

IN RE: PETITION FOR VARIANCE
S/S Scholar Road, 80' W of the c/l
Rockbourne Road
(7847 Scholar Road)
12th Election District
7th Council District

William Fearson
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 04-061-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, William Fearson. The Petitioner seeks relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (10' x 14' shed) to be located in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on the site plan submitted, which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request was William Fearson. There were no Protestants or other interested persons present; however, it is to be noted that the subject matter came before me as the result of an anonymous complaint registered with the Code Enforcement Division of the Department of Permits and Development Management (DPDM). Specifically, the complaint related to the subject shed and a concrete parking pad that had apparently been constructed without benefit of a permit. The Petitioner was advised to file the instant Petition to legitimize the location of the shed.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the south side of Scholar Road, just south of Searles Road in the Eastfield community of Dundalk. The property contains a gross area of 4400 sq.ft., more or less zoned D.R.10.5 and is improved with an end-of-group single family townhouse. As noted above, the subject of the Petition relates to a 10' x 14' shed that the Petitioner constructed immediately

ORDER RECEIVED FOR FILING

Date

By

11/24/13

[Signature]

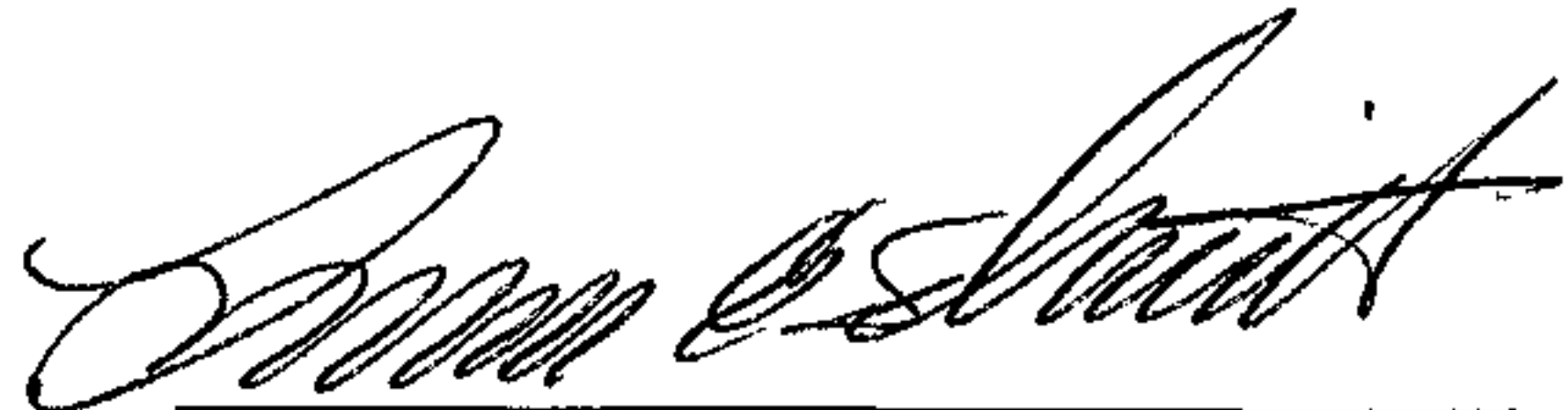
adjacent to the dwelling, near the rear corner. Testimony indicated that the shed was constructed approximately 6 years ago and is used for storage of household items, including a lawn mower, outdoor furniture, etc. Mr. Fearson indicated that given the layout of the property and location of the dwelling, the placement of the shed is most appropriate. Specifically, the site plan shows that the side yard is very large and that the shed can be located in that portion of the site without detrimental impact to adjacent properties. Moreover, the property is roughly pie-shaped and tapers from a width of 220 feet across the front to a width of 28 feet along the rear property line. Also, in view of the character of the dwelling (end-of-group townhome), the construction of the shed adjacent to the side of the house appears appropriate and is compatible with the dwelling.

Based upon the testimony and evidence presented, I am persuaded to grant the relief. As noted above, the shed has existed in this location for 6 years. Moreover, no one appeared in opposition to the request and it appears that a disgruntled neighbor may have filed the complaint. In my judgment, the Petitioner has satisfied the requirements of Section 307 of the B.C.Z.R. for relief to be granted. The uniqueness of this lot is its unusual configuration which lends itself to the construction of the shed where located. There were no adverse Zoning Plans Advisory Committee (ZAC) comments submitted by any County reviewing agency; however, although not waterfront, the site is located not far from Lynch Cove, a tributary of the Chesapeake Bay. Thus, any construction on the property is subject to Chesapeake Bay Critical Areas requirements; however, the applicability of these requirements will be determined by the Department of Environmental Protection and Resource Management (DEPRM), given the shed's existence for a period of time.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 20th day of October, 2003 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (shed) to be located in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED subject to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with Chesapeake Bay Critical Areas requirements as set forth in DEPRM's ZAC comment dated September 24, 2003, a copy of which is attached hereto and made a part hereof. The Petitioner shall consult with DEPRM to determine the applicability of these requirements under the circumstances.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 10/20/13

By [Signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7847 Scholar Rd.
which is presently zoned D.R.-10.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 to permit an accessory structure (shed) to be located in the side yard in lieu of the required rear yard.

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

I wish to put A 10'x14' shed on the side of my house.

