IN RE: PETITION FOR VARIANCE

15th Election District

BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

CASE NO. 06-514-A

7th Councilmanic District (8 Fairway Road)

Charles O. Pamplin III

Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Charles O. Pamplin, III. The Petitioner is requesting variance relief for property located at 8 Fairway Road in the Eastern Terrace subdivision of Baltimore County. Variance relief is requested from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 7.75 feet and 7 feet, a rear yard setback of 23.75 feet, and a front yard setback of 20.5 feet in lieu of the required 10 feet, 30 feet and 23.75 feet (front yard average) respectively.

The property was posted with Notice of Hearing on May 22, 2006, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief and time and date of the public hearing. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on May 23, 2006 to notify any interested persons of the scheduled hearing date and relief requested.

Code Enforcement Comments

This matter is currently the subject of an active violation case (Case No. 06-1965) in the Division of Code Inspections and Enforcement. A citation for codes violation has



6-5-06 M

been issued in this matter due to the condition of the house and the amount of trash and debris on the property.

It should be noted, for the record, that the fact that a zoning violation is issued is simply ignored in this zoning case. The fact that a structure may be costly to remove does not come into consideration of the zoning case. The fact that something may have been done which violates the law is not held against the Petitioner as some sort of an additional punishment. Zoning enforcement is conducted by the Department of Permits and Development Management, which has the authority to impose fines and other penalties for violation of law. This is not the province of this office.

Applicable Law

Section 307 of the B.C.Z.R. – Variances.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, offstreet parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Interested Persons

Appearing at the hearing on behalf of the variance request was James L. Coffman for the Petitioner. No protestants or citizens appeared at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Testimony and evidence indicated that the property contains 4,536 sq. ft., is zoned DR 5.5 and is improved by the foundation of a prior home. This is lot no. 9 of the Eastern Terrace subdivision which was recorded among the land records in 1940 as shown by exhibit 2. While it meets the lot width requirement of the DR 5.5 zone, it is undersize in lot area.

Mr. Coffman indicated that the Petitioner purchased the home in 1980 and resided therein with various family members moving in and out. Last Thanksgiving a space heater ignited flammable material consuming the entire inside of the structure. The shell building was subsequently declared a total loss and eventually razed by the Petitioner. As shown in exhibit 1, the Plat to Accompany, the original building location did not comply with current zoning setbacks. For example the setback against lot 10 was only 7 feet.

The Petitioner would like to build a new home on the old foundation for himself and children. However he would like a garage incorporated into the house which will take the new home to within 7 ¾ feet of the property line on the lot 8 side. Similar setback deficiencies are typical through the subdivision. Mr. Coffman presented photographs of the area, exhibit 3 which show many side yard setbacks are more deficient compared to the proposed use. In regard to front yard setback, he noted that

many homes along Fairway Road have enclosed porches and new porches so that the average setback is 23.75 feet. Also note that Fairway Road begins to curve at the subject location which complicates the front yard averaging. Finally he noted that the rear property line is not perpendicular to the side property lines but is at an steeper angle. As a result one corner of the existing house did not meet the rear yard setback of 30 feet. The new house would be similar in location.

Findings of Fact and Conclusions of Law

Considering all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. This subdivision and the subject lots were created in 1940 much before the zoning was imposed on the area. The imposition of zoning on this property disproportionably impacts the subject property as compared to others in the zoning district. In addition the lot is oddly shaped as the rear lot line is set at a steep angle with regard to the road and house. Consequently one corner of the prior home and proposed home do not meet the rear yard setback requirements.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. The proposed house is needed for family and will be a modern design such that the garage is incorporated in the house. Without side, rear and front yard setback relief, a reasonable modern house can not be built.

No increase in residential density beyond that otherwise allowable by the Zoning Regulations will occur as a result of granting this variance as the new home will replace the former home.

4

Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. The pattern of development shown by the Petitioner is similar to this plan so there will be no change to the character of the neighborhood. The photographs show there are many similar setbacks in the area.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, this 9th day of 2006, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 7.75 feet and 7 feet, a rear yard setback of 23.75 feet, and a front yard setback of 20.5 feet in lieu of the required 10 feet, 30 feet and 23.75 feet (front yard average) respectively be and is hereby GRANTED subject to the following conditions:

1. The Petitioner may apply for his building permit 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, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:pz

5



JAMES T. SMITH, JR. County Executive

6/9/06

WILLIAM J. WISEMAN III

Zoning Commissioner

CHARLES O. PAMPLIN, III 8 FAIRWAY ROAD ESSEX, MD 21221

> Re: Petition for Variance Case No. 06-4514-A Property: 8 Fairway Road

Dear Mr. Pamplin:

