MEMORANDUM

DATE: August 5, 2020

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2020-0126-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on July 31, 2020. 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.'

/dlw

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(317 Sassafras Road)		
15th Election District	*	OFFICE OF ADMINISTRATIVE
7th Council District		
Wayne Jackum	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2020-0126-A**

* * * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the subject property, Wayne Jackum ("Petitioner"). The Petitioner is requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit an accessory structure (a detached garage) with a height of 24 ft. in lieu of the maximum allowed 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee ("ZAC") comments were received and are made part of the record of this case. A ZAC comment was submitted by the Department of Environmental Protection and Sustainability ("DEPS"), dated June 17, 2020, indicating that the Limited Development Area ("LDA") is subject to Critical Area requirements.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on June 12, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to

indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts to satisfy the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioner.

Although the Department of Planning did not make any recommendations related to the proposed accessory building (detached garage) height and usage, I will impose conditions that the detached garage shall not be converted into a dwelling unit or apartment, shall not contain any sleeping quarters, living area, kitchen or bathroom facilities, and shall not be used for commercial purposes.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this **1st** day of July**, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit an accessory structure (a detached garage) with a height of 24 ft. in lieu of the maximum allowed 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

- Petitioner or subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The proposed detached garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

- The proposed detached garage shall not be used for commercial purposes.

- Petitioner shall comply with the ZAC comments submitted by DEPS, dated June 17, 2020; a copy of which is attached hereto and made a part hereof.

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

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm

ORDER RECEIVED FOR FILING
Date 7/1/20
By D Mannon

ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 317 Sassafras Rd. Essex Md 21221 **Currently zoned** DR 3.5

Deed Reference 15756 / 00269 10 Digit Tax Account # 1 8 0 0 0 0 0 9 6 5

Owner(s) Printed Name(s) Wayne Jackson

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ✓ **ADMINISTRATIVE VARIANCE** from Section(s) 400.3 (BCZR) To permit a proposed accessory structure with a height of 24 feet in lieu of the maximum height of 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ____ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (*indicate type of work in this space: i.e., to raze, alter or construct addition to building*)

of the Baltimore County Code, to the development law of Baltimore County.

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

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

WAYNE JACKSON

Name #1 – Type or Print | Name # 2 – Type or Print

Signature #1 | Signature # 2

317 Sassafras Rd Essex Md.

Mailing Address | City | State

21221 | 410-238-7118 | wjackson@aol.com

Zip Code | Telephone # | Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address | City | State

Zip Code | Telephone # | Email Address

ORDER RECEIVED FOR FILING

Date 7/2/20

By DMunson

Representative to be contacted:

JAMES MARTIN

Name – Type or Print

Signature

P.O Box 1272 Pasadena Md.

Mailing Address | City | State

21122 | 443-618-8047 | proposals4cgroup@gmail.com

Zip Code | Telephone # | Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0126-A **Filing Date** 6/1/20 **Estimated Posting Date** 6/14/20 **Reviewer** JR

Rev 5/5/2016

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 317 SASSAFRAS Rd FISSEY MD 21221

Print or Type Address of property | City | State | Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. **(Clearly state <u>practical difficulty or hardship</u> here)**

So over the last 20-30 years I have been building my team set and it has taken over my Basement so the garage is for protection for my cars + all the stuff in the Basement and the two sheds will go to the garage. The two sheds to be removed from the Back yard to have more square footage. This garage is needed

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Signature of Owner (Affiant) | Signature of Owner (Affiant)

Wayne Jakum

Name- Print or Type | Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of April, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: WAYNE JAKUM

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal.

Dawn Mixon
My Commission Expires
07/25/2022

Notary Public

07/25/2022

My Commission Expires

REV. 5/5/2016

Dawn Mixon
My Commission Expires
07/25/2022

2020-0126-A

ZONING DESCRIPTION FOR 317 Sassafras Road

Beginning at a point on the east side of Sassafras Road with a right of way width of 50 feet wide at a distance of 690 feet south of Middleborough Road with a right of way width of 50 feet. Being lot 2 in the subdivision of Middle-Dea as recording in Baltimore County Plat Book 0041, Folio 0074, containing 10,360 square feet lot, Located in 15th election district and 7th councilman district.

RE-CERTIFICATION OF POSTING

RE: Case No. 2020-0126-A

Petitioner: Wayne Jakum

Closing Date: 6/29/20

Baltimore County Department of

Permits, Approvals and Inspections

Room 111, County Office Building

111 W. Chesapeake Ave.

Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s) were posted conspicuously on the property located at

317 Sassafras Rd. – (front W. side of property) - (1 of 2)

317 Sassafras Rd. – (front E. side of property) - (2 of 2)

on 6/12/20 and re-photographed on 6/24/20 .

