

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

**TO:** Director, Office of Planning  
Attention: Development Review Division  
Jefferson Building  
105 West Chesapeake Avenue, Room 101  
Towson, MD 21204  
Mail Stop 3402

**FROM:** Director  
Department of Permits, Approvals and Inspections

**RE:** Undersized Lots

Building Permit No. B R25-05015  
Zoning Office Reviewer JSS  
Use Permit #: UA-20 25 - 0003 - UL

Residential Processing Fee Paid (\$100.00)

~~WAIVED~~ Accepted by JOHN KAACH  
Date 9/30/25

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, the Zoning Review Office of PAI is requesting recommendations and comments from the Office of Planning prior to Zoning Review Office approval of a residential building permit.

**MINIMUM APPLICANT SUPPLIED INFORMATION:**

Name of Applicant(s) Edgar Q David  
Applicant's Mailing Address 1433 Hawthorn Drive, Hanover, MD 21076  
Applicant's Telephone Number ( 301 ) 675 7725 Applicant's Email Address edgarq david@yahoo.com  
Lot Address 1206 E Riverside Avenue, Essex, MD 21221 Election District 15 Council District 7 Lot Square Feet 17,750 ~~sq~~  
Lot Location: N E SW side of East Riverside Avenue, 117 feet/at corner of N E SW of side of BAY AVENUE  
(Street Name) (# of feet) (Street Name)  
Land Owner(s): Johnny Ha and Jenny Pham 10 Digit Tax Account Number 1512590140  
Owner's Mailing Address: 4823 Martin St. Alexandria VA 22312  
Owner's Telephone Number ( 571 ) 235 8353 Owner's Email Address johnnyhamechanical@gmail.com

CHECKLIST OF MATERIALS (to be submitted at the filing appointment for design review by the Office of Planning)

**APPLICANT MUST PROVIDE 1 through 6**

1. This Recommendation Form (3 copies)
2. Permit Application (Copy of On-Line Application)
3. Site Plan  
Property (3 copies)
4. Building Elevation Drawings
5. Photographs (please label all photos clearly)  
Adjoining Buildings  
Surrounding Neighborhood
6. Current Zoning Classification: DR3.5

| Planner Acceptance Check Off        |                          |
|-------------------------------------|--------------------------|
| YES                                 | NO                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**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 following recommendations:

Signed by: BM Williams  
For the Director, Office of Planning

Date: 10/6/25

Date to be posted: Anytime before but no later than  
Request for Building and/or Use Permit.

10/17/25

## ZONING NOTICE

### BUILDING AND/OR USE PERMIT APPLICATION

ADDRESS: 1206 E Riverside Avenue, Essex, MD 21221

PROPOSAL: Construction of 2 Story House with Crawl Space and 2 Car Garage.

USE PERMIT #: UA-2025-0003-UL

### PUBLIC HEARING?

PURSUANT TO THE BALTIMORE COUNTY ZONING REGULATIONS, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSAL, PROVIDED THE REQUEST FOR HEARING IS RECEIVED IN THE ZONING REVIEW OFFICE

BEFORE 4:30 PM ON: OCTOBER 27, 2025

THE REQUEST FOR HEARING MUST ALSO REFERENCE THE ADDRESS ON THIS SIGN. ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS, ZONING REVIEW OFFICE, COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVE, TOWSON, MD 21204  
PHONE: 410-887-3391

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

**HANDICAPPED ACCESSIBLE**

Use Permit #: UA-20 25 - 0003 - UL

### CERTIFICATE OF POSTING

Election District: 15 Council District: 7

Location of Property: 1206 E Riverside Avenue, Essex, MD 21221

Posted by: \_\_\_\_\_

Date of Posting: \_\_\_\_\_

Signature: \_\_\_\_\_

Number of Signs: \_\_\_\_\_



### Certificate of Posting

Case# UA-2025-0003-UL

Petitioner/Developer

Edgar David

EJS Design Services

Date of Hearing/Closing

October 27, 2025

Baltimore County Department of Permits and Management

County Office Building Room 111; 111 West Chesapeake Ave. Towson Md. 21204

Attention:

Ladies and Gentlemen:

This is to certify under penalties of perjury that the necessary sign/signs required by law were posted conspicuously on the property located at 1206 E. Riverside Avenue on October 3, 2025.

Sincerely, Martin Ogle

Martin Ogle

9912 Maidbrook Road

Parkville, Md. 21234

443-629-3411

# SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2

Department of Permits, Approvals and Inspections  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3391

The review application for your proposed Building Permit has been reviewed and is accepted for filing

by JASON SEIDELMAN on 9/30/25  
(Name of planner) Date (A)

A sign indicating the proposed building/development must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$100.00. The applicant is responsible for the posting and costs. An approved sign poster must be used. The fee is subject to change. Confirm all current fees prior to filing the application.