Due to the property being "Pie" shaped, the rear yard is very small & narrow. How ever the yard on the side has much unused space which would be

Property is to be posted and advertised as prescribed by the zoning regulations. Ideal For a shed.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

William Fearson
Name - Type or Print

William Fearson
Signature

Name - Type or Print

Signature

7847 Scholar Rd. (410) 284-7693
Address Telephone No.

Baltimore Maryland 21222
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By BN Date 8/6/03

ORDER RECEIVED FOR FILING
Date 10/28/03
Case No. 04-061-A
REV 01/5/08

ZONING DESCRIPTION

Zoning Description For 7847 Scholar Road

Beginning at a point on the South side of Scholar Road which is 60 feet wide at the distance of 80 feet west of the centerline of the nearest improved intersecting street Rockbourne Road which is 60 feet wide. Being Lot # 31, Block G, Section 5, Plat 3 in the subdivision of Eastfield as recorded in Baltimore County Plat Book # 24, Folio 74, containing 4,400 square feet. Also known as 7847 Scholar Road and located in the 12th Election District, 7th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 27422

DATE 8/6/03 ACCOUNT R001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM: William Fearson

FOR: variance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 061

PAID RECEIPT

BUSINESS ACTUAL TIME 10:10

8/08/2003 8/06/2003 15:35:44 2

REG 1804 WALKIN DOLL DND

RECEIPT # 238867 8/06/2003 OFLR

DEPT 5 526 ZONING VERIFICATION

CR NO. 027422

Receipt Tot \$65.00

65.00 OK .00 LA

Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

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

Case: #04-061-A
7847 Scholar Road
S/side of Scholar Road, 80
feet west centerline of
Rockbourne Road
12th Election District
7th Councilmanic District
Legal Owner(s): William Fearson
Variance: to permit an ac-
cessory structure to be lo-
cated in the side yard in lieu
of the required rear yard.
Hearing: Wednesday, Oc-
tober 1, 2003 at 2:00 p.m.
in Room 407, County
Courts Building, 401 Bos-
ley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County
NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.
(2) For information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391
JT/9/725 Se16 C626852

CERTIFICATE OF PUBLICATION

9/18/2003

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 9/16/2003.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 04-061-A

Petitioner/Developer: WILLIAM
FEARSON

Date of Hearing/Closing: 10/1/03

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

ATTN: Becky Hart {(410) 887-3394}

Ladies and Gentlemen:

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

7847 SCHOLAR RD

The sign(s) were posted on _____

9/13/03
(Month, Day, Year)

Sincerely,

[Signature] 9/13/03
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

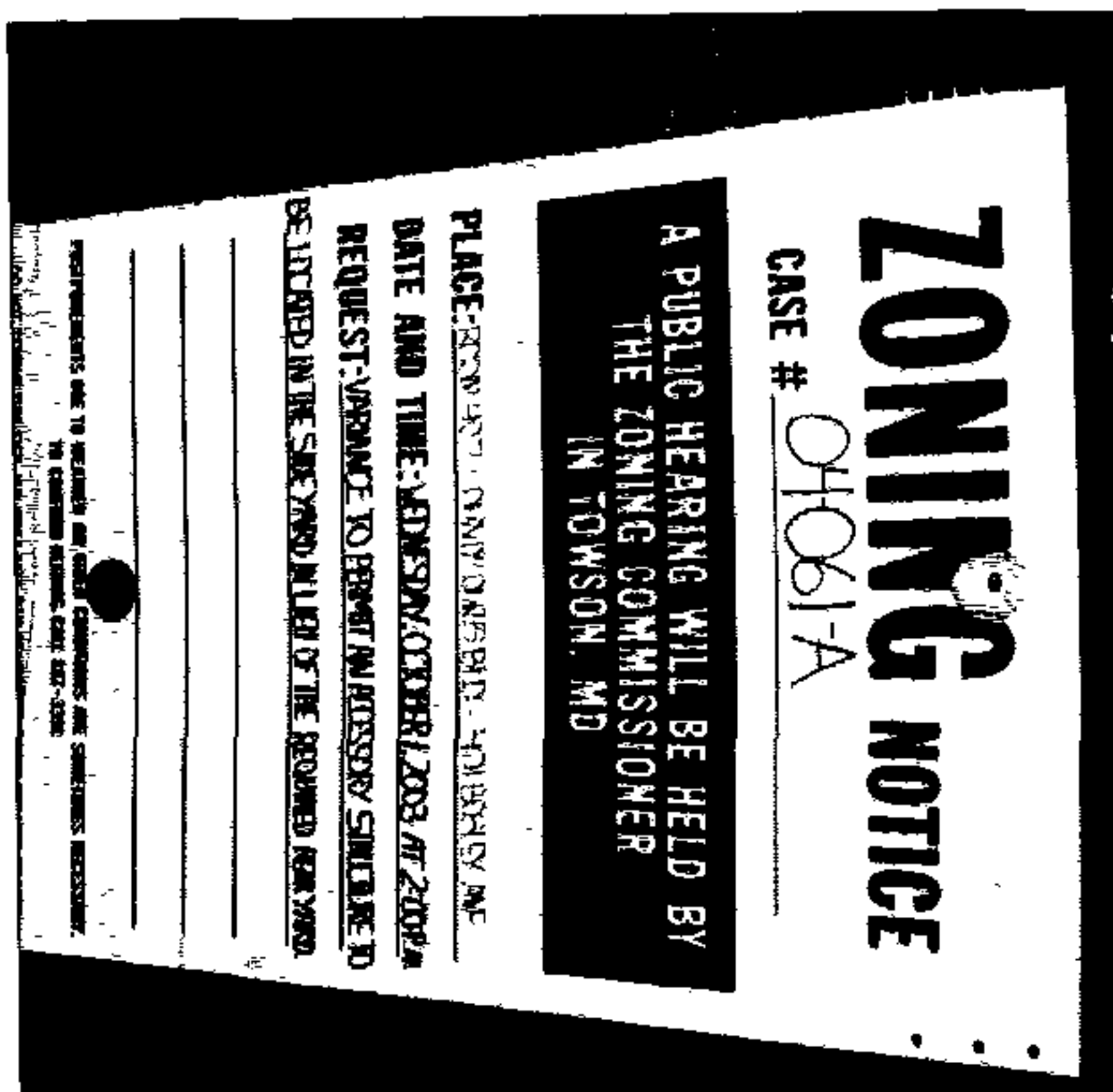
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 04-061-A

Petitioner: William A Fearsow

Address or Location: 7847 Scholar Rd. Balto. Md. 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: William A Fearsow

Address: 7847 Scholar Rd.