Sincerely,

R.Hoffman (signed) 6/25/20

Richard E. Hoffman

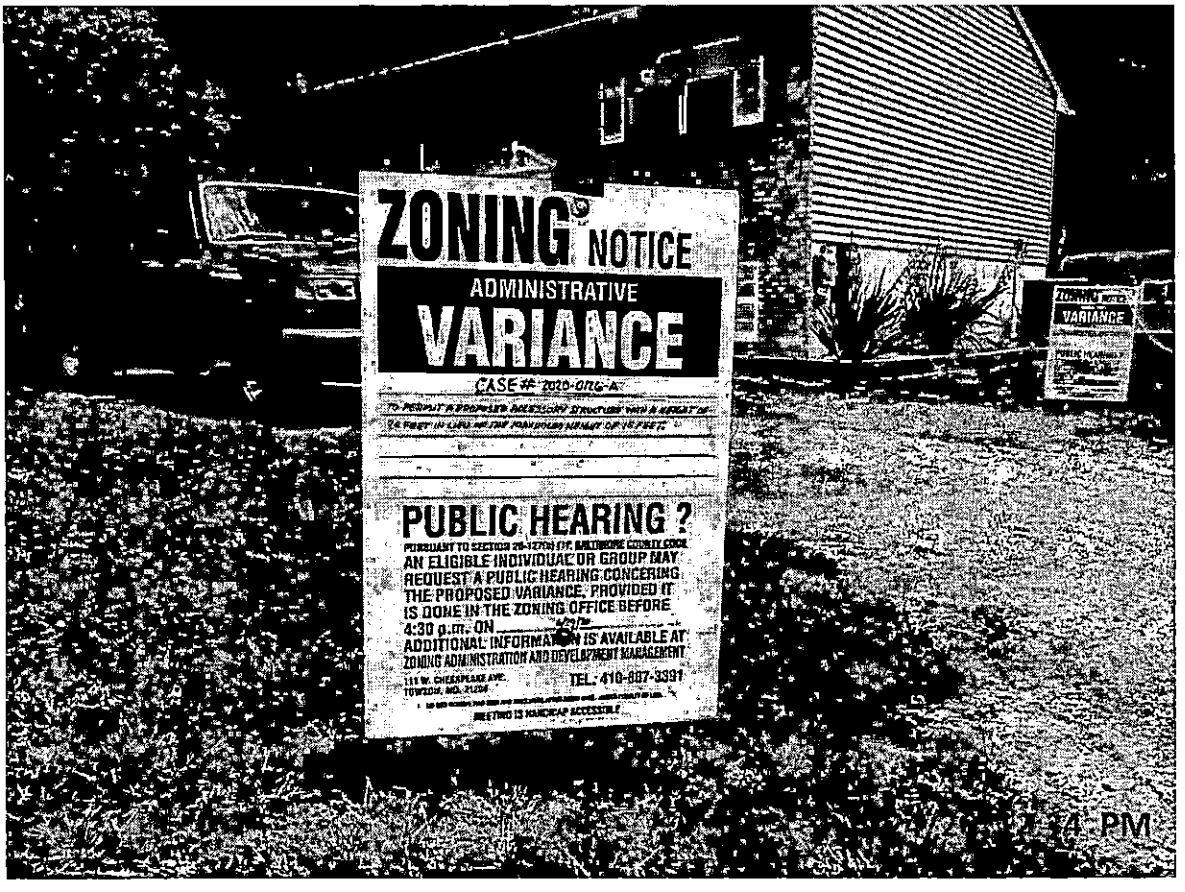
904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Re-Certification of Posting

Case No 2020-0126-A



317 Sassafras Rd. (front-W. side of property – (1 of 2)

Richard E. Hoffman (signed) 6/25/20

Richard E. Hoffman

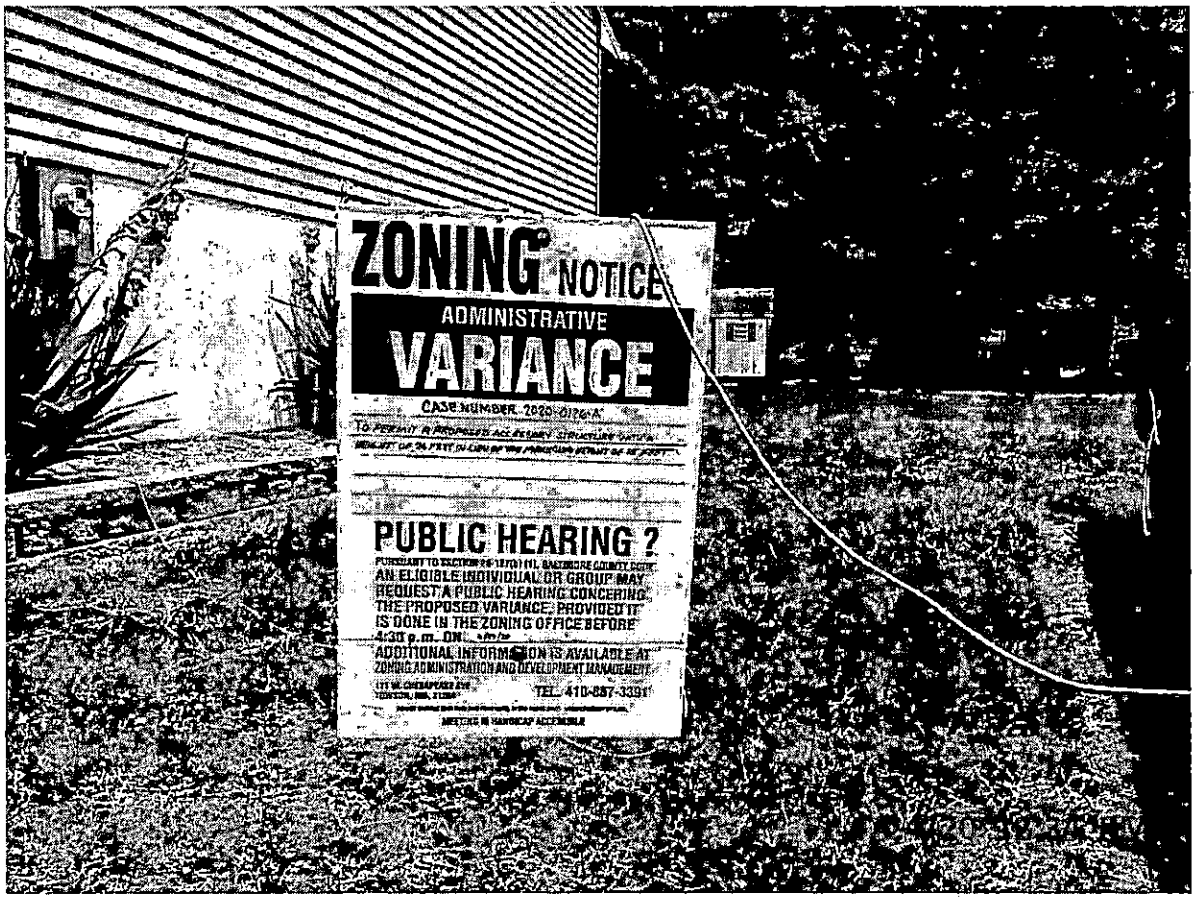
904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Re-Certification of Posting