The Planning Office decision can be expected within approximately four weeks. However, if a valid hearing demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

\*Suggested Posting Date 10/12/25 D (15 days before C)

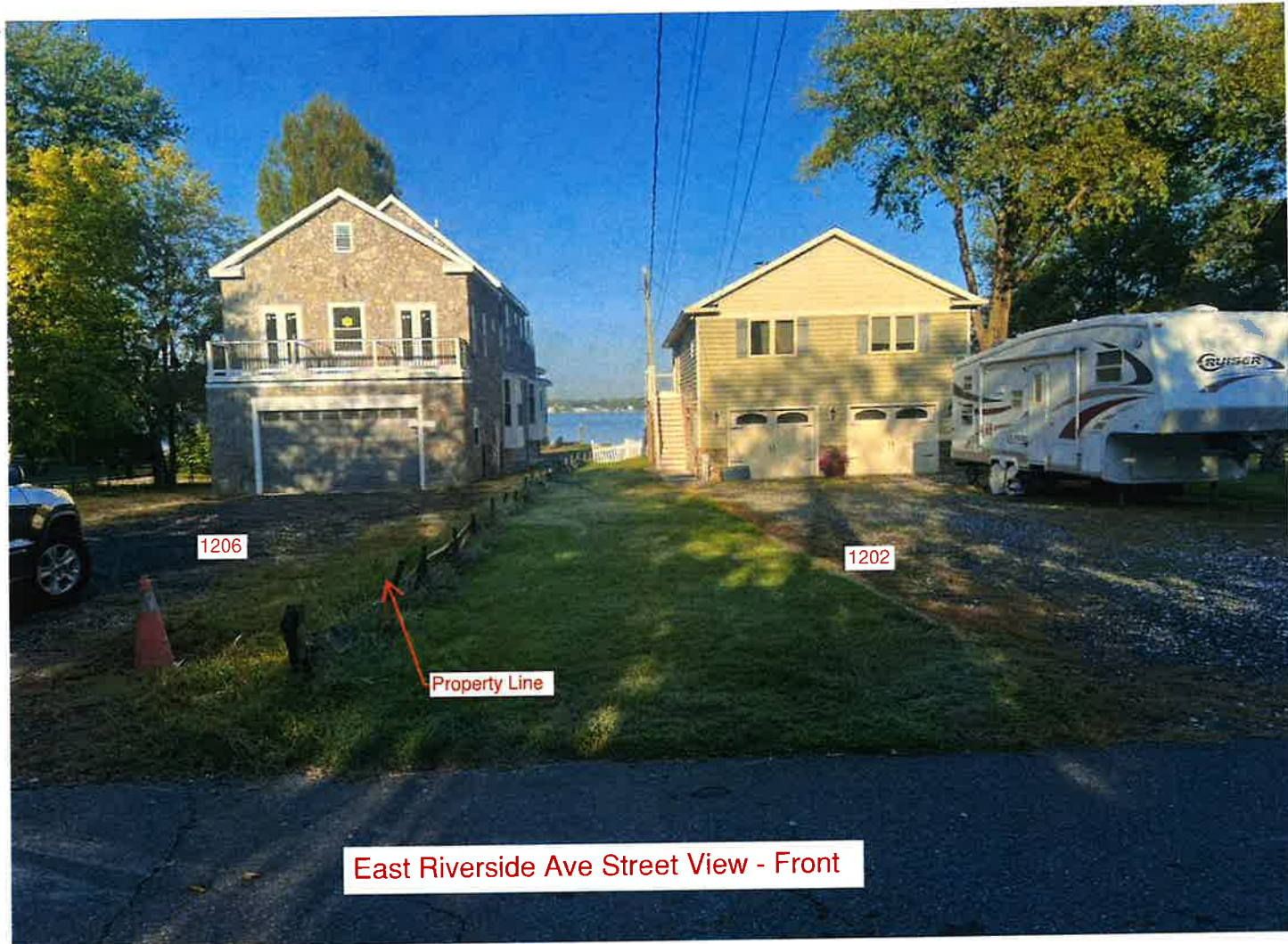
Date Posted 10/3/25

Hearing Requested -- Yes ☐ No ☒ - Date \_\_\_\_\_

Closing Day (Last Day for Hearing Demand) 10/27/25 C (B - 3 Work Days)

Tentative Decision Date 10/30/25 B (A + 30 Days)

