

M E M O R A N D U M

DATE: November 1, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0037-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 31, 2016. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: / Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(1105 Susquehanna Avenue)

15th Election District

6th Council District

Jason and Mina Jackson, *Legal Owners*

Petitioners

*

*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2017-0037-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Jason and Mina Jackson, owners of the subject property ("Petitioners"). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R) to permit an existing detached accessory structure (garage) with a height of 19 ft. in lieu of the maximum allowed 15 ft. A site plan was marked as Petitioners' Exhibit 1.

The owners, assisted by David Billingsley, appeared in support of the petition. The adjacent neighbors, represented by Geoffrey Washington, Esq., opposed the request. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Environmental Protection and Sustainability (DEPS), concerning the Critical Area regulations.

The subject property is approximately 30,000 sq. ft. in size and is zoned DR 3.5. The property was purchased by Petitioners last year, and is improved with a single-family dwelling constructed in 1913. Due to a lack of storage in their home, Petitioners constructed a shed/garage in their rear yard. Petitioners received a code enforcement correction notice for constructing the accessory building without a permit. Upon further investigation it was determined the garage was approximately 19 ft. in height, which exceeds the 15 ft. maximum height set forth at B.C.Z.R.

ORDER RECEIVED FOR FILING

Date

9-30-16

By

Den

§400.3.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

In response to a question on cross-examination Mr. Jackson conceded his property is similar in size and shape to many of the other properties in the community. Both the Plat of Long Beach Estates (Ex. 5) and photographs (Ex. 7) reveal the site is rectangular and flat, similar to many of the other lots in the subdivision. Though he did not believe the property itself was unique Petitioner contended the dwelling was unique, in that it does not have a basement or ample closet space, amenities found in adjoining homes. Unfortunately, the presence of absence of a basement does not constitute the requisite uniqueness or peculiarity required by Maryland law.

The site itself does not have any truly inherent characteristics (i.e., size, shape, topography, etc.) that would render it unique under Maryland law. The petitioner must establish the property (not the dwelling erected thereon) is unique or peculiar in a way that is unlike other properties in the neighborhood. In a contested case requiring a rigorous application of the variance standard, the petitioner faces an uphill battle. In fact, I was unable to locate a Maryland appellate court opinion from the last twenty years which upheld the grant of a variance. Under Maryland law, variances should be granted "sparingly" since it is "an authorization for [that] ...which is prohibited by a zoning ordinance." *Cromwell*, 102 Md. App. at 699.

THEREFORE, IT IS ORDERED, this 30th day of September, **2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore

ORDER RECEIVED FOR FILING

Date

9-30-16

By

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County Zoning Regulations ("B.C.Z.R.") to permit an existing detached accessory structure (garage) with a height of 19 ft. in lieu of the maximum allowed 15 ft., be and is hereby DENIED.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 9-30-16

By Den



CBLA

PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 1105 SUSQUEHANNA AVE which is presently zoned OR 3.5
 Deed References: L.36647 F.408 10 Digit Tax Account # 1508301210
 Property Owner(s) Printed Name(s) JASON JACKSON & MINA JACKSON

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a **Variance** from Section(s)

Section 400.3 – to permit an existing detached accessory structure (garage) with a height of 19 feet in lieu of the maximum allowed 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

JASON JACKSON, MINA JACKSON

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

1105 SUSQUEHANNA AVENUE BALTO., MD.

Mailing Address

City

State

21220 (443) 869-1379

Zip Code

Telephone #

Email Address

Representative to be contacted:

DAVID BILLINGSLEY

Name- Type or Print

Signature

601 CHARWOOD CT EDGEWOOD MD.

Mailing Address

City

State

21040 (410) 679-8719, dwb0209@yahoo.com

Zip Code

Telephone #

Email Address

CASE NUMBER

2017-0037-A

Filing Date

8, 4, 16

Do Not Schedule Dates:

Reviewer

ZONING DESCRIPTION

1105 SUSQUEHANNA AVENUE

Beginning for the same at a point on the east side of Susquehanna Avenue (40 feet wide) distant northerly 839 feet from its intersection with the center of Chesapeake Avenue, thence being all of Lot 96 as shown of the plat entitled Plat 3, Long Beach Estates recorded among the Baltimore County plat records in Plat Book 4 Folio 131.

Containing 30,000 square feet or 0.689 acre of land, more or less.

Being known as 1105 Susquehanna Avenue and being located in the 15TH Election District, 6TH Councilmanic District of Baltimore County, Md.

Item #0037



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4432688

Sold To:

Mina Jackson - CU00559320
1105 Susquehanna Ave
Middle River, MD 21220-4339

Bill To:

Mina Jackson - CU00559320
1105 Susquehanna Ave
Middle River, MD 21220-4339

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Sep 08, 2016

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: # 2017-0037-A
1105 Susquehanna Avenue
S/e Susquehanna Avenue, 839 ft. north of Chesapeake Avenue
15th Election District - 6th Councilmanic District
Legal Owner(s) Jason & Mina Jackson

Variance: to permit an existing detached accessory structure (garage) with a height of 19 feet in lieu of the maximum allowed 15 feet.

Hearing: Wednesday, September 28, 2016 at 2:30 p.m.
in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For Information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

9/07/2016 September 8 4432688

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

CERTIFICATE OF POSTING

Date: SEPTEMBER 8, 2016

RE: Project Name: 1105 SUSQUEHANNA AVENUE
Case Number /PAI Number: 2017-0037-A
Petitioner/Developer: JASON & MINA JACKSON
Date of Hearing/Closing: SEPTEMBER 28, 2016

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1105 SUSQUEHANNA AVENUE

The sign(s) were posted on SEPTEMBER 8, 2016
(Month, Day, Year)

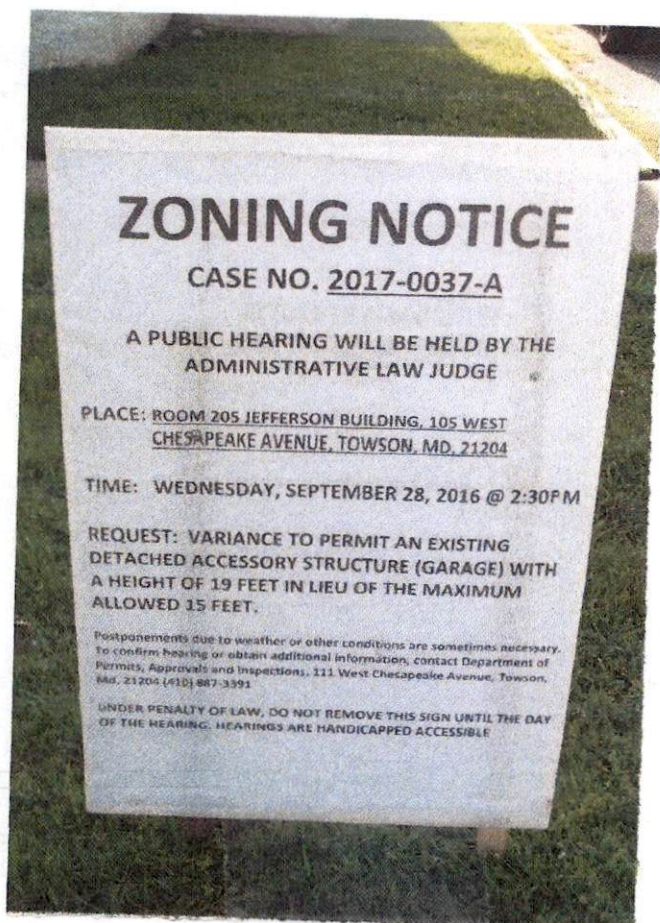
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)





KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

August 26, 2016

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2017-0037-A

1105 Susquehanna Avenue

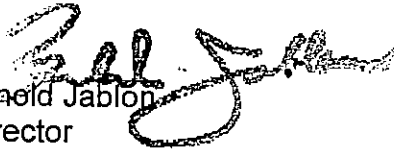
S/e Susquehanna Avenue, 839 ft. north of Chesapeake Avenue

15th Election District – 6th Councilmanic District

Legal Owners: Jason & Mina Jackson

Variance to permit an existing detached accessory structure (garage) with a height of 19 feet in lieu of the maximum allowed 15 feet.

Hearing: Wednesday, September 28, 2016 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Jackson, 1105 Susquehanna Avenue, Baltimore 21220
David Billingsley, 601 Charwood Court, Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THUR., SEPTEMBER 8, 2016.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 8, 2016 Issue - Jeffersonian

Please forward billing to:

Mina Jackson
1105 Susquehanna Avenue
Baltimore, MD 21220

443-869-1379

NOTICE OF ZONING HEARING

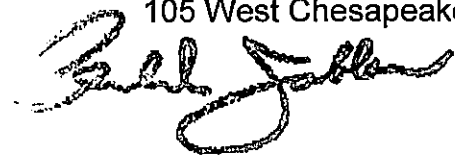
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CASE NUMBER: 2017-0037-A

1105 Susquehanna Avenue
S/e Susquehanna Avenue, 839 ft. north of Chesapeake Avenue
15th Election District – 6th Councilmanic District
Legal Owners: Jason & Mina Jackson

Variance to permit an existing detached accessory structure (garage) with a height of 19 feet in lieu of the maximum allowed 15 feet.

Hearing: Wednesday, September 28, 2016 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
1105 Susquehanna Avenue; SE/S Susquehanna *
Avenue, 839' N c/line Chesapeake Avenue * OF ADMINISTRATIVE
15th Election & 6th Councilmanic Districts *
Legal Owner(s): Jason & Mina Jackson * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2017-037-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

AUG 09 2016

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of August, 2016, a copy of the foregoing Entry of Appearance was mailed to David Billingsley, 601 Charwood Court, Edgewood, MD 21040, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2017-0037-A
Property Address: 1105 SUSQUEHANNA AVE
Property Description: southeast side of Susquehanna Ave,
839 feet north of Chesapeake Ave
Legal Owners (Petitioners): MINA JACKSON
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: MINA JACKSON
Company/Firm (if applicable): _____
Address: 1105 SUSQUEHANNA AVE
BALTO, MD, 21220

Telephone Number: (443) 869-1379

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **141412**

Date: **8/4/16**

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 8/04/2016 8/04/2016 09:50:31 2

NO 0502 MAIL JEE
 >> RECEIPT # 976756 7/29/2016 OFLN

Dept 5 528 ZONING VERIFICATION
 ID. 141412

Receipt Tot \$75.00
 \$75.00 CK 4.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	B06	0000		6150					575.00

Total: **575.00**

Rec From:

For: **Zoning Hearing - case # 2017-0037-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

September 21, 2016

Jason & Mina Jackson
1105 Susquehanna Avenue
Baltimore MD 21220

RE: Case Number: 2017-0037 A, Address: 1105 Susquehanna Avenue

Dear Mr. & Ms. Jackson:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 4, 2016. This letter is not an approval, but only a **NOTIFICATION**.

