

IN RE: PETITION FOR VARIANCE

(1105 Susquehanna Avenue)

15th Election District

6th Council District

Jason & Mina Jackson

Legal Owners

Petitioners

*

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*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2017-0178-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 & Mina Jackson, owners of the subject property ("Petitioners"). Petitioners are requesting variance relief from the Baltimore County Zoning Regulations (B.C.Z.R) to permit a 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.

Jason & Mina Jackson and David Billingsley appeared in support of the petition. Petitioners' neighbors, represented by Geoffrey Washington, Esq., attended the hearing as well. 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). That agency noted Petitioners would need to comply with Critical Area Regulations.

The property is approximately 30,000 square feet and is zoned DR 3.5. The property is improved with a single-family dwelling and an accessory structure in the rear yard. That structure is 19 ft. in height, which exceeds the 15 ft. maximum specified in B.C.Z.R. §400.3. Petitioners last year filed a petition for variance to "legitimize" this existing building, which request was opposed by their neighbors. See Case No. 2017-0037-A. That petition was denied, and the case

ORDER RECEIVED FOR FILING

Date

4/11/17

By

Sen

was not appealed.

Petitioners now propose to relocate the shed to the other side of their property, and a revised site plan was submitted showing this revision. Petitioners have also agreed to not construct any improvements within 30 ft. of the property boundary between the subject property and their neighbors' home. The neighbors (through counsel) indicated they do not oppose the variance request under these circumstances. While the relocation of the shed (which would still be 19 ft. in height) might not constitute a "material change" in circumstances sufficient to avoid the bar of *res judicata*, the relief requested is modest and will not adversely impact the neighborhood. *Seminary Galleria, LLC v. Dulaney Valley Improv. Ass'n.*, 192 Md. App. 719, 739-40 (2010) (discussing *res judicata* and material change in circumstances).

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).

Petitioners have met this test. The lot is narrow and deep, and is therefore unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be required to raze or reconstruct the detached accessory structure. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the lack of community and/or Baltimore County opposition.

THEREFORE, IT IS ORDERED, this 11th day of **April, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance to permit a detached accessory structure

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Date 4/11/17

By sen

(garage) with a height of 19 ft. in lieu of the maximum allowed 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners must within 30 days of the date hereof relocate the existing shed as shown on the redlined site plan attached as an exhibit hereto.
3. Petitioners shall not, so long as they own the property, construct any improvements within 30 ft. of the boundary line separating 1105 and 1107 Susquehanna Avenue.

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



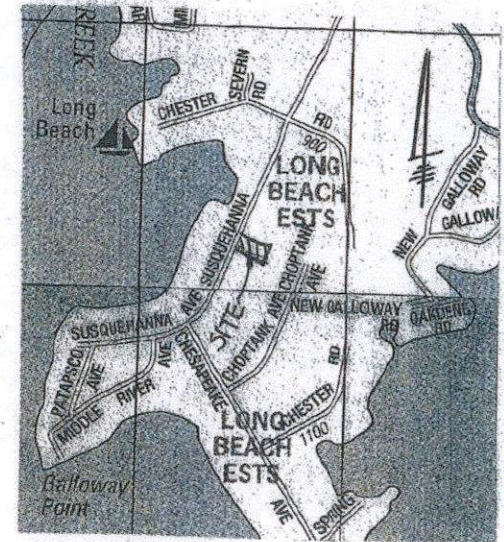
JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 4/11/17
By slh

By Ben



PETITIONERS

REV: 7-27-16

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



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

April 11, 2017

Jason & Mina Jackson
1105 Susquehanna Avenue
Baltimore, Maryland 21220

RE: Petition for Variance
Case No. 2017-0178-A
Property: 1105 Susquehanna Avenue

Dear Mr. & Mrs. Jackson:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

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 Office of Administrative Hearings at 410-887-3868.

Sincerely,

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

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: David Billingsley, 601 Charwood Ct., Edgewood, Maryland 21040
Geoffrey W. Washington, Esq., 7 St. Paul Street, Suite 600, Baltimore, MD 21202



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 AVENUE which is presently zoned DR 3.5
Deed References: L. 36647 F. 408 10 Digit Tax Account # 1508301210
Property Owner(s) Printed Name(s) JASON JACKSON AND MINA JACKSON

(SELECT THE HEARING(S) BY MARKING X 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. X a **Variance** from Section(s)

400.3 (BCZR) TO PERMIT A 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 AVE 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 2017-0178-A Filing Date 1/6/17 Do Not Schedule Dates: _____ Reviewer JCM

(1001)

July 14, 1958

RECEIVED
JUL 14 1958
FBI
NEW YORK

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.

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

No. **142844**

Date: **1.6.17**

PAID RECEIPT

BUSINESS ACTUAL TIME TRW
 1/09/2017 1/06/2017 09:21:21 3

CG #503 WALKIN CAN
 RECEIPT # 711544 1/06/2017 GFLR

Dept 5 528 ZONING VERIFICATION
 NO. 142844

Recpt Tot \$75.00

\$79.00 BT

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	006	0000		6150					75.00

Total: **75.00**

Rec From: **JASON JACKSON**

For: **2017-0178-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



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 4754982

Sold To:

Jason Jackson - CU00583171
1105 Susquehanna Ave
Middle River, MD 21220-4339

Bill To:

Jason Jackson - CU00583171
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:

Feb 07, 2017

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

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: # 2017-0178-A 1105 Susquehanna Avenue E/S Susquehanna Avenue, north of intersection of Chesapeake Avenue 15th Election District - 6th Councilmanic District Legal Owner(s) Jason & Mina Jackson Variance: to permit a detached accessory structure (garage) with a height of 19 ft. in lieu of the maximum allowed 15 ft. Hearing: Monday, February 27, 2017 at 10:00 a.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. JIT 2/6/15 Feb. 7 4754982

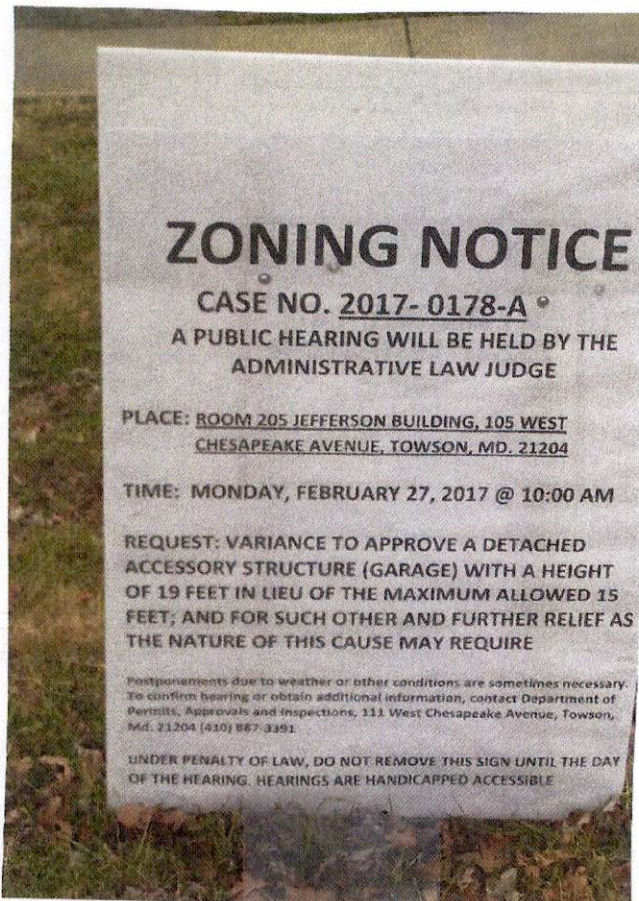
CERTIFICATE OF POSTING

Date: FEBRUARY 3, 2017

RE: Project Name: 1105 SUSQUEHANNA AVENUE
Case Number /PAI Number: 2017-0178-A
Petitioner/Developer: JASON AND MINA JACKSON
Date of Hearing/Closing: FEBRUARY 27, 2017

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 FEBRUARY 3, 2017
(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)

**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/neighbor 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 twenty (20) 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: 2017-0178-A

Property Address: 1105 SUSQUEHANNA AVE

Property Description: _____

Legal Owners (Petitioners): JASON JACKSON

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: JASON JACKSON

Company/Firm (if applicable): _____

Address: 1105 SUSQUEHANNA AVE

BALTO MD 21220

Telephone Number: (410) 678-8719

Revised 7/9/2015

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 7, 2017 Issue - Jeffersonian

Please forward billing to:

Jason Jackson
1105 Susquehanna Avenue
Baltimore, MD 21220

410-679-8719

NOTICE OF ZONING HEARING

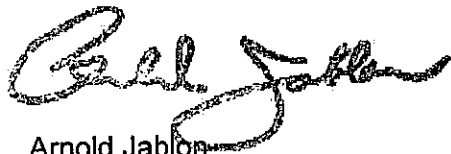
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0178-A

1105 Susquehanna Avenue
E/s Susquehanna Avenue, north of intersection of Chesapeake Avenue
15th Election District – 6th Councilmanic District
Legal Owners: Jason & Mina Jackson

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

Hearing: Monday, February 27, 2017 at 10:00 a.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.



KEVIN KAMENETZ
County Executive

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

January 30, 2017

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: 2017-0178-A

1105 Susquehanna Avenue

E/s Susquehanna Avenue, north of intersection of Chesapeake Avenue

15th Election District – 6th Councilmanic District

Legal Owners: Jason & Mina Jackson

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

Hearing: Monday, February 27, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Jason & Mina 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 TUESDAY, FEBRUARY 7, 2017.**
- (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.**



KEVIN KAMENETZ
County Executive

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

February 22, 2017

Jason & Mina Jackson
1105 Susquehanna Avenue
Baltimore MD 21220

RE: Case Number: 2017-0178 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 January 6, 2017. 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." in a cursive style.

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: 1/11/17

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. 2017-0178-A

Variance
Jason & Mina Jackson
1105 Susquehanna 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
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

2-27

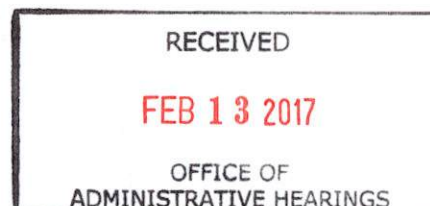
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 2/9/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-178



INFORMATION:

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

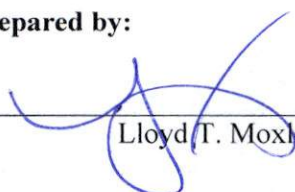
The Department of Planning has reviewed the petition for variance to permit an existing detached accessory structure (garage) with a height of 19 feet in lieu of the maximum allowed 15 feet.

A site visit was conducted on January 19, 2017. The property was the subject of prior Case No. 2017-0037. The Administrative Law Judge denied the petitioned zoning relief in that case.