Enclosed please find the decision rendered in the above-captioned case. The petition for Variance has been granted with conditions in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

for Baltimore County

JVM:dlw Enclosure

c: James L. Coffman, 9300 Luray Drive, Baltimore MD 21234



or practical difficulty)

Petition for Variance

to the Zoning Commissioner of Baltimore County for the property located at 8 FAIGMAY BOAD

which is presently zoned DR 5, 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)

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship

SEE ATTACHED

ORIGINAL BUILDING LOCATION SE	T BACKS	DONOT COMPLY WITH CURRENT ZONING.
HOUSE DESTROYED BY FIRE BU	IT FOUNDATT	TON TO BE USED IN RECONSTRUCTION, SETBACK
DEFICIENCIES ARE TYPICAL TH	ROUGHOUT	- SUBDIVISION,
Property is to be posted and advertised as preso	ribed by the zo	ning regulations.
is the su	l/We d perjury, that I/wo bject of this Petit	o solemnly declare and affirm, under the penalties of e are the legal owner(s) of the property which tion.
Contract Purchaser/Lessee:		Legal Owner(s):
Name - Type or Print		CHARLES O. PAMPUN, III Nayle - Type or Print
Signature		Signature () Teampolin
Address Teles	phone No.	Name - Type or Print
City	Zip Code	Signature
Attorney For Petitioner:		Address Address Telephone No. Telephone No. ZIZZI
Name - Type or Print		City State Zip Code
Signature		Representative to be Contacted:
Company	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Name 9200 DRIVE 1110-212-22
Address Telepl	hone No.	1300 LURAY DRIVE 410-262-1773 Address Telephone No.
City	Zip Code	SAUTIMORE, MARYLAND 21234 City State Zip Code
		OFFICE USE ONLY
Case No. 06 - 5/4- A	* 1 \\v	ESTIMATED LENGTH OF HEARING
REV 9/15/98	Reviewed By	UNAVAILABLE FOR HEARING Date 4/47/06

1B02.3.C.1 to permit side yard setbacks of 7.75 ft. and 7 ft., a rear yard setback of 23.75 ft., and a front yard setback of 20.5 ft. in lieu of the required 10 ft., 30 ft. and 23.75 ft. (front yard average), respectively.

Zoning Description For 8 Fairway Road

Beginning at a point on the East side of Fairway Road, which has a fifty foot wide right-of-way, at the distance of one hundred seventy feet North of the centerline of the nearest improved intersecting street, Riverside Road, which has a fifty foot wide right-of-way. Being Lot #9, Section 'A' in the subdivision of Eastern Terrace as recorded in Baltimore County Plat Book #12, Folio #45, containing 4,536 square feet. Also known as 8 Fairway Road and located in the 15th Election District, Councilmanic Distric.

VALIDATION CASHIER'S ţ ٠ 🕻 YELLOW - CUSTOMER 4)t ACCOUNT. AMOUNT E COUNTY, MARYLAND RECEIPT & FINANCE PINK - AGENCY NEOUS OFFICE OF BUDGET MISCELL FOR

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: # 06-514-A

8 Fairway Road

East side of Fairway Road, 170 feet north of centerline of Riverside Road

15th Election District — 7th Councilmanic District

Legal Owner(s): Charles O. Pamplin, Ill

Variance: to permit side yard setbacks of 7.75 feet and 7

feet, a rear yard setback of 23.75 feet, and a front yard
setback of 20.5 feet in lieu of the required 10 feet, 30 feet
and 23.75 feet (front yard average) respectively.

Hearing: Thursday, June 8, 2006 at 10:00 a.m. in Room
407, County Courts Building, 401 Bosley Avenue,
Towson 21204

Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County
NOTES: (1) Heatings are Handicapped Accessible; for special accommodations 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.

17 5/724 May 23

JT 5/724 May 23 ____ 96082

CERTIFICATE OF PUBLICATION

525,2006
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on $5 23 $,2006.
The Jeffersonian
Arbutus Times
Catonsville Times
🖵 Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News
D/Weller

J. LEGAL ADVERTISING

CERTIFICATE OF POSTING

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RE: Case Number: OG	514-1				
Petitioner/Developer:	JAMES Coff	MAN			
Date of Hearing Y Closing:				•	
This is to certify under the penal	iles of perform that the ne	ecoccom, alad	-)		
on the property located at	8 FAIRWA			aw were posted co	nsplauously
	7-1, <u></u>				
The sign(s) were posted on	5/22/06				
	•	(Month, Day	, Year)		

Charles E. Merritt 9831 Magledt Road Baltimore, MD 21234 410-665-5562

Department of Permits and Development Management

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



Baltimore County

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

April 27, 2006

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: 06-514-A

8 Fairway Road

East side of Fairway Road, 170 feet north of centerline of Riverside Road 15th Election District – 7th Councilmanic District

Legal Owner: Charles O. Pamplin, III

<u>Variance</u> to permit side yard setbacks of 7.75 feet and 7 feet, a rear yard setback of 23.75 feet, and a front yard setback of 20.5 feet in lieu of the required 10 feet, 30 feet and 23.75 feet (front yard average) respectively.