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 a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
David Billingsley, 601 Charwood Court, Edgewood MD 21040

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 8/8/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No.

2017-0037-A
Variance
Jason & Mina Jackson
1105 Sinsquehanna Avenue

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Richard Zeller'.

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

9-28

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: August 22, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-037

AUG 31 2016

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 1105 Susquehanna Avenue
Petitioner: Jason and Mina Jackson
Zoning: DR 3.5
Requested Action: Variance

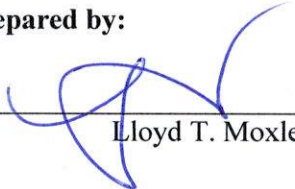
The Department of Planning has reviewed the petition for a variance to permit an existing detached accessory structure (garage) with a height of 19 feet in lieu of the maximum allowed 15 feet.

A site visit was conducted on August 15, 2016.

The Department of Planning has no objection to granting the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Krystle Patchak
David Billingsley, Central Drafting & Design, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

AUG 12 2016

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: August 12, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0037-A
Address: 1105 Susquehanna Avenue
(Jackson Property)

Zoning Advisory Committee Meeting of **August 15, 2016.**

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is proposing to allow an existing garage with greater height than permitted. The lot is not waterfront, and the proposed dwelling must meet all LDA requirements, including lot coverage limits and afforestation. Lot coverage is limited to a maximum of 5,445 square feet) with mitigation required for any lot coverage between 4,500 square feet (15%) and 5,445 square feet. Existing and proposed lot coverage information was not provided. 9 trees are required to meet the afforestation requirement. At this time we cannot determine if the proposal can meet all LDA requirements and therefore we cannot determine if the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is not waterfront. As there is incomplete information regarding lot coverage and afforestation, at this time we cannot determine if lot coverage and

afforestation requirements will be met and therefore help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

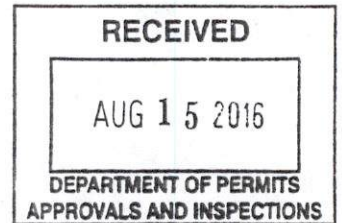
3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

As submitted, the Critical Area information is incomplete, and therefore we cannot say at this time if the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

Date: August 12, 2016

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE



TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

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

DATE: August 12, 2016

SUBJECT: Zoning Advisory Committee Meeting
For August 15, 2016
Item No. 2017-0028, 0029, 0030, 0031, 0032, 0034, 0035 and 0037

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

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC08152016.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: August 22, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-037

INFORMATION:

Property Address: 1105 Susquehanna Avenue
Petitioner: Jason and Mina Jackson
Zoning: DR 3.5
Requested Action: Variance

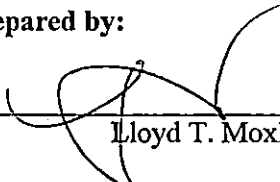
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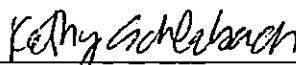
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Krystle Patchak
David Billingsley, Central Drafting & Design, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: August 12, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0037-A
Address: 1105 Susquehanna Avenue
(Jackson Property)

Zoning Advisory Committee Meeting of **August 15, 2016.**

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

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This property is not waterfront. As there is incomplete information regarding lot coverage and afforestation, at this time we cannot determine if lot coverage and

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3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

As submitted, the Critical Area information is incomplete, and therefore we cannot say at this time if the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

Date: August 12, 2016



CASE NAME 1105 SUSQUEHANNA
CASE NUMBER 2017-0037-A ^{AYE}
DATE 9-28-16

PETITIONER'S SIGN-IN SHEET

[illegible]

DATE 29/28/16

29/28/16

[illegible]

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment8/12DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)N/C8/12DEPS
(if not received, date e-mail sent _____)C

FIRE DEPARTMENT

8/22PLANNING
(if not received, date e-mail sent _____)no obj9/8/16

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

9/8/16

SIGN POSTING

Date:

9/8/16

by

Belknapley

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

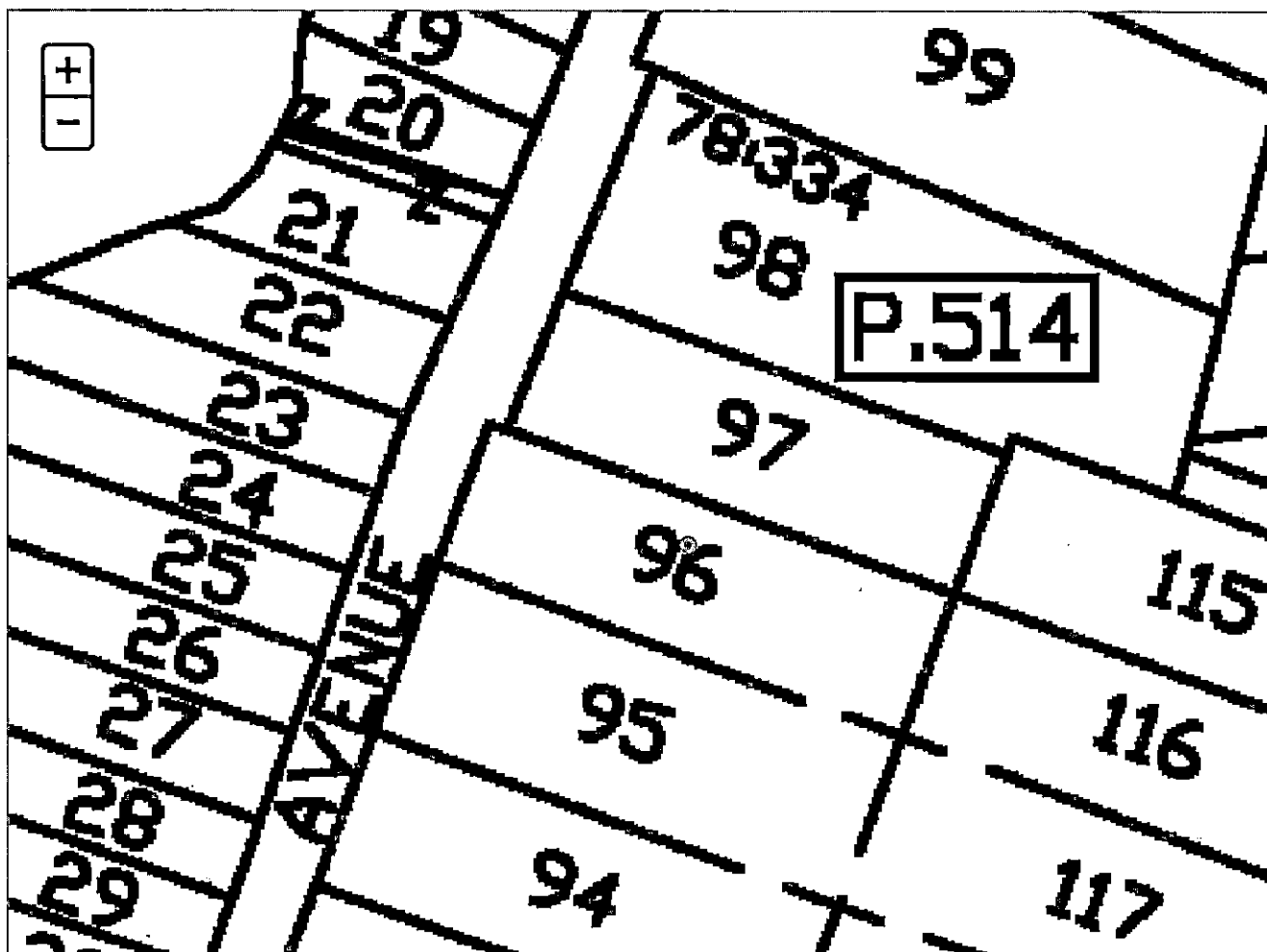
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1508301210			
Owner Information					
Owner Name:	JACKSON JASON JACKSON MINA		Use:	RESIDENTIAL	
Mailing Address:	1105 SUSQUEHANNA AVE MIDDLE RIVER MD 21220-		Principal Residence:	YES	
			Deed Reference:	/36647/ 00408	
Location & Structure Information					
Premises Address:		1105 SUSQUEHANNA AVE MIDDLE RIVER 21220-		Legal Description:	1105 SUSQUEHANNA AVE ES LONG BEACH ESTATES
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0098	0004	0203		0000	96
				Assessment Year:	Plat No:
				2015	0004/0131
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1913	2,276 SF		29,900 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	NO	STANDARD UNIT	STUCCO	1 full	
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		126,400	126,400		
Improvements		89,700	80,900		
Total:		216,100	207,300	207,300	207,300
Preferential Land:		0		0	
Transfer Information					
Seller: FEDERAL NATIONAL MORTGAGE		Date: 09/14/2015		Price: \$160,001	
Type: NON-ARMS LENGTH OTHER		Deed1: /36647/ 00408		Deed2:	
Seller: EVANS AMY C		Date: 01/16/2015		Price: \$325,782	
Type: NON-ARMS LENGTH OTHER		Deed1: /35767/ 00474		Deed2:	
Seller: MOHAMED FARAZ		Date: 01/27/2006		Price: \$255,000	
Type: ARMS LENGTH IMPROVED		Deed1: /23290/ 00517		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore County

[New Search \(http://sdat.dat.maryland.gov/RealProperty\)](http://sdat.dat.maryland.gov/RealProperty)District: **15** Account Number: **1508301210**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

Case No.: 2017-0037-A

Exhibit Sheet

Petitioner/Developer

DW
11-1-16

Protestant

9-30-16
sen

No. 1	plan	photos
No. 2	SDAT records	
No. 3	tax map	
No. 4	deed	
No. 5	Plat-Long Beach Estates	
No. 6	aerial photo	
No. 7	7A-7F photos of site	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PETITIONER'S EXHIBITS

**1105 SUSQUEHANNA AVENUE
CASE NO. 2017-0037-A**

- 1. PLAT TO ACCOMPANY PETITION DATED JULY 3, 2016 (NO CHANGES)**
- 2. SDAT REAL PROPERTY DATA SEARCH**
- 3. TAX MAP 0098 PARCEL 0203 – LOT 96**
- 4. DEED OF RECORD L.36647 F.408**
- 5. PLAT OF PLAN C, LONG BEACH ESTATES P.B. 4 F.131**
- 6. AERIAL PHOTO**
- 7A-F. PHOTOS**

Real Property Data Search (w1)