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

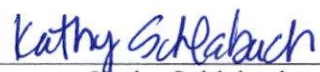
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Krystle Patchak
David Billingsley
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: January 20, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0178-A
Address 1105 Susquehanna Avenue
(Jackson Property)

Zoning Advisory Committee Meeting of **January 16, 2017**.

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

ADMINISTRATIVE HEARINGS
OFFICE OF

JAN 30 2013

RECEIVED

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: January 18, 2017

0007

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 19, 2017

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

SUBJECT: Zoning Advisory Committee Meeting
For January 16, 2017
Item No. 2017-0170, 0171, 0172, 0173, 0174, 0175 and 0178

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

DAK:CEN
cc:file
G:\DevPlanRev\ZAC -No Comments\ZAC01162017.doc

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
1105 Susquehanna Avenue; E/S Susquehanna	*	
Avenue, 839' N c/line Chesapeake Avenue	*	OF ADMINISTRATIVE
15 th Election & 6 th Councilmanic Districts	*	
Legal Owner(s): Jason & Mina Jackson	*	HEARINGS FOR
Petitioner(s)	*	
	*	BALTIMORE COUNTY
	*	
	*	2017-178-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.

RECEIVED

JAN 12 2017

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of January, 2017, 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

M E M O R A N D U M

DATE: May 12, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0178-A- Appeal Period Expired

The appeal period for the above-referenced case expired on May 11, 2017. 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.'

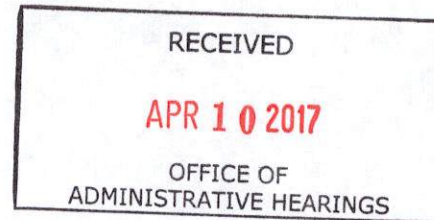
c: ✓ Case File
Office of Administrative Hearings

YB 2-27-17
10 Am

CENTRAL DRAFTING AND DESIGN
601 CHARWOOD COURT
EDGEWOOD, MARYLAND 21040
(410) 679-8719 FAX (410) 679-1298

April 8, 2017

John E. Beverungen
Administrative Law Judge for Baltimore County
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204



RE: Petition for Variance
1105 Susquehanna Avenue
Case No. 2017-0178-A

Dear Judge Beverungen:

An agreement has been reached by Petitioners and Protestants. The proposed garage / shed will be relocated to the north side of the Petitioners property as shown on Exhibit 1 presented at the hearing. Both parties agree that no **accessory buildings** can be constructed within the cross hatched area shown in red on the attached copy of Exhibit 1. Terms of the agreement are also shown on the plan.

I have also enclosed reduced copies of the red lined plan of Exhibit 1 signed by each party. Hopefully, this will aid you in issuing an order satisfactory to both parties.

Should you need any additional information, please do not hesitate to contact me. Thank you for your patience and consideration in this matter.

Very truly yours,

A handwritten signature in blue ink that reads "David W. Billingsley".

David W. Billingsley

Enclosures

Cc: Geoffrey W. Washington, Esq.
Jason and Mina Jackson

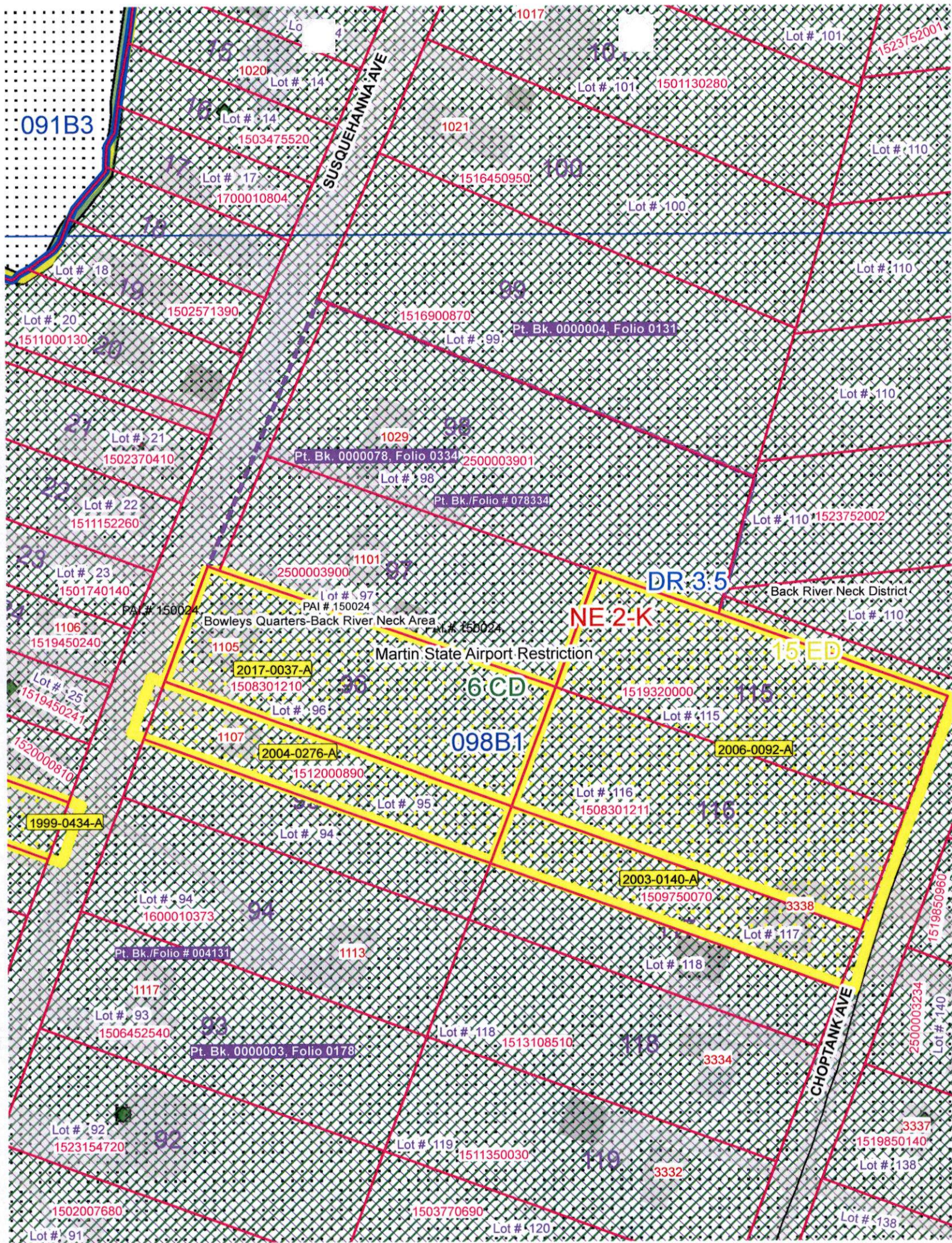
Real Property Data Search Guide to searching the database