\*Usually within 15 days of filing





1202 South Side taken from 1206



1206 North Side taken from 1202



Taken in Front of the Garage Door of 1206



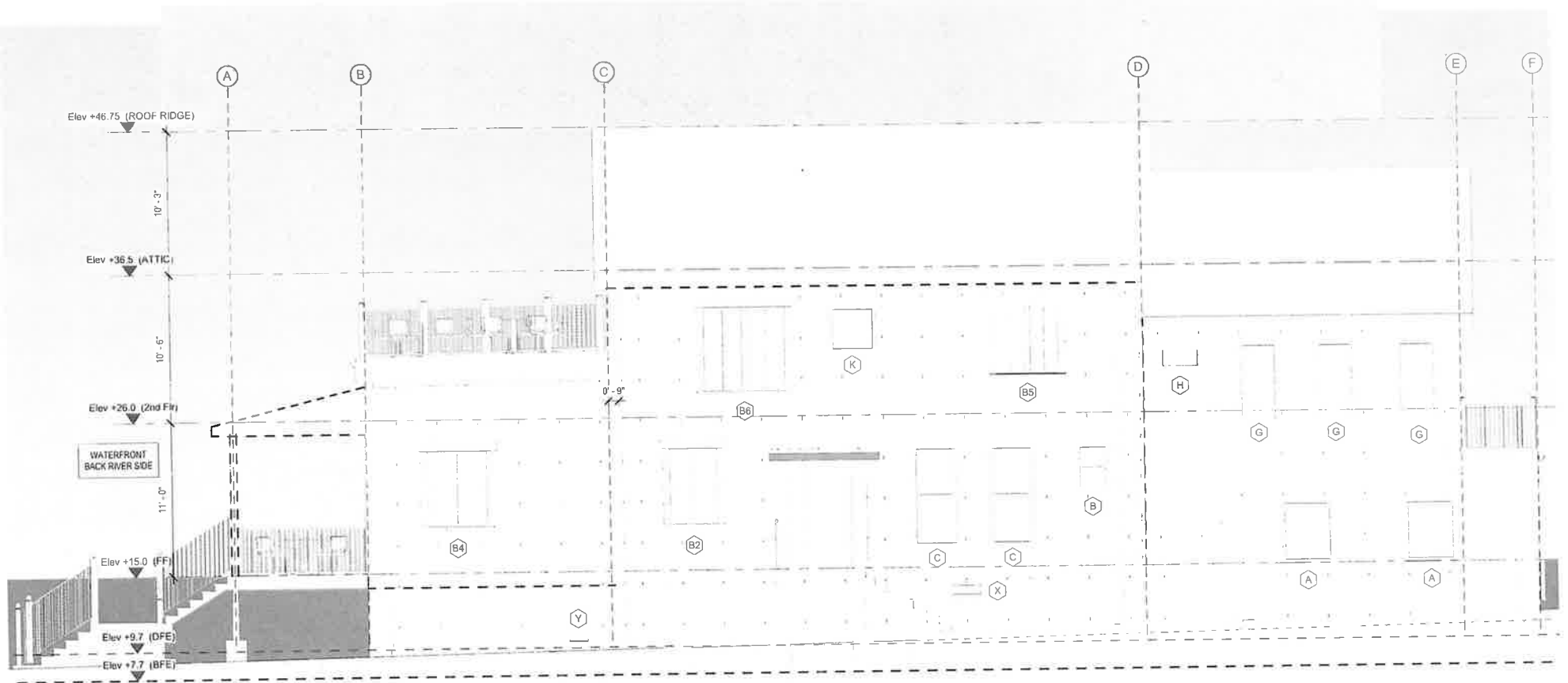




Taken from river side. Aerial View early 2024

