

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. 06-020-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 requests a variance from Section 415.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two recreational vehicles (boats on trailer) to be stored in the rear yard in lieu of the permitted one recreational vehicle. 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 were William Fearson, property owner, and Michele Craft. There were no Protestants or other interested persons present.

Testimony and evidence offered disclosed that the subject property is an irregular shaped parcel located on the east side of Scholar Road, west of Rockbourne Road in the Eastfield community of Dundalk, not far from Lynch Cove Park and the waterfront community of Stanbrook. The property contains a gross area of 4,400 sq.ft., more or less, zoned D.R.10.5, and is improved with a two-story brick end-of-group townhouse. The Petitioner has owned and resided on the property since November 1992. Approximately five years ago, he began storing two small boats in his rear yard. One is a 16' aluminum boat he uses for crabbing and the other is a 19' fiberglass boat used for fishing. It was indicated that Mr. Fearson previously stored one boat elsewhere, but because it kept getting vandalized, he thought it would be more secure at his residence and thus, moved it to the subject property. In July 2005, as the result of a routine inspection in the area, an Inspector with the Code Enforcement Division of the Department of Permits and Development Management advised the Petitioner that only one

ORDER RECEIVED FOR FILING

Date

By

9/26/15

Jep

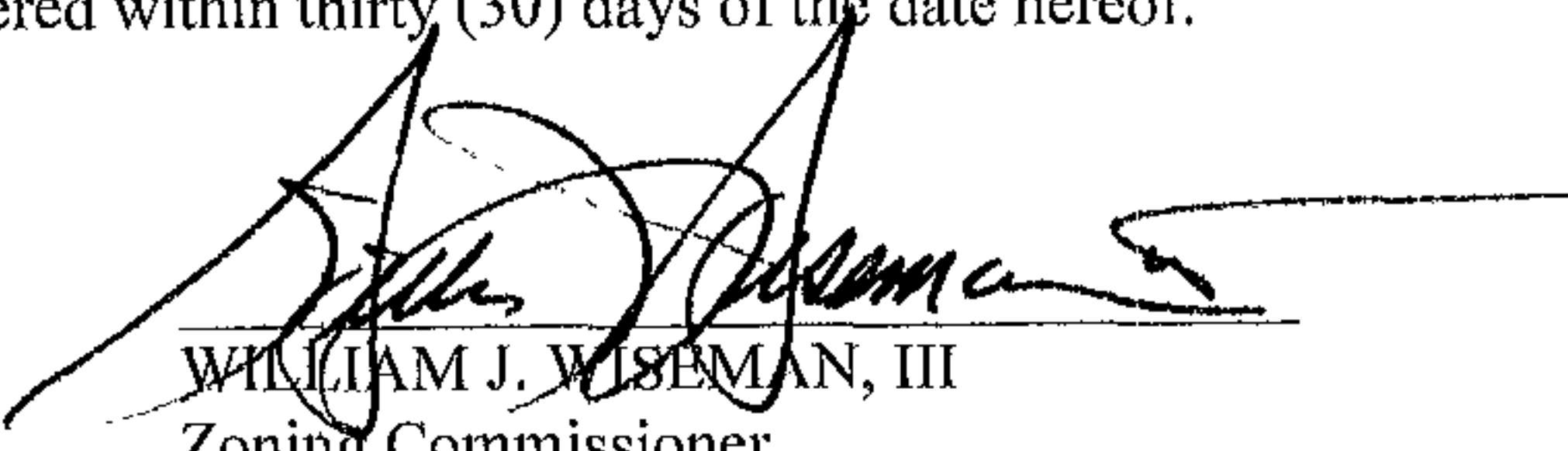
recreational vehicle may be stored on the property unless variance relief is obtained. Thus, Mr. Fearson seeks relief as set forth above to allow the two boats to remain stored in the rear yard of his property. Mr. Fearson testified that no one has ever complained about him storing the boats on his property and that his neighbors on both sides have no objections. He further testified that the boats are not used commercially and are for his personal use only. He indicated that the boats are stored covered on trailers and parked on concrete pads located in the rear yard, which abuts an alley. Further testimony indicated that a 4' tall chain link fence surrounds the rear yard and that the Petitioner is able to trailer his boats to and from the site through a gated entrance from the alley.

After due consideration of the testimony and evidence presented, I am persuaded to grant the request. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and none of the neighbors voiced any objection. As noted above, the Petitioner has stored these two boats in the rear yard of his property for the past five years without prior complaint. Moreover, the two boats are small pleasure craft, which are intended for the personal use and enjoyment of Mr. Fearson and not for commercial purposes. Thus, it appears that relief can be granted and that there will be no detrimental impact to adjacent properties or the surrounding locale.

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 26th day of September 2005 that the Petition for Variance seeking relief from Section 415.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two recreational vehicles (boats on trailer) to be stored in the rear yard in lieu of the permitted one recreational vehicle, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

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


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

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
William J. Wiseman III, Zoning Commissioner

September 26, 2005

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. 06-020-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 "William J. Wiseman, III", is written over a horizontal line.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Code Enforcement Division, DPDM
People's Counsel; Case File

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





CBCA

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 7847 Scholar Rd.
which is presently zoned DR-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) 415A (DCZR)

TO PERMIT TWO RECREATIONAL VEHICLES (BOATS ON TRAILER) TO BE STORED
IN THE REAR YARD IN LIEU OF THE PERMITTED ONE,

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 keep (2) Trailed Boats. In my Rear Yard
I used to keep (1) Boat Elsewhere, but it kept getting vandalized,
Property was being stolen. It is more secure at my Residence

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

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.

State Zip Code

Case No. 06-020-A

REV 15/98

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

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 D.T. Date 7/6/05

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.

**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: #06-020-A
7847 Scholar Road
S/side of Scholar Road, 80
feet west of centerline of
Rockbourne Road
12th Election District
7th Councilmanic District
Legal Owner(s):

William Fearson

Variance: to permit two
recreational vehicles (boats
on trailer) to be stored in
the rear yard in lieu of the
permitted one.

**Hearing: Tuesday, Sep-
tember 13, 2005 at 11:00
a.m. In Room 407, County
Courts Building, 401
Bosley Avenue, Towson
21204.**

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zon-
ing Review Office at (410)
887-3391.

JT 8/761 Aug 30 64830

CERTIFICATE OF PUBLICATION

8/31/2005

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 8/30/2005.