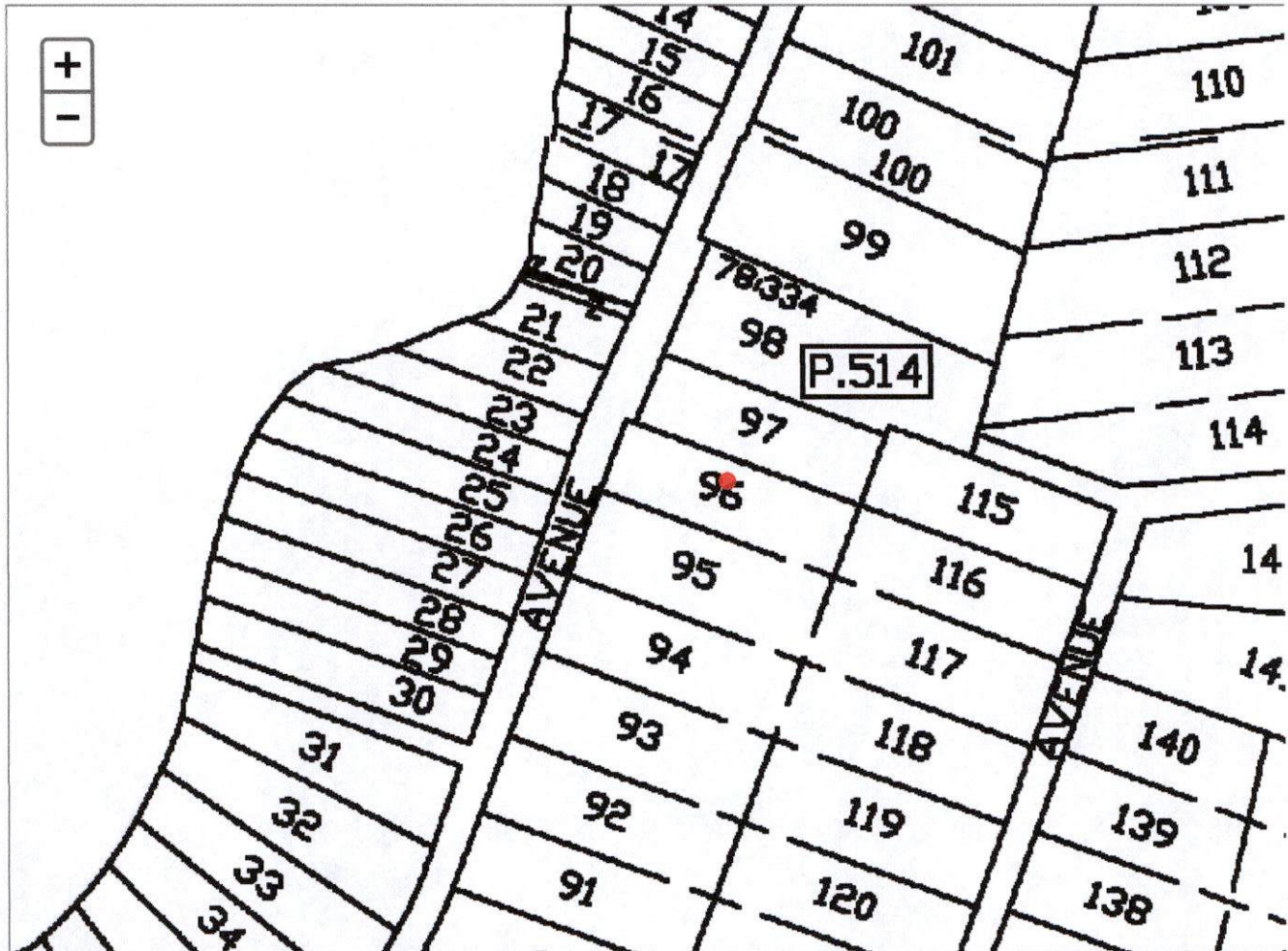
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Location & Structure Information					
Premises Address:		1105 SUSQUEHANNA AVE MIDDLE RIVER 21220-		Legal Description: 1105 SUSQUEHANNA AVE ES LONG BEACH ESTATES	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref: 3
0098	0004	0203		0000	96 2015 0004/0131
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1913		2,276 SF		29,900 SF	
Property Land Area		County Use			
29,900 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
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Value Information					
Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
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Improvements		89,700		80,900	
Total:		216,100		207,300 207,300	
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Transfer Information					
Seller: FEDERAL NATIONAL MORTGAGE		Date: 09/14/2015		Price: \$160,001	
Type: NON-ARMS LENGTH OTHER		Deed1: /36647/ 00408		Deed2:	
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Type: ARMS LENGTH IMPROVED		Deed1: /23290/ 00517		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2016 07/01/2017	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00 0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

PETITIONER'S
EXHIBIT NO. 2

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **15** Account Number: **1508301210**

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PETITIONER'S
EXHIBIT NO. 3

FEDERAL NATIONAL MORTGAGE ASSOCIATION IS EXEMPT FROM TRANSFER AND RECORDING TAXES PURSUANT TO 12 U.S.C §1723 a (c)

SAMUEL I. WHITE, P.C.

FILE NO. 71-003391-14

CONSIDERATION: \$160,001.00

ASSESSED VALUE: \$ 207,700

TAX ID NO. 15-1508301210

10 of 2

THIS DEED OF ASSIGNMENT, made into this 20th day August, 2015, by and between FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, GRANTOR, WHOSE MAILING ADDRESS IS P.O. BOX 650043, DALLAS, TEXAS 75265-0043, and JASON JACKSON AND MINA JACKSON, GRANTEEES whose mailing address is: 1105 SUSQUEHANNA AVENUE, MIDDLE RIVER, MARYLAND 21220.

WITNESSETH:

That for and in consideration of the sum of ONE HUNDRED SIXTY THOUSAND, ONE AND 00/100 DOLLARS (\$160,001.00) and other good and valuable considerations the receipt of which is hereby acknowledged, and which the Grantor certifies under penalty of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the Grantor does hereby grant and convey unto JASON JACKSON AND MINA JACKSON, husband and wife, as tenants by the entirety with full rights of survivorship as at Common Law and not as tenants in common, in leasehold, all that property situate and located in Baltimore County, State of Maryland, and more particularly described as:

SEE ATTACHED EXHIBIT "A" FOR THE LEGAL DESCRIPTION

IT BEING THE SAME PROPERTY CONVEYED TO FEDERAL NATIONAL MORTGAGE ASSOCIATION BY SUBSTITUTE TRUSTEE'S DEED FROM LAURA D. HARRIS, SOLE ACTING SUBSTITUTE TRUSTEE, DATED OCTOBER 1, 2014 AND RECORDED JANUARY 16, 2015 IN DEED BOOK 0035767, AT PAGE 474 AMONG THE LAND RECORDS OF THE COUNTY OF BALTIMORE, MARYLAND.

POWER OF ATTORNEY FROM FANNIE MAE TO SAMUEL I. WHITE, P.C., DATED DECEMBER 11, 2013 AND RECORDED JANUARY 15, 2014 IN BOOK 0034612 AT PAGE 219 AMONG THE LAND RECORDS OF THE COUNTY OF BALTIMORE, MARYLAND HAS NOT RESCINDED.

The improvements thereon being known as NO.1105 Susquehanna Avenue, Middle River, Maryland 21220

TAX IDENTIFICATION NO. 15-1508301210

TOGETHER with the buildings and improvements thereon erected, made or being; and all and every, 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, JASON JACKSON AND MINA JACKSON, husband and wife, as tenants by the entirety with full rights of survivorship as at Common Law and not as tenants in common, their assigns, the survivor of them and the survivor's personal representatives and assigns, in leasehold for all the residue of the term of years yet to come and unexpired subject to the payment of the annual ground rent of \$180.00 payable half-yearly on the 18th days of February and August, in each and every year.

This deed is exempt from income tax withholding pursuant to Maryland Code Tax-General, Sections 10-912(a)(7)(ii)(1), 10-912(a)(7)(ii)(2) and 10-912(d)(3)(i), and COMAR 03-04-12.03B(5)(a). Fannie Mae a/k/a Federal National Mortgage Association is exempt from Real Property Taxation pursuant to Federal Code 12 USC 1723(a)(c)(2).

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 36647, p. 0408, MSA_CE62_36503. Date available 09/18/2015. Printed 09/25/2016.

PETITIONER'S
EXHIBIT NO. 4

FEDERAL NATIONAL MORTGAGE ASSOCIATION IS EXEMPT FROM TRANSFER AND RECORDING TAXES PURSUANT TO 12 U.S.C §1723 a (c)

AND the said Grantor does 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 following signature and seal:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA

By: [Signature] (SEAL)
Rosalie K. Doggett of Samuel I. White, P.C. as Attorney in Fact for Fannie Mae A/K/A Federal National Mortgage Association, Organized and Existing Under the Laws of the United States of America

STATE OF Virginia
COUNTY OF Virginia Bch. to- wit:

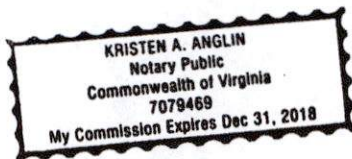
Before me, a Notary Public in and for the jurisdiction aforesaid, personally appeared this date, Rosalie K. Doggett of SAMUEL I. WHITE, P.C., Attorney in Fact for **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, the Grantor corporation herein, who, being by me first duly sworn, did acknowledge that she, as such authorized signatory of SAMUEL I. WHITE, P.C., Attorney in Fact for **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, the Grantor Corporation, being authorized so to do, executed the foregoing instrument for the uses and purposes therein contained and that said conveyance is not a conveyance of all or substantially all of the assets of said corporate grantor herein.

WITNESS my hand and official seal this 26th day of August, 2015.

[Signature]
Notary Public

My commission expires: 12/31/18

I hereby certify that the within instrument was prepared under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland.