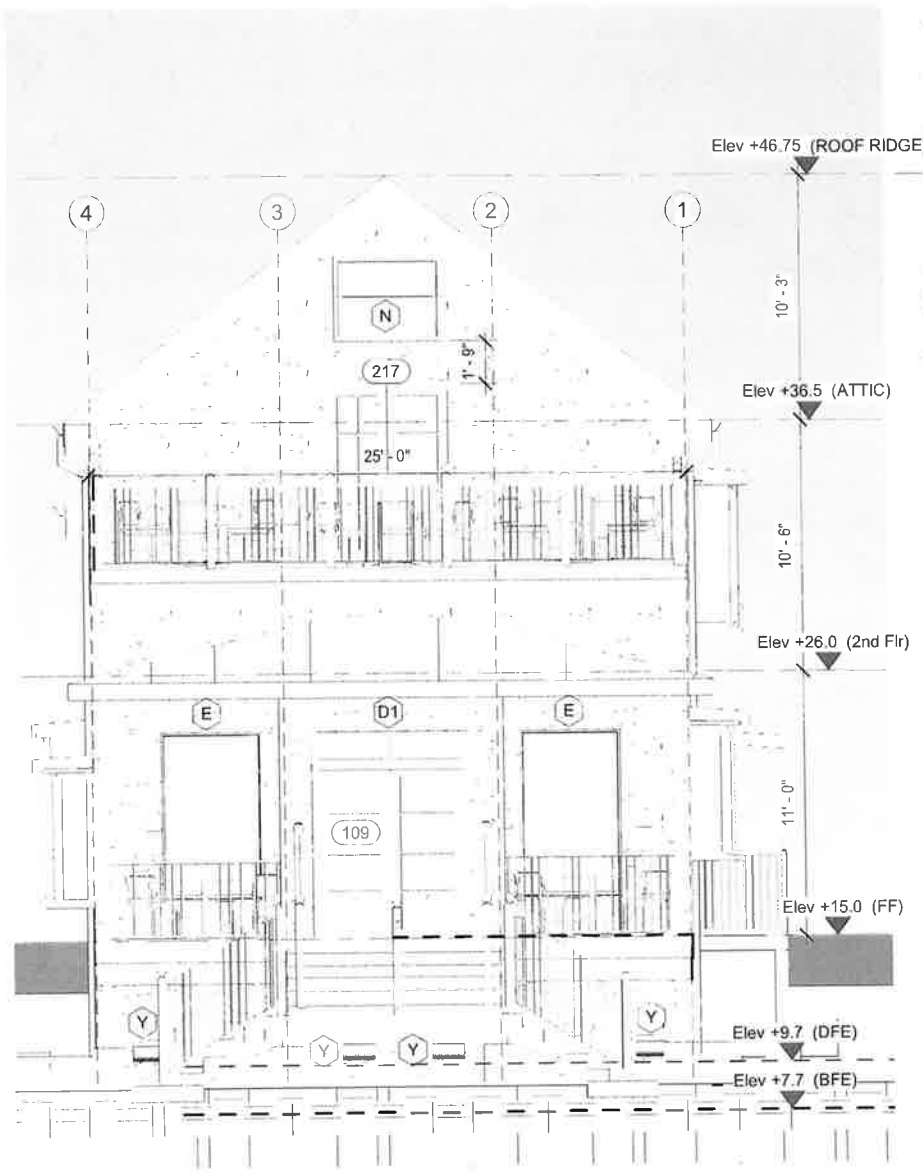


Taken from East Riverside Ave. Aerial View early 2024

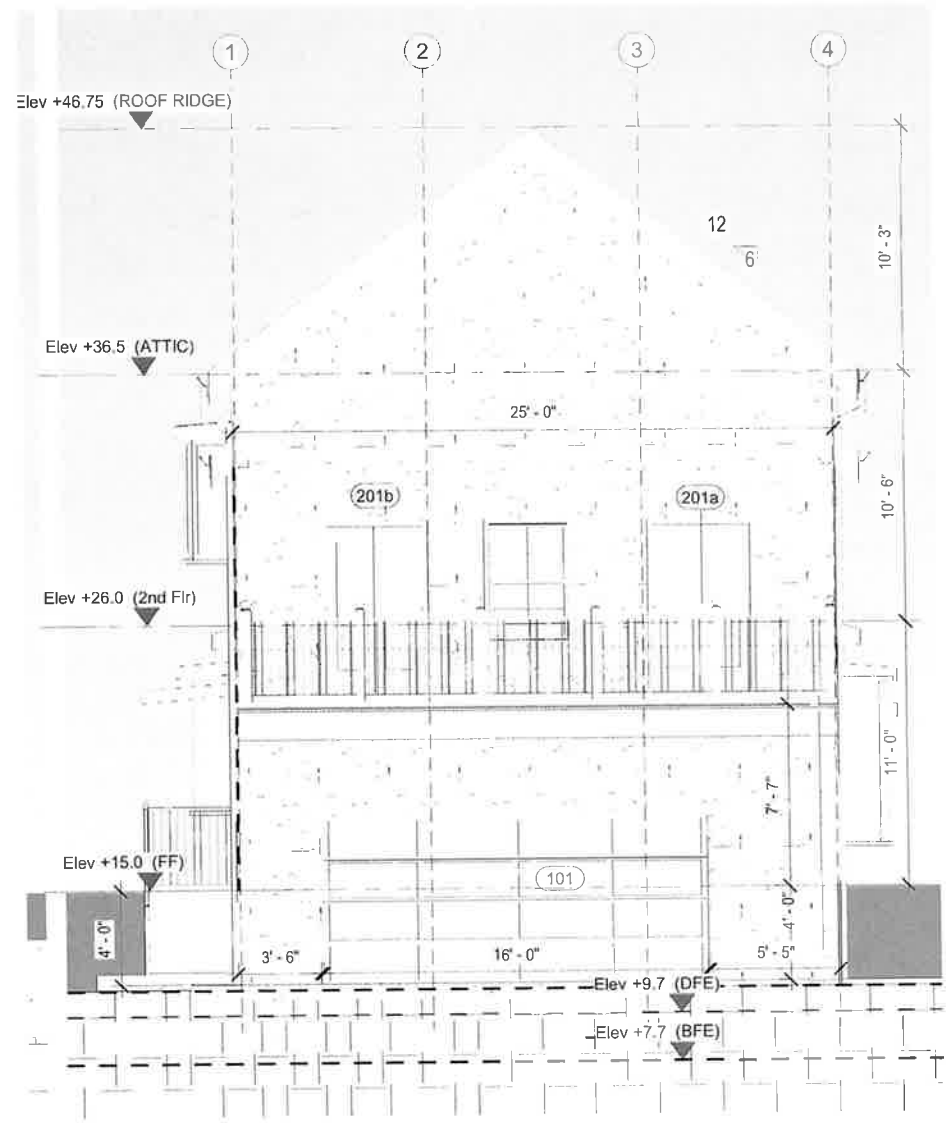


1 EAST ELEVATION  
A-03 3/16" = 1'-0"

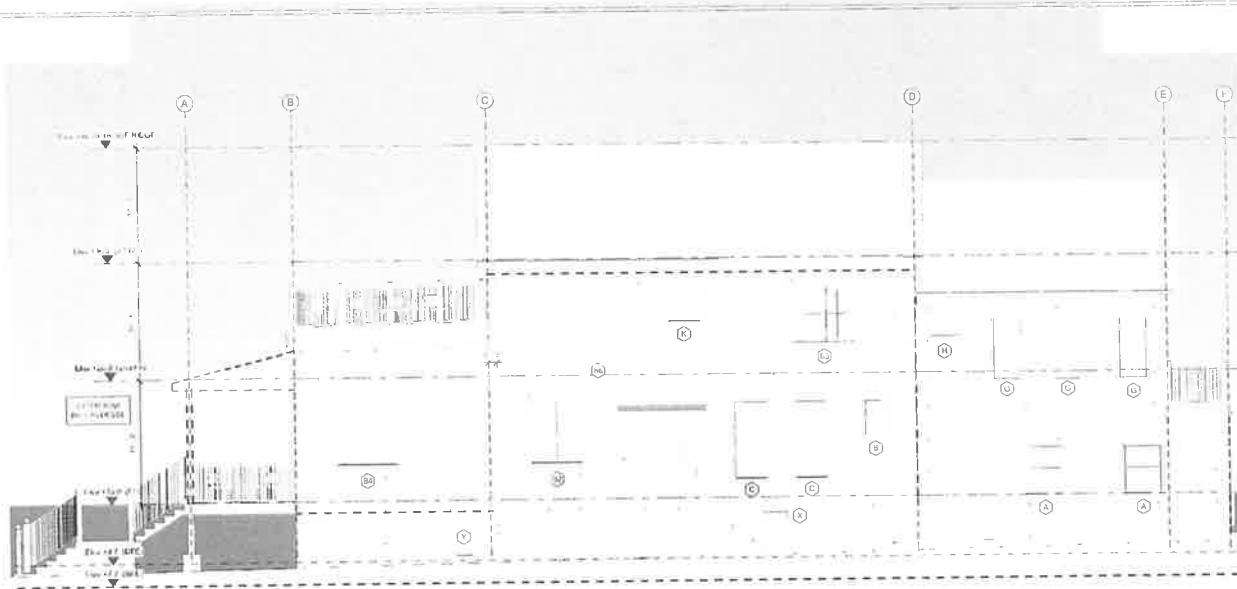