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

J. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

MISCELLANEOUS RECEIPT

No. 448948

DATE 7/6/75

ACCOUNT

0010006150

AMOUNT \$

175.00

RECEIVED

FROM

WILLIAM FEARSON

FOR

ITEM # 020 06-020-A

1847 SCHOLAR RD.

BY D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME IN

7/07/2015 7/06/2015 10:20:56

255 NEW BALTIMORE MD

RECEIPT # 385000 7/06/2015

Dept 5 500 ZONING VERIFICATION

TR NO. 448746

Receipt Tot 165.00

1.00 CA

165.00 CA

Baltimore County, Maryland

CASHER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 06-020-A

Petitioner/Developer: WILLIAM
FRANSON

Date Of Hearing/Closing: 9/13/05

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

Attention:

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
at 7847 SCHOLAR RD

This sign(s) were posted on August 29, 2005
(Month, Day, Year)

Sincerely,

Martin Ogle 8/29/05
(Signature of sign Poster and Date)

Martin Ogle

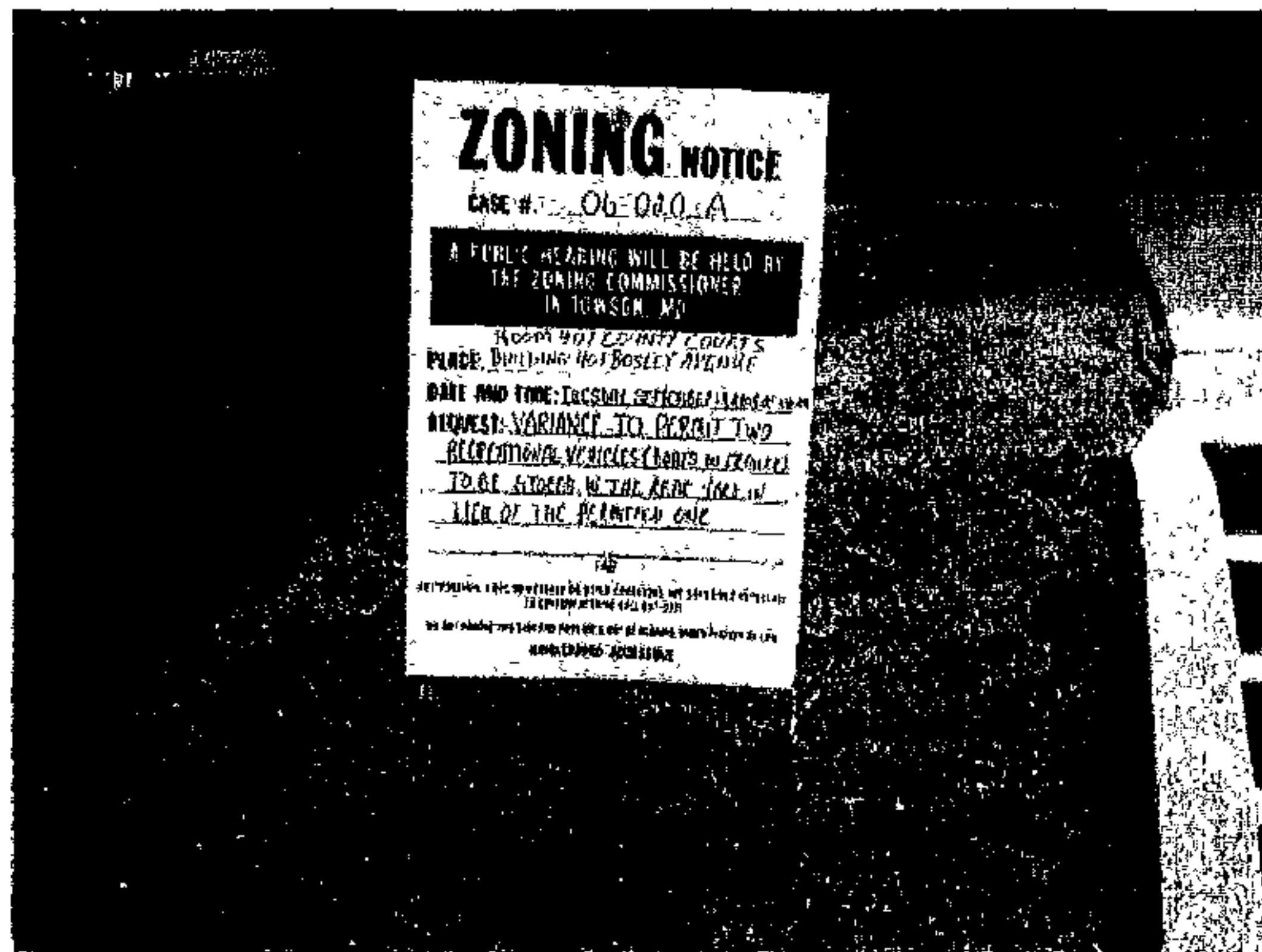
Sign Poster

16 Salix Court

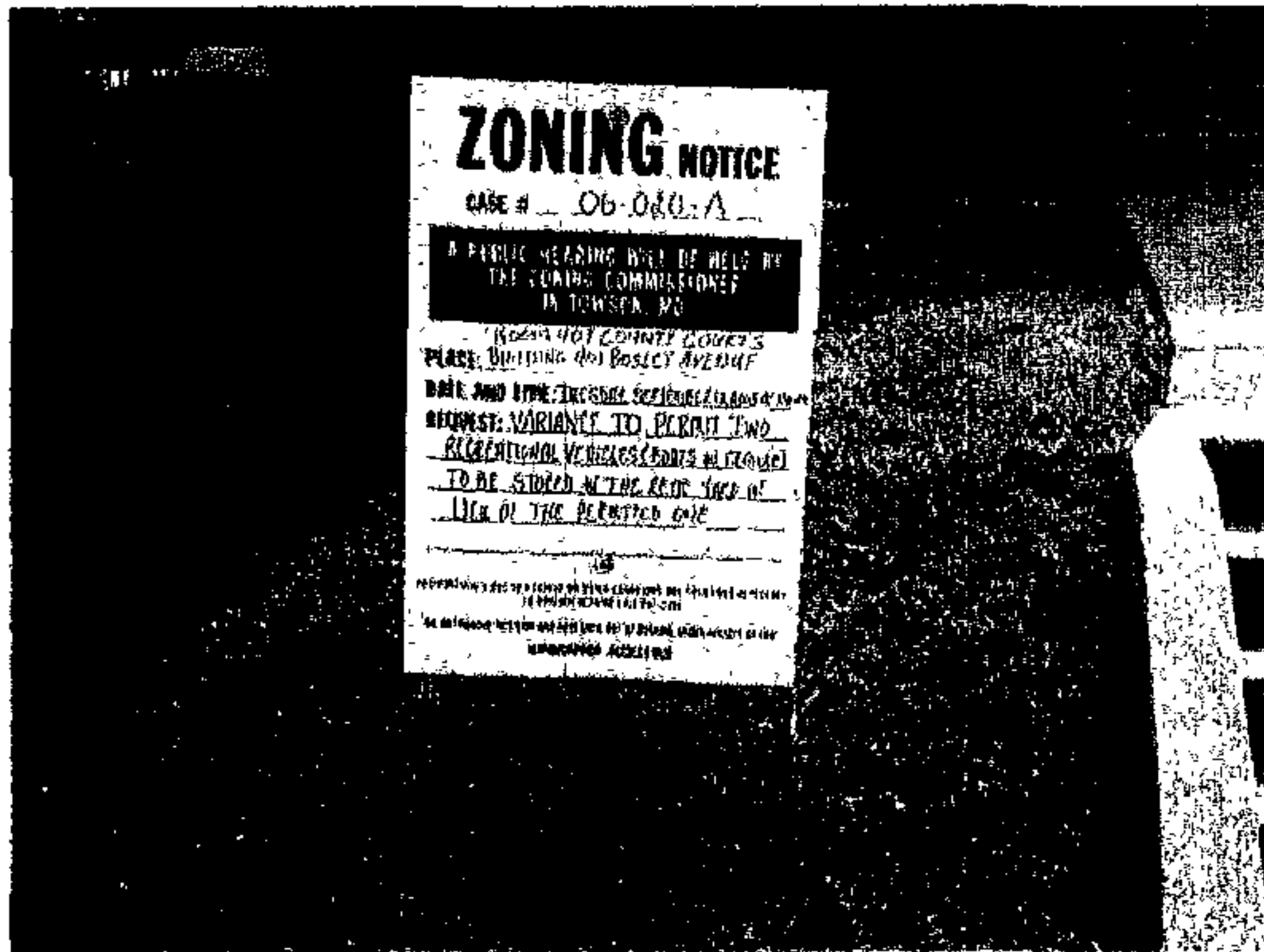
Address

Balto. Md 21220

(443-629 3411)