Baltimore md.

21222

Telephone Number: 410 284-7693



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

August 20, 2003

NOTICE OF ZONING HEARING

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

CASE NUMBER: 04-061-A

7847 Scholar Road

S/side of Scholar Road, 80 feet west centerline of Rockbourne Road

12th Election District – 7th Councilmanic District

Legal Owner: William Fearson

Variance to permit an accessory structure to be located in the side yard in lieu of the required rear yard.

Hearings: Wednesday, October 1, 2003, at 2:00 p.m., in Room 407, County Courts Building, 401 Bosley Avenue

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

Timothy Kotroco
Director

TK:klm

C: William Fearson, 7847 Scholar Road, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 16, 2003 .**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 16, 2003 Issue - Jeffersonian

Please forward billing to:
William Fearson
7847 Scholar Road
Baltimore, MD 21222

410-284-7693

NOTICE OF ZONING HEARING

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

CASE NUMBER: 04-061-A

7847 Scholar Road

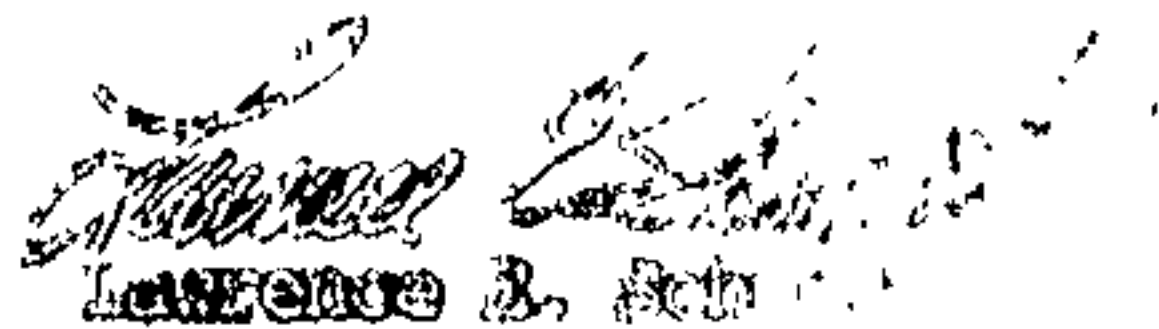
S/side of Scholar Road, 80 feet west centerline of Rockbourne Road

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LAWRENCE E. SCHMIDT

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

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

September 26, 2003

William Fearson
7847 Scholar Road
Baltimore, MD 21222

Dear Mr. Fearson:

RE: Case Number: 04-061-A, 7847 Scholar Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 6, 2003.

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, appearing to read "W. Carl Richards, Jr.", written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel



Printed with Soybean Ink
on Recycled Paper

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

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

August 13, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: August 11, 2003

Item No.: 4-48-SPHA 4-49-SPH 4-50-A 4-51-A 4-52-SPHA 4-53-SPHA
4-54-A 4-55-A 4-56-A 4-57-A 4-58-A 4-59-A 4-60-A 4-61-A 4-62-a
04-43-SPH 03-0545-X

Dear Ms. Hart:

Pursuant to your request, the referenced properties has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK
Fire Marshal's Office
PHONE 887-4881
MS-1102F

cc: File

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



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

Date: 8.13.03

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

RE: Baltimore County
Item No. 061 BPR

Dear Ms. Hart:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.201.7165 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

10/11

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

SEP 26 2003

ZONING COMMISSIONER

TO: Tim Kotroco
FROM: R. Bruce Seeley *RBS/TGT*
DATE: September 24, 2003

SUBJECT: Zoning Item 04-61
Address 7847 Scholar Road (Fearson Property)

Zoning Advisory Committee Meeting of August 11, 2003

- ☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- ☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - ☐ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - ☐ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - ☒ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: Keith Kelley Date: September 12, 2003

ORDER RECEIVED FOR FILING
Date 10/24/03
By [Signature]

file
10/1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 18, 2003

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

SUBJECT: Zoning Advisory Petition(s): Case 04-043 and 04-061

RECEIVED
AUG 19 2003
ZONING COMMISSIONER

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

Prepared by: Mark A. Cunningham

Section Chief: [Signature]

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 25, 2003

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For August 18, 2003
Item Nos. 048, 049, 050, 051, 053,
054, 055, 056, 057, 058, 059, 060,
 061, and 062

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR VARIANCE
7847 Scholar Road; S/side Scholar Road,
80' W c/line Rockbourne Road
12th Election & 7th Councilmanic Districts
Legal Owner(s): William Fearson
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 04-061-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

AUG 19 2003

Per.....