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
1913	2,276 SF				29,900 SF
County Use					
04					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
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					

CASE NAME 1105 SUSQUEHANNA AVE.
CASE NUMBER 2017- ~~093004~~ 0178-A
DATE 2/27/2017

[illegible]



LTIMORE COUNTY MAR' 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.: 2017-0178 - A
Legal Owner/Petitioner: JASON & MINN JACKSON
Contract Purchaser:
Property Address: 1105 SUSQUEHANNA AVE
Location Description: E/S OF SUSQUEHANNA AVE 839 FT N OF THE INTERSECTION
with 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 Charles LAMASA Esq.
410-456-3120

ADDRESS 1023 Cathedral ST.
Baltimore MD 21201
LAMASA@LAW@AOL.COM

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	Lewis Mayer		11/19/2015	Inspection Scheduled		

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

Property

1105 SUSQUEHANNA AVE
MIDDLE RIVER, MD 21220
Tax Id: 1508301210

Owner

JACKSON JASON JACKSON MINA
1105 SUSQUEHANNA AVE
MIDDLE RIVER, MD 21220

443-869-1379

Complainant

Charles Lamasas 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>
Lewis Mayer		Initial Inspection	Scheduled		

Lien Information - No Lien

Comments Detail - No Comments

11.27.15. STRUCTURE built in REAR OF YARD with post-
and also mail connection. NOTICE 3/12.11.15. T. KIDDER

Call
TIM DINH - 706-987-3480
Home
- 410-335-4208
Neighbor
8.4. SET for hearing

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 Actions 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

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
LAND:	126,400	126,400		FCV	ASSESS	ASSESS
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
 AREAS CODE YEAR NO