Masterfile 9/12/0



negated August 29, 2005

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
* 06-20-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 and all documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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 18th day of July, 2005, a copy of the foregoing Entry of Appearance was mailed to, William Fearson, 7847 Scholar Road, Baltimore, MD 21222, Attorney for Petitioner(s).


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

JUL 18 2005

Per.....

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 30, 2005 Issue - Jeffersonian

Please forward billing to:
William A. 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: 06-020-A

7847 Scholar Road

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

12th Election District – 7th Councilmanic District

Legal Owner: William Fearson

Variance to permit two recreational vehicles (boats on trailer) to be stored in the rear yard in lieu of the permitted one.

Hearing: Tuesday, September 13, 2005 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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

July 15, 2005

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: 06-020-A

7847 Scholar Road

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

12th Election District – 7th Councilmanic District

Legal Owner: William Fearson

Variance to permit two recreational vehicles (boats on trailer) to be stored in the rear yard in lieu of the permitted one.

Hearing: Tuesday, September 13, 2005 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "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 MONDAY, AUGUST 29, 2005.**
- (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.



**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: 06-050-A

Petitioner: FEARSON

Address or Location: 7847 SCHOLAR RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: WILLIAM A. FEARSON

Address: 7847 SCHOLAR RD.

BALTO. MD 21222

Telephone Number: 410-284-7693

**Department of Permits and
Development Management**

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



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

September 5, 2005

William Fearson
7847 Scholar Road
Baltimore, Maryland 21222

Dear Mr. Fearson:

RE: Case Number: 06-020-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 July 6, 2005.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

County Office Building, Room 123
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

July 18, 2005

ATTENTION: Zoning Plan Reviewers

Dist. Meeting of: July 25, 2005

Item No.: 020-031

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

Insp. Pack
Fire Marshal's Office
410-887-5178
MS-1102F

cc: File

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



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 25, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For August 1, 2005
Item Nos. 020, 022, 023, 025, 026, 027,
028, 029, 030, and 031

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-07262005.doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

BW
JMS
8/13

TO: Tim Kotroco
FROM: Bruce Seeley
DATE: August 3, 2005

RECEIVED

AUG - 3 2005

ZONING COMMISSIONER

SUBJECT: Zoning Item # 020
Address 7847 Scholar Ave
Fearson Prop

Zoning Advisory Committee Meeting of 7-25-05

☒ 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 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 33-3-101 through 33-3-120 of the Baltimore County Code).

☐ Development of this property must comply with the Forest Conservation Regulations (Section 33-6-101 through 33-6-122 of the Baltimore County Code).

☐ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: Patricia Farr

[Signature]

Date: August 3, 2005

FW
9/13

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 3, 2005

RECEIVED

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

AUG - 4 2005

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-020-Variance**

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 Amy Mantay in the Office of Planning at 410-887-3480.

Prepared By:

Amy Mantay

Division Chief:

Jeff Mayhew

CM/LL

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



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

Maryland Department of Transportation

Date: 7.15.05

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

RE: Baltimore County
Item No. 0720

DT

Dear Ms. Matthews:

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,

Steven D. Foster, Chief
Engineering Access Permits Division

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: July 20, 2005

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

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

SUBJECT: Item No.: 6-20-A
Legal Owner/Petitioner: Fearson, Wm.
Contract Purchaser: N/A
Property Address: 7847 Scholar Rd
Location Description: S/side Scholar Rd, 80' W/centerline
RockBourne Rd

VIOLATION INFORMATION: Case No. 03-5472
Defendants: Fearson, Wm.

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:

- | | | |
|-----|-----|---|
| X | 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 REP

DATE: 7, 14, 03 INTAKE BY: JSS 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.

03-5472

Property No.

1208004120

Zoning

N/A

Name(s):

FEARSON, WILLIAM, A. III (OWNER)

Address:

7847 SCHOLAR RD DUNDALK, MD 21222

Violation

Location:

7847 SCHOLAR RD

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

IAC 105.1, BCZR, 101, 102.1, 400

- ① OBTAIN PERMIT FOR SHED, LOCATED SIDE YARD.
- ② MUST ADHERE TO ZONING REGULATIONS (SETBACK)
- 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:

7/24/03

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

TIME: 14:45:24 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 11/06/2003
DATE: 12/30/2003 GENERAL PERMIT APPLICATION DATA SAS 16:02:56

PERMIT #: B538077 PROPERTY ADDRESS
RECEIPT #: A485616 7847 SCHOLAR RD
CONTROL #: MR SUBDIV: EASTFIELD
XREF #: B538077 TAX ACCOUNT #: 1208004770 DISTRICT/PRECINCT 12 07
OWNERS INFORMATION (LAST, FIRST)

FFE: 65.00 NAME: FEARSON, WILLIAM A. 3RD
PAID: 65.00 ADDR: 7847 SCHOLAR RD, BALTO, MD 21222-3311
PAID BY: APPL

DATES APPLICANT INFORMATION
APPLIED: 11/06/2003 NAME: WILLIAM A. FEARSON 3RD
ISSUED: 11/06/2003 COMPANY:
OCCPNY: ADDR1: 7847 SCHOLAR RD
ADDR2: BALTIMORE, MD 21222-3311

INSPECTOR: 12R PHONE #: 410 284 7693 LICENSE #:
NOTES: SAS/SAS

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

PANEL BP1004M
TIME: 14:45:33 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 11/06/2003
DATE: 12/30/2003 BUILDING DETAIL 1 SAS 16:07:36

PERMIT # B538077 DRC#
PLANS: CONST 0 PLOT 1 PLAT 0 DATA 0 EL 2 PL 2
TENANT
BUILDING CODE: CONTR: OWNER
IMPRV 1 ENGR:
USE 07 SHED SELLR:

FOUNDATION BASE WORK: CONSTRUCT A DETACHED SHED IN SIDE YARD OF
EX. SFTOWNHOUSE. 10'X14'X9=140SF.
CONSTRUCT FUEL SEWAGE WATER ACCESSORY STRUCTURE LETTER ATTACHED.
2 1E 1E IN CBCA. SEE VARIANCE CASE#04-061-A.-GRANTED
CENTRAL AIR 10/20/03-APPLICANT AWARE OF 30 DAY APPEAL-
ESTIMATED COST D.T.. (*RT SIDE IS 3' FRM HSE)

1,700.00 PROPOSED USE: SFTOWNHOUSE + DETACHED SHED

OWNERSHIP: 1 EXISTING USE: SFTOWNHOUSE

RESIDENTIAL CAT: 4

HLIF: 11BED: #2BED: #3BED: TOT BED: TOT APTS:

1 PARTLY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

PANEL BP1034M
TIME: 14:46:33 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 12/30/2003
DATE: 12/30/2003 INSPECTIONS DETAIL SCREEN BIF 14:43:29

PERMIT #: B538077 CONTROL #: MR

TYPE OF	DATE		
INSPECTION	INSPECTED	CODE	COMMENTS
COMP/SHED	12/30/2003	01	OK

PAGE 01 OF 01

ENTER - GENERAL PERMIT PF7 - NEXT PAGE ?
PF2 - APPROVALS PF8 - GENERAL SCREEN W/NEXT DETAIL CLEAR - MENU

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

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

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 - Closing Report

Inspector - KIDD. G.