Hearing: Thursday, June 8, 2006 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Charles Pamplin, III, 8 Fairway Road, Essex 21221 James Coffman, 9300 Luray Drive, Baltimore 21234

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MAY 24, 2006.

- (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, May 23, 2006 Issue - Jeffersonian

Please forward billing to:

Charles Pamplin, III 8 Fairway Road Essex, MD 21221 410~663~1669

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: 06-514-A

8 Fairway Road

East side of Fairway Road, 170 feet north of centerline of Riverside Road

15th Election District – 7th Councilmanic District

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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.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: 06~5/4-A
Petitioner: CHARLES O, PAMPLIN, III
Address or Location: 8 FAIRWAY ROAD, ESSEX, MD, 21221
PLEASE FORWARD ADVERTISING BILL TO:
Name: CHARLES O. PAMPLIN, III
Address: B FAIR WAY Ro.
ESSEX, MARYLAND 21221
Telephone Number: 410-663-1669

Revised 7/11/05 - SCJ

Department of Permes and Development Management

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



Baltimore County

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

June 1, 2006

Charles O. Pamplin, III 8 Fairway Road Essex, Maryland 21221

Dear Mr. Pamplin:

RE: Case Number: 06-514-A, 8 Fairway Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 17, 2006.

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:amf

Enclosures

c: People's Counsel James L. Coffman 9300 Luray Drive Baltimore 21234

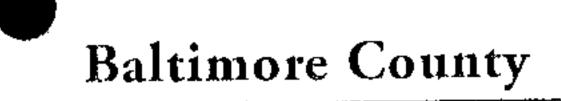


Visit the County's Website at www.baltimorecountyonline.info

Fire Department

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





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

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204 April 21,2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: April 24, 2006

Item Numbers: 491-515

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.

Lieutenant Roland P Bosley Jr. Fire Marshal's Office 410-887-4881 (C)443-829-2946 MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: April 25, 2006

Department of Permits & Development Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For May 1, 2006

Item Nos. 491, 492, 493, 494, 495, 498, 499, 500, 502, 504, 505, 507, 508, 509, 511, 513, (1)4, 515, 516, 517

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

DAK:CEN:clw

ZAC-NO COMMENTS-04252006.doc

DATE:

May 1, 2006

TO:

W. Carl Richards, Jr.

Zoning Review Supervisor

FROM:

Rick Wisnom, Chief

Division of Code Inspections & Enforcement

SUBJECT:

Item No.: 514

Legal Owner/Petitioner: Charles O. Pamplin, III

Contract Purchaser:

Property Address: 8 Fairway Road

Location Description: East side Fairway Road, 170 feet north centerline Riverside Road

VIOLATION INFORMATION:

Case No.: 06-1965

Defendants: Charles O. Pamplin, III

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:

Ms. Magengast 7 Fairway Road

Baltimore, Maryland 21221

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:

Complaint Intake Form Correction Notice/Code Violation Notice Photographs Tax Assessment

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Lisa Henson in Room 213 in order that the appropriate action may be taken relative to the violation case.

RSW/

c: Clarence Raynor



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

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

Maryland Department of Transportation

Date:

4.21.01

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

RE:

Baltimore County

Item No.

714

BPR

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

1. 1. Delle

Engineering Access Permits Division

RE: PETITION FOR VARIANCE

8 Fairway Road; E/S Fairway Road, 170' N

c/line Riverside Road

15th Election & 7th Councilmanic Districts

Legal Owner(s): Charles O. Pamplin, III

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

* FOR

*

* BALTIMORE COUNTY

06-514-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

Reople'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 21st day of April, 2006, a copy of the foregoing Entry of Appearance was mailed to, James Coffman, 9300 Luray Drive, Baltimore, MD 21234, Representative for Petitioner(s).