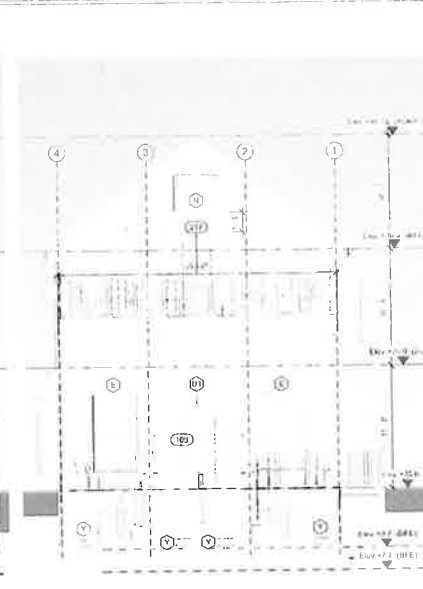
**3 SOUTH ELEVATION**  
A-03 3/16" = 1'-0"



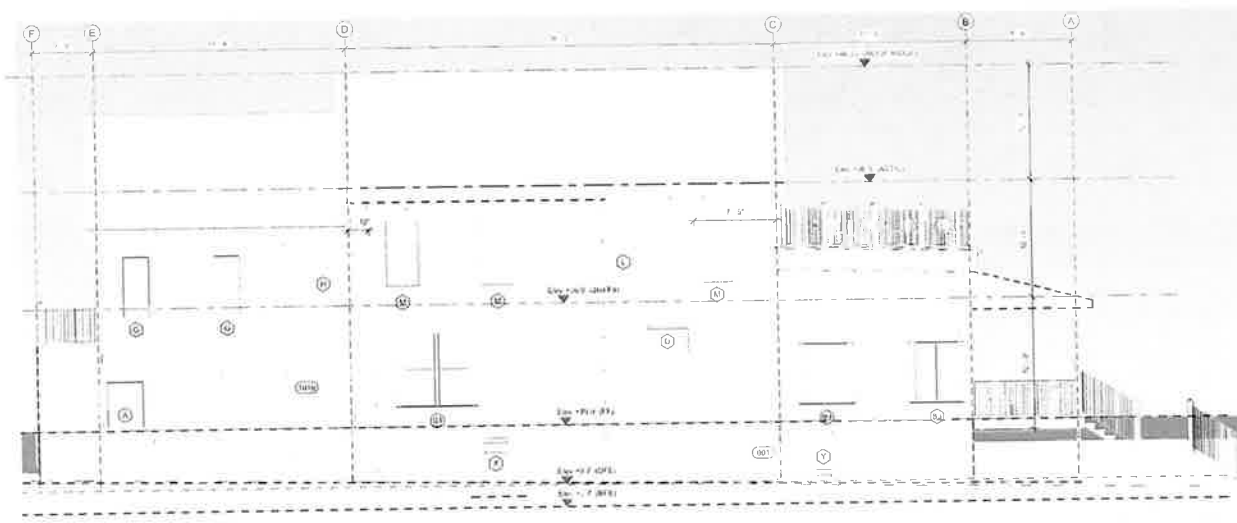
**2 NORTH ELEVATION**  
A-03 3/16" = 1'-0"



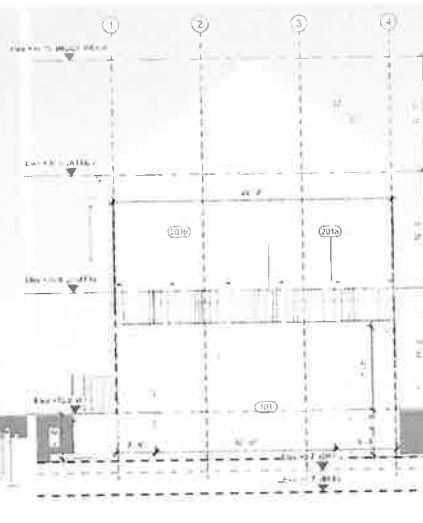
1 EAST ELEVATION  
3/16" = 1'-0"