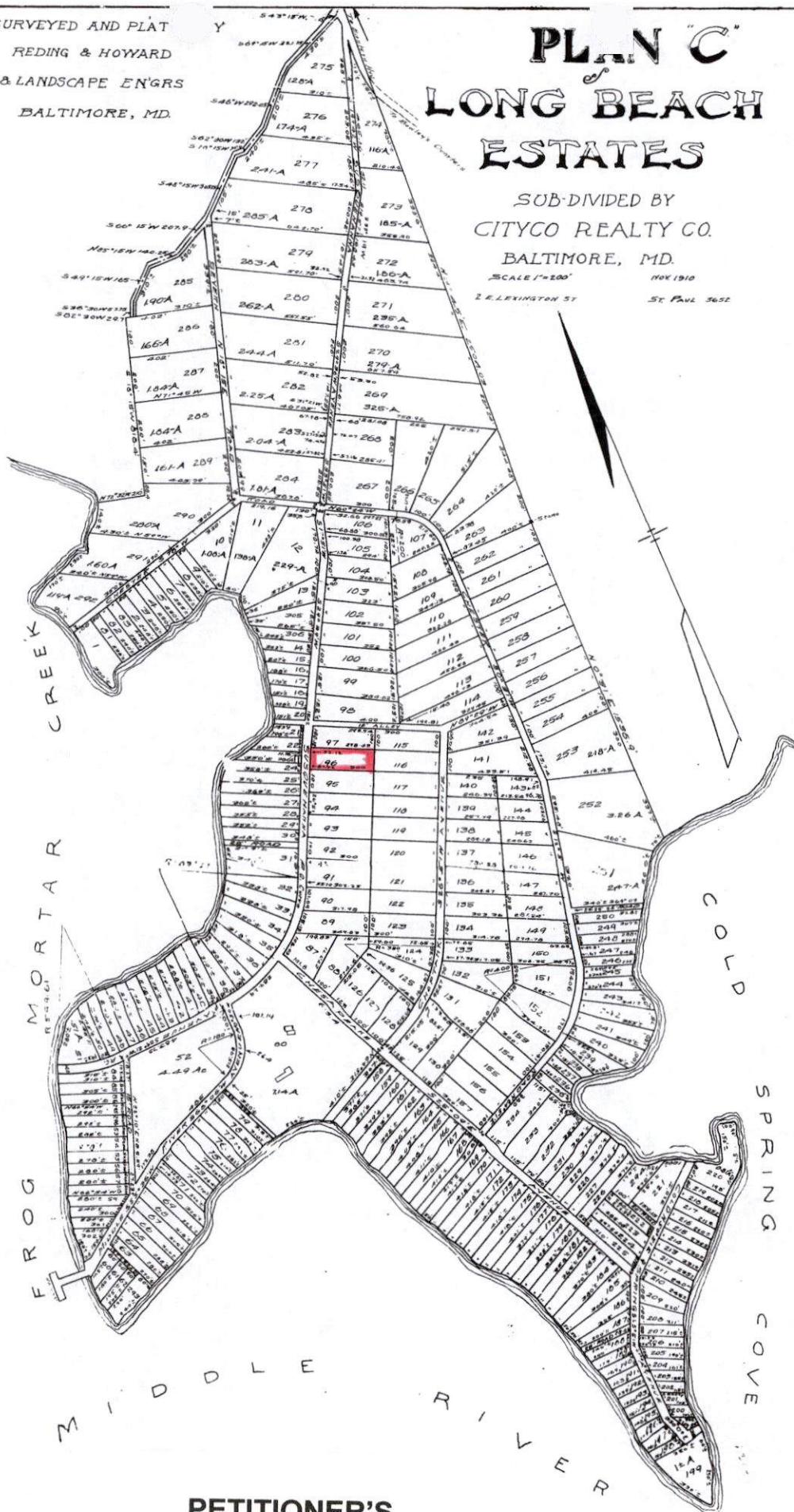


[Signature]
E. Edward Farnsworth, Jr., Esq.

AFTER RECORDING PLEASE RETURN TO:

Samuel I. White, P.C.
5040 Corporate Woods Dr.
Suite 120
Virginia Beach, VA 23462
File No. 71-003391-14

SCALE 1"=200' NOV 1910
2 E. LEXINGTON ST ST. PAUL 3652



PETITIONER'S
EXHIBIT NO. 5

W.P.C. N°4. 13



100-443886-100

10.

100-443886-1

000000



A

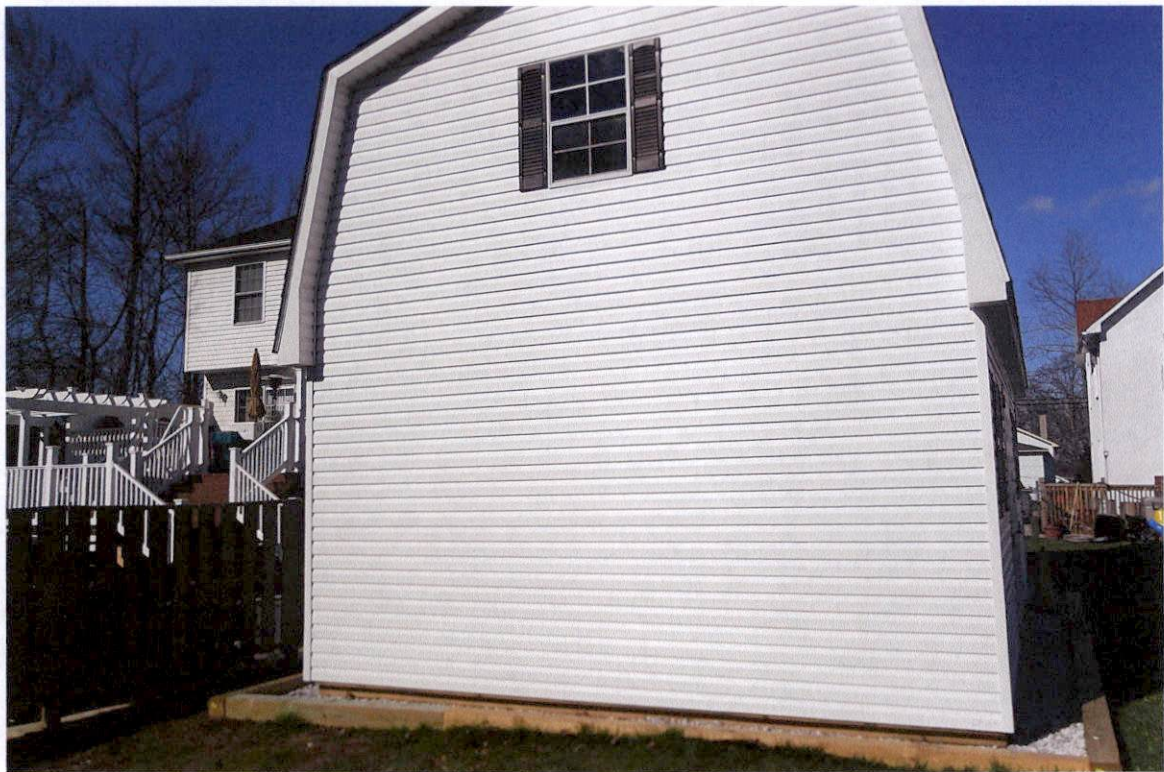


B





C



D

U

Q



E



F

42

43



PROTESTANT' S

EXHIBIT NO. _____

1









C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>8-12</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
<u>8-12</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>8-8</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. <u>CB1500730</u> <u>11-27-15</u> + <u>8-9-16</u>)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>8-12-16</u> by <u>Billingley</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

15th DIST

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. CB 1500730 Property No. 1508301210 Zoning: _____
Name(s): JACKSON JASON
JACKSON MINA
Address: 1105 SUSQUEHANNA Ave Middle River Md
21220
Violation Location: same as above

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNT LAWS:

Baltimore County Code 2003 Article 35.35.2-30
Permit Required / 304 Penalty for Action without
permits

Secure Permit for shed/
garage in Rear yard of property
(Pre-made structure (Height?))

IF ANY questions please call me
410-887-3953

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: 12.11.15 DATE ISSUED: 11.27.15

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION
SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1,000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR
90 DAYS IN JAIL, OR BOTH.

INSPECTOR: Tim Kidd PRINT NAME: Tim Kidd

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE
CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION
OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: _____ DATE ISSUED: _____

INSPECTOR: _____ PRINT NAME: _____

COPIES: PINK - AGENCY, YELLOW - VIOLATION SITE, GOLD - DEFENDANT, WHITE - INSPECTOR

NOTICE TO DEFENDANT

If you fail to comply with applicable requirement of County Code or other code, regulation or standard cited on the reverse side, a Code Enforcement Citation will be issued which may subject you to (1) the imposition of a civil penalty, (2) a requirement to reimburse the County for fees or costs incurred to correct any violation and/or (3) reasonable conditions as to the time and manner of the correction of any violation.

TIMORE COUNTY MAIL AND
INTER-OFFICE CORRESPONDENCE

DATE: April 13, 2000

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 2017-0036-A 0037-A
Legal Owner/Petitioner: JASON & MINA JACKSON
Contract Purchaser:
Property Address: 1105 SUSQUEHANNA AVE
Location Description: SE/5 SUSQUEHANNA AVE 839 FT N OF THE CENTERLINE OF CHESAPEAKE AVE.
VIOLATION INFORMATION: Case No. CB 1500730
Defendants:

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
------	---------

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- ☐ 1. Complaint letter/memo/email/fax (if applicable)
- ☒ 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- ☒ 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☐ 8. Photographs including dates taken
- ☒ 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt(s) if applicable
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☐ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/
C: Code Enforcement Officer



Department of Permits, Approvals & Inspections Complaint Report

Record Id: CB1500730

<u>Record ID</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Received Date</u>	<u>Status</u>	<u>Compliance Date</u>	<u>Hearing Date</u>
CB1500730	Timothy Kidd		11/19/2015	Correction Notice Issued	12/10/2015	

Complaint Description: Construction of structure without a permit 1105 Susquehanna Ave, Middle River, MD

<u>Property</u>	<u>Owner</u>	<u>Complainant</u>
1105 SUSQUEHANNA AVE MIDDLE RIVER, MD 21220 Tax Id: 1508301210	JACKSON JASON JACKSON MINA 1105 SUSQUEHANNA AVE MIDDLE RIVER, MD 21220	Charles Lamasa Esq. 1023 Cathedral Street Baltimore MD, 21201 410-456-3120 Lamasalaw@aol.com

Inspection Details

<u>Inspector</u>	<u>Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>	<u>Complied On</u>
Timothy Kidd	11/27/2015	Initial Inspection	Correction Notice Issued	Correction Notice Issued	
Timothy Kidd	08/09/2016	Re-Inspection	Scheduled		

Lien Information - No Lien

Comments Detail

8/9/2016: Structure built in rear of yard. Will post and also mail correction notice. R/C 12.11.15 ***TK/ir

DATE: 08/09/2016

STANDARD ASSESSMENT INQUIRY (1)

TIME: 09:02:04

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 08 301210	15	3-0	04-00	H	NO		08/02/16
JACKSON JASON				DESC-1..			
JACKSON MINA				DESC-2.. LONG BEACH ESTATES			
1105 SUSQUEHANNA AVE				PREMISE. 01105 SUSQUEHANNA AVE			