Case No 2020-0126-A



317 Sassafras Rd. (front-E. side of property – 2 of 2)

Richard E. Hoffman (signed) 6/25/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

(Av) 6-29-20

Debra Wiley

From: RICHARD HOFFMAN <dick_e@comcast.net>
Sent: Tuesday, June 23, 2020 2:25 PM
To: Administrative Hearings
Subject: Fwd: Case # 2020-0126-A / 317 Sassafras Road
Attachments: Cert. of posting - 317 Sassafras Rd.-cert..docx; Certification of Posting-317 Sassatras Rd.-1.docx; Certification of Posting-317 Sassatras Rd.-2.docx; Certification of Posting-317 Sassatras Rd.-3.docx

---------- Original Message ----------
From: RICHARD HOFFMAN <dick_e@comcast.net>
To: Administrativehearing@baltimorecountymd.gov
Date: June 23, 2020 at 12:34 PM
Subject: Case # 2020-0126-A / 317 Sassafras Road

Attached are the posting certifications for 317 Sassafras Rd. Kindly let me know they've been received.

Thanks,
Dickh

CERTIFICATION OF POSTING

RE: Case No. 2020-0126-A

Petitioner: Wayne Jakum

Closing Date: 6/29/20

Baltimore County Department of

Permits, Approvals and Inspections

Room 111, County Office Building

111 W. Chesapeake Ave.

Towson, Md. 21204

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317 Sassafras Rd. – (front W. side of property) - (1 of 3)

317 Sassafras Rd. – (front E. side of property) - (2 of 3)

317 Sassafras Rd. - (enlargement of sign wording) - (3 of 3)

on 6/12/20

Sincerely,

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Certification of Posting

Case No 2020-0126-A

317 Sassafras Rd. (front-W. side of property – 1 of 3)

Richard E. Hoffman

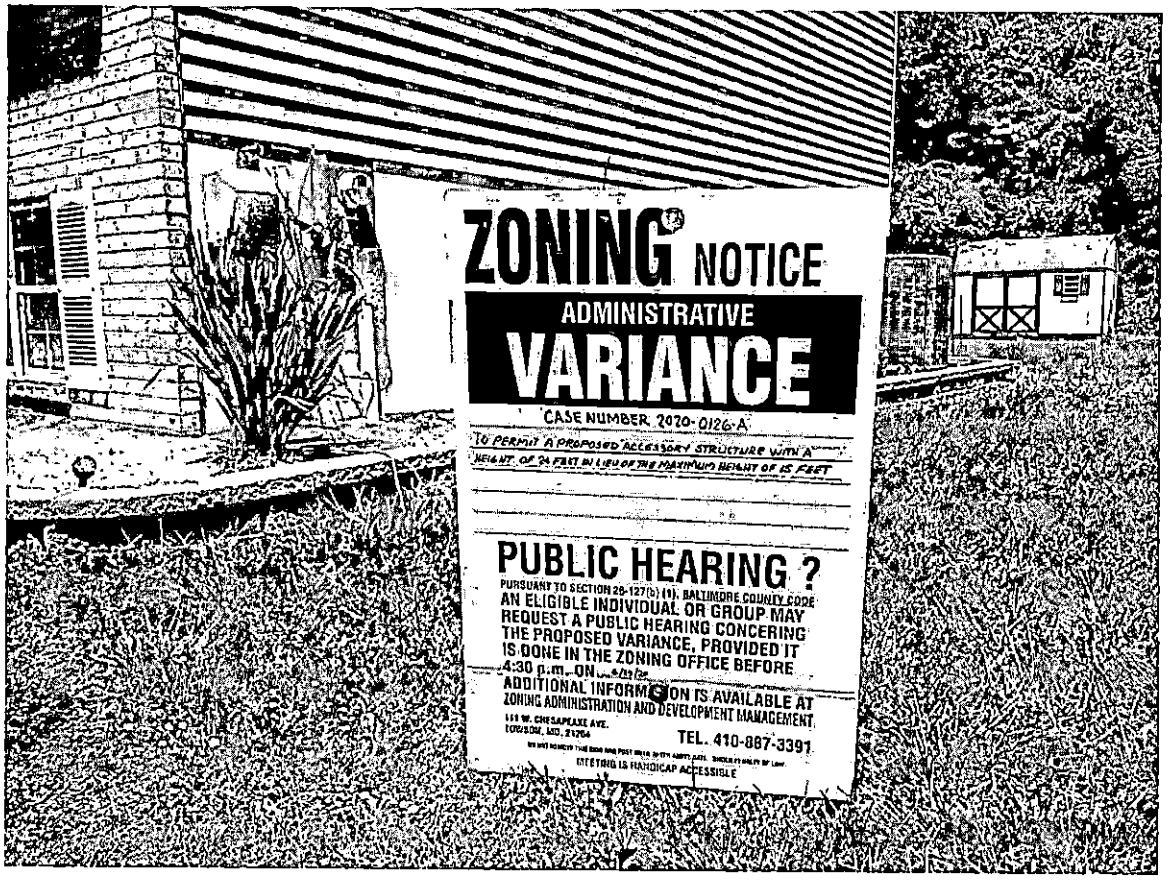
904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting

Case No 2020-0126-A



317 Sassafras Rd. (front-E. side of property – 2 of 3)

Richard E. Hoffman

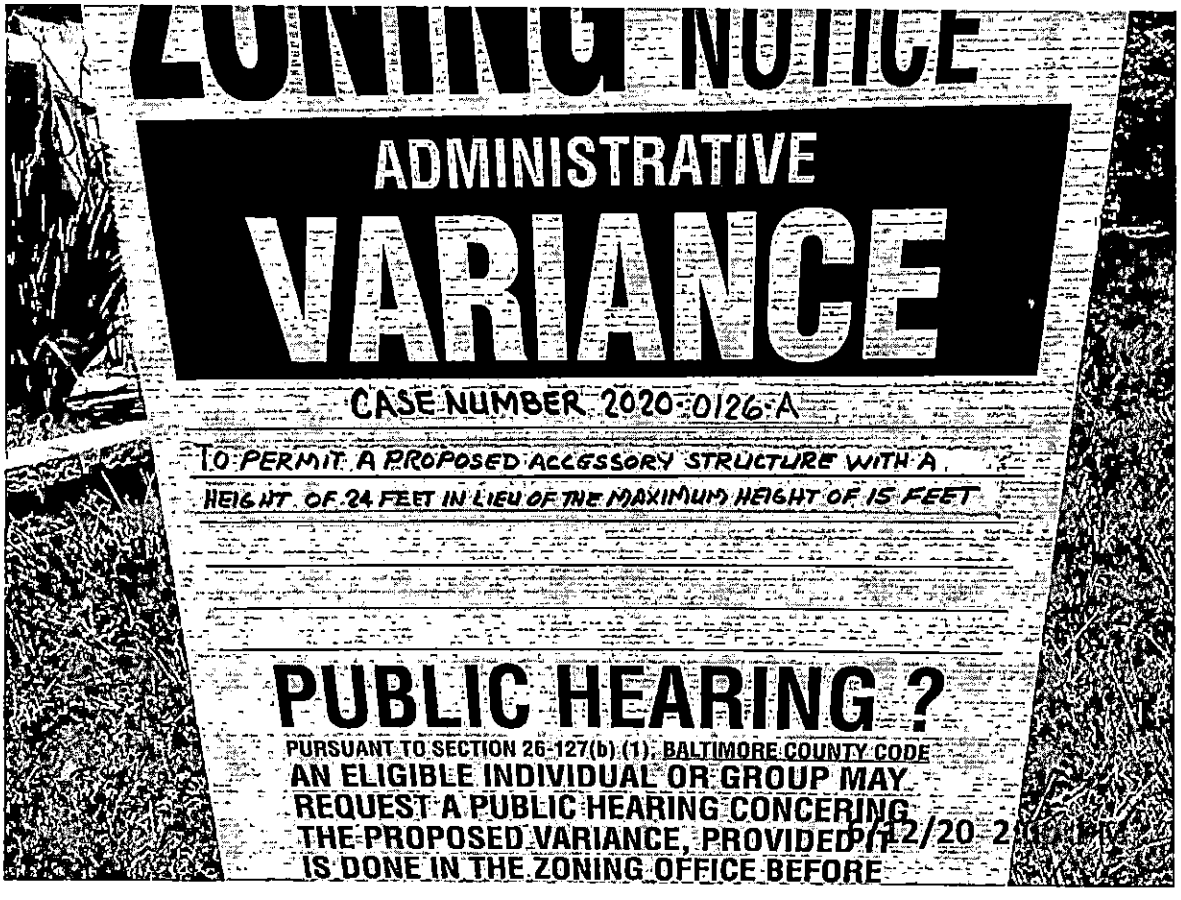
904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting

Case No 2020-0126-A



317 Sassafras Rd. (enlargement of wording – 3 of 3)

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

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 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: 2020-0126-A

Property Address: 317 Sassafras Rd Essex Md 21221

Property Description: Single Home with a proposed Two Car Garage Bank Mark

Legal Owners (Petitioners): Wayne Jakum

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: James Martin

Company/Firm (if applicable): TCG Development

Address: P.O. Box 1272

Pasadena Md 21122

Telephone Number: _____

Revised 7/9/2015

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0126 -A Address 317 Sassafras Road 21221

Contact Person: GARY Hucik Phone Number: 410-887-3391
Planner Please Print Your Name

Filing Date: 6/1/20 **Posting Date:** 6/14/20 **Closing Date:** 6/29/20

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.

2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.

3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.

4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2020- 0126 -A Address 317 Sassafras Rd 21222

Petitioner's Name Wayne Jakum Telephone 410-238-7118

Posting Date: 6/14/2020 **Closing Date:** 6/29/2020

Wording for Sign: *To Permit* a proposed accessory structure with a height of 24 feet in lieu of the maximum height of 15 feet

Revised 2/20/2020

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits, Approvals & Inspections

June 29, 2020

Jamel Martin,
P O Box 1272
Pasadena MD 21122

RE: Case Number: 2020-0126-A, 317 Sassafras Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 1, 2020. 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Secretary
Tim Smith, P.E.
Acting Administrator

Date: June 8, 2020

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
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. **2020-0126-A**

Administrative Variance
Wayne Jakum
317 Sassafrass Road

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@mdot.maryland.gov).

Sincerely,

For Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: June 17, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0126-A
Address 317 Sassafras Road
(Jakum Property)

Zoning Advisory Committee Meeting of **June 15, 2020.**

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;

   This property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The proposed development must meet LDA requirements for Critical Area lot coverage. Critical Area lot coverage is defined in the State of Maryland Natural Resources Article §8-1802(a)(17). Based on the property area above mean high water (12,135 square feet), the maximum Critical Area defined lot coverage allowance for this property is 3,792 square feet with mitigation for any new amount over 25%. Without an itemized accounting of all existing and proposed Critical Area lot coverage, it cannot be determined if lot coverage requirements can be met based on this plan. If the applicant can meet these requirements, and meet all mitigation requirements, the relief requested can result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is not waterfront, but must meet all lot coverage, afforestation, and mitigation requirements. If these requirements are met, this request will 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;

   If the proposed development can be designed to meet the Critical Area defined lot coverage requirements, afforestation requirements, and any mitigation requirements, the relief requested will be consistent with established land-use policies.

