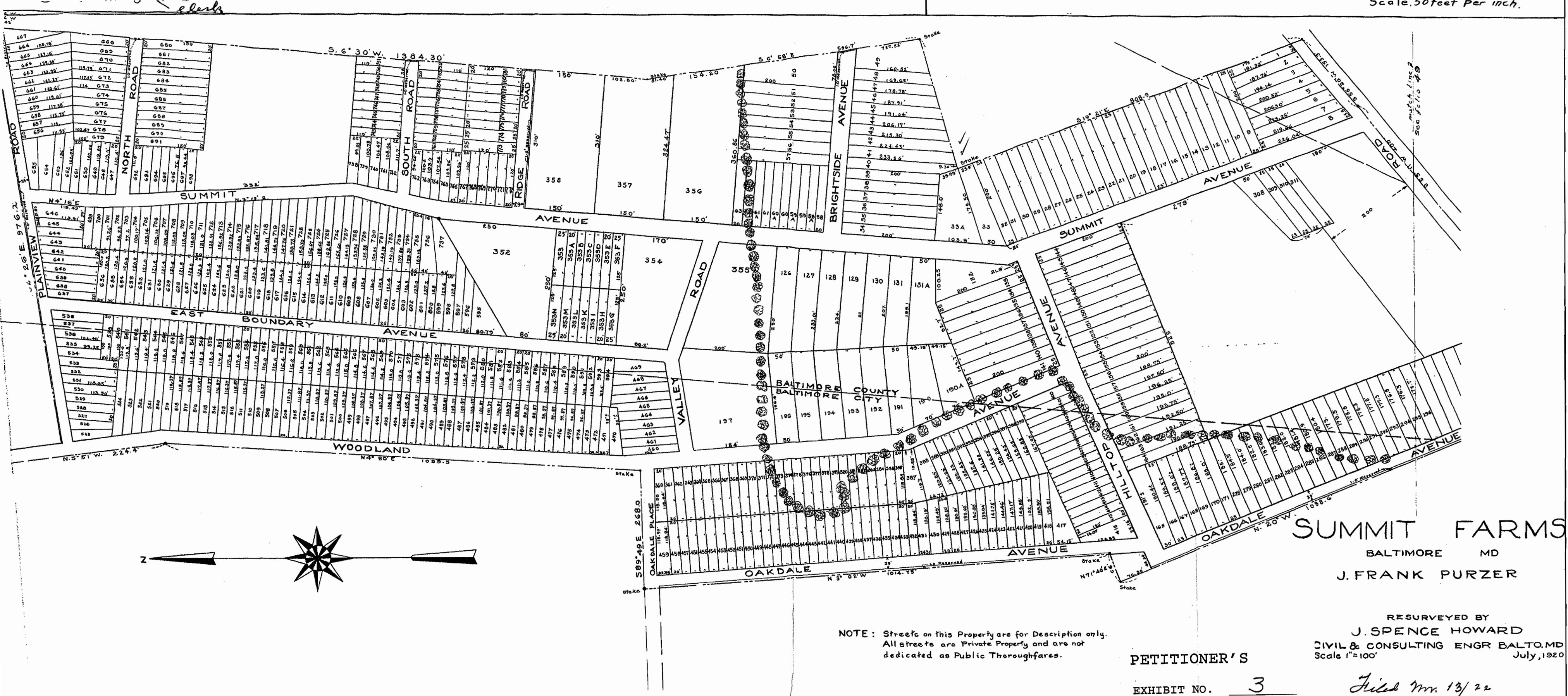
PLAT TO ACC PETITIONER'S
PETITION FOR ZONING EXHIBIT NO. 1

JOB NO.: 21510	DRAWING NO.:
DRAWN BY: KEB	C-4
CHECKED BY: PMN	
DATE: MAY 11, 2005	
SCALE: 1"=20'	SHEETS PER SET: 1 OF 1

VARIANCE REQUEST

A VARIANCE TO SECTION 1B02.3.C.1 BCZR TO PERMIT A DWELLING WITH A LOT WIDTH OF 50 FEET IN LIEU OF THE REQUIRED 55 FEET IS REQUESTED.





originals July 1924