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of August, 2003, a copy of the foregoing Entry of Appearance was mailed to, William Fearson, 7847 Scholar Road, Baltimore, MD 21222, Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: August 21, 2003

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

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

SUBJECT: Item No.: 061
Legal Owner/Petitioner William Fearson
Contract Purchaser: N/A
Property Address: 7847 Scholar Rd
Location Description: s/side Scholar Rd, 80' w. centerline Rockbourne

VIOLATION INFORMATION: Case No. 03-5472
Defendants: William Fearson

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) |
| X | 2. | Complaint Intake Form/Code Enforcement Officer's report and notes |
| X | 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 |
| X | 9. | Correction Notice/Code Violation Notice |
| ☐ | 10. | Citation and Proof of Service (if applicable) |
| ☐ | 11. | Certified Mail Receipt (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/gk
C: Code Enforcement Officer

Code Enforcement - Daily Worksheet

Inspector - B. Kidd

Area Case # Location Apt Zip Date Rec Reinsp Dt

001 03-5472 7847 SCHOLAR RD 21222 7/14/2003

15
Tax Acct #: 1208004770

Complainant Name: (Last) ANONYMOUS (First)

Addr:

Str # Dir Street Name

Type Apt

City ST Zip
Phone: (Home) (Work)

Problem: SHED & CONCRETE PAD BUILT W/O PERMIT

P/U Date		Closed Date		Gary F to update	
Anonymous Complaint	Complainant Updated	Updated by voice message	Unable to update	Update not necessary	
Executive office Complaint	Yes	No	If Yes is Executive memo attached?	Yes	No

CODE ENFORCEMENT REPORT

DATE: 7, 14, 03 INTAKE BY: JBS CASE #: 03-5472 INSPEC: 107K

COMPLAINT LOCATION: 7847 SCHOLAR RD.

ZIP CODE: 21222 DIST: 12

COMPLAINANT NAME: ANON PHONE #: (H) _____ (W) _____

ADDRESS: _____ ZIP CODE: _____

PROBLEM: SHED + CONCRETE PAD BUILT W/O PERMIT

IS THIS A RENTAL UNIT? YES _____ NO _____
IF YES, IS THIS SECTION 8? YES _____ NO _____

OWNER/TENANT INFORMATION: _____

TAX ACCOUNT #: 12-08 - 004770 ZONING: _____

INSPECTION: 7/16/03 - VISITED SITE, ISSUED CORR. NOTICE, SHED LOCATED
SIDE YARD OF TOWNHOUSE (END UNIT). COMPLAINANT WAS ANONYMOUS.
R/C 7/25/03 D. KILL

REINSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____



Baltimore County
Department of Permits and
Development Management

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

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953

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

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 817203	Property No. 1008004710	Zoning W/A
Name(s) FELIX, JUAN, JR. (OWNER)		
Address 7847 SCHOLAR RD DUNDALL, MD 21222		
Violation DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:		
Location 7847 SCHOLAR RD DUNDALL, MD 21222		

- ① OBTAIN PERMIT FOR JUMP LOCATED SIDE YARD
- ② UNLAWFULLY LOCATED AT SIDE YARD OF TOWNHOUSE (END UNIT)
- ③ STRUCTURE IS LOCATED AT SIDE YARD OF TOWNHOUSE (END UNIT)

ANY QUESTIONS, PLEASE CALL OFFICE HAS
7:30-8:00-3:00-30

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

On or Before: 7/28/03	Date Issued: 7/16/03
--------------------------	-------------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name GRANT KIDD

INSPECTOR: Grant 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 NOT LATER THAN:

Not Later Than:	Date Issued:
-----------------	--------------

INSPECTOR: _____ DEFENDANT

DATE: 07/10/2003

STANDARD ASSESSMENT INQUIRY (1)

TIME: 15:41:16

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
12 08 004770	12	3-1	04-00	H	NO		01/08/03

FEARSON WILLIAM A, 3RD

DESC-1.. IMPS

DESC-2.. EASTFIELD

7847 SCHOLAR RD

PREMISE. 07847 SCHOLAR

RD

00000-0000

BALTIMORE

MD 21222-3311 FORMER OWNER: CLINE C EDWARD

----- FCV -----			----- PHASED IN -----		
	PRIOR	PROPOSED		CURR	PRIOR
LAND:	21,000	21,000		FCV	ASSESS
IMPV:	57,170	62,150	TOTAL..	79,830	78,170
TOTL:	78,170	83,150	PREF...	0	0
PREF:	0	0	CURT...	79,830	78,170
CURT:	78,170	83,150	EXEMPT.	0	0
DATE:	10/99	07/02			