-----STRUCTURE-----

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

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

GEO CODE N/A LAND-USE

82 NO R

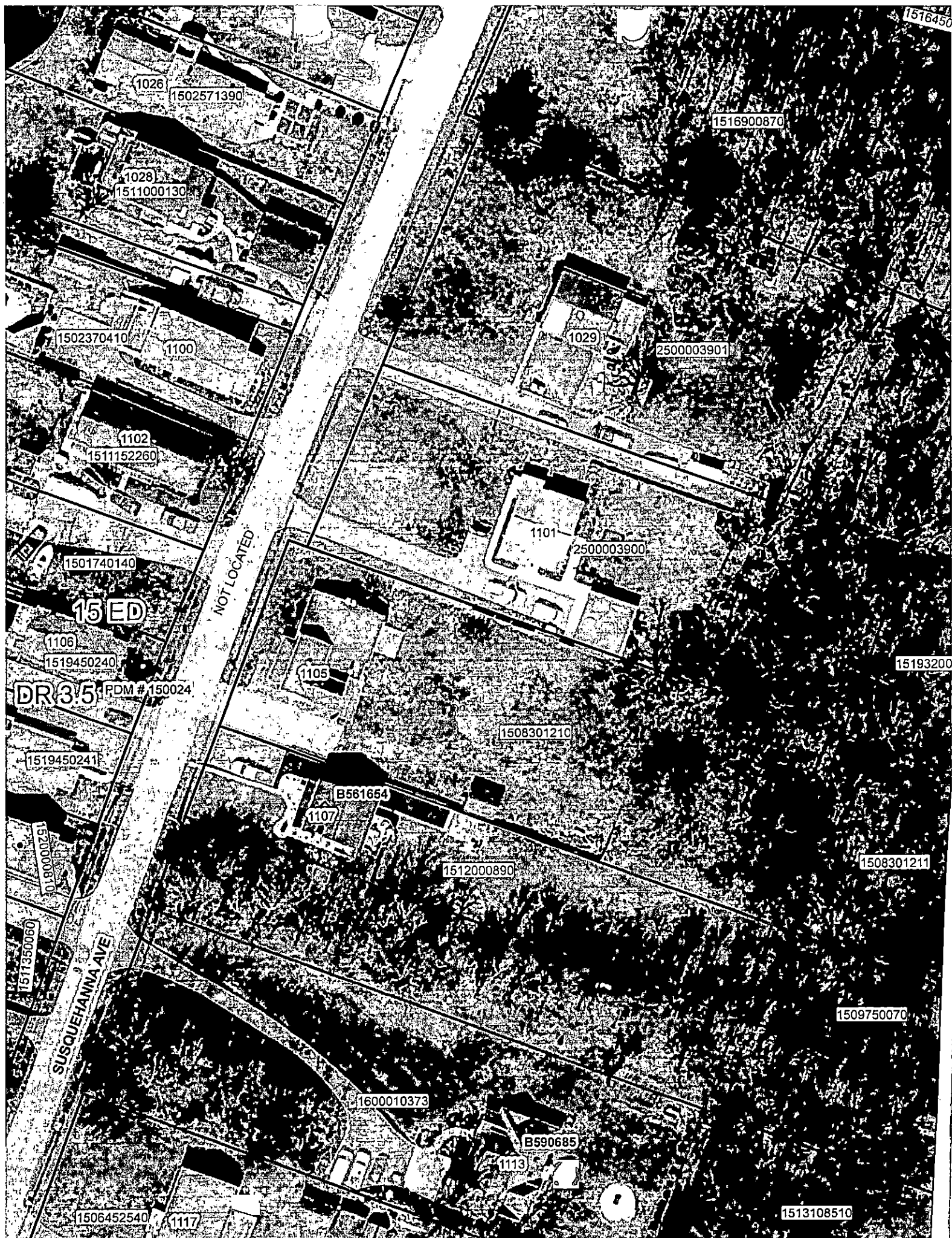
STATE TAXABLE ASSESS

ASSESS: 207,300

ASSESS: 207,300

ASSESS: 0

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



IN RE: PETITION FOR VARIANCE

(1105 Susquehanna Avenue)

15th Election District

6th Council District

Jason and Mina Jackson, *Legal Owners*

Petitioners

*

*

*

*

*

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

Sen

UPDATE / MESSAGE FORM

DATE: 11.30.16

INSPECTOR: T. Kidd

CASE: ^{CB} 1500730

ADDRESS: 1105 Susquehanna Ave

COMMENTS: Variance Case # 2017-0037-A

was Denied past Appeal Time
Building still on property will
Set for Hearing - 1.3.2017

R/C 12.22.16 T. Kidd

12.16 Posted & mailed
citation for hearing LP

Entered into Accela _____



OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

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

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION

Citation Case No. CB 1500730 Facility No. _____ 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 COUNTY LAWS:

Baltimore County Building Code
PART 12.1.3 /

Failure To Comply with an
Order issued by the Building Official

PETITION FOR VARIANCE case No # 2017-0037-A
was hereby DENIED AND has passed 30 DAY
Appeal, Building to be Remove

Please call IF ANY QUESTIONS 410-887-3953

Pursuant to the Baltimore County Code, as a result of the violation(s) cited herein a civil penalty has been assessed in the amount indicated.

13,000

A quasi-judicial hearing has been pre-scheduled in the Jefferson Building, Room 205, 105 W. Chesapeake Avenue, Towson, MD 21204

DATE: JAN 13 2017 TIME: 9:00 A.M.

IF A VIOLATOR DOES NOT APPEAR AT THE CODE ENFORCEMENT HEARING, THE CITATION AND ANY CIVIL
PENALTY ARE DEEMED A NON-APPEALABLE FINAL ORDER OF THE CODE OFFICIAL OR THE DIRECTOR.

I do solemnly declare and affirm, under the penalty of perjury, that the contents stated above are true and correct to the best of my knowledge,
information, and belief.

Inspector Printed Name: Tim Kidd

Inspector Signature: Tim Kidd

Date: 11 30 16

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



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	Pre Hearing Insp Complete	12/22/2016	01/03/2017

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	Monitor	Monitor	
Timothy Kidd	09/12/2016	Re-Inspection	Correction Notice Issued	Correction Notice Issued	
Timothy Kidd	11/30/2016	Re-Inspection	Citation Issued	Citation Issued	
Timothy Kidd	11/30/2016	Pre Hearing Inspection	In Violation	In Violation	

Lien Information - No Lien

Comments Detail

8/9/2016: Owners filing for variance #2017-0036A will follow-up with date of hearing R/C 8/31/16 ***TK/lk
 8/9/2016: Structure built in rear of yard. Will post and also mail correction notice. R/C 12.11.15 ***TK/lr
 9/14/2016: Correction notice has been posted at property. Variance hearing set for 09/28/16. Recheck 10/12/16. ***TK/sph
 12/1/2016: Variance Case #2017-0037-A was denied. Past appeal time building still on property. Will set for Hearing 1/3/17. Posted & mailed citation for hearing. R/C 12/22/16 ***TK/lk

1/3-17- Cancell Hearing. owners ~~are~~ ^{denied} in process of filing for second hearing in relocating shed in rear yard. will follow up on date R/C 1/10/17. T-Kidd LK

UPDATE / MESSAGE FORM

DATE: 1.6.17

INSPECTOR: T. Kidd

CASE: CB 7500730

ADDRESS: 1105 Susquehanna Ave

COMMENTS: Received ^{coming} Hearing case number
2017-0178-A only. Will try to Find DATE.
AND Also will try to have Hearing move
up sooner than the normal set time.
R/c 1-12-17 T. Kidd plh

Entered into Accela _____



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 AVENUE which is presently zoned DR 3.5
 Deed References: L. 36647 F. 408 10 Digit Tax Account # 1508301210
 Property Owner(s) Printed Name(s) JASON JACKSON AND MINA JACKSON

(SELECT THE HEARING(S) BY MARKING X 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. X a Variance from Section(s)

400.3 (BCZR) TO PERMIT A 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 AVE 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 _____ Filing Date / / Do Not Schedule Dates: _____ Reviewer _____