RECEIVED

AND 1 1 MAR

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT VIOLATION CASE DOCUMENTS

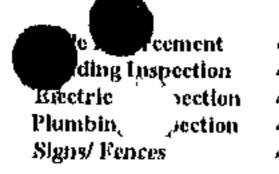
VIOLATION CASE: 06-1965

8 Fairway Road

ZONING CASE: 06-514-A 8 FAIRWAY ROAD

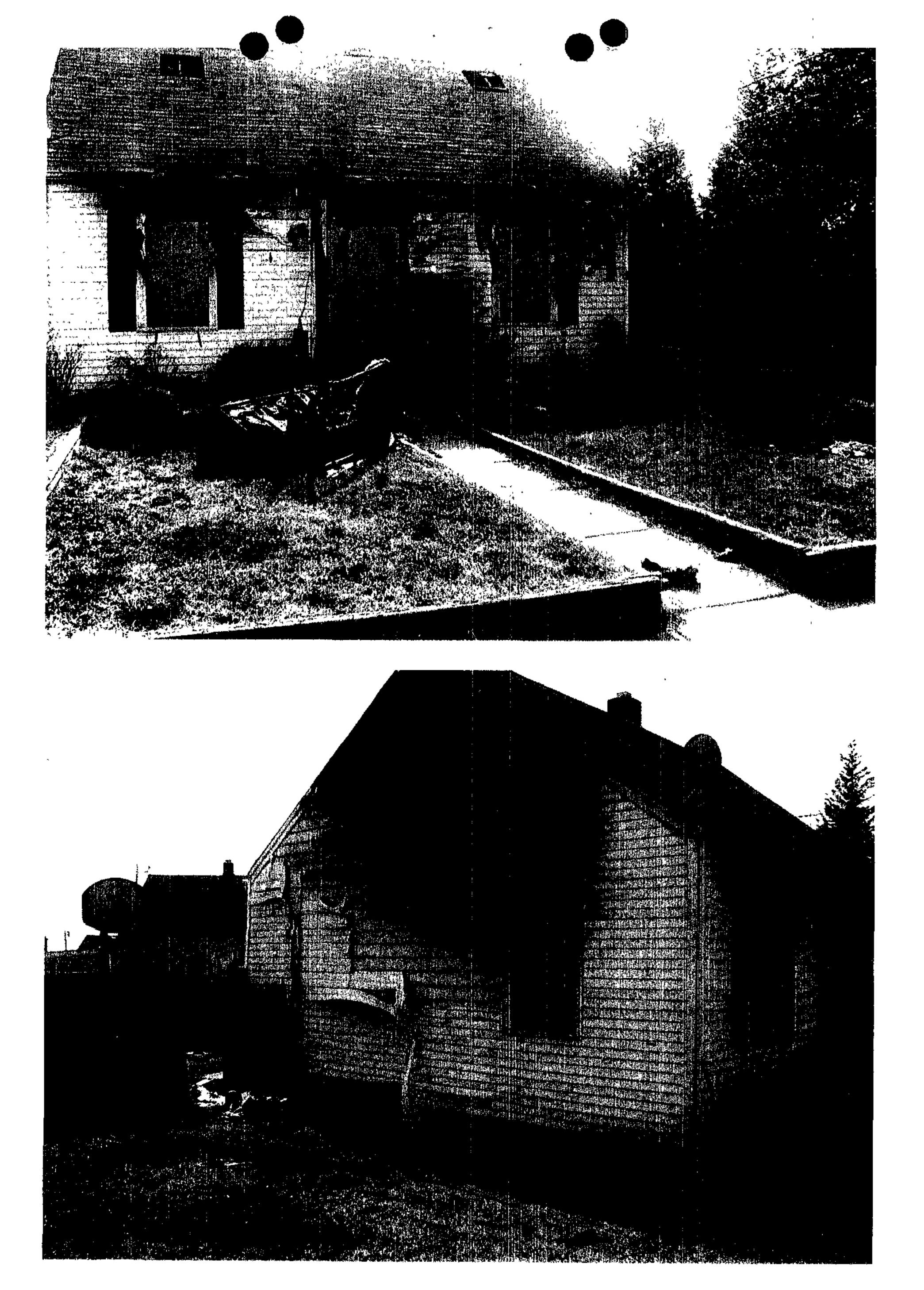
Permits a service of the Permits and Permits of the ent Management Forcement Rm. 213