MIDDLE RIVER 21220-

MIDDLE RIVER MD 21220- FORMER OWNER: FEDERAL NATIONAL MORTGAGE

----- FCV ----- PHASED IN -----

	PRIOR	PROPOSED		CURR	CURR	PRIOR
				FCV	ASSESS	ASSESS
LAND:	126,400	126,400				
IMPV:	89,700	80,900	TOTAL..	207,300	207,300	207,300
TOTL:	216,100	207,300	PREF...	0	0	0
PREF:	0	0	CURT...	207,300	207,300	0
CURT:	216,100	207,300	EXEMPT.		0	0
DATE:	01/15	01/15				

----- TAXABLE BASIS ----- FM DATE

ASSESS:	207,300	07/30/16
ASSESS:	207,300	
ASSESS:	0	

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 08/09/2016

STANDARD ASSESSMENT INQUIRY (2)

TIME: 09:02:48

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 08 301210	15	3-0	04-00	H	NO		08/02/16
LOT....	96	BOOK....		MAP.....	0098	LOT WIDTH.....	100.04
BLOCK..		FOLIO...		GRID....	0004	LOT DEPTH.....	.00
SECTION..				PARCEL..	0203	LAND AREA..	29900.000 S
PLAT..	3					YEAR BUILT.....	13

-----TRANSFER DATA-----

NUMBER..... 533278
 DATE..... 09/14/15
 PURCHASE PRICE..... 160,001
 GROUND RENT..... 0
 DEED REF LIBER..... 36647
 DEED REF FOLIO..... 0408
 CONVEYED IND..... 4
 TOT-PART TRAN IND.....
 GRANTOR ACCT NO.. - -

-----EXEMPT DATA-----

STATUS.....
 CLASS CODE.....
 STATE EXEMPT CODE..... 000
 COUNTY EXEMPT CODE..... 000
 CURR STATE EX ASMT.... 0
 PRIOR STATE EX ASMT... 0
 CURR COUNTY EX ASMT... 0
 PRIOR COUNTY EX ASMT.. 0

CRITICAL NEW CONST CARD

-----STRUCTURE-----

AREAS CODE	YEAR	NO	CODE	SQ. FEET
		08989		2276

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 08/09/2016 STANDARD ASSESSMENT INQUIRY (3)

TIME: 09:02:55

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 08 301210	15	3-0	04-00	H	NO		08/02/16

-----STATE-----

REC CREATE DATE.. 08/02/16

GEO CODE N/A LAND-USE

82 NO R

DELETE CODE..... M

DATE DELETED.....

LAST FM DATE..... 07/30/16

LAST FM TYPE.....

PREV FM DATE.....

PREV FM TYPE.....