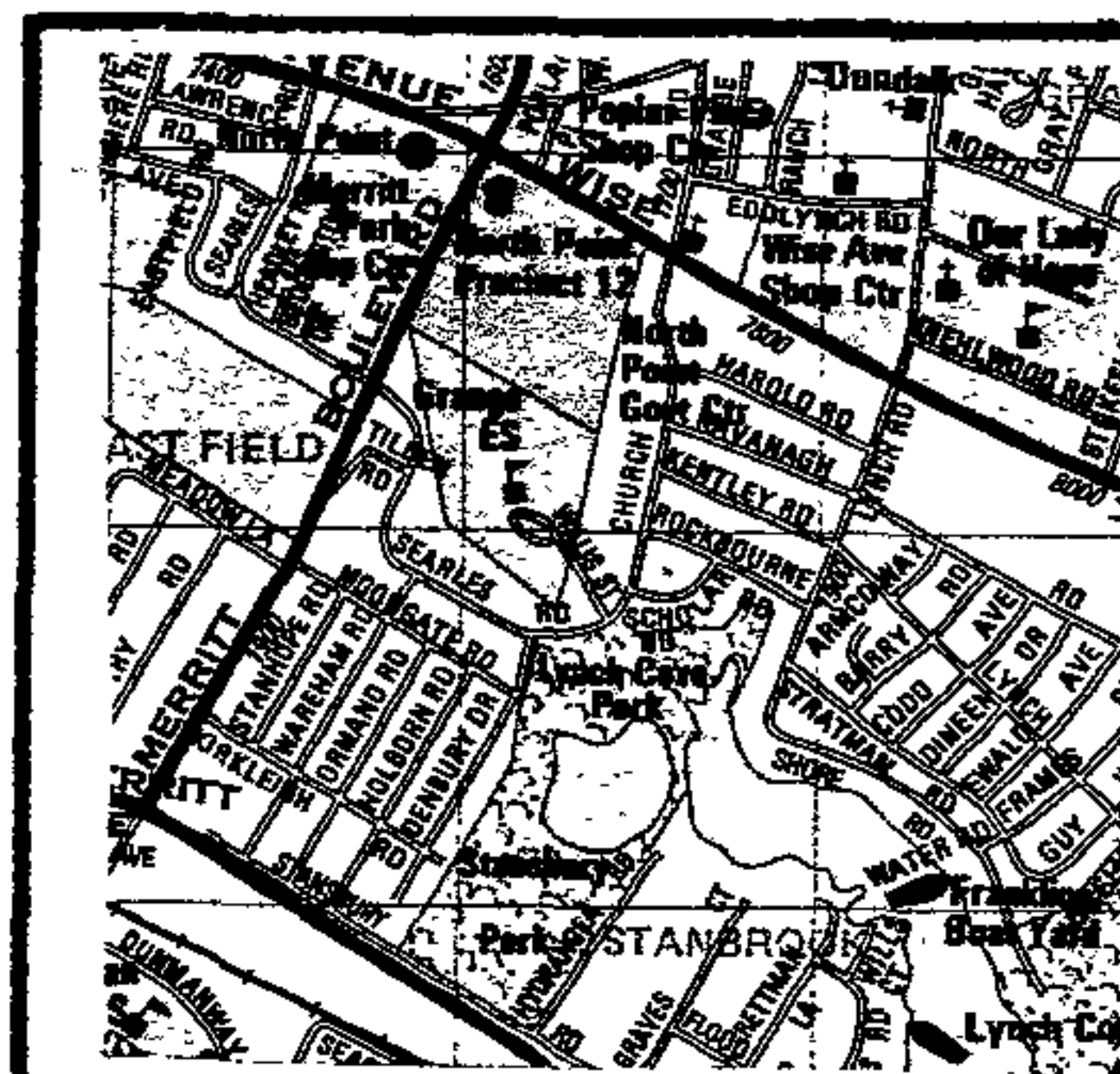
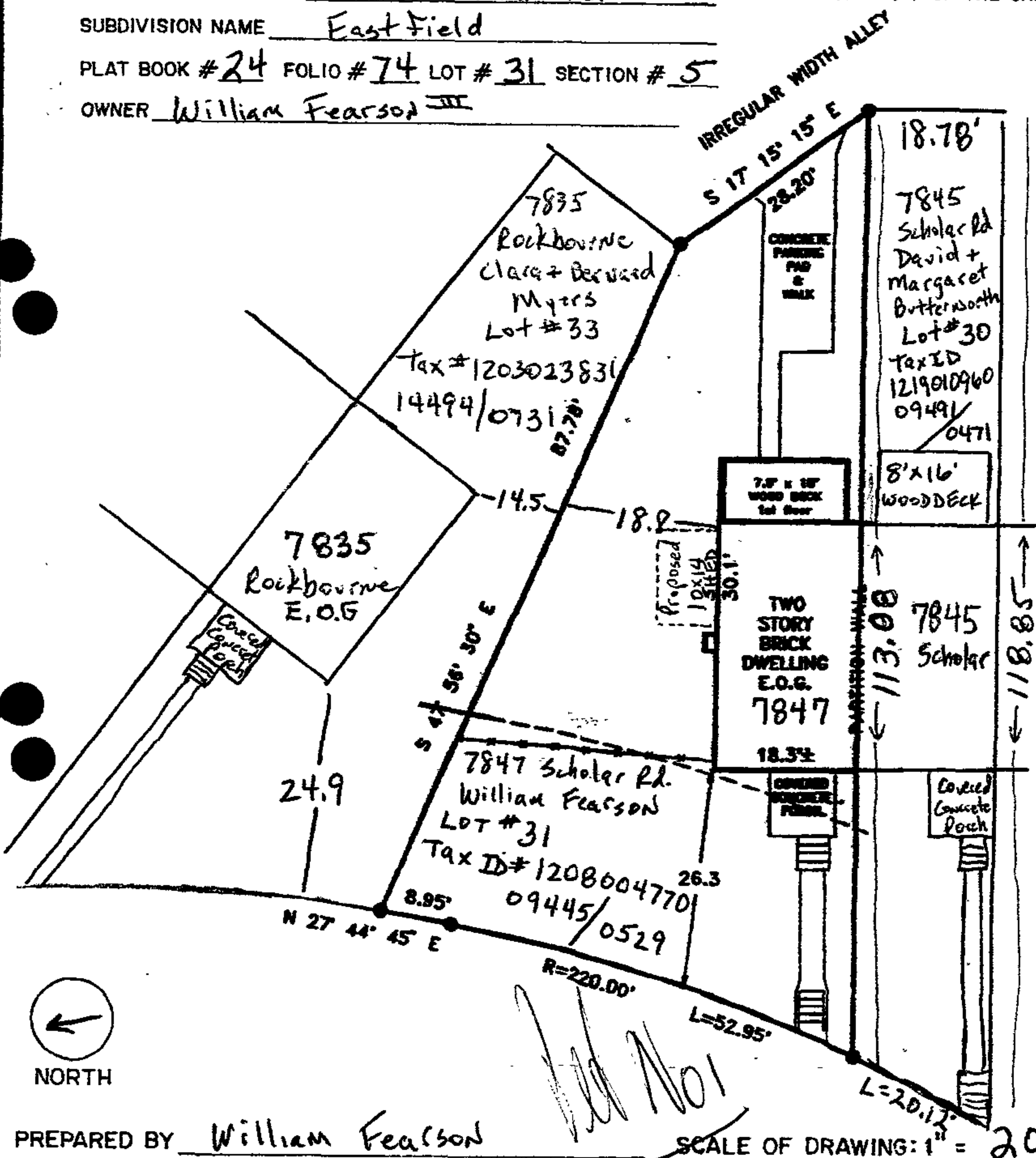
---- TAXABLE BASIS ----		FM DATE
03/04 ASSESS:	79,830	11/09/02
02/03 ASSESS:	78,170	05/30/02
01/02 ASSESS:	77,910	06/01/01