3 SOUTH ELEVATION  
3/16" = 1'-0"



4 WEST ELEVATION  
3/16" = 1'-0"



2 NORTH ELEVATION  
3/16" = 1'-0"

# ARCHITECTURAL PLAN & EXTERIOR WORK NOTES

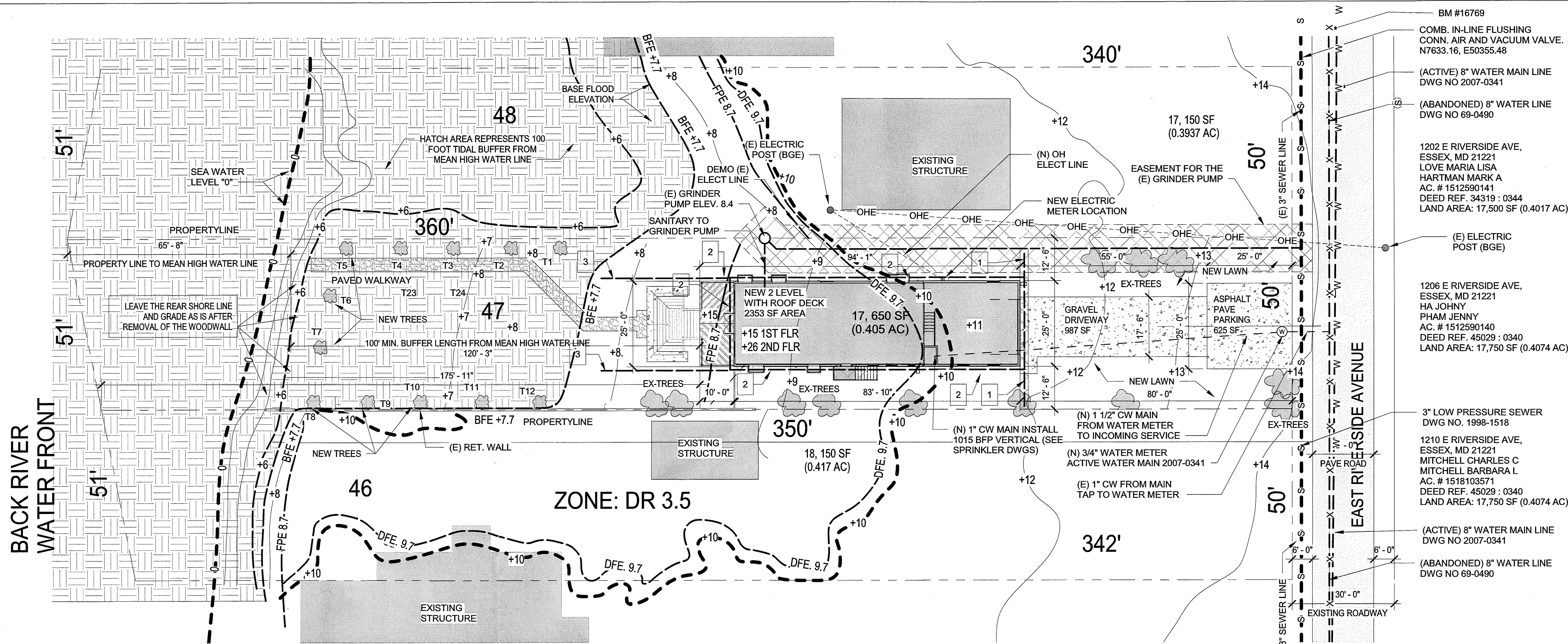
1. ROOF SHALL BE SHINGLED WITH 30 YEAR WARRANTY SHINGLES. AT THE HOUSE ENTRY, 2\"/>

**2 LEVEL SINGLE FAMILY HOME**  
**REPLACEMENT DWELLING**  
 WITH ROOF DECK AND CRAWL SPACE  
 1206 E RIVERSIDE AVE, ESSEX, MD 21221

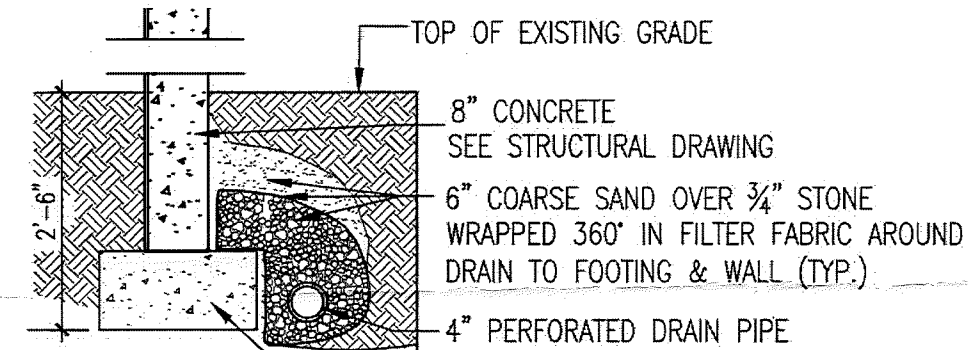
PROFESSIONAL CERTIFICATION:  
 I CERTIFY THAT THESE DOCUMENTS  
 WERE PREPARED OR APPROVED BY  
 ME AND THAT I AM A DULY LICENSED  
 ENGINEER UNDER THE LAWS OF THE  
 STATE OF MARYLAND  
 LICENSE # 1631  
 EXPIRATION: MAY-19-2026