Activity

Date Closed 12/30/2003

Area	Case #	Location	Apt	Zip	Date Rec	Reinsp Dt
017	03-5472	7847 SCHOLAR RD		21222	7/14/2003	12/29/2003

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

Notes:

7/16/03 VISITED SITE ISSUED CORRECTION NOTICE SHED LOCATED S
IDE YARD OF TOWN HOUSE (END UNIT) COMPL. WAS ANON. P/U 7/25/
03 G.KIDD/JB*** 7/28/03 OWNER CALLED GOING T
O APPLY FOR A VARIANCE COMPLAINANT WAS ANON. P/U 8/11/03 G,K
IDD/JB***

07/30/03 SPOKE TO OWNER ON PHONE, GOING TO APPLY
FOR VAR. COMPL. WAS ANON. P/U 09/04/03. G.KIDD/KH.***

***08/20
/03 NOTICE OF ZONING HEARING SCHEDULED FOR 10/01/03 AT 2PM.
GAVE TO G. KIDD. LRS*** 9/5/03 VISITED SITE. Z
ONING HEARING IS SCHEDULED FOR 10/1/03 AT 2:00 PM. P/U 9/29
/03 G.KIDD/NS*** 9/24/03
VISITED SITE. OWNER HAS VARIANCE POSTED ON FRONT LAWN. HEARI
NG DATE IS SCHEDULED FOR 10/1/03 AT 2:00. NO 04061-A. P/U 10
/15/03 G.KIDD/NS*** 10/15/03 WILL CHECK HEARING
CONCLUSION AT COURT HOUSE. P/U 10/22/03 G.KIDD/NS***10/20/03
CHECKED WITH ZONING. ZONING COMM. STILL HAS FILE. P/U 11/5/
03 G.KIDD/NS*** 10/23/03 RECEIVED FINAL ORDER FROM ZONIN
G COMMISSIONER. CASE NO 04-061A. ORDER WAS GRANTED ON 10/20/
03. P/U 11/12/03 G.KIDD/NS*** 11/17/03
SPOKE TO OWNER. WAITING FOR ISSUANCE OF PERMIT. P/U 12/30/0
3 G.KIDD/NS*** (NEXT PAGE) >>>>>>>>>>

Case # 03-5472

CONTINUED

12/10/03 PERMIT WAS ISSUED ON 11/6/03 B538077. WAITING FOR 3
0 DAY APPEAL PROCESS. P/U 12/29/03 G.KIDD/NS***

12/30/03 VISITED SITE, GAVE AP
PROVED COMP. FOR SHED. B538077. CASE CLOSED. COMPL. WAS ANON
. G.KIDD/KH.***

Inspector - G. Kidd

Area Case # Location Apt Zip Date Rec Reinsp Dt
 017 03-5472 7847 SCHOLAR RD 21222 7/14/2003 12/29/2003

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

Notes:

7/16/03 VISITED SITE ISSUED CORRECTION NOTICE SHED LOCATED S
 IDE YARD OF TOWN HOUSE (END UNIT) COMPL. WAS ANON. P/U 7/25/
 03 G.KIDD/JB***

7/28/03 OWNER CALLED GOING T
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11/17/03
 SPOKE TO OWNER. WAITING FOR ISSUANCE OF PERMIT. P/U 12/30/0
 3 G.KIDD/NS*** (NEXT PAGE) >>>>>>>>>>

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

CB

Case # 03-5472

CONTINUED

12/10/03 PERMIT WAS ISSUED ON 11/6/03 B538077. WAITING FOR 3
0 DAY APPEAL PROCESS. P/U 12/29/03 G.KIDD/NS***

12/30/03- VISITED SITE, GAVE APPROVED COMPLETION FOR
SHED, B-53A077. CASE CLOSED. 12/30/03 A-2 LRP.
COMPLAINANT WAS ANONYMOUS.

KW

OK

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



Permits and Development Management
Code Inspections and Enforcement
County Office Building, Rm 213
111 West Chesapeake Ave
Towson, Maryland 21204

Code Enforcement 410-887-3351
Building Inspection 410-887-3953
Electrical Inspection 410-887-3960
Plumbing Inspection 410-887-3020
Signs/Fences 410-887-3896

111

Ches. Ave

887-3391

CODE ENFORCEMENT

CORRECTION NOTICE

CASE NUMBER Sweep		PROPERTY TAX ID 1208004770	
NAME(S) William A. Fearson 3rd			
CURRENT ADDRESS 7847 SCHOLAR Rd.			
CITY BALTO.	STATE MD.	ZIP CODE 21222	
VIOLATION ADDRESS SAME			
CITY	STATE	ZIP CODE	
	MARYLAND		

July 6 10:00

Filing App. Rm#
111

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS

RESIDENTIAL ZONE CLASSIFICATION

DR1 ☐ DR2 ☐ DR3.5 ☐ DR5.5 ☒ DR10.5 ☐ DR16
1A01 RC2 ☐ 1A03 RC4 ☐ 1A05 RC7 & 50 ☐ 1A07 RC6
1A02 RC3 ☐ 1A04 RC5 ☐ 1A06 RCC ☐ 1A08 RC7

NON-RESIDENTIAL CLASSIFICATION

BL230 ☐ BR236 ☐ BM231
MR240 ☐ ML253 ☐ MH256

BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.)

AUTHORITY TO ENFORCE ZONING REGULATIONS: 32-3-102, 32-3-602, 32-3-603, 32-4-114

- | | |
|--|--|
| ☒ 101, 102.1 Definitions, general use regulations | ☒ 415A License or remove untagged recreation vehicle |
| ☐ 425 License Remove all untagged, inoperative or damaged disabled motor vehicle(s) | ☐ 415A Improperly parked recreation vehicle |
| ☐ 1B01.1D Remove open dump, junk yard | ☒ 415A One recreational vehicle per property |
| ☐ 431 Remove commercial vehicle(s) | ☐ 410 Illegal Class trucking facility, yard |
| ☐ 101, 102.1 Remove contractors equip. storage yard | ☐ 400 Illegal accessory structure placement |
| ☐ 101, 102.1 ZCPM Cease service garage activities | ☐ 1B02.1; 270, 421.1: Illegal animal Limit 3 dogs |
| ☐ 402 Illegal conversion of dwelling | ☐ 102.5 Residential site line violation /obstruction |
| ☐ 101, 102.1 ZCPM Illegal home occupation | ☐ 408B Illegal rooming/ boarding house |
| | ☐ BCC 32-3-102; ZCPM 500.9. |

Violation of site plan at 101 zoning order

BALTIMORE COUNTY CODE (B.C.C.)