----- COUNTY -----

LAST LOAD DATE... 08/02/16

PRIOR LOAD DATE.. 07/08/16

STATE TAXABLE ASSESS

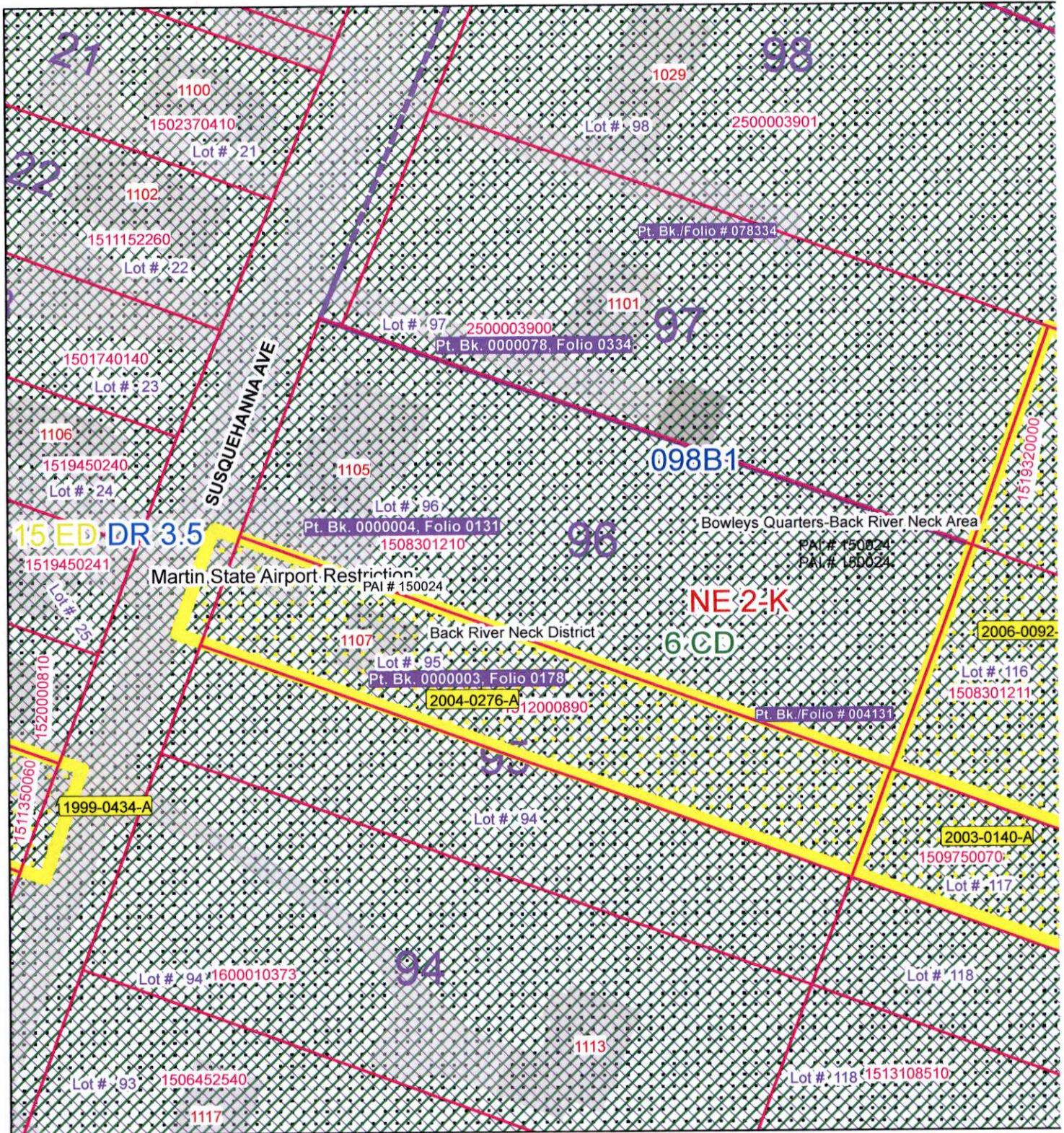
ASSESS: 207,300

ASSESS: 207,300

ASSESS: 0

ENTER-INQUIRY1 PA1-PRINT PF2-INQUIRY2 PF4-MENU PF5-QUIT PF7-CROSS REF

1 5 Susquehanna Avenue



Publication Date: 8/2/2016



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

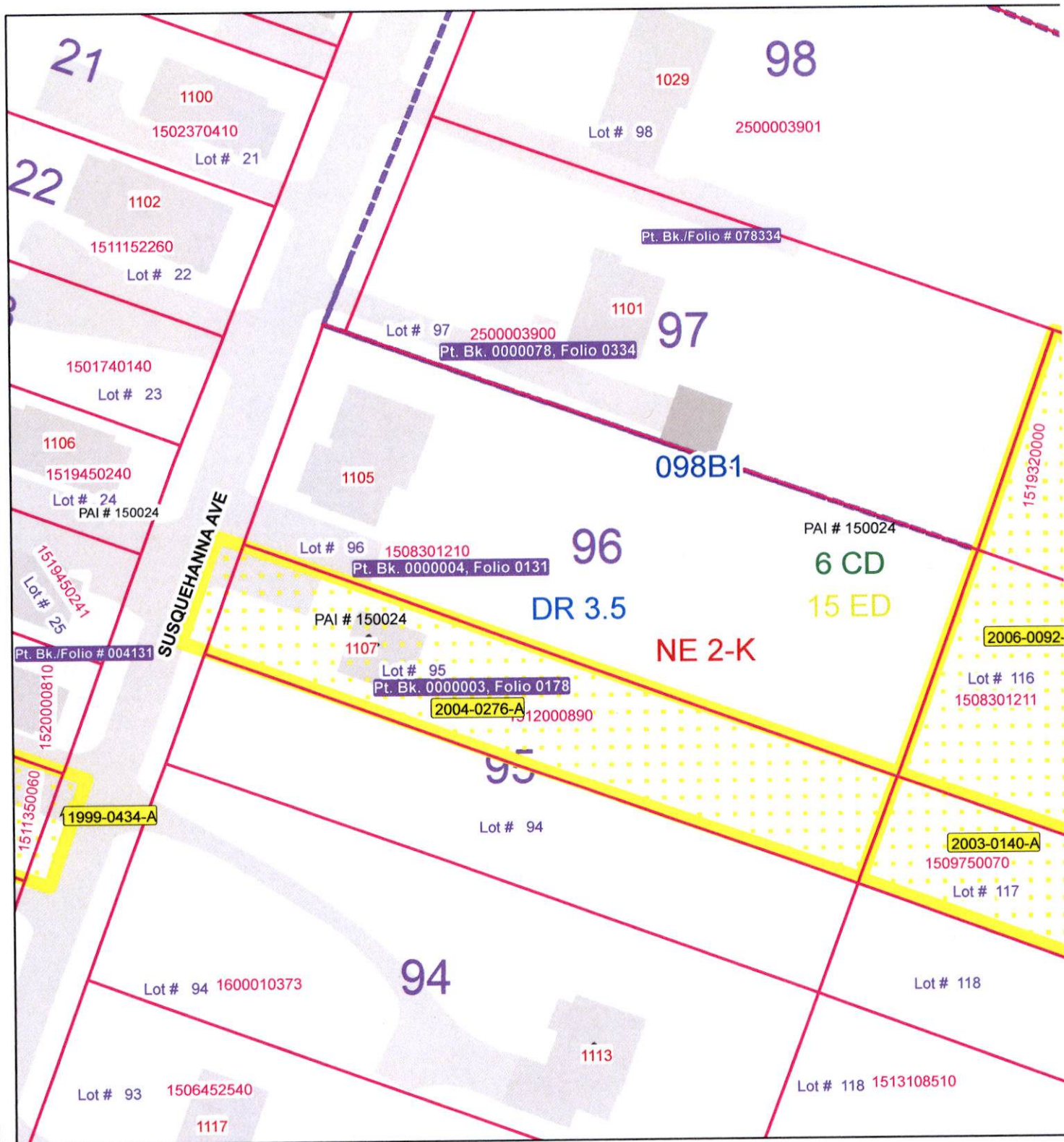


0 15 30 60 90 120 Feet

1 inch = 60 feet

Item #0037

1105 Susquehanna Avenue



Publication Date: 8/2/2016



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

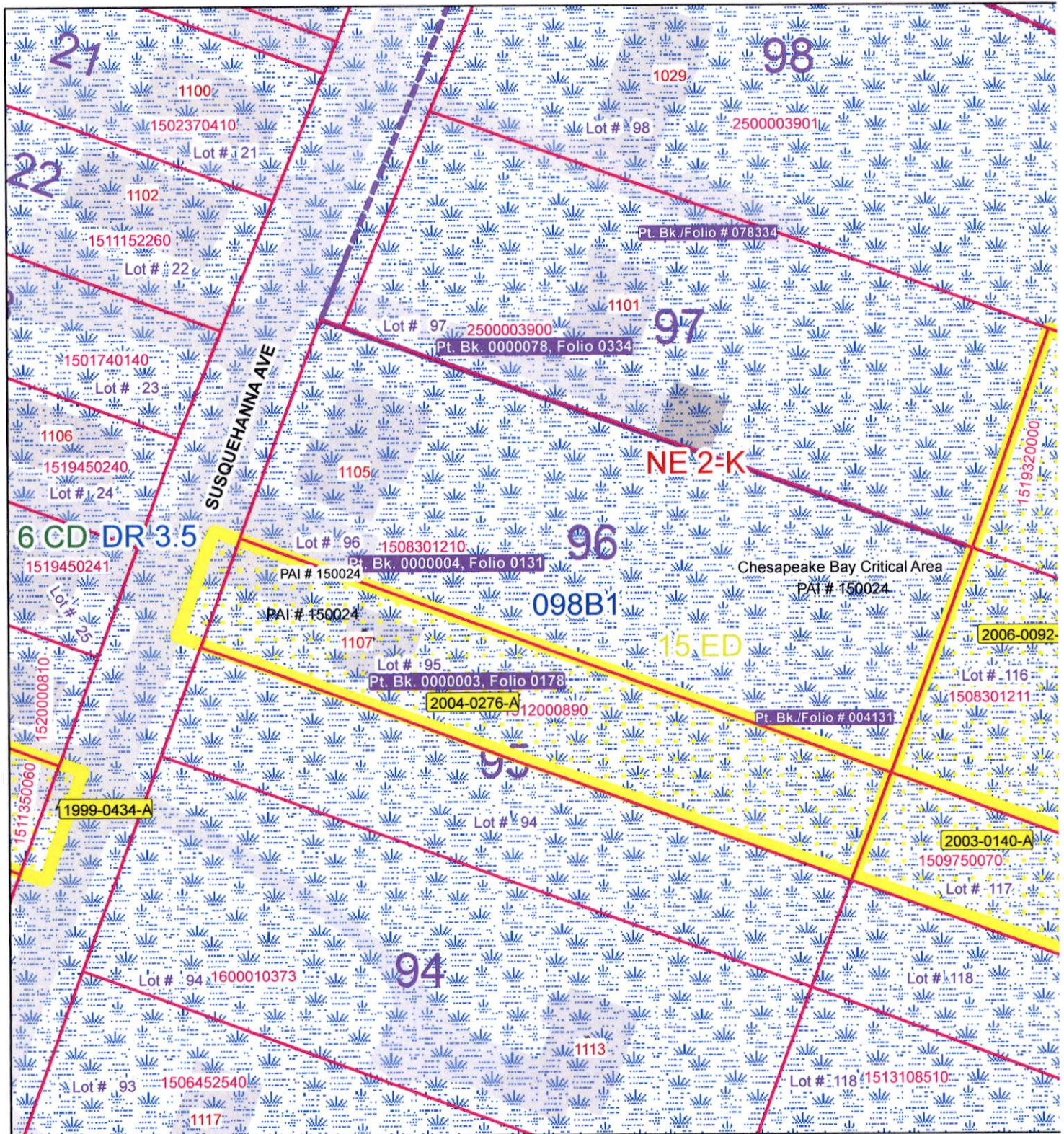


0 15 30 60 90 120 Feet

1 inch = 60 feet

Item #0037

Chesapeake Bay Critical Area



Publication Date: 8/2/2016



Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot

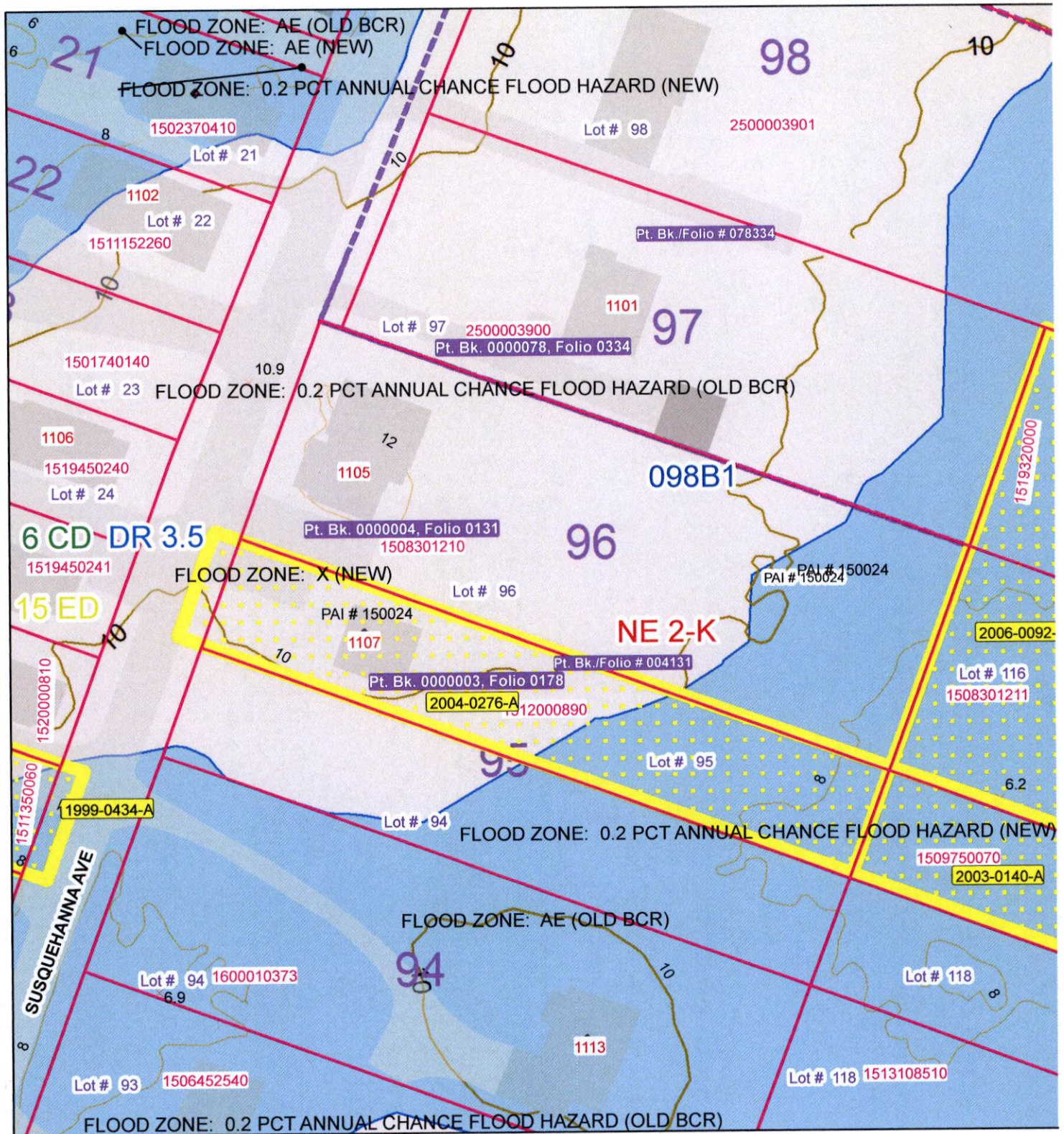


0 15 30 60 90 120 Feet

1 inch = 60 feet

Item #0037

Flood Hazard Areas and Elevations



Publication Date: 8/2/2016



Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot

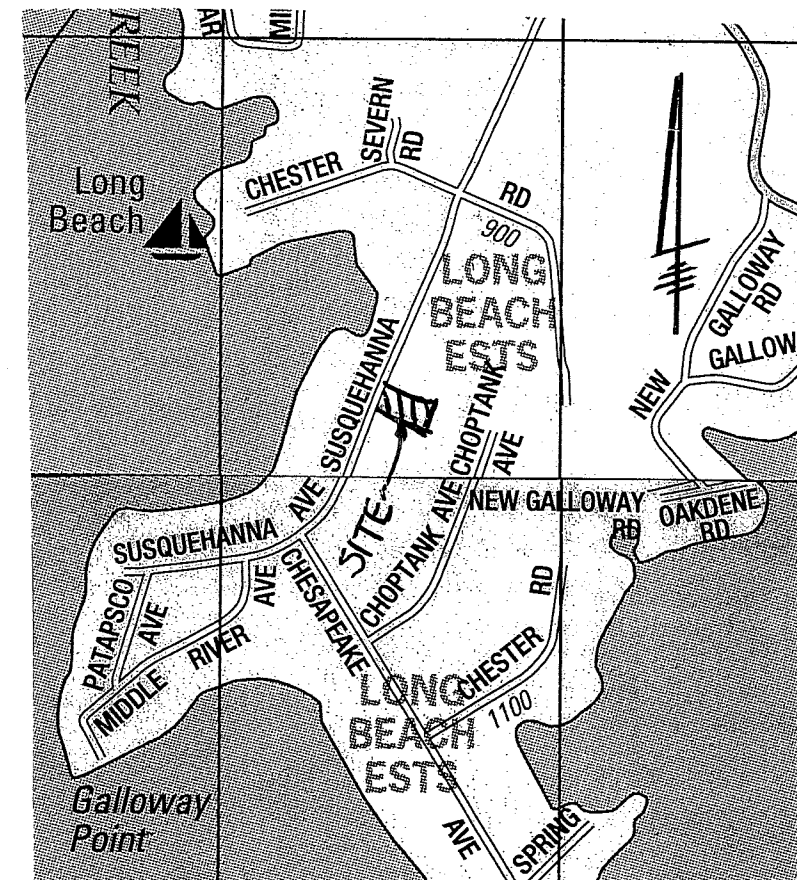
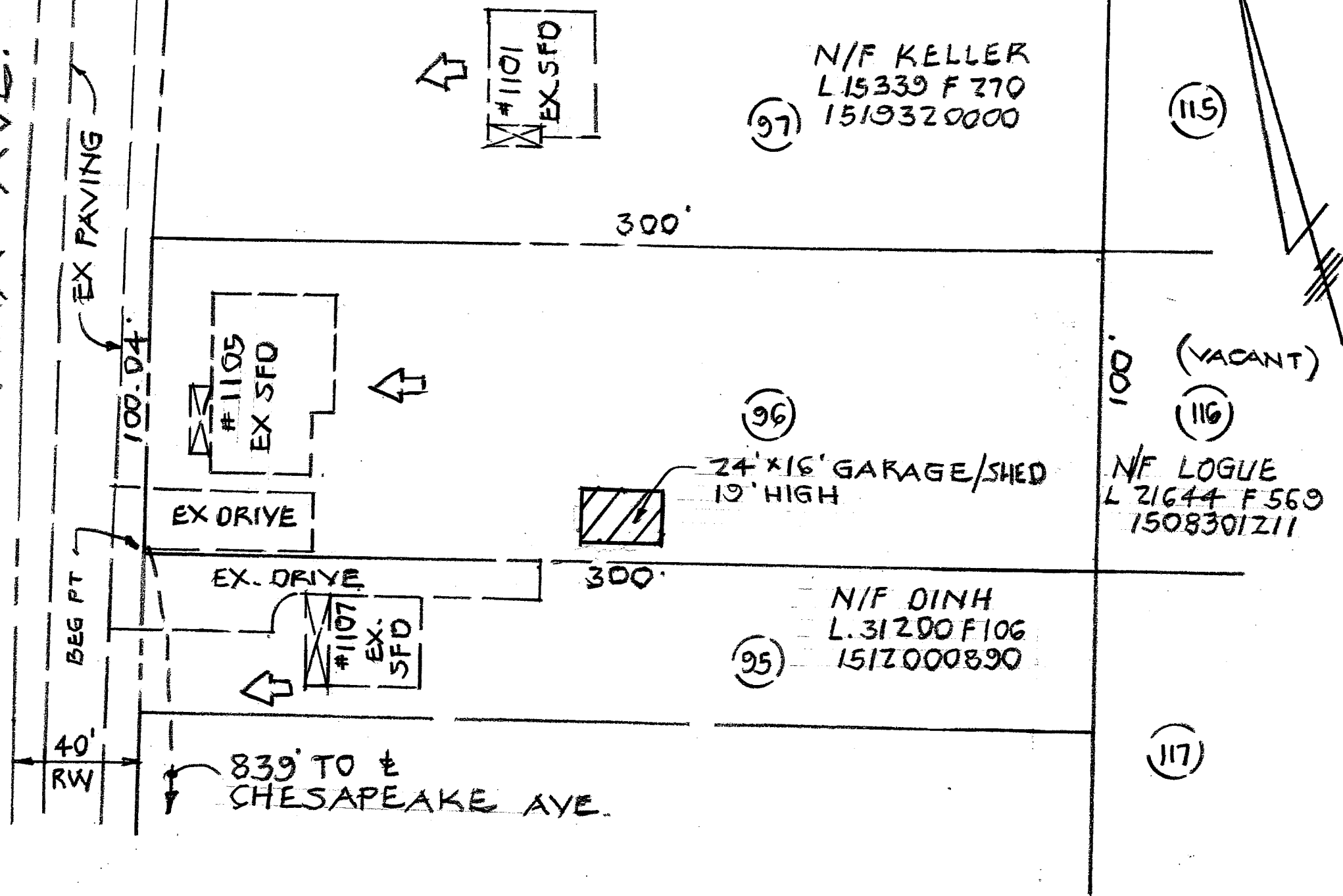


0 15 30 60 90 120 Feet

1 inch = 60 feet

Item #0037

SUSQUEHANNA AVE.



VICINITY MAP
SCALE: 1" = 1000'