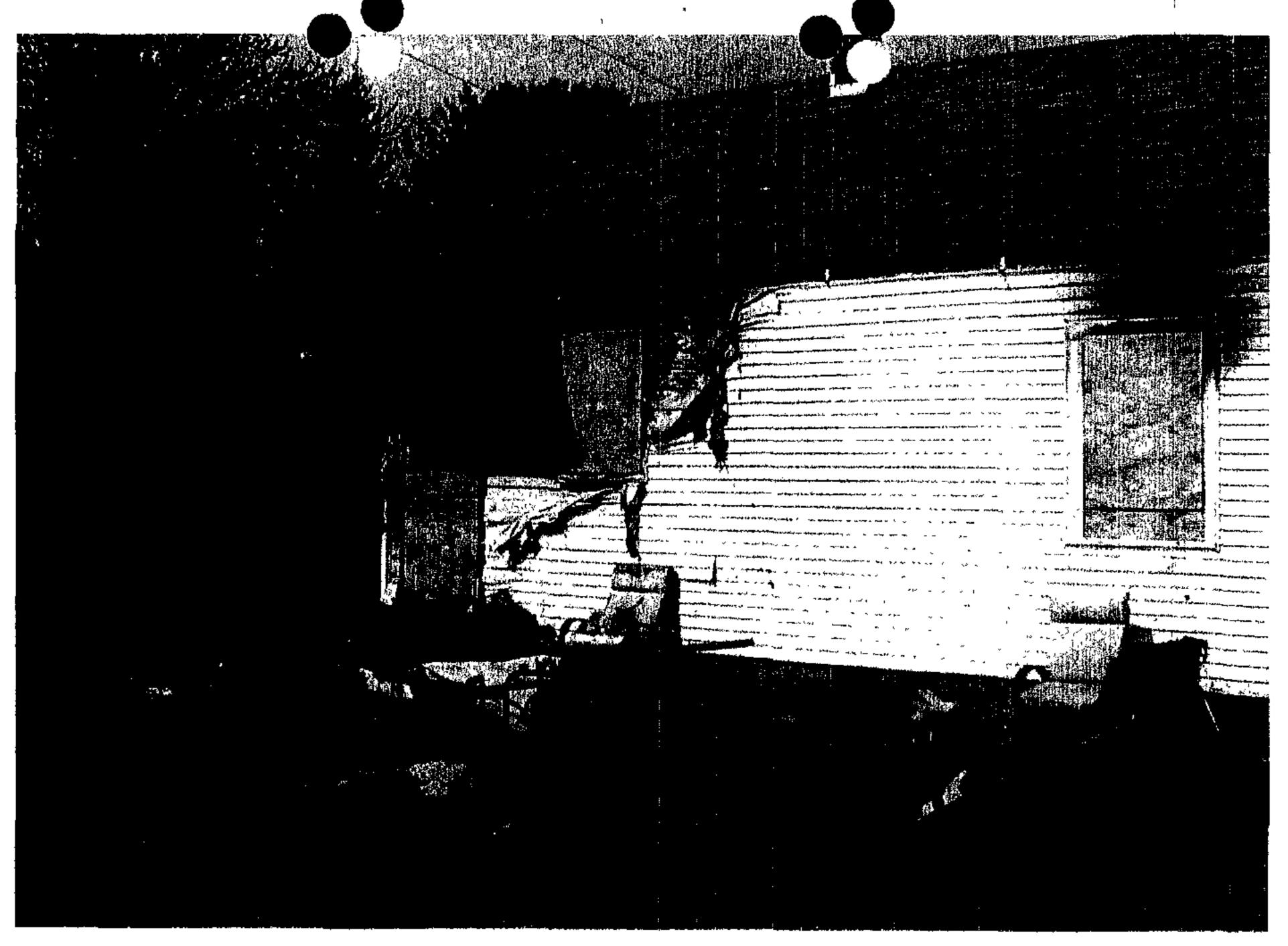




410-887-3351 410-887-3953 410-887-3960 410-887-3620 410-887-3896

CODE INSPECT	IONS AND ENFO	RCEMENT C	ORRECTION	NOTICE	
CASE NUMBER	PROPERTY TAX ID	······································	DA	TR ISSUED	
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RC2(1A01) RC4(1A03)	RC20 & 50 (1A05)	RC6(1A07)	MR (240)	ML (253)	MH (256)
RC3(1A02) RC5(1A04)	RCC (LA06)	RC7 (1A08)		` '	
OTHER:					
_	TIMORE COUNTY			•	
UTHORITY TO ENFORCE ZON	ING REGULATIONS:	32-3-102; 32-3-602	l; 32-3-603; 32-4-1	14	
161; 102.1: Definitions; general 1B01.1: DR Zones-use regulati	l use	415A: Lic	cusc/ remové unta	gged recreation	ı vehicle
428: License/ Remove all untage	ged/ inoperative or		properly parked re e recreational veh		
	le(s)	410: - Ille	gal Class II truck	ing facility	•
1801.1D: Remove open dump/ 431: Remove commercial vehic		400: Ille 11102 1: 27	gai accessory stru- 0; 421.1:	cture placemen	t.
101; 102.1: Remove contractors	equip, storage yard	102.5: Res	sidential site line v	iolation /obstru	aogs Iction
101; 102.1; ZCPM: Cease service 402: Illegal conversion of dwell	e garage activities Inc	408B: Ille	gal rooming/ boar	ding house	
101; 102.1; ZCPM: Illegal homo			l-102; 500.9 BCZ] n of commercial s		zoniug orde
	BALTIMORE	COUNTY COD		•	,
16-7-112: Cease all nuisance no		,, <u></u>	Obtain building	l fencel sign no.	·mlå
7-115: County to abate nuis	ance & lien costs	18-2-601:	Remove all obsta	ruction(s) at str	eet, alley, ro
13-7-310: Remove all trash & c	work from property us of debris, materials, (13-7-310(2): Remove bird Violation of deve	seed / other foo	d for rate
13-7-201(2): Cease stugment po	ol water	IBC 115;	BCBC 115: Remo	ve/ Repair uns:)fe
12-3-106: Remove animal feces 35-5-208(a)(c): Scal exterior ope		structur :ests 13-7-401	e board and secur 13-7-402; 13-7-40	re all openings : 4: Cut & summe	to premise
13-4-201(b)(d): Store garbage in	n containers w/tight lids	,	ass and weeds to ti	hree (3) Inches	re an tau In height
	OWNER OCCI	PIED HOUSIN	G (B.C.C)		
35-5-302(a)(1): Unsanttary con	dittons.	35-5-302(8)(2): Store all 1	garbage in trasj	1 cans
35-5-302(a)(3); Cease	Infestation fi om p	rop 35-5-302(l	b)(1): Repair ex	terior structur	e e