- | | |
|---|---|
| ☐ 13-7-112 Cease all nuisance activity | ☐ 35-2-301 Obtain building fence/ sign permit |
| ☐ 13-7-115 County to abate nuisance & bear costs | ☐ 18-2-602 Obstruction of county right of way |
| ☐ 13-7-310 Remove all trash & debris from property | ☐ 13-7-310(2) Remove bird seed / other food for rats |
| ☐ 13-7-312 Remove accumulations of debris, materials, etc | ☐ 32-3-102 Violation of development plan/ site plan |
| ☐ 13-7-201(2) Cease stagnant pool water | ☐ 1B01.15, BCBC 115 Remove/ Repair unsafe structure board and secure all openings to premise |
| ☐ 12-3-106 Remove animal feces | ☐ 13-7-401, 13-7-402, 13-7-403 Cut & remove all tall grass and weeds to three (3) inches in height |
| ☐ 35-5-208(a)(c) Seal exterior openings from rodents & pests | |
| ☐ 13-4-201(b)(d) Store garbage in containers w/tight lids | |

OWNER OCCUPIED HOUSING (B.C.C.)

- | | |
|--|---|
| ☐ 35-5-302(a)(1) Unsanitary conditions | ☐ 35-5-302(a)(2) Store all garbage in trash cans |
| ☐ 35-5-302(a)(3) Cease infestation from prop | ☐ 35-5-302(b)(1) Repair exterior structure |
| ☐ 35-5-302(b)(1)(2) Repair decorative trim, cornices, etc | ☐ 35-5-302(b)(1)(3) Repair exterior extensions |
| ☐ 35-5-302(b)(1)(4) Repair chimney & similar extensions | ☐ 35-5-302(b)(1)(5) Repair metal/wood surfaces |
| ☐ 35-5-302(b)(1)(6) Repair defective door(s)/ window(s) | ☐ 35-5-302(b)(1)(7) Repair defective fence |

INVESTMENT PROPERTY (B.C.C.)

- | | |
|--|--|
| ☐ 35-2-404(a)(1)(i) Remove hazardous or unsafe condition | ☐ 35-2-404(a)(1)(ii) Repair ext. walls/ vertical members |
| ☐ 35-2-404(a)(1)(iii) Repair roof or horizontal members | ☐ 35-2-404(a)(1)(iv) Repair exterior chimney |
| ☐ 35-2-404(a)(1)(v) Repair ext. plaster or masonry | ☐ 35-2-404(a)(1)(vi) Waterproof walls/ roof/ foundations |
| ☐ 35-2-404(a)(1)(vi) Repair exterior construction (see below) | ☐ 35-2-404(a)(1)(2) Remove trash, rubbish, & debris |
| ☐ 35-2-404(a)(1)(3) Repair/remove defective exterior sign(s) | ☐ 35-2-404(a)(1)(ii) Board & secure Material to match building color of structure |

OTHER VIOLATIONS OR REMARKS

POTENTIAL FINE ☒ \$200 ☐ \$500 ☐ \$1000 per day, per violation and to be placed as a lien upon your tax bill

COMPLIANCE DATE: **06** MONTH **03** DAY **05** YEAR

INSPECTOR NAME:

Jeff Radcliffe
(PRINT NAME)

ISSUED DATE:

5/4/05

06-020-A

[Click here for a plain text ADA compliant screen.](#)

 Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search	Go Back View Map New Search Ground Rent
---	--

Account Identifier: District - 12 Account Number - 1208004770

Owner Information

Owner Name:	FEARSON WILLIAM A,3RD	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	7847 SCHOLAR RD BALTIMORE MD 21222-3311	Deed Reference:	1) / 9445/ 529 2)

Location & Structure Information

Premises Address

7847 SCHOLAR RD

Legal Description

EASTFIELD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	3
103	18	460			5	G	31	3	Plat Ref:	24/ 74
Special Tax Areas				Town Ad Valorem Tax Class						
Primary Structure Built				Enclosed Area	Property Land Area			County Use		
1960				1,080 SF	4,400.00 SF			04		
Stories		Basement		Type				Exterior		
2		YES		END UNIT				BRICK		

Value Information

	Base Value	Value As Of	Phase-In Assessments	
		01/01/2003	07/01/2005	07/01/2006
Land:	21,000	21,000		
Improvements:	62,150	62,150		
Total:	83,150	83,150	83,150	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: CLINE C EDWARD	Date: 11/04/1992	Price: \$81,900
Type: IMPROVED ARMS-LENGTH	Deed1: / 9445/ 529	Deed2:
Seller: HANNON JAMES C	Date: 11/09/1977	Price: \$35,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 5823/ 541	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2005	07/01/2006
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

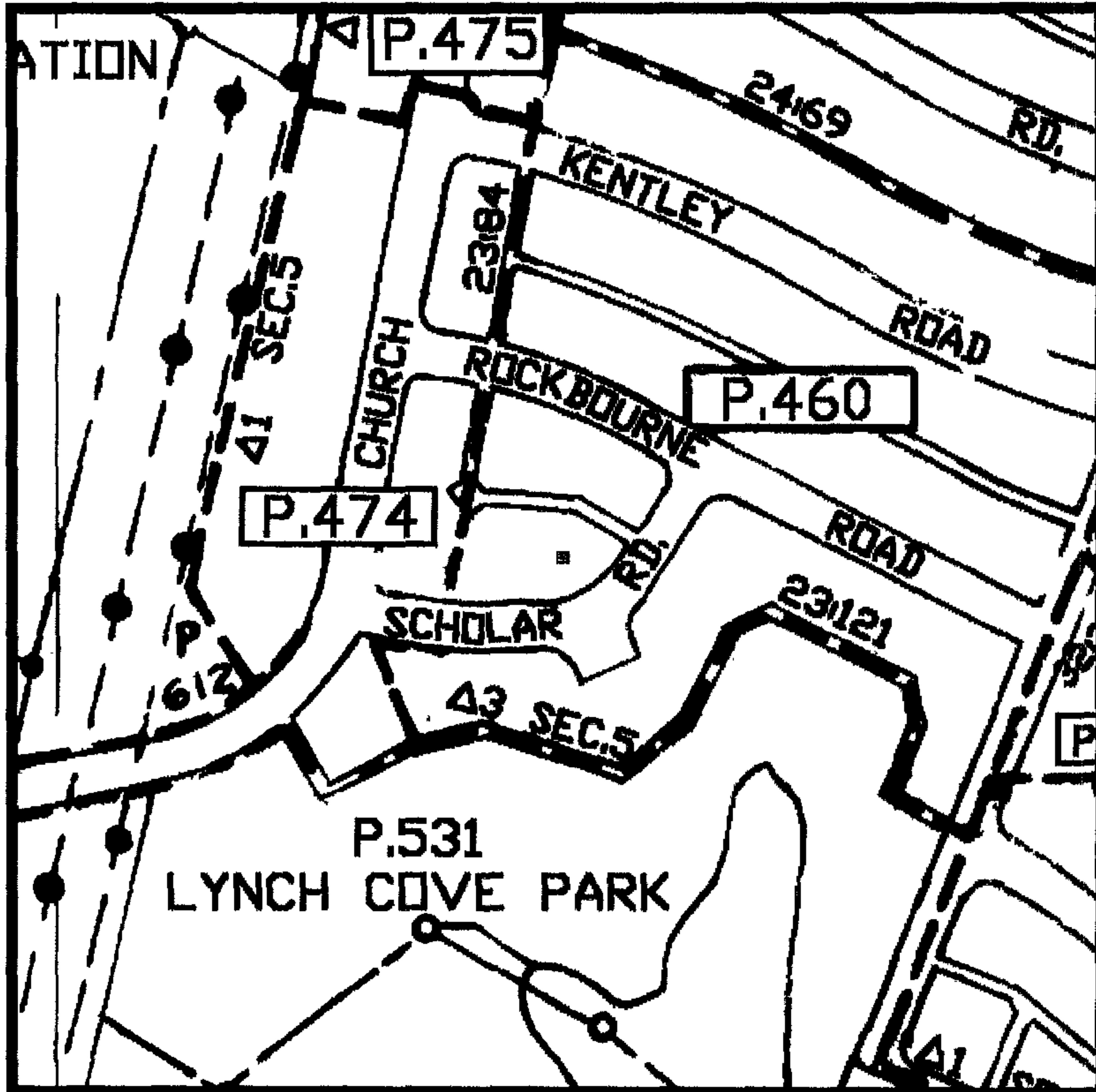
* NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