OWNER
JASON AND MINA JACKSON
1105 SUSQUEHANNA AVENUE
BALTIMORE, MD. 21220
DEED REF: L. 36647 F. 408
ACCT. NO. 1508301210

#2017-0037-A

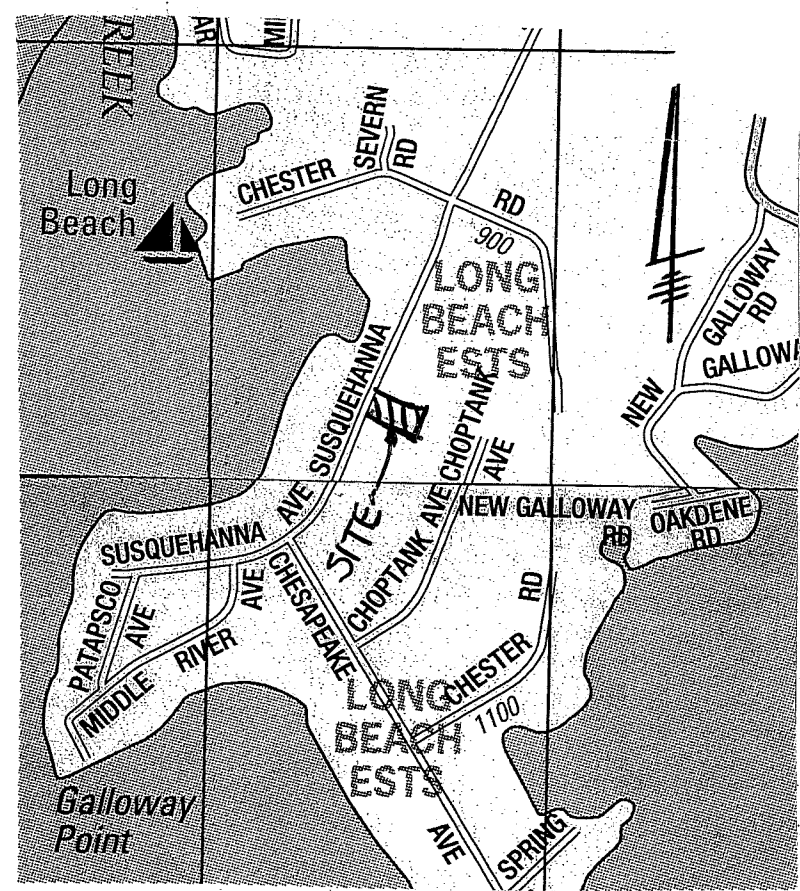
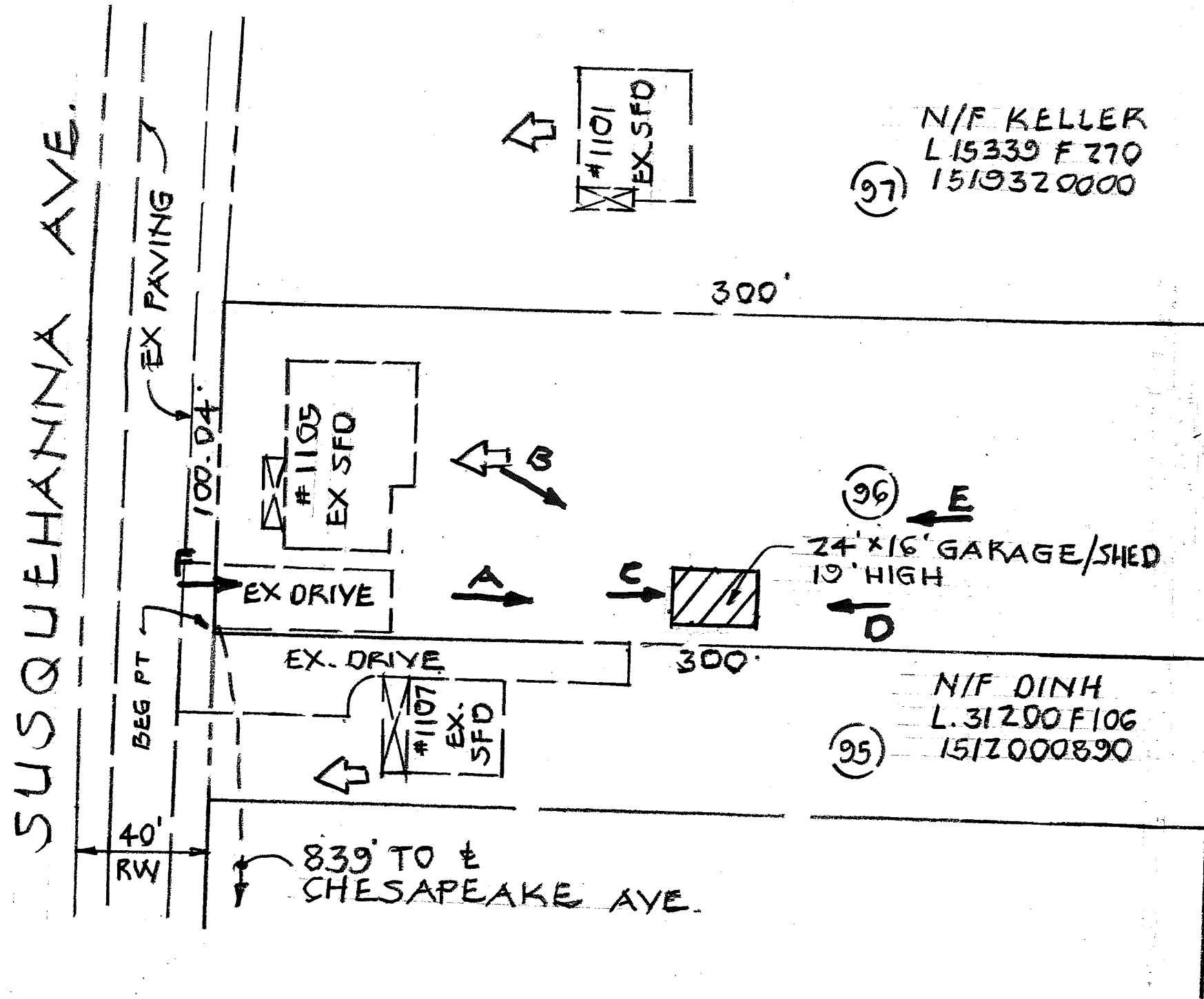
RD

NOTES

1. ZONING.....DR 3.5 (MAP NO. 098B1
2. AREA.....30,000 S.F = 0.689 ACRE +/-
3. PUBLIC WATER AND SEWER
4. SITE IS LOCATED IN THE CBCA
5. SITE IS NOT LOCATED IN A 100 YEAR FLOOD ZONE
6. NO PREVIOUS ZONING HISTORY
7. SEE VIOLATION NO. 1500730 FOR CONSTRUCTION OF A STUCTURE WITHOUT A PERMIT
8. TO THE PREPARER'S KNOWLEDGE, NO UNDERGROUND STORAGE TANKS
OR HISTORIC STRUCTURES EXIST

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

**PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE
1105 SUSQUEHANNA AVENUE
LOT 96 LONG BEACH ESTATES P.B. 4 F. 131
ELECTION DISTRICT 15C6 BALTIMORE COUNTY, MD
SCALE: 1 INCH = 40 FEET JULY 3, 2016**



VICINITY MAP
SCALE: 1"=1000'

PETITIONER'S
EXHIBIT NO. 7A-F

OWNER
JASON AND MINA JACKSON
1105 SUSQUEHANNA AVENUE
BALTIMORE, MD. 21220
DEED REF: L. 36647 F. 408
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PHOTOS
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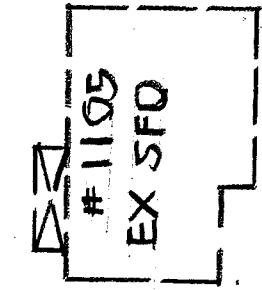
SUSQUEHANNA AVE.