115

100 (VACANT)
(116)
N/F LOGUE
L 21644-F 569
150830/211

DINH
ZOO F106
Z000820

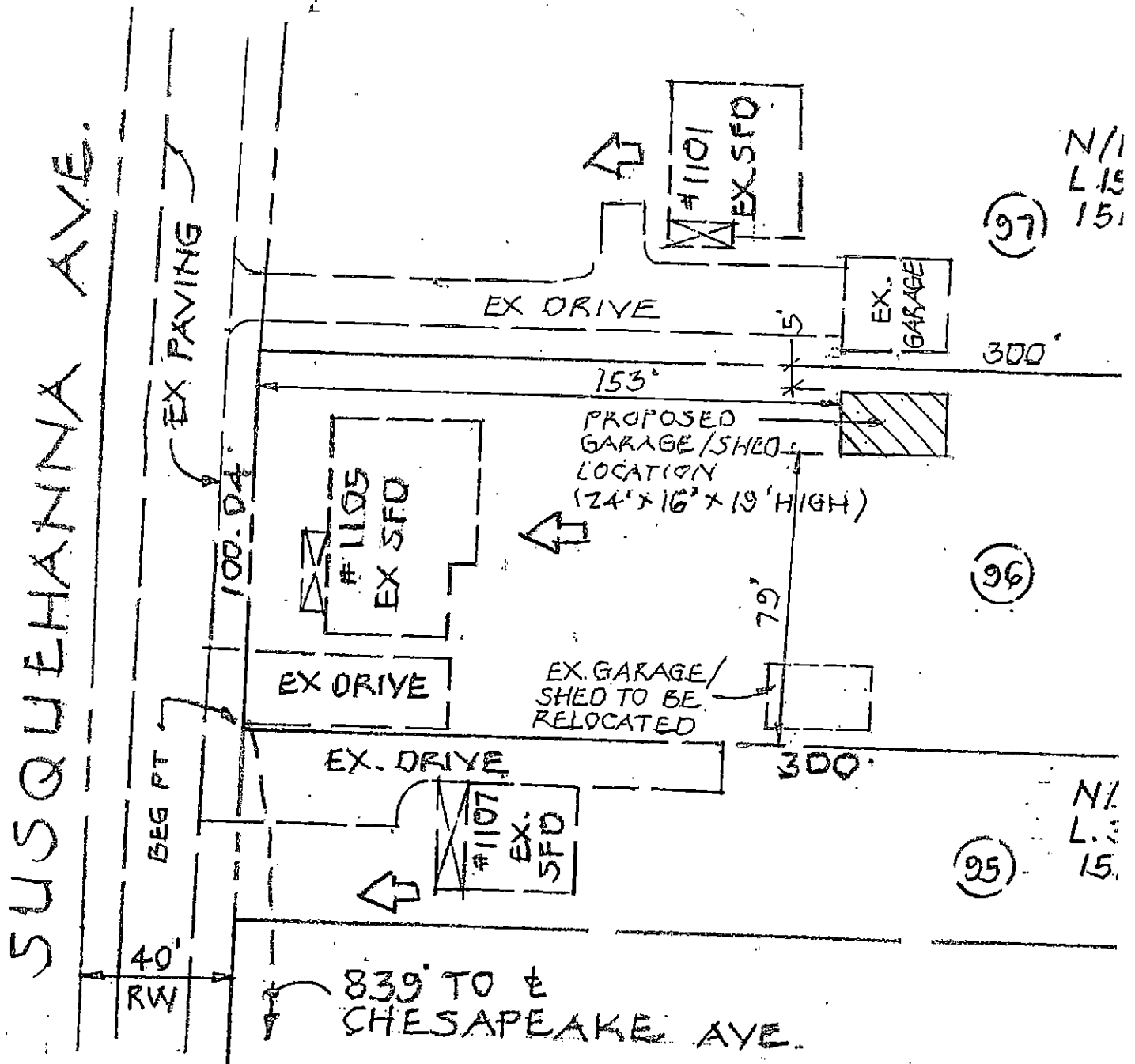
(117)

VICINITY MAP
SCALE: 1" = 1000'