District - 12 Account Number - 1208004770



Property maps provided courtesy of the Maryland Department of Planning ©2004.
 For more information on electronic mapping applications, visit the Maryland Department of Planning
 web site at www.mdp.state.md.us/webcom/index.html

DATE _____

PETITIONER'S SIGN-IN SHEET

[illegible]

Case No.: 06-020 A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 7847 Scholar Rd.

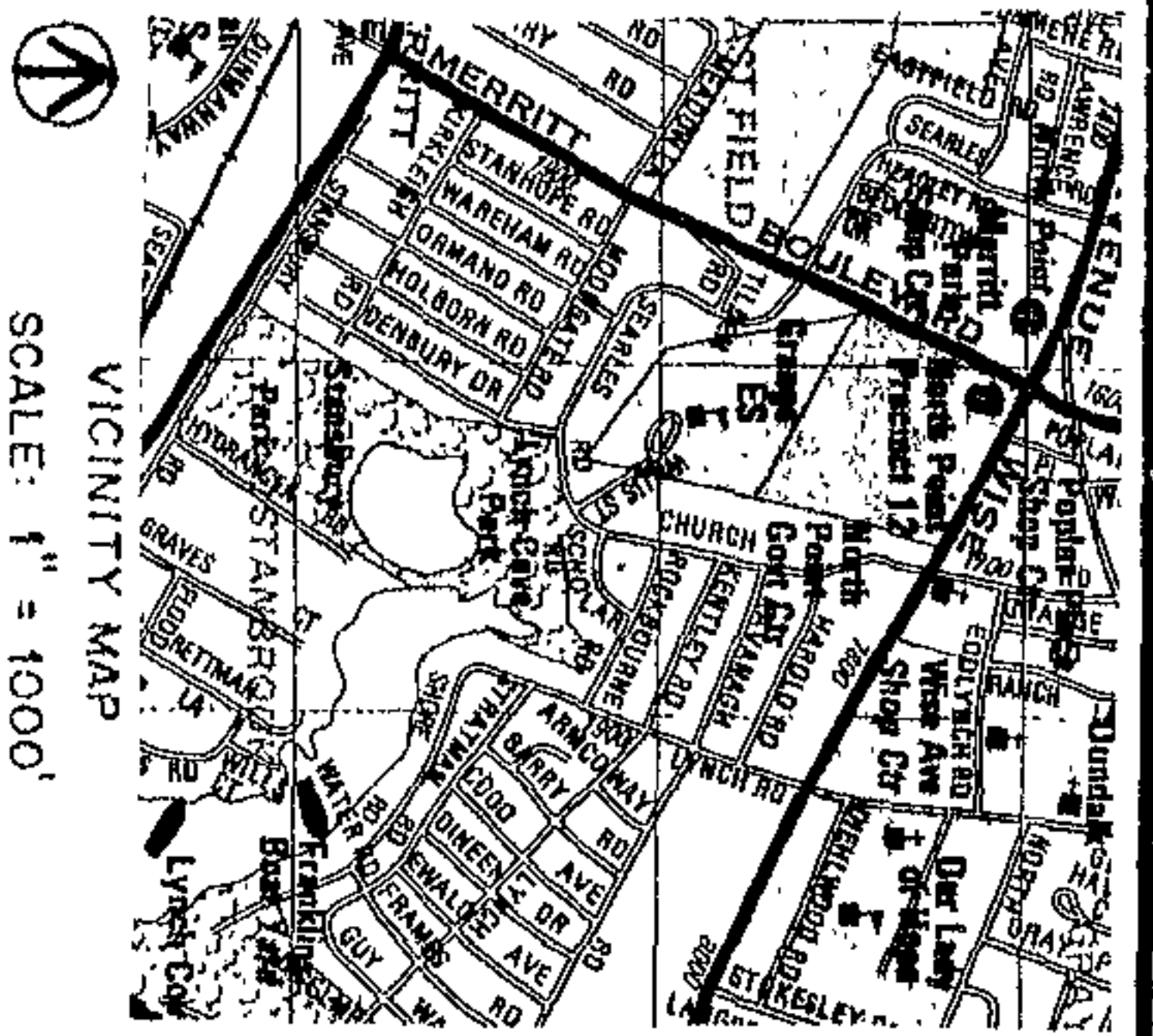
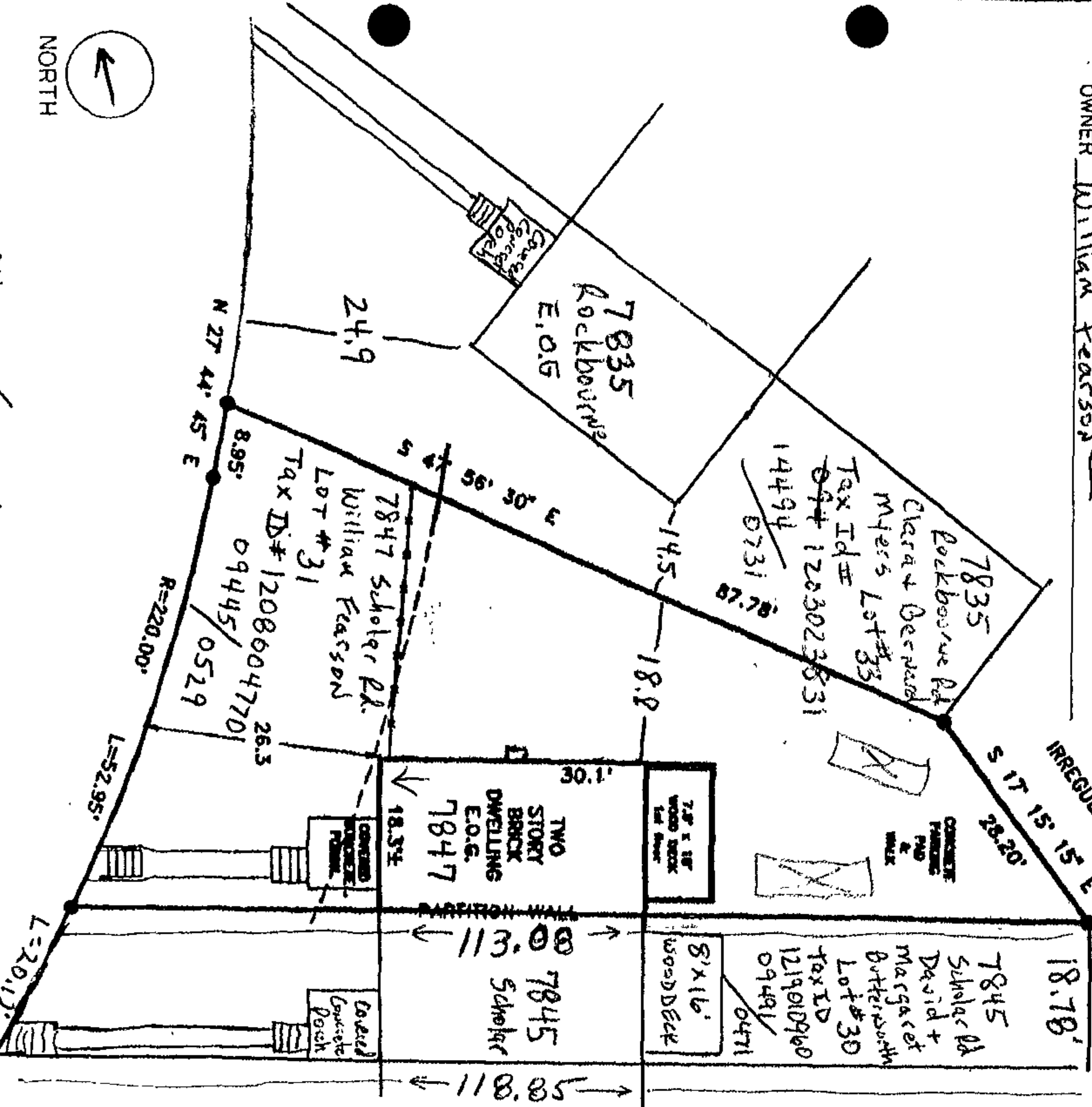
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Eastfield