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

15-

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

OWNER William Fearson III



VICINITY MAP

SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 12

COUNCILMANIC DISTRICT 7

1"=200' SCALE MAP # SE 4-F

ZONING D.R-10.5

LOT SIZE	<u> </u>	<u>4,400</u>
	ACREAGE	SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

CHESAPEAKE BAY CRITICAL AREA

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

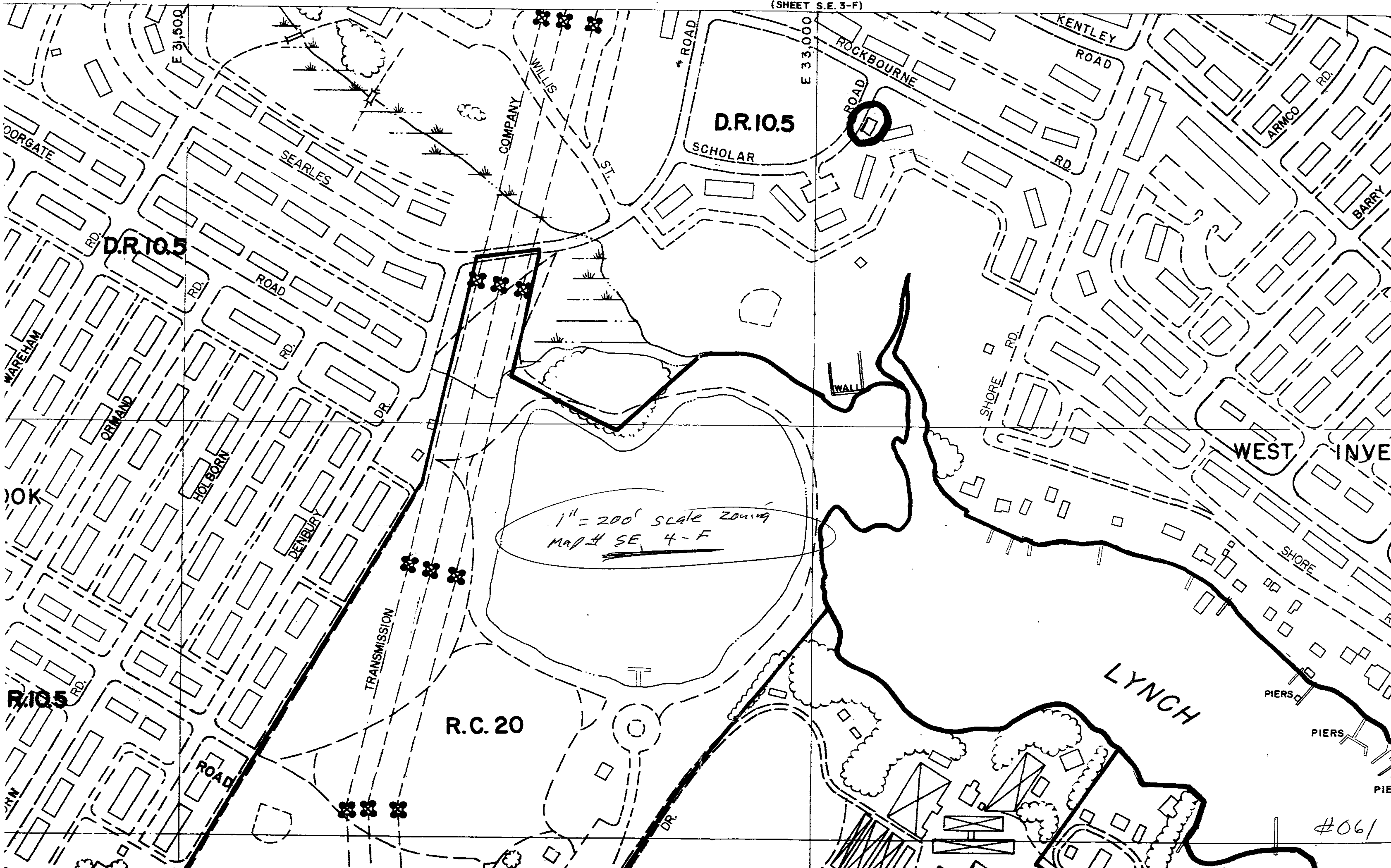
PRIOR ZONING HEARING
violation # 03-5472