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

SCALE: 1 INCH = 40 FEET DEC. 3, 2016

WITHOUT A PERMIT
VKS



PREVIOUS ZONING HISTORY

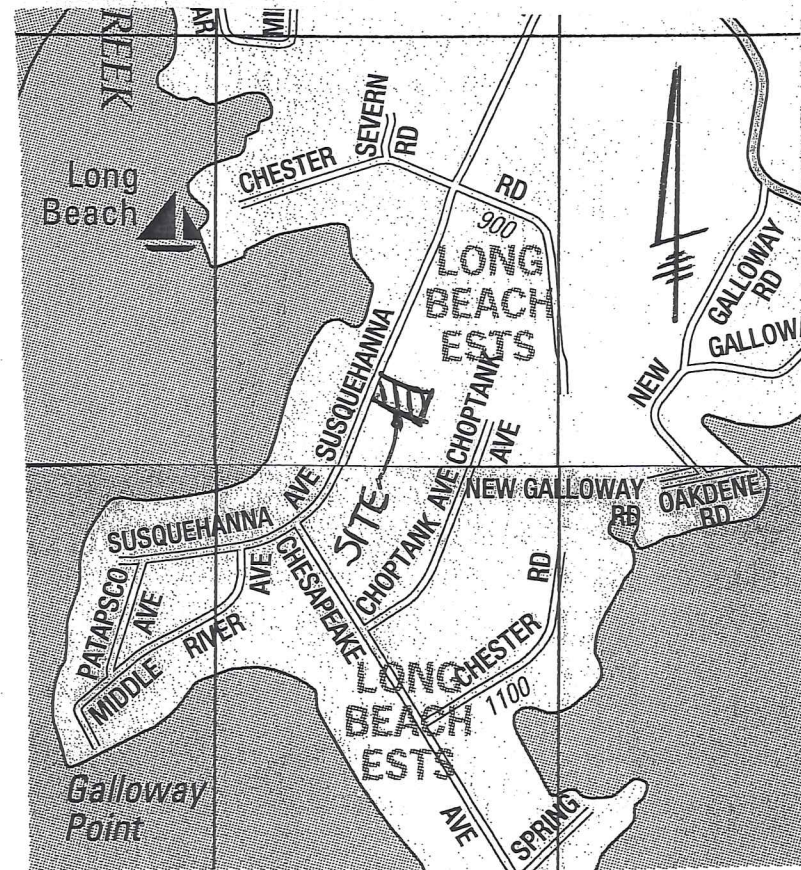
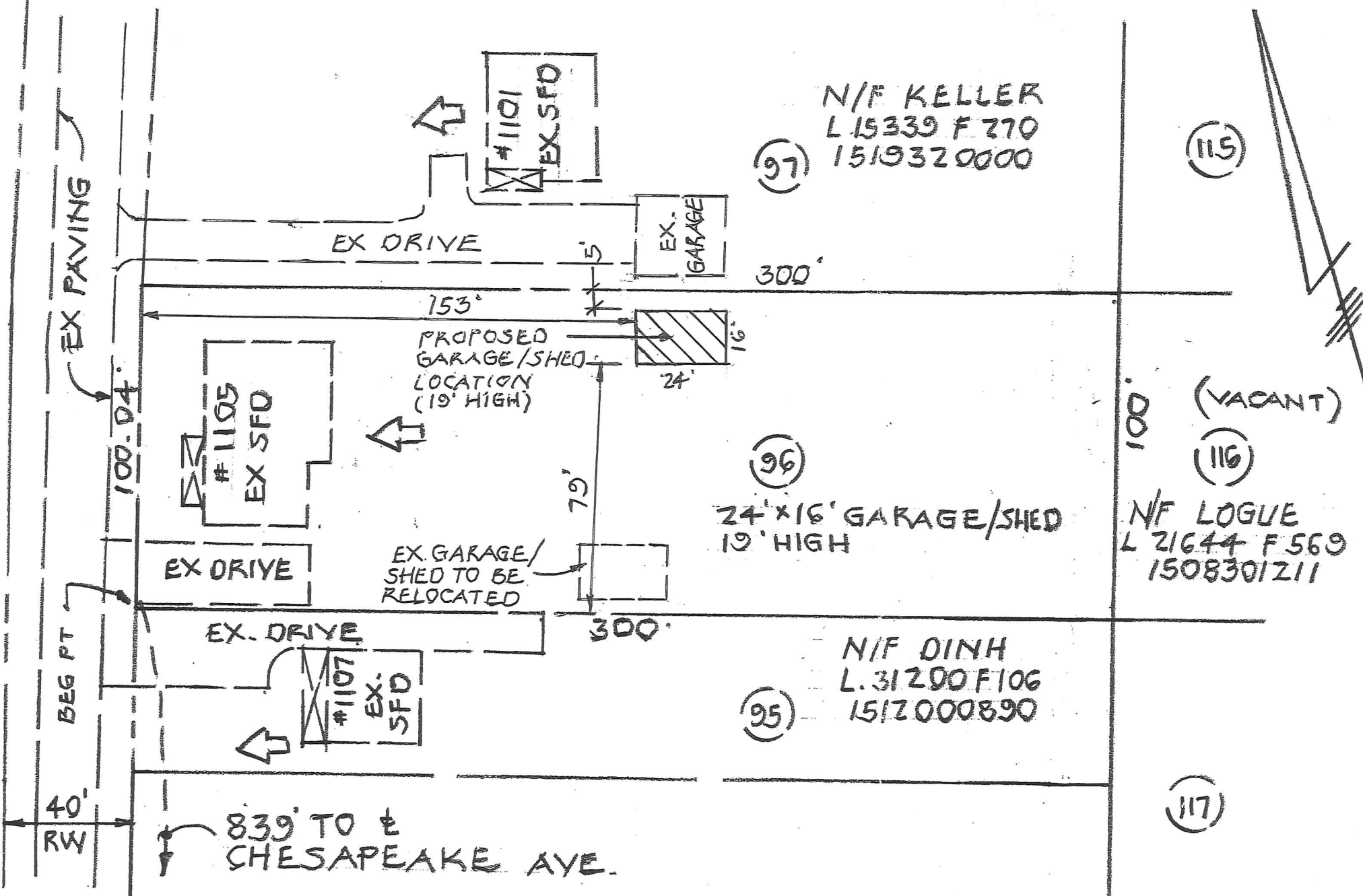
CASE NO. 2017-0037-A DENIED A VARIANCE TO PERMIT ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT OF MAXIMUM ALLOWED 15 FEET

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. SEE VIOLATION NO. 1500730 FOR CONSTRUCTION OF A STRUCTURE
7. TO THE PREPARER'S KNOWLEDGE, NO UNDERGROUND STORAGE TANKS OR HISTORIC STRUCTURES EXIST

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

2017-0178-A

PREVIOUS ZONING HISTORY

CASE NO. 2017-0037-A DENIED A VARIANCE TO PERMIT AN EXISTING DETACHED ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT OF 19 FEET IN LIEU OF THE MAXIMUM ALLOWED 15 FEET

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. SEE VIOLATION NO. 1500730 FOR CONSTRUCTION OF A STUCTURE WITHOUT A PERMIT
7. TO THE PREPARER'S KNOWLEDGE, NO UNDERGROUND STORAGE TANKS OR HISTORIC STRUCTURES EXIST

**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 DEC. 3, 2016**

SUSQUEHANNA AVE.