PLAT BOOK # 24 FOLIO # 74 LOT # 31 SECTION # 5

OWNER William Fearson III

PARK
LINE
COVE
PARK



LOCATION INFORMATION

ELECTION DISTRICT 12

COUNCILMANIC DISTRICT 7

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

ZONING D.R-10.5 103C2

LOT SIZE 4,400

ACREAGE 0.101 SQUARE FEET

PUBLIC PRIVATE

SEWER

WATER

CHESAPEAKE BAY CRITICAL AREA ☒ YES ☐ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY/ BUILDING ☐ YES ☒ NO

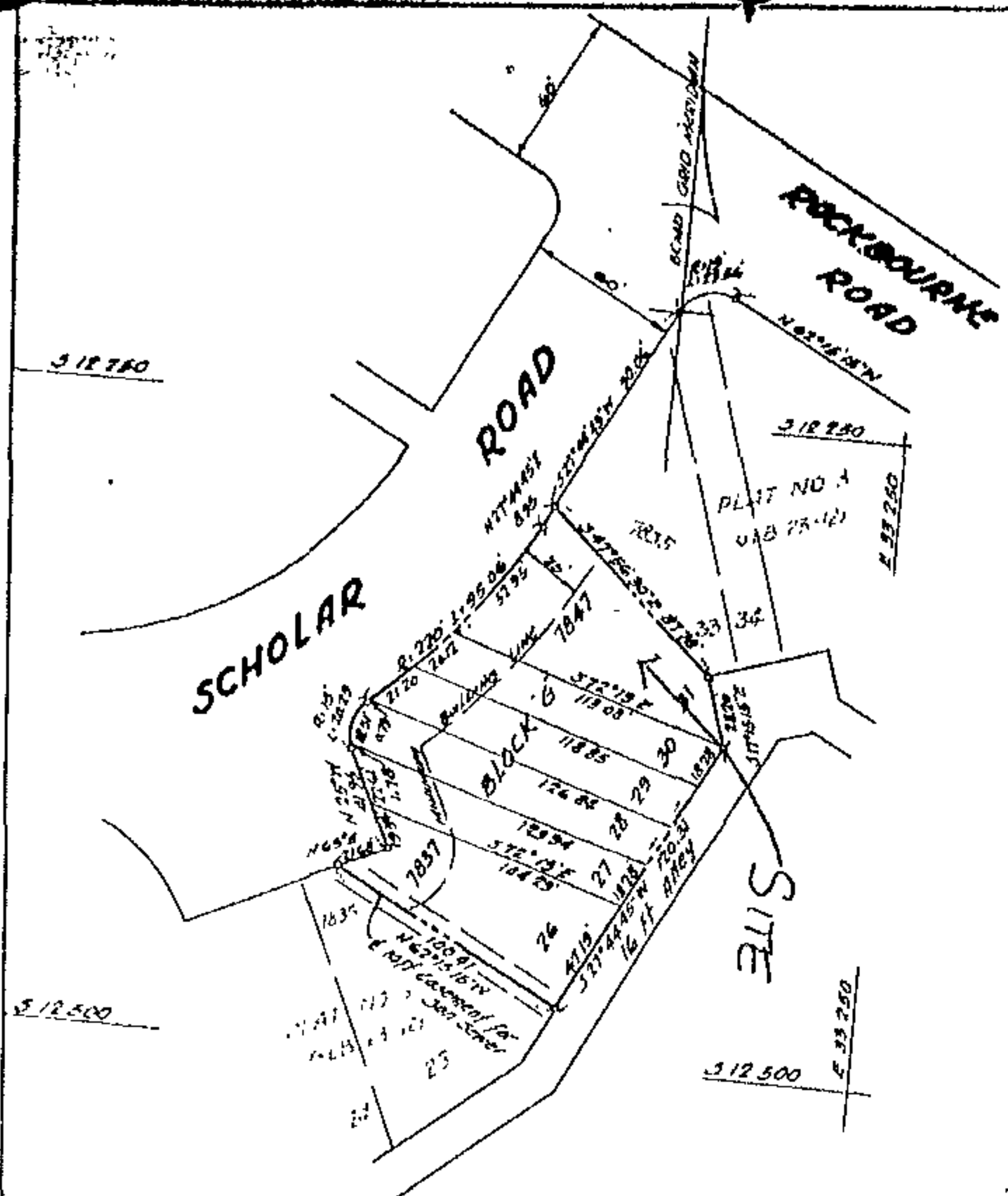
PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