35-5-302(b)(1)(4): Repair ching	ncy & similar extentions	35.5.3020	b)(1)(3): Repair ex 5)(1)(5): Repair m	terior extention etal/wood nucl	ł5
35-5-302(b)(1)(6): Repair defec	tive door(s) / window(s)		o)(1)(7): Repair de	fective fence	ites
	INVESTMEN	T PROPERTY	(B.C.C)		
35-2-404(a)(1)(l): Remove haza	irdous or unsafe conditi	on 35-2-494(s)(1)(ii): Repair e	tt. walls / vertic	al members
35-2-404(a)(1)(lil): Repair roof (35-2-404(a)(1)(v): Repair ext. p	r korizontal members lastar or masoner	35-2-404(ı)(1)(iv): Repair e	xterior chimne	y
35-2-404(a)(1)(vli): Repair exteri	lor construction (see bel	ow) 35-2-404(s	i)(1)(vi) Waterpr i)(1)(2): Remove	'oof walls/ roof (rasb. 1 ubbish	/foundation: & debute
35-2-404(n)(1)(3): Repair /remo	ove defective exterior sig	,	1)(4)(l)(ll): Board &	& secure. Mate	rial to match
THER VIOLATIONS OR REMAR	ucs.		buildin,	g color of strue	lure
					
Comove all	100/ 1	8/	/)	<u> </u>	
Comove coll	TUCKAL A	13660.	etrom.	De of	1011
Make Dear	10 1		<u> </u>		· ·
MAKE PRODUNS	TO home		iseg in	Man	J
2 Dichery	1 0/				7
	to Clean	. उठ	10	Contro	<u></u>
NOTICE POSTED AND MAILED	•	•	inspector		
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73					
MPLIANCE DATE: 3	C , O G	NSPRETTOR NAM	nu. (* , K .)	AYNOI	^









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CODE ENFO	RCEMENT REF RT 05	2131
DATE: 3 / 10 / 06 INTAKE BY: 4	CASE #:06-1965 INSI	EC: / 5
COMPLAINT 8 Fairway RD	· · · · · · · · · · · · · · · · · · ·	,
***************************************	ZIP CODE: <u>2122</u>	\DIST:
COMPLAINANT NAME: MS. MOURAGET	PHONE #: (H) 40~686-8327	W)
ADDRESS: Fairway Rd		CODE: 21221
PROBLEM: House burned and	. ^	
· · · · · · · · · · · · · · · · · · ·		! !
TO TITO TO DELLO OLI OPERANTAN	10 10 nplin -S <me-< td=""><td></td></me-<>	
INTORMATION: OWER TO O . WELL	NDIIN ->~ Me-	# ************************************
TAX ACCOUNT #: 1516601670	ZONING:	
INSPECTION:		
——————————————————————————————————————		
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REINSPECTION:		······································
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REINSPECTION:		
		
REINSPECTION:		
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DATE: 03/10/2006 STANDARD ASSESSMENT INQUIRY (1)