EX PAVING

BEG PT

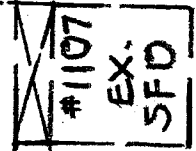
40' RW

100.04'

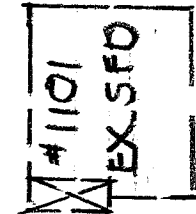


EX DRIVE

EX. DRIVE



839' TO CHESAPEAKE AVE.



300'



24' x 16' GARAGE/SHED
10' HIGH

300'

(97) N/F KELLER
L 15339 F 770
1519320000

(96)

(95)

N/F DINH
L 31200 F 106
1512000890

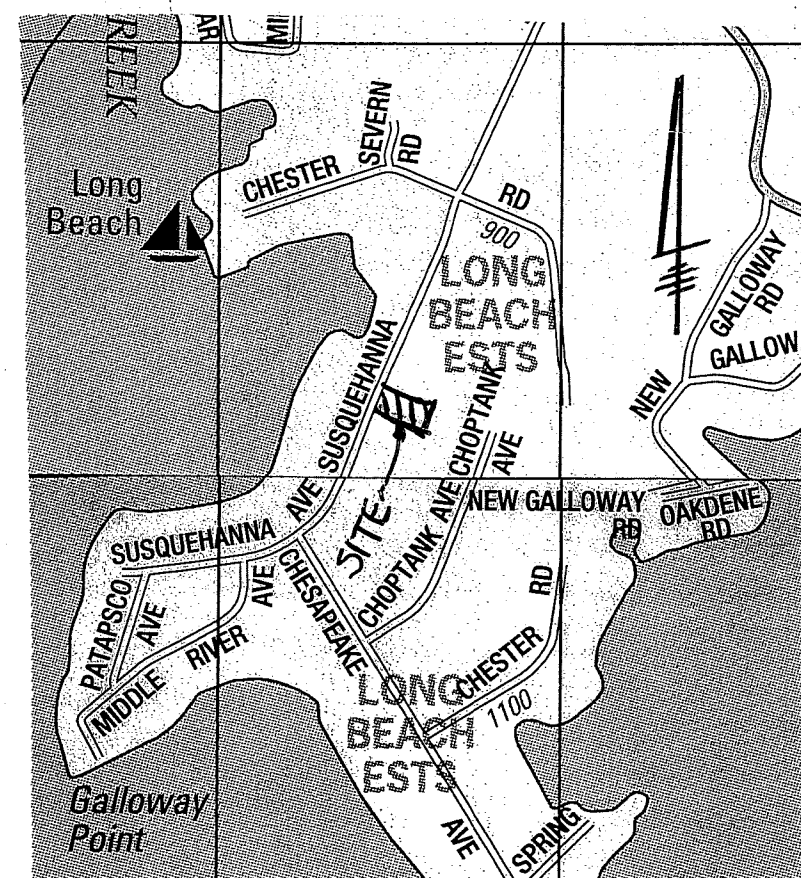
(115)

(VACANT)

(116)

N/F LOGUE
L 21644 F 569
1508301211

(117)



VICINITY MAP
SCALE: 1" = 1000'

OWNER

JASON AND MINA JACKSON
1105 SUSQUEHANNA AVENUE
BALTIMORE, MD. 21220
DEED REF: L. 36647 F. 408
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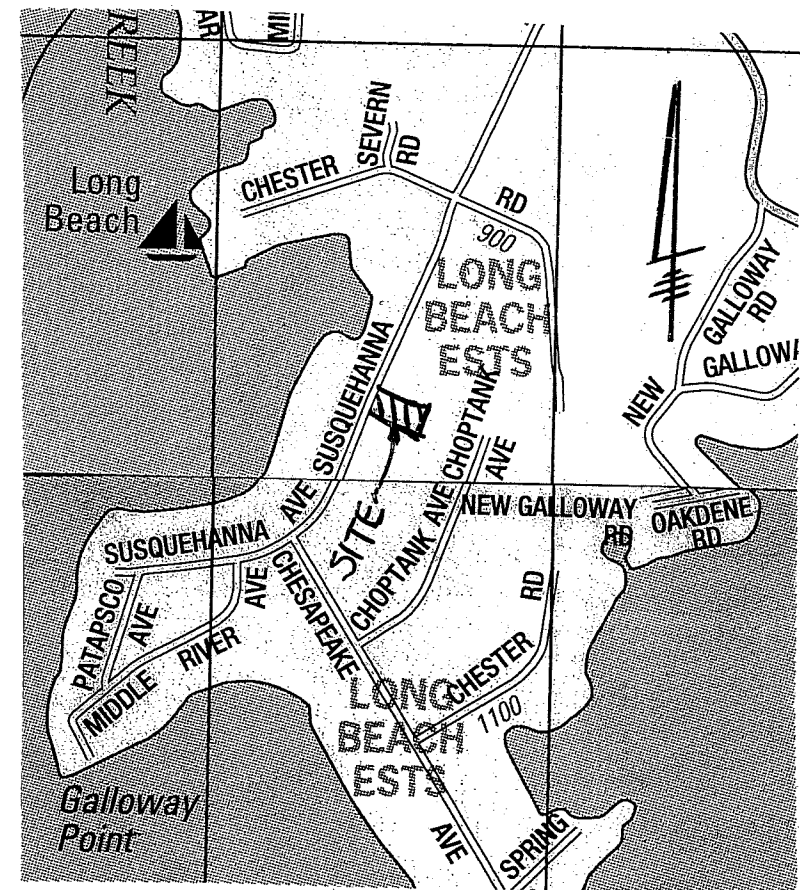
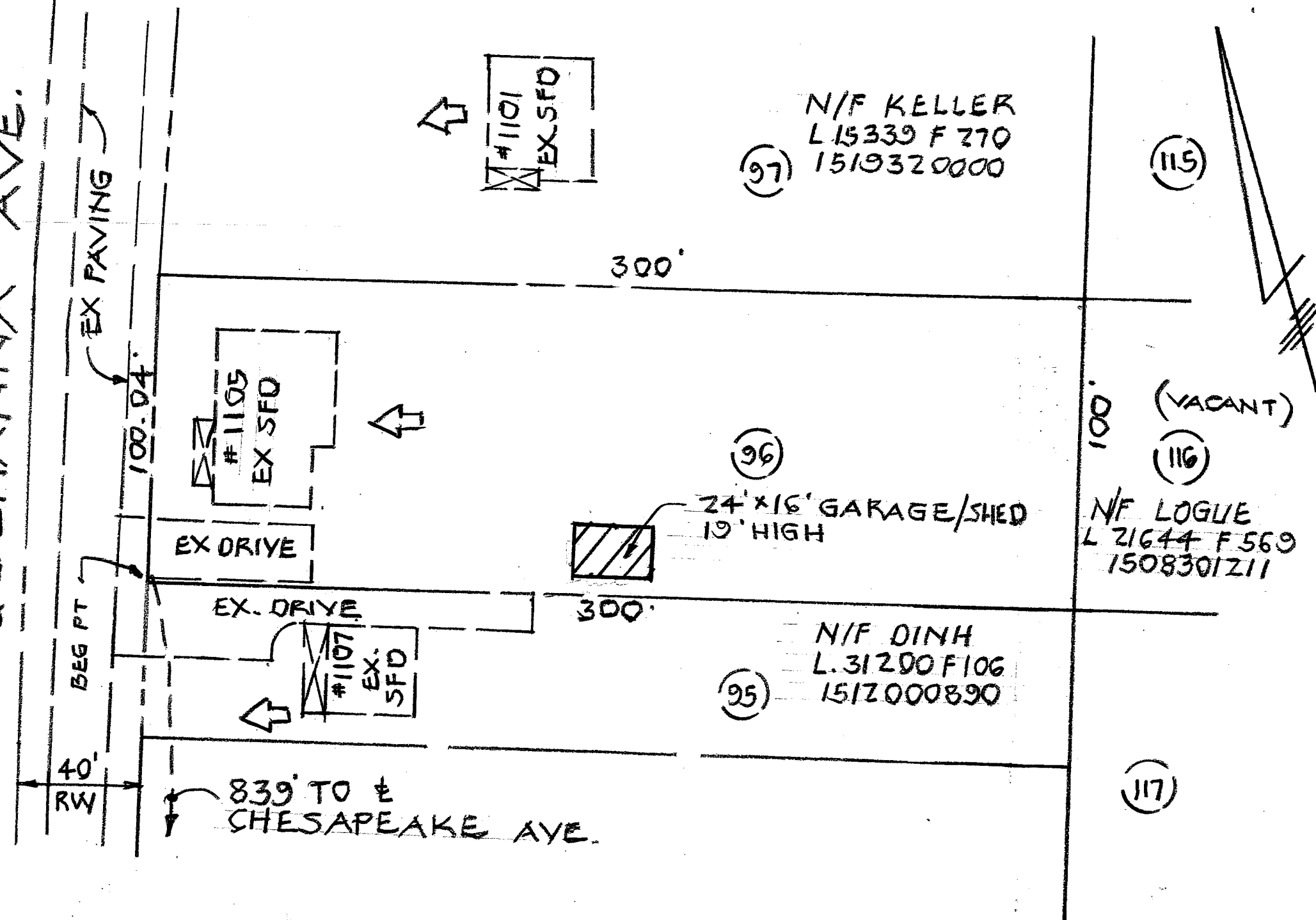
PETITIONER'S
EXHIBIT NO. 1

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1105 SUSQUEHANNA AVENUE
LOT 96 LONG BEACH ESTATES P.B. 4 F. 131
ELECTION DISTRICT 15C6 BALTIMORE COUNTY, MD
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SUSQUEHANNA AVE.



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SCALE: 1" = 1000'

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