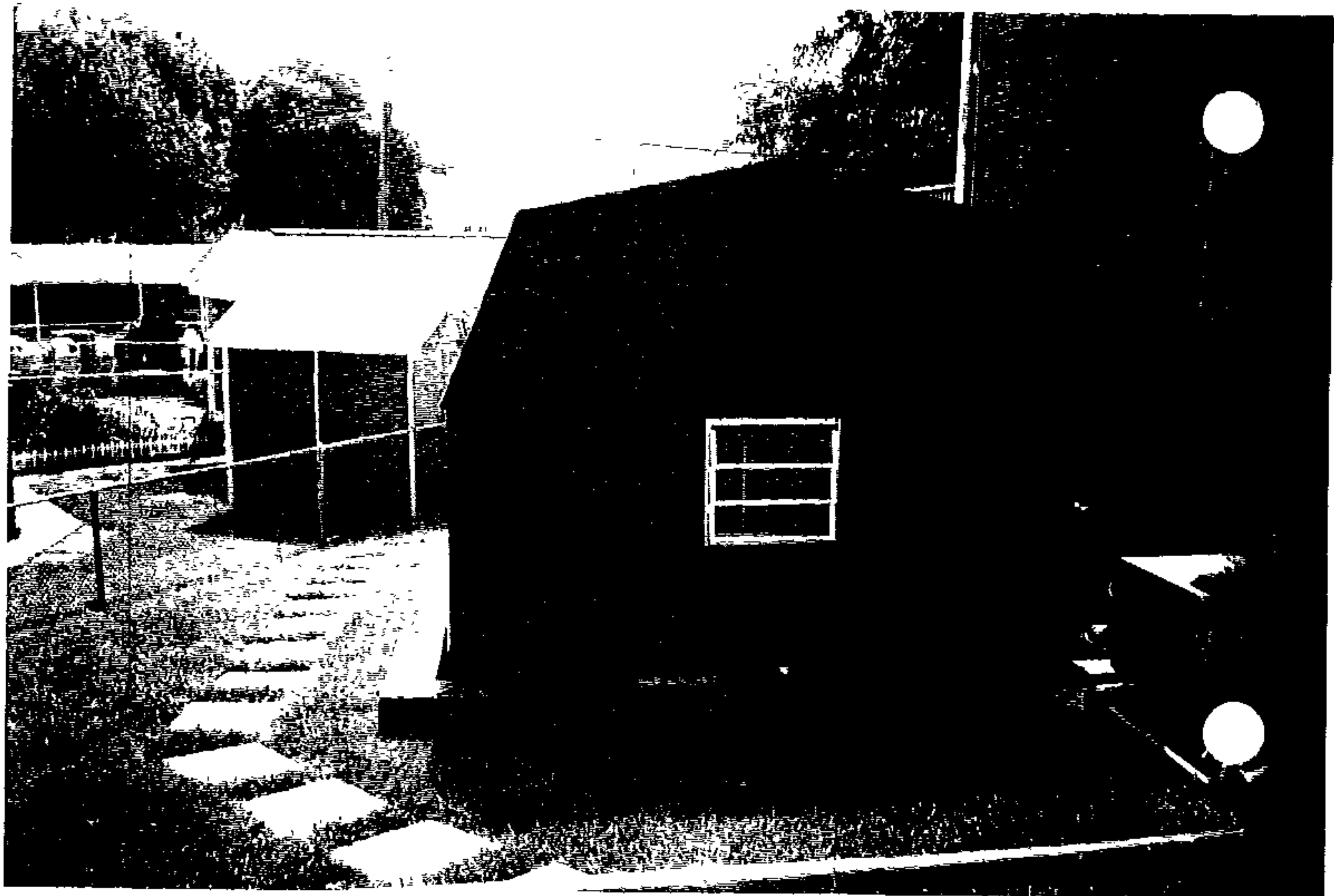
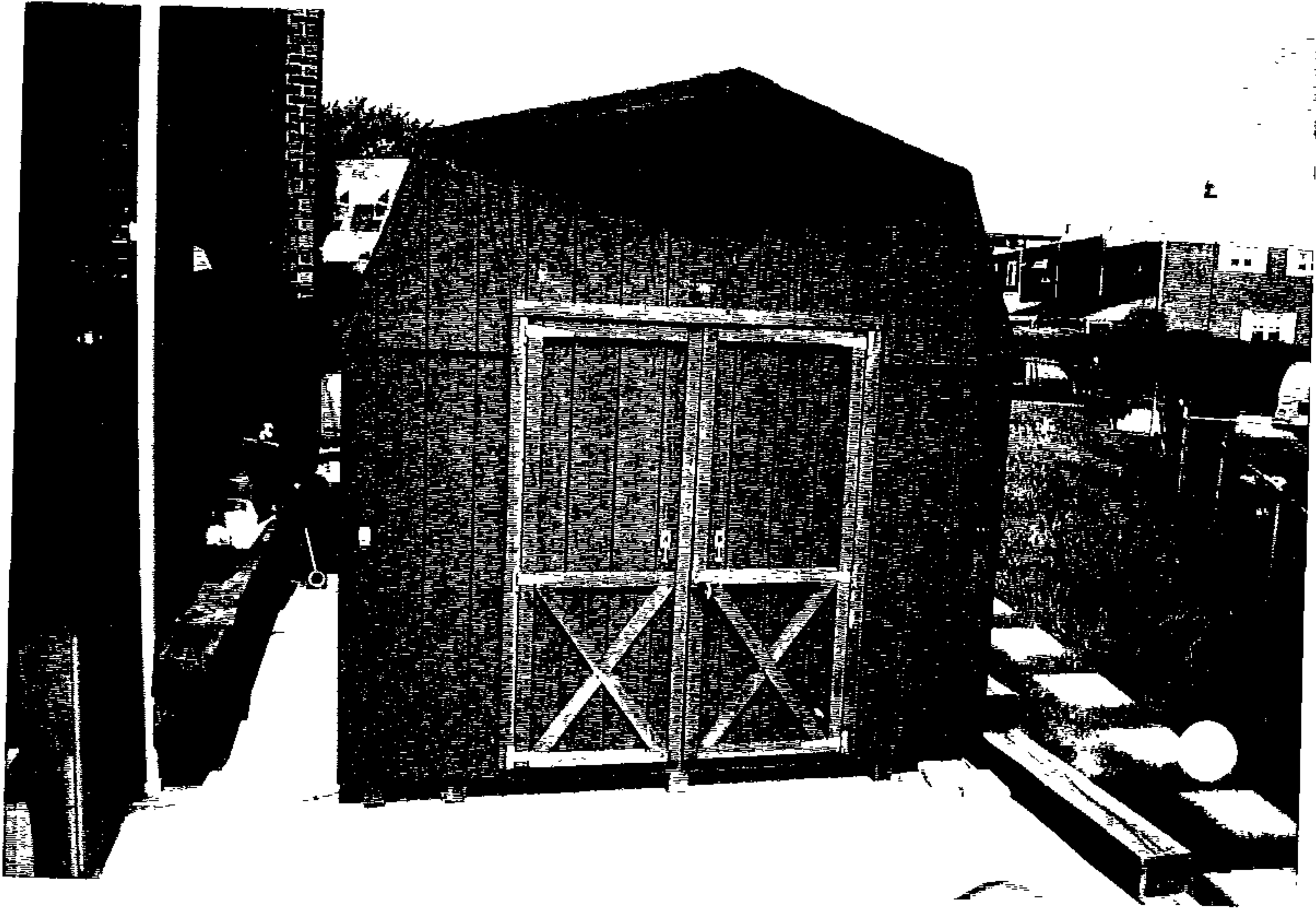
ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