TIME: 13:36:44

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL LOAD DATE

15 16 601670 15 3-1 04-00 H NO 01/09/06

PAMPLIN CHARLES OSCAR DESC-1.. IMPS

DESC-2. EASTERN TERRACE

8 FAIRWAY RD PREMISE. 00008 FAIRWAY RD

00000-0000

BALTIMORE MD 21221-7024 FORMER OWNER: PAMPLIN CHARLES OSCAR

PRIOR PROPOSED CURR CURR PRIOR 28,530 52,530 FCV ASSESS LAND: ASSESS 41,420 65,110 TOTAL.. 85,846 85,846 IMPV: 69,950 69,950 117,640 PREF... TOTL: 0 PREF: CURT... 85,846 85,846 69,950 69,950 117,640 EXEMPT. CURT: 0 0

DATE: 09/02 07/05

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

00/01 ASSESS: 85,846 01/04/06

ASSESS: 69,950

ASSESS: 0

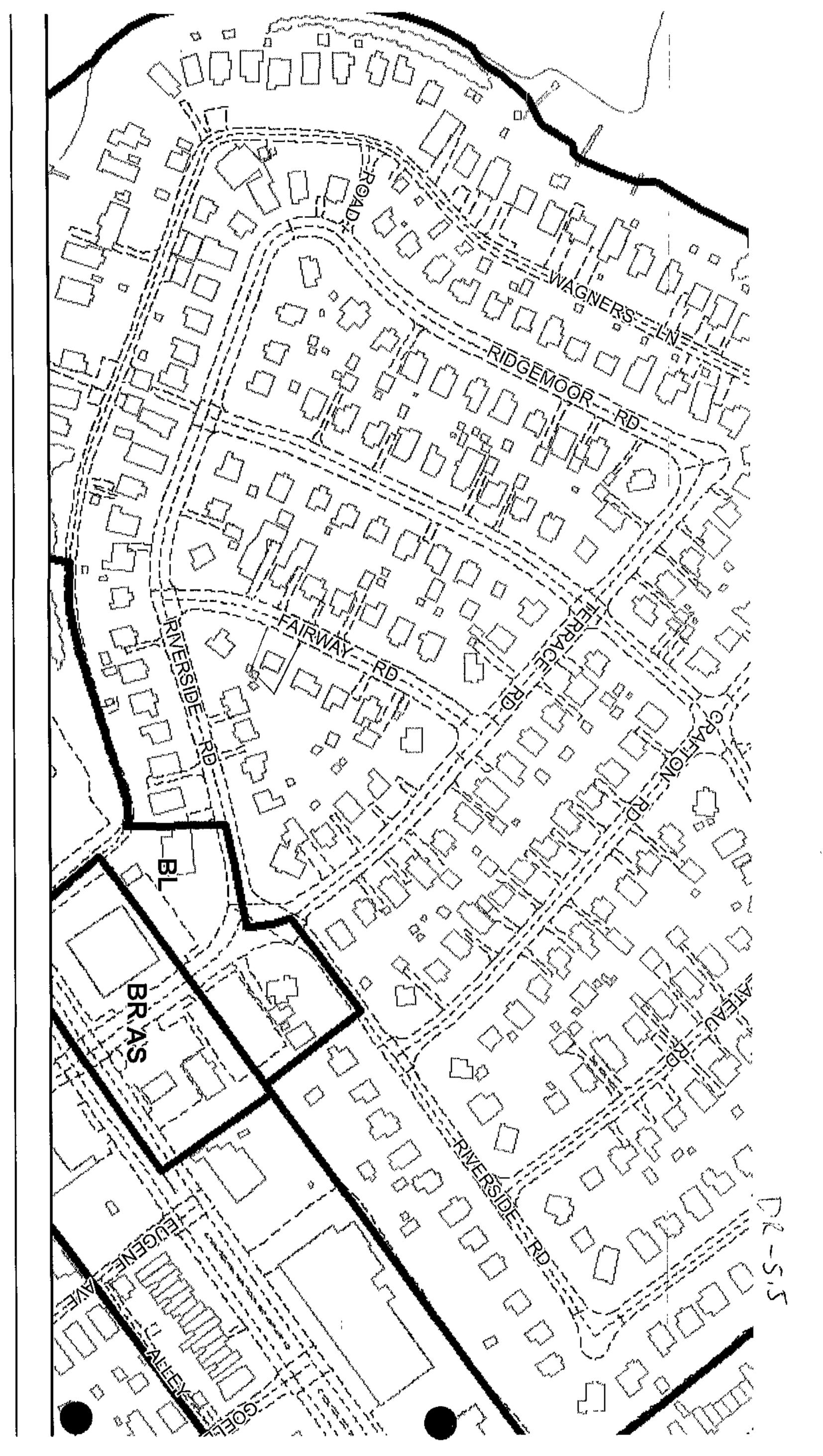
ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