Reviewer: Paul Dennis

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
JUN 1 8 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: June 17, 2020

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Reviewer: Paul Dennis

BALTIMORE COUNTY, MARYLAND

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Office of Administrative Hearings

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   If the proposed development can be designed to meet the Critical Area defined lot coverage requirements, afforestation requirements, and any mitigation requirements, the relief requested will be consistent with established land-use policies.

Reviewer: Paul Dennis

CASE NO. 2020- 0126-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	
6/17	DEPS (if not received, date e-mail sent _____)	Comments
	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent _____)	
6/8	STATE HIGHWAY ADMINISTRATION	no Objection
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 6-12-20 by Hoffman

SIGN POSTING (2nd) Date: 6-24-20 by "

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District -** 15 **Account Number -** 1800000965

Owner Information

Owner Name:	JAKUM WAYNE A	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	317 SASSAFRAS RD BALTIMORE MD 21221-3024	**Deed Reference:**	/15756/ 00269

Location & Structure Information

Premises Address:	317 SASSAFRAS RD 0-0000	**Legal Description:**	317 SASSAFRAS RD MIDDLE-DEA

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0097	0012	0863	15070062.04	0000			2	2018	Plat Ref: 0041/ 0074

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1979	936 SF	800 SF	10,360 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
Split Foyer	YES	SPLIT FOYER	SIDING/	3	1 full		

Value Information

	Base Value	Value As of 01/01/2018	Phase-in Assessments As of 07/01/2019	As of 07/01/2020
Land:	74,500	74,500		
Improvements	113,800	130,200		
Total:	188,300	204,700	199,233	204,700
Preferential Land:	0			0

Transfer Information

Seller: CANNOLES RAYMOND	**Date:** 11/15/2001	**Price:** $138,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /15756/ 00269	**Deed2:**
Seller: DABROWSKI RONALD J	**Date:** 09/16/1996	**Price:** $106,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /11799/ 00543	**Deed2:**
Seller: DABROWSKI RONALD J	**Date:** 03/14/1986	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /07113/ 00023	**Deed2:**

Exemption Information

Partial Exempt Assessments:	**Class**	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 05/22/2012

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District** - 15 **Account Number** - 1800000965

Owner Information

Owner Name:	JAKUM WAYNE A	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	317 SASSAFRAS RD BALTIMORE MD 21221-3024	**Deed Reference:**	/15756/ 00269

Location & Structure Information

Premises Address:	317 SASSAFRAS RD 0-0000	**Legal Description:**	317 SASSAFRAS RD MIDDLE-DEA

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0097	0012	0863	15070062.04	0000			2	2018	Plat Ref:	0041/ 0074

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1979	936 SF	800 SF	10,360 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
Split Foyer	YES	SPLIT FOYER	SIDING/	3	1 full		

Value Information

	Base Value	Value As of 01/01/2018	Phase-in Assessments As of 07/01/2019	Phase-in Assessments As of 07/01/2020
Land:	74,500	74,500		
Improvements	113,800	130,200		
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County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 05/22/2012

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

2020-0126-A

1992-0302-XA
R-1945-0414

PAI # 150242
1900013671
Pt. Bk./Folio # 044078
Pt. Bk. 0000000, Folio 0078
PAI # 150242
1600008515
308
1519610930
303
Lot # 261
310
1517140180
Lot # 267
Lot # 1
1516450490
1514652030
305
312
Lot # 2
1503231110
Pt. Bk. 0000017, Folio 0095
Lot # 262
1504501731
Pt. Bk. 0000004, Folio 0191
314
1511150430
307
PAI # 150020
PAI # 150020
Lot # 3
1505430001
PAI # 150020
Pt. Bk./Folio # 004191
PAI # 150020
1518000260
316
Lot # 262
1507150970
Lot # 4
1523505690
1519640200
Lot # 270
Lot # 5
1513551310
312
Pt. Bk./Folio # 017095C
1519710550
Lot # 270
1512201980
NE-1-I
311
Lot # 6
1519610260
314
1502200690
15-ED
Lot # 2
7-CD
097C1
DR 3.5
Martin State Airport Restriction
1800000965
Lot # 7
1502370490
315
Lot # 1
1800000964
1512591020
Lot # 270
Pt. Bk. 0000041, Folio 0074
1800000966
Lot # 3
Lot # 8
1510250860
1512591110
319
1512201351
Lot # 4
1800000967
PAI # 150148
21
320
1512201350
Pt. Bk./Folio # 041074A
PAI # 150148
Lot # 6
1800000969
Lot # 9
1503670160
SASSAFRAS RD
Lot # 5
1800000968
322
Lot # 267
1515370140
Lot # 10
1523350650
1800000970
Lot # 7
Lot # 264
1600007756
324
1800000971
Lot # 8
Lot # 272
1503370010
1800000972
Lot # 9
1505530340
Lot # 266
1600007757
Lot # 266
1964-0075-A
1519323180
1511150010
Lot # 264
1501540990
339
PAI # 150344
335
Pt. Bk. 0000051, Folio 0011
Pt. Bk./Folio # 051011A
Lot # 116
1512000268
PAI # 150344
PAI # 150344
2100000755
Lot # 1
337
2020-0126-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING ____ (MARK TYPE REQUESTED WITH X)