DT. 0220 06-030-A

PETITIONER'S

EXHIBIT NO. 1



ENGINEER'S CERTIFICATE
 I, DAVID W. POMMER, a Registered Professional Engineer and 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 compliance with Sections 72A to 72E, inclusive, of Article 17 of the Annotated Code of Maryland, 1939 Edition, as amended by the Acts of 1945 and 1947 and subsequent Acts, if any, amendatory thereto.
 David W. Pommer
 Registered Professional Engineer and Land Surveyor

OWNER'S CERTIFICATE
 The requirements of Sections 72A to 72E of Article 17 of the Annotated Code of Maryland, 1939 Edition, Chapter 1016 of the Acts of 1945, as amended by Chapters 84 and 768 of the Acts of 1947, and subsequent Acts, if any, amendatory thereto, so far as they concern the making of the plat and setting of the markers, have been complied with.
 THE DELWOOD COMPANY
 Owner of Land Shown Hereon
 By *James W. Wether*
 President

REVISION "E"
 SUBDIVISION PLAT NO. 3
 SECTION NO. 5
EASTFIELD
 (SHOWING REVISED CONTEMPLATED SUBDIVISION)
 12th DISTRICT
 BALTIMORE COUNTY, MD.

GLB 24 PLOD 74

THIS PHOTO TAKEN FROM THE RECORDS OF THE CIRCUIT COURT FOR BALTIMORE COUNTY IS FOR OFFICIAL USE ONLY AND NOT TO BE DUPLICATED FOR SALE OR GIFT.

THE DELWOOD CO.
 11 E. FAYETTE ST.
 BALTIMORE 2, MD.

The showing of streets and ways on this plat is for the purpose of description only and is not for the purpose of dedication. This plat shows only a contemplated layout of streets and ways, and no rights or easements of any kind are intended to be conferred or implied by the showing of streets or ways hereon.

The lines shown hereon designated as "Minimum Building Line" show only the minimum set back of buildings as required under the zoning laws and regulations of Baltimore County and not the set back which may be required under the provisions of any restrictions now or hereafter imposed on said land. The showing of the land shown subdivided into lots is for the purpose of showing only a contemplated subdivision of lots and shall not be construed as implying or insuring that the land must be developed or built in accordance with the lot subdivision as shown hereon.

Refer to Plat No. 9, Section No. 5, EASTFIELD, GLB 23 PLOD 121 for coordinates and Baltimore County franchise stations.

Drawn by *ME*
 Checked by *CHS*

125702
 10-11-57

APPROVED
 10/11/57
 DATE
Robert G. Lippert
 COUNTY ROAD ENGINEER

APPROVED
 10/11/57
 DATE
William H. F. Warrthorn
 DEPUTY STATE & COUNTY HEALTH OFFICER

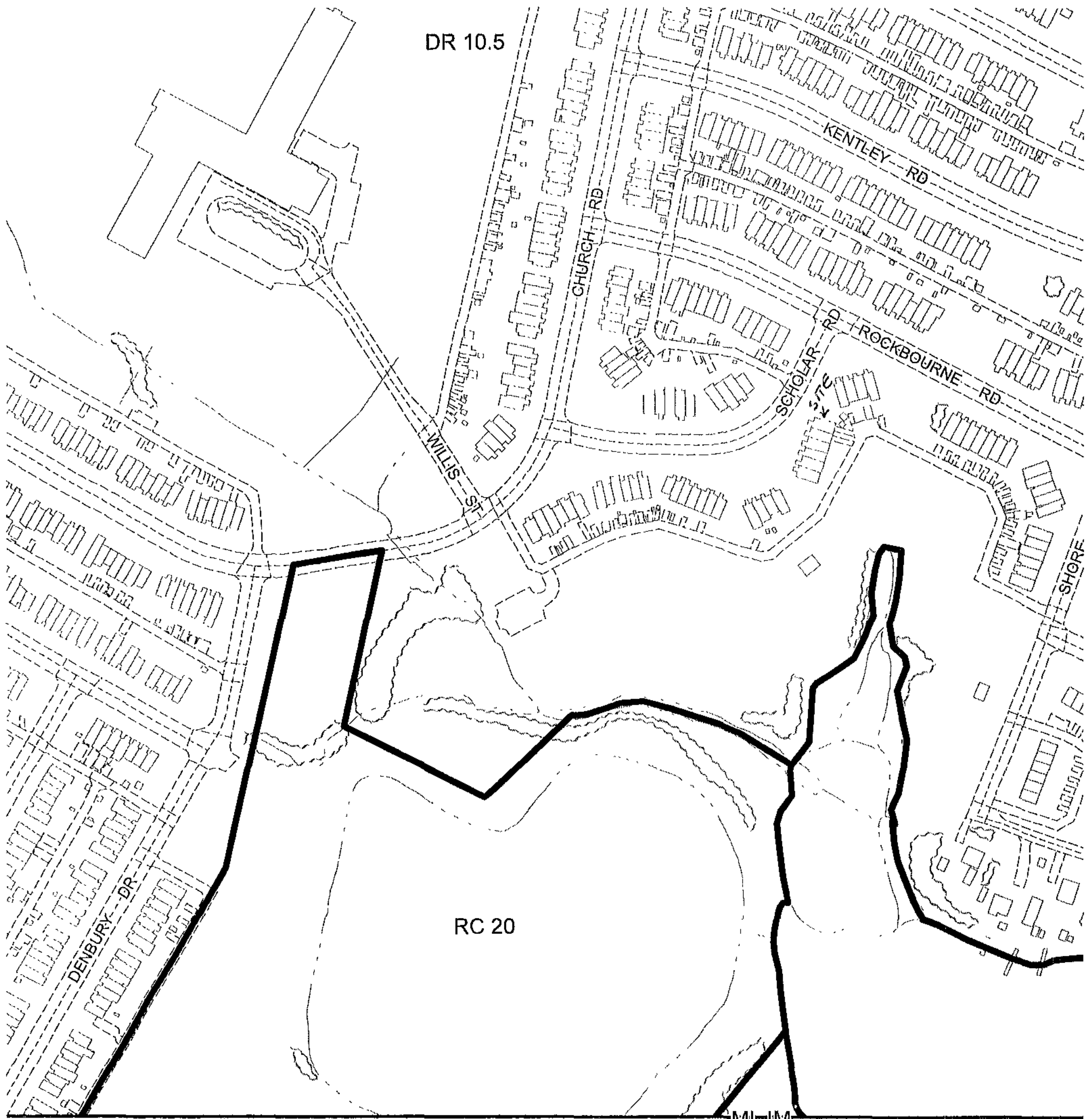
APPROVED
 10/11/57
 DATE
William H. F. Warrthorn
 DEPUTY STATE & COUNTY HEALTH OFFICER



DAVID W. POMMER
 REGISTERED ENGINEER & LAND SURVEYOR
 OFFICE 833 PARK AVE BALTO., MD.
 SCALE 1" = 50' ISSUED Sept 20, 1957

06-020-A





Baltimore County

	10304	10304	10444
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10302