EX PAVING

BEG PT

40' RW

100'-04"

#1105
EX SFD

EX DRIVE

EX. DRIVE

#1107
EX. SFD

839' TO CHESAPEAKE AVE.

EX DRIVE

PROPOSED
GARAGE/SHED
LOCATION
(19' HIGH)

EX. GARAGE

24' 16'

79'

300'

(97)

N/F KELLER
L 15339 F 270
1519320000

(96)

(115)

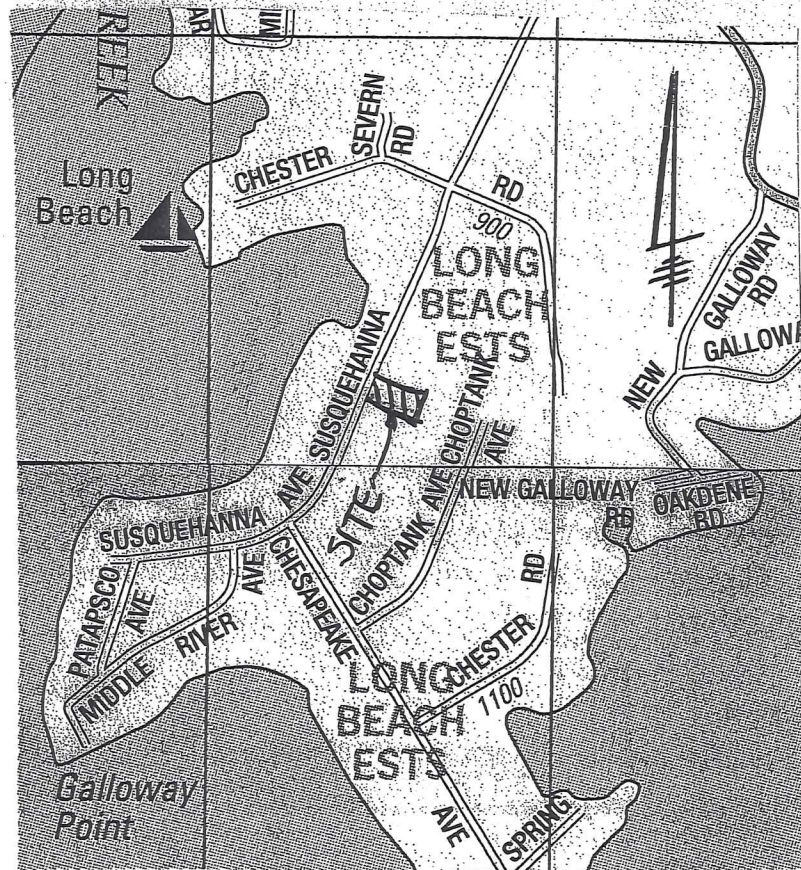
(VACANT)

(116)

N/F LOGUE
L 21644 F 569
1508301211

(95)

N/F DINH
L 31200 F 106
1512000890



VICINITY MAP
SCALE: 1" = 1000'

TERMS OF AGREEMENT BETWEEN PETITIONERS AND PROTESTANTS

1. THE PROTESTANTS WILL NOT OPPOSE THE PETITIONER'S REQUEST TO CONSTRUCT A 19 FOOT HIGH GARAGE / SHED ALONG THE PETITIONER'S NORTHERN PROPERTY LINE AS SHOWN ON PETITIONER'S EXHIBIT NO. 1
2. THE PETITIONER'S AGREE NOT TO CONSTRUCT ANY ACCESSORY BUILDINGS, WITHIN THE AREA CROSS HATCHED IN RED ON PETITIONER'S EXHIBIT NO.1.
3. THE PETITIONER'S WILL FILE FOR THE BUILDING PERMIT FOR THE GARAGE / SHED WITHIN 3 DAYS OF THE EXECUTION OF THIS AGREEMENT BY BOTH PARTIES. THE PETITIONERS WILL PROCESS THE PERMIT THROUGH THE COUNTY AGENCIES IN A TIMELY MANNER SO THAT THE GARAGE / SHED CAN BE RELOCATED WITHIN 60 DAYS OF THE ADMINISTRATIVE LAW JUDGES ORDER.
4. THIS AGREEMENT SHALL BE MADE PART OF THE ADMINISTRATIVE LAW JUDGE'S ORDER AND SHALL REMAIN IN EFFECT UNTIL SUCH TIME THAT THE PETITIONERS SELL THEIR INTEREST IN THE SUBJECT PROPERTY TO AN UNRELATED PARTY.

PREVIOUS ZONING HISTORY

CASE NO. 2017-0037-A DENIED A VARIANCE TO PERMIT AN EXISTING DETACHED ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT OF 19 FEET IN LIEU OF THE MAXIMUM ALLOWED 15 FEET

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. SEE VIOLATION NO. 1500730 FOR CONSTRUCTION OF A STRUCTURE WITHOUT A PERMIT
7. TO THE PREPARER'S KNOWLEDGE, NO UNDERGROUND STORAGE TANKS OR HISTORIC STRUCTURES EXIST

OWNER

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

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

PETITIONER'S
EXHIBIT NO. 1

TIM N. DINH	TRACY A DINH	PROTESTANTS
JASON JACKSON	MINA JACKSON	PETITIONERS

**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 DEC. 3, 2016
REV: 2-27-16**