DRAWN BY:  
 EGD  
 CHECK BY:  
 EGD  
 DATE/REVISIONS:  
 05/17/21 Point based  
 16/05/25 Point based  
 DISCIPLINE:  
 ARCHITECTURAL  
 DRAWING TITLE:  
 BUILDING ELEVATIONS  
 SCALE:  
 1/8" = 1'-0"  
 DRAWING #  
**A-03**



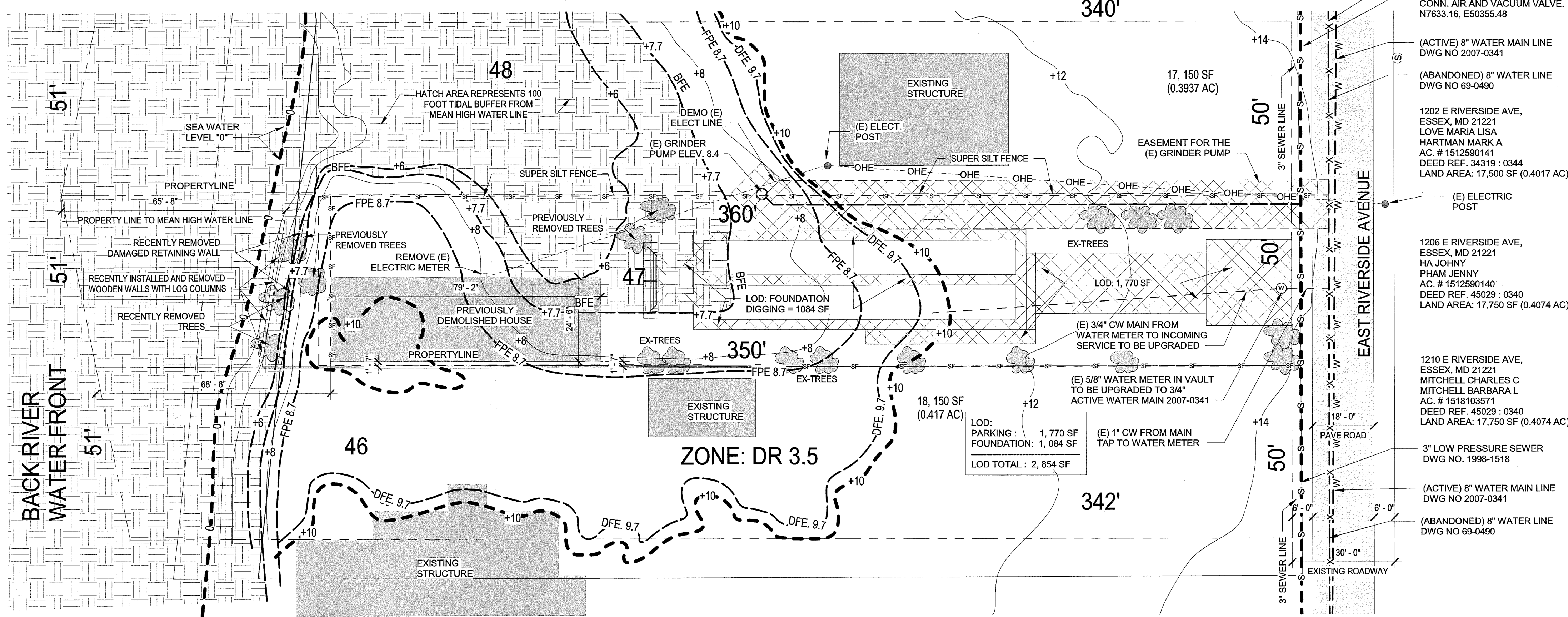
1 SITE PLAN - WITH PROPOSED GRADES  
SP-1 1" = 20'-0"



B FOUNDATION  
SP-1 12" = 1'-0"



A DRAIN PIPE  
SP-1 1/2" = 1'-0"



3 SITE PLAN DEMO & DISTURBANCES WITH EXISTING GRADES  
SP-1 1" = 20'-0"

PROJECT ADDRESS:  
1206 E RIVERSIDE AVE, ESSEX, MD 21221

OWNER:  
JOHNNY HA & JENNY PHAM

ACCOUNT NUMBER - 1512590140

DEED REFERENCE - 45029/00340

LOT AREA - 17,750 SF (0.40748 AC)

EXISTING BUFFER LINE - 25' FROM WATER MEAN HIGH

DESCRIPTION OF REVISION-1:  
EIR - ENVIRONMENTAL IMPACT REVIEW: UPDATE PER COMMENT

1. LOT COVERAGE AND CALCULATIONS UPDATED TO COMPLY WITH EIR REQUIREMENT.

2. REPAIR WORK FOR THE EXISTING RETAINING WALLS NEAR THE SHORE LINE NOTED TO PROTECT THE PROPERTY FROM SOIL EROSION ESPECIALLY DURING HIGH TIDE.