ADDRESS 317 SASSAFRAS Rd OWNER(S) NAME(S) WAYNE JACKSON

SUBDIVISION NAME MIDDE - DEA PLAT 74 LOT # 2 BLOCK # ____ SECTION # ____

PLAT BOOK # 41 FOLIO # 74 10 DIGIT TAX # 1800000965 DEED REF. # 15756/00269

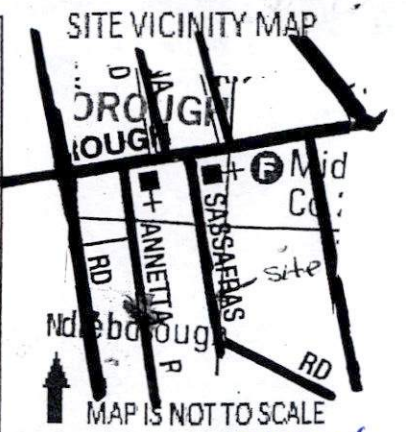
SASSAFRAS RD

DRAWING ATTACHED

N

PLAN DRAWN BY JAMES MARTIN DATE 3/31/20 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 097C1

SITE ZONED DR 3.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE ____

OR SQUARE FEET 12,135

HISTORIC ? No

IN CBCA ? No

IN FLOOD PLAIN ? No

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC X PRIVATE ____

SEWER IS:

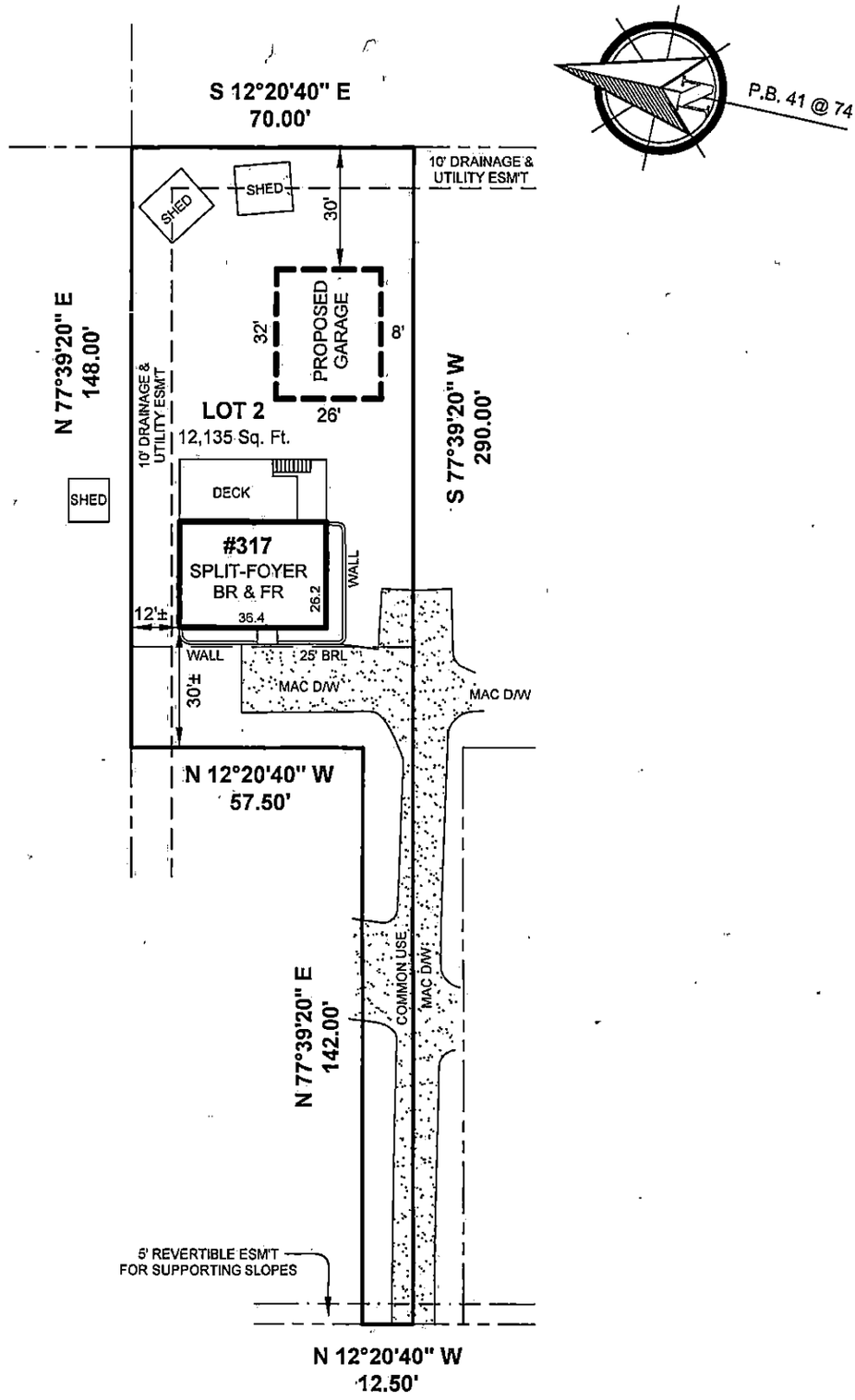
PUBLIC X PRIVATE ____

PRIOR HEARING ? ____

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2020-0126-A



PROPOSED GARAGE FOR:

#317 SASSAFRAS ROAD
LOT 2
RESUBDIVISION OF
MIDDLE-DEA
PLAT BOOK 41, PLAT 74
BALTIMORE COUNTY, MARYLAND

SCALE: 1"=40' DATE: 03-17-2020
DRAWN BY: CP FILE #: 202172-200

LEGEND:

—X—	- FENCE
B/E	- BASEMENT ENTRANCE
B/W	- BAY WINDOW
BR	- BRICK
BRL	- BLDG. RESTRICTION LINE
BSMT	- BASEMENT
C/S	- CONCRETE STOOP
CONC	- CONCRETE
D/W	- DRIVEWAY
Ex.	- EXISTING
FR	- FRAME
MAC	- MACADAM
G	- GATE
O/H	- OVERHANG
PUE	- PUBLIC UTILITY ESMT.
PIE	- PUBLIC IMPROVEMENT ESMT.