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CASE NAME CASE NUMBER DATE

THEILS OF STATES OF THE FIRE

E- MAIL	JAMIECOTE POTMAIL COM										
CITY, STATE, ZIP	Hatro. Tho. 21234			•							
ADDRESS	930 LURAY DR.										
IAME	JAMES L. OFFITAN.										



associated with County blication incorporates the actions Hills 82-04, 83-04, 84-04, 85-04, lary 9, 2005 are represented in this ns from MC adopted by the County Council on 2004 is 05-01, MC 05-02, MC Council Bill In addition,

P

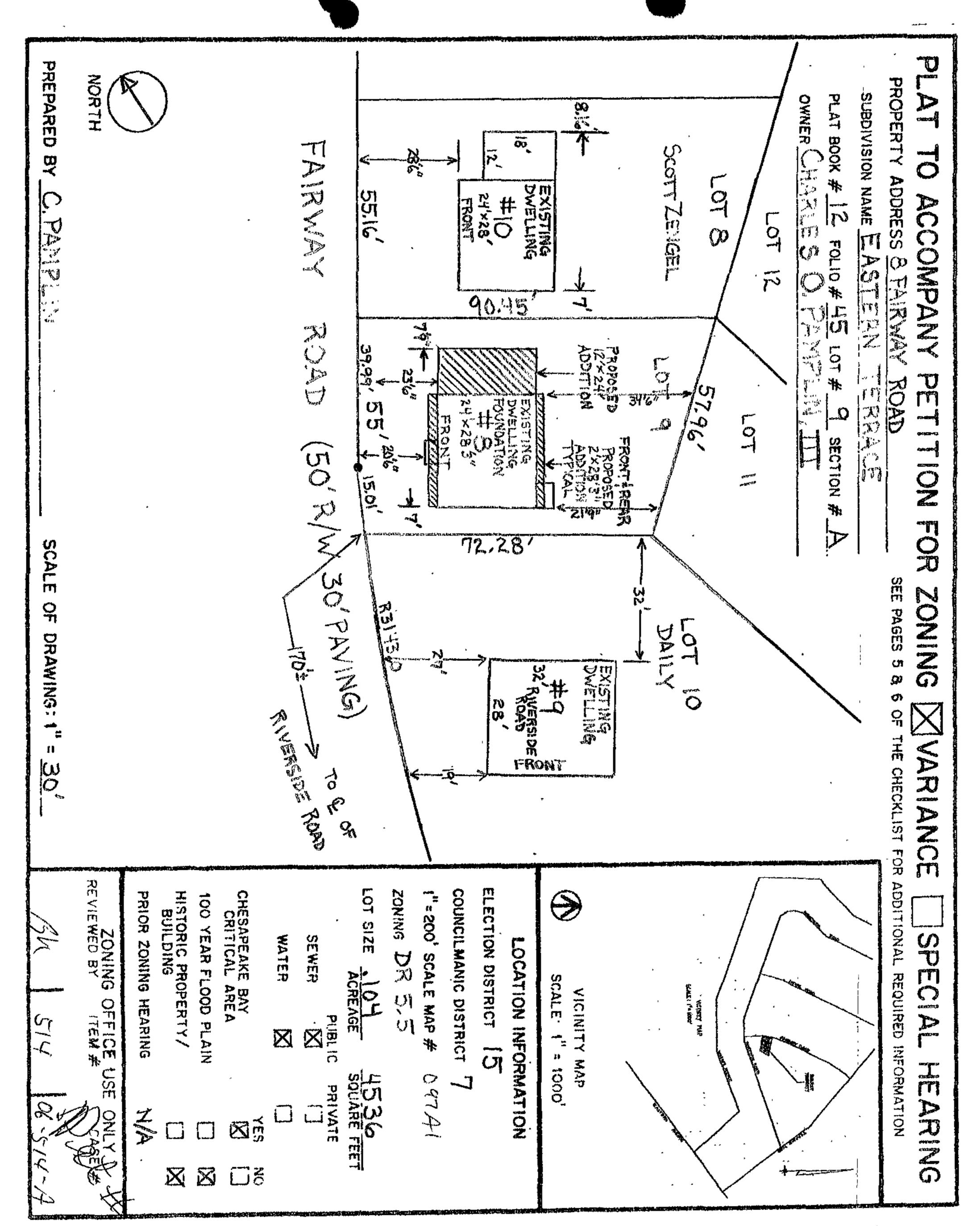
Zoning Buildings Roads Streams Vegeta Rail nes

tion

SUBJECT PROPERTY: 8 FAIRWAY ROAD

Baltimore County - My Neighborhood





Return Service Requested

PHOTOS

Zoning Commissioner
Office of Planning
401 Bosley Avenue, Suite 405
County Courts Building
Towsen, Maryland, 21204



