3. CONTOUR ELEVATIONS ADDED INCLUDING THE LEVEL/ELEVATION OF THE FLOOR LEVELS.

4. EXISTING 18 TREES INSIDE THE PROPERTY INDICATED/ADDED IN THE PLAN.

TYPES AND DESCRIPTION OF NEW NATIVE TREES FOR PLANTING TO REPLACE PREVIOUSLY REMOVED TREES:

1. ALL NEW TREES TO BE PLANTED SHOULD BE 5' TALL MINIMUM.

2. (12) TREES SHOULD BE PLANTED WITHIN THE 100' TIDAL BUFFER.

3. SELECTION OF TREES TO BE PLANTED CAN BE FROM THE FOLLOWING:

A. ATLANTIC WHITE CEDAR  
B. SWEETBAY MAGNOLIA  
C. AMERICAN HOLLY  
D. AMERICAN BEECH  
E. BLACK WALNUT  
F. PITCH PINE  
G. NORTHERN REDOAK

BEFORE PLANTING SUBSTITUTIONS CONTACT BALTIMORE COUNTY EPS ENVIRONMENTAL IMPACT REVIEW AT 410-887-3980 TO DISCUSS SUBSTITUTION.

**DRAINAGE SYSTEM NOTES:**

1 4" PERFORATED DRAIN PIPE WRAPPED AROUND WITH 6" THICK STONE (3/4" AVERAGE SIZE) UNDER 4" SURFACE GRAVEL. SEE DETAIL A/SP-1.

2 4" PERFORATED DRAIN PIPE, AROUND THE HOUSE FOUNDATION. SEE DETAIL B/SP-1.

3 4" PERFORATED DRAIN PIPE EXTENDED TO DAYLIGHT.

PROJECT ADDRESS: 1206 E RIVERSIDE AVE, ESSEX, MD 21221

OWNERS: HA JOHNNY & PHAM JENNY

ACCOUNT NUMBER 1512590140

DEED REF. 45029 : 0340

**LOT AREA:**  
FROM PROPERTY LINE 17,750 SF (0.4074 AC)  
ABOVE MEAN HIGH TIDE 15,000 SF

BLDG AREA COVERAGE ALLOWABLE 3,750 SF (25%)  
MAX. LOT AREA COVERAGE LIMIT 4,688 SF (31.25%)  
MODIFIED BUFFER AREA 5000 SF (33.35%)  
BUFFER LINE FROM WATER MEAN HIGH 100' MIN.  
120'-2"

NO PERMANENT STRUCTURE FROM 100' BUFFER LINE

ACTUAL LOT OCCUPANCY RATIO : (BASED ON 15,000 SF)

|                        |                    |
|------------------------|--------------------|
| BUILDING               | = 2353 SF (15.69%) |
| STAIRS                 | = 135 SF (0.9%)    |
| PAVED WALKWAY          | = 224 SF (1.49%)   |
| PARKING GRAVEL/ASPHALT | = 1612 SF (10.75%) |

TOTAL LOT AREA COVERAGE = 4,324 SF (28.83%)  
(COVERAGE COMPLIED MAXIMUM)

WATER DRAWING NUMBER: #2007-0341

LOT NO. 47

STA. NO. 15 (FRONT OF PROPERTY)

MAIN WATER LINE SIZE AT STREET 8" DIAMETER

SEWER DRAWING NUMBER 1998-1518 (J.O. 201-0096-006)

SEWER MAIN SIZE FILE-1 (SHEET 16 OF 25)  
3" (INCHES)

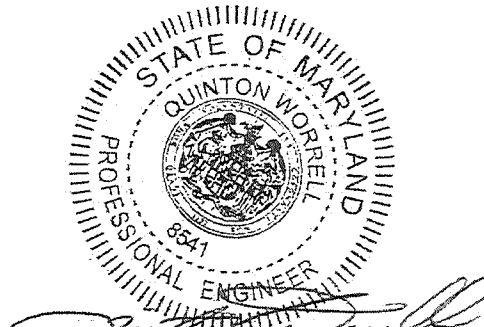
## 2 LEVEL SINGLE FAMILY HOME REPLACEMENT DWELLING WITH ROOF DECK AND CRAWL SPACE 1206 E RIVERSIDE AVE, ESSEX, MD 21221

CERTIFICATION BLOCK

**PROFESSIONAL CERTIFICATION:**

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #: 8541  
EXPIRATION: MAY-18-2026



PROPERTY OF EJS DESIGN SERVICES  
UNAUTHORIZED USE IS PROHIBITED  
WITHOUT WRITTEN PERMISSION

**DRAWN BY:**  
EQD

**CHECK BY:**  
QEW

**DATE/REVISIONS:**

|            |               |
|------------|---------------|
| 06.27.2024 | Permit Issued |
| 06.23.2025 | Permit Rev-1  |

**DISCIPLINE:**  
ARCHITECTURAL

**DRAWING TITLE:**  
SITE PLAN - DEMO & PROPOSED

**SCALE:**  
1:20'

**DRAWING #**

# SP-1