COLOR KEY:

(RED)	- RECORD INFORMATION
(BLUE)	- IMPROVEMENTS
(GREEN)	- ESMTS & RESTRICTION LINES

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Serving D.C. and MD.

14604 Elm Street, Upper Marlboro, MD 20772

Phone: 301-888-1111 Fax: 301-888-1114
Email: orders@duley.biz On the web: www.duley.biz

STATE OF MARYLAND
JEROME C. MAMAUAG
No. 21325
PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SETFORTH IN REGULATION 12 CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS, THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INSOFAR AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1'±. NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BY CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

2020-0126-A

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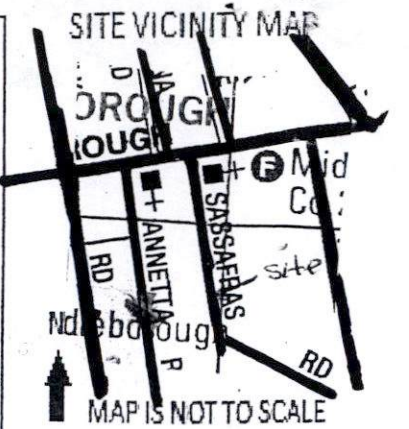

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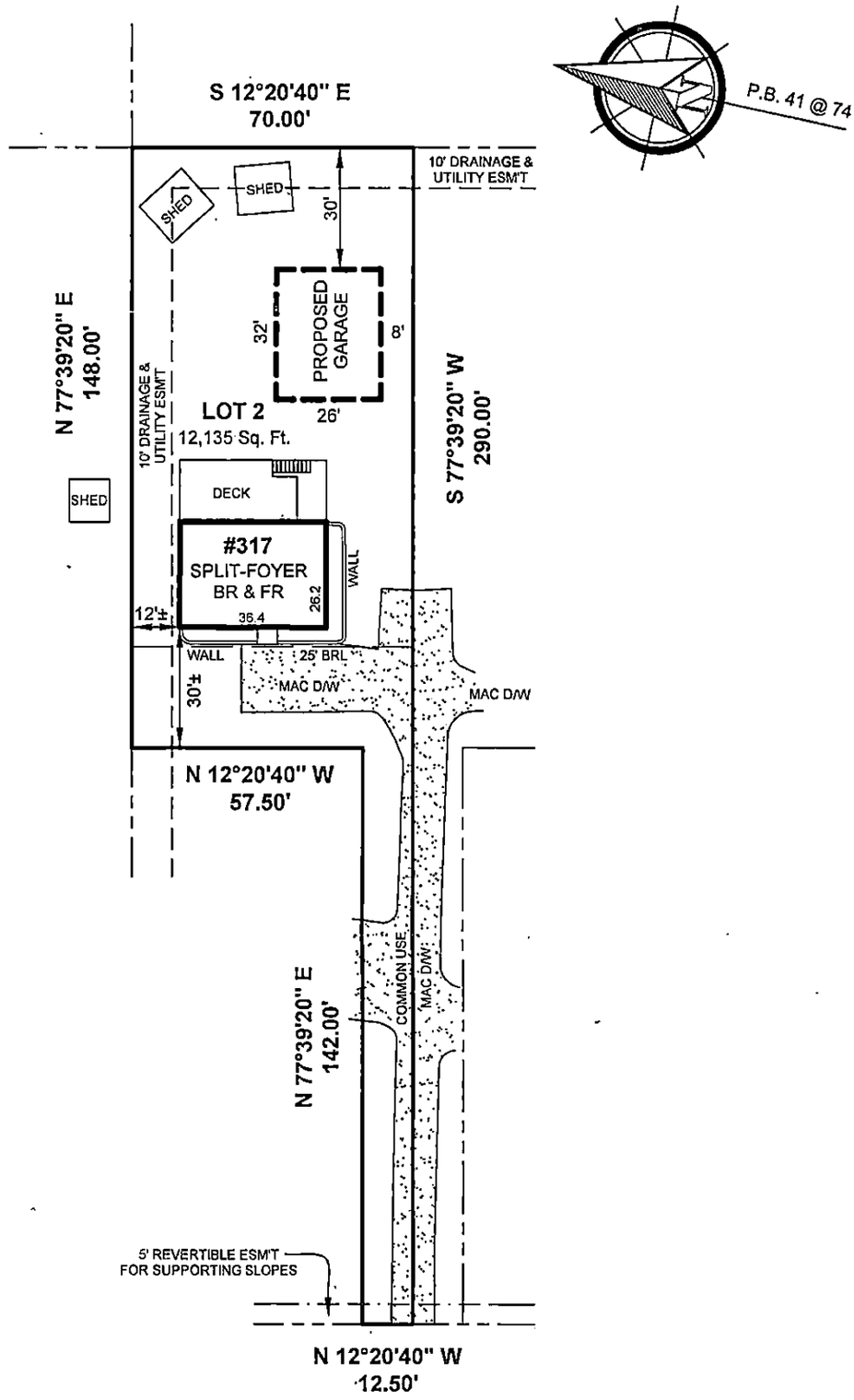