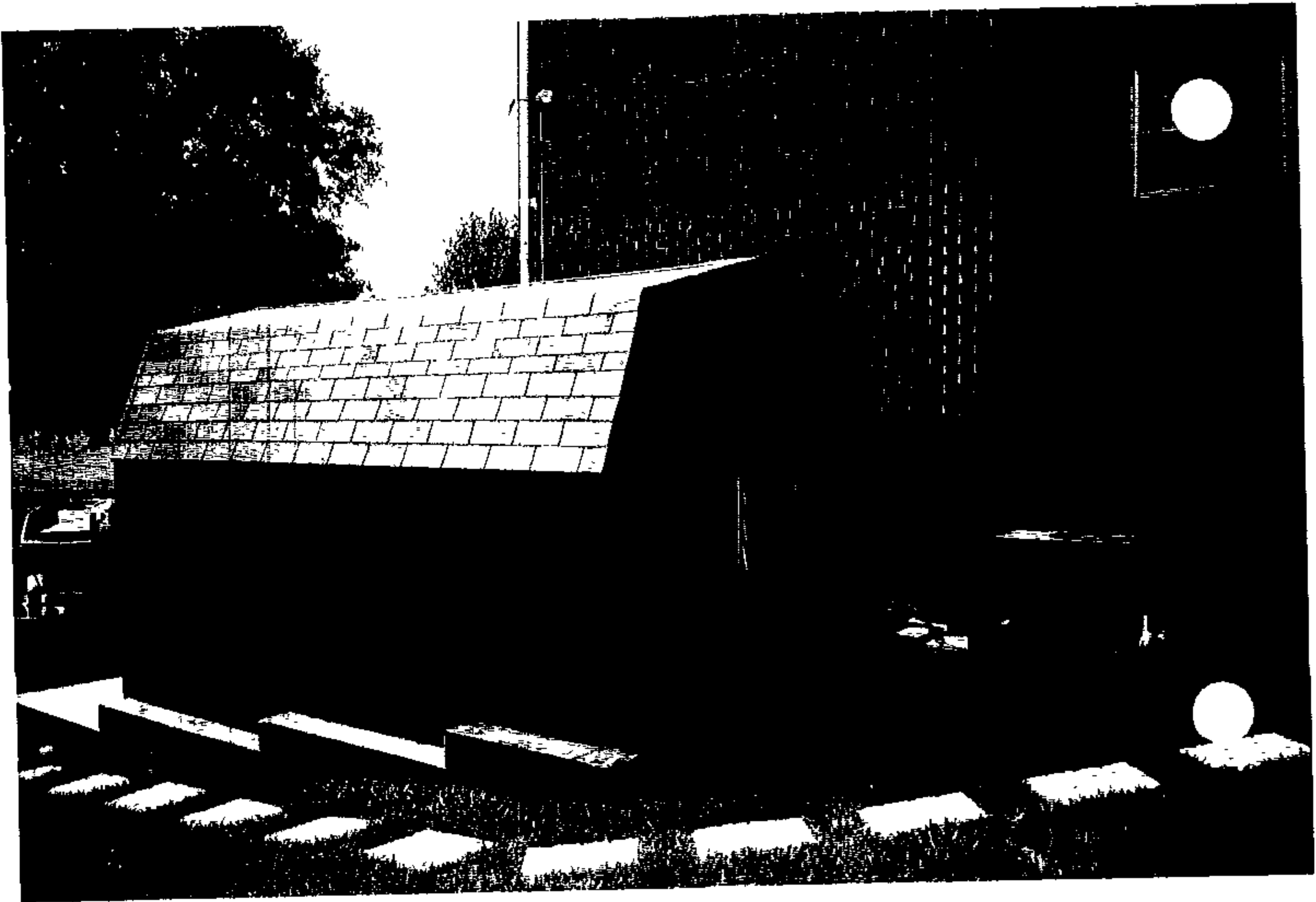
Sir

06/

04-061-A







Zoning Commissioner

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



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

October 21, 2003

Mr. William Fearson
7847 Scholar Road
Baltimore, Maryland 21222

RE: PETITION FOR VARIANCE
S/S Scholar Road, 80' W of the c/l Rockbourne Road
(7847 Scholar Road)
12th Election District – 7th Council District
William Fearson - Petitioner
Case No. 04-061-A

Dear Mr. Fearson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

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

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Chesapeake Bay Critical Areas Commission
1804 West Street, Suite 100, Annapolis, Md. 21401
Code Enforcement Division, DPDM; DEPRM; People's Counsel; Case File

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