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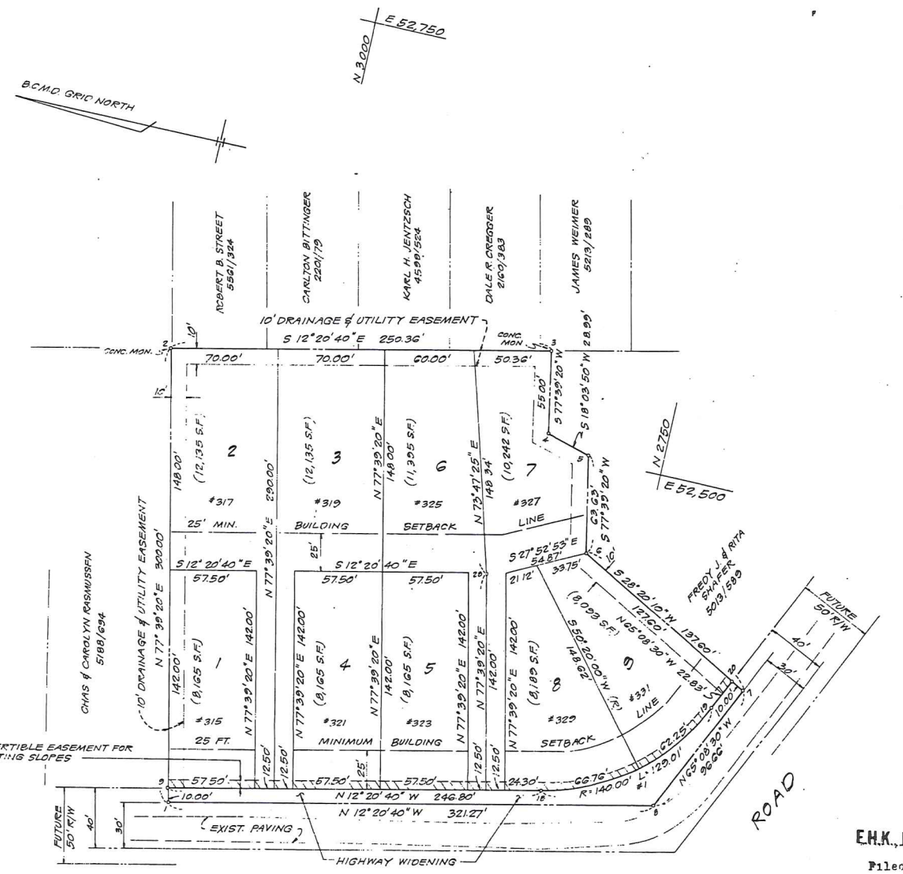
2020-0126-A


2020-0126-A

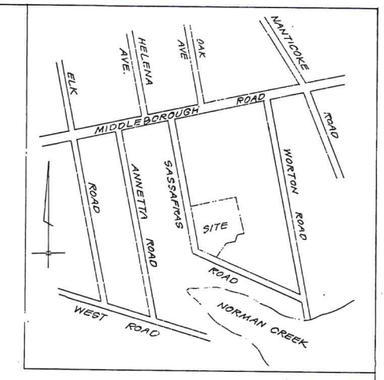
COORDINATES		
NO	NORTH	EAST
1	3019.57	52217.41
2	3083.71	52510.47
3	2839.14	52564.00
4	2827.38	52510.27
5	2799.82	52501.28
6	2786.21	52439.12
7	2665.10	52373.81
8	2705.73	52286.11
9	3021.71	52227.18
18	2780.61	52278.94
19	2683.51	52357.85
20	2673.92	52378.57
28	2846.92	52410.79

CURVE DATA #1

R = 140.00'
L = 129.01'
Δ = 52°47'50'
T = 69.49'
C = S 38°44'35"E 124.49'



SASSAFRAS



LOCATION PLAN
SCALE 1" = 500'

E.H.K., JR. 41 FOLIO 74
Filed for record
Date JUN 23 1977
Test
Clerk

COORDINATES SHOWN ON THIS PLAT ARE BASED ON B.C.M.O. TRAVERSE:

X-8542 - N 2705.32 E 52264.79
X-8543 - N 3628.33 E 52071.36

N 3000
E 52,000

RESUBDIVISION OF

MIDDLE - DEA

RESUBDIVISION OF PART OF LOT 264 - MIDDLEBOROUGH

ELECTION DISTRICT NO. 15 C-5
SCALE 1" = 50'

BALTIMORE COUNTY, MD.
JANUARY 2, 1977

OWNER
KENNETH L. DEINLEIN CO.
900 OREMS ROAD
BALTIMORE, MARYLAND 21221

156915 ONL
Planning
Examined 3-28-77

APPROVED: FOR BALTIMORE CO PLANNING BOARD

DIRECTOR DATE

APPROVED:
Glenn L. Neff 3/31/77
COUNTY ROADS ENGINEER DATE

APPROVED:

DEPUTY STATE & COUNTY HEALTH OFFICER DATE

NOTE:

STREETS AND/OR ROADS SHOWN HEREON AND MENTION THEREOF IN DEEDS ARE FOR PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

OWNER'S CERTIFICATE:

THE REQUIREMENTS OF SECTION 72-B, ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND, (FLACK 1947 SUPPLEMENT) AS FAR AS THEY RELATE TO THE PREPARATION OF THIS PLAT HAVE BEEN COMPLIED WITH.

Kenneth L. Deinlein Pres.
OWNER DATE

EXISTING ZONING	D.R. 5.5
LOT ACREAGE	1.99 AC±
ROAD WIDENING	0.11 AC±
NUMBER OF LOTS	9

MIDDLE RIVER DRAINAGE AREA
DUCK CREEK SEWERAGE SYSTEM
VIA WYE ROAD PUMPING STATION

SURVEYOR'S CERTIFICATE:

I, THOMAS R. STARK, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAW RELATING TO THE SUBDIVISION OF LAND KNOWN AS HOUSE BILL #459, CHAPTER 1016 OF THE ACTS OF 1945 AND SUBSEQUENT AMENDATORY ACTS.

Thomas R. Stark 3/1/77
REGISTERED LAND SURVEYOR #7230 DATE

STATE OF MARYLAND THOMAS ROBERT STARK No. 7230 REGISTERED PROFESSIONAL LAND SURVEYOR

MORRIS, PING & ASSOCIATES
CONSULTING ENGINEERS
P.O. Box 581 – Bel Air, Maryland 21014

T.R. STARK & ASSOCIATES, INC.
LAND SURVEYORS
221 S. MAIN ST. BEL AIR, MD. 21014

MSA SSU1936-6391

P63150

2020-0126-A