

IN RE: PETITION FOR ADMIN. VARIANCE
N/S of Eunice Court, 105' W
centerline of Honeygo Ridge Court
11th Election District
5th Councilmanic District
(11412 Eunice Court)

Marquita C. & Michael A. Gunn
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-212-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Marquita C. and Michael A. Gunn. The variance request is for property located at 11412 Eunice Court in the White Marsh area of Baltimore County. The variance request is from Section 427 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a fence in a rear yard adjoining a neighboring front yard to have a 6 ft. height in lieu of the permitted 42 inches in height. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

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

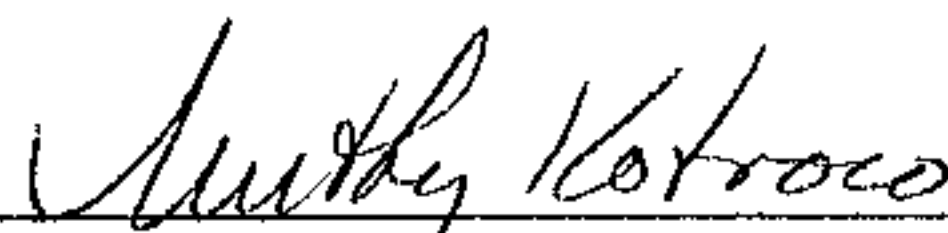
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

12/12/02
J.R. Gunn

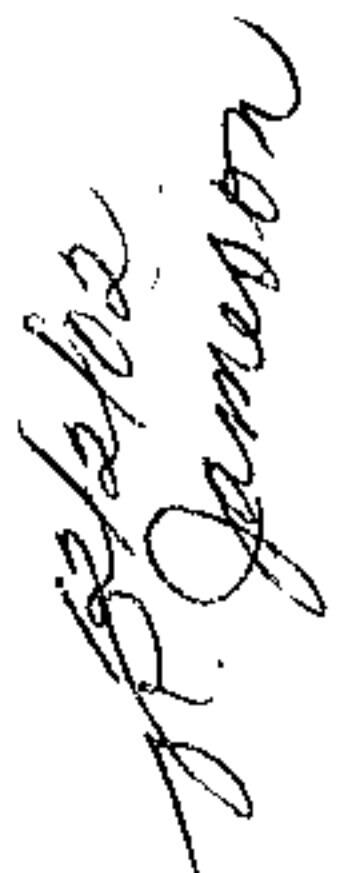
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 2nd day of December, 2002, that a variance from Section 427 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a fence in a rear yard adjoining a neighboring front yard to have a 6 ft. height in lieu of the permitted 42 inches in height, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj


J. R. Jameson



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

December 2, 2002

Mr. & Mrs. Michael Anthony Gunn
11412 Eunice Court
White Marsh, Maryland 21162

Re: Petition for Administrative Variance
Case No. 03-212-A
Property: 11412 Eunice Court

Dear Mr. & Mrs. Gunn:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted 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,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 11412 Eunice Court
which is presently zoned DR 3.5

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) 427 BCZR To Permit A

FENCE IN A REAR YARD ADJOINING A NEIGHBORING FRONT YARD TO HAVE A 6 FT. HEIGHT IN LIEU OF THE PERMITTED 42 INCHES HEIGHT.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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.

City

State

Zip Code

Legal Owner(s):

Michael Anthony Gunn

Name - Type or Print

Michael Anthony Gunn

Signature

Margueta Caroline Gunn

Name - Type or Print

Margueta Caroline Gunn

Signature

11412 Eunice Court (410) 529-0744

Address

Telephone No.

White Marsh, Maryland

City

State

21162
Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 12/2/02 day of December, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 03-212-A

Reviewed By JL

Date 10/31/02

Estimated Posting Date 11/11/02

REV 10/25/01

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 11412 Eunice Court
Address
White Marsh, Maryland 21162
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

We are requesting for a 6' feet in height privacy fence for our rear yard, so that our three small children will have some where safe to play. The 3 1/2' feet in height, which we are limited too, does not provide that. Especially with Rte. 7/Philadelphia Road being visible from our rear yard, someone could come over to them and we would like to prevent that.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Margaret C. R. Gunn
Signature
Margaret C. R. Gunn
Name - Type or Print

Michael A. Gunn
Signature
Michael A. Gunn
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of October 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Margaret C. R. Gunn and Michael Gunn
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Sorelle J. Hall
Notary Public
My Commission Expires 4/1/03

Zoning Description.

11412 EUNICE COURT.

BEGINNING ON THE NORTH SIDE OF EUNICE CT.
A 50 FT. RIGHT OF WAY AT A DISTANCE OF 105 FT.
WEST OF THE CENTER LINE OF HONEYGO RIDGE CT.
A 50 FT. RIGHT OF WAY BEING LOT #58 AS RECORDED
IN PLAT BOOK 73 FOLIO 16 SECTION ONE OF
HONEYGO RIDGE,

MA

212.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

#217 No. 18917

DATE 10/31/02

ACCOUNT CO1 006 6150

AMOUNT \$ 500.00

RECEIVED FROM: M. GUNN

FOR: ELLMAN-VARRANCE

11912 FINANCE CT

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

POST RECEIPT

RECEIVED BY: JIM

DATE: 10/31/02

RECEIVED BY: JIM

DATE: 10/31/02

RECEIVED BY: JIM

DATE: 10/31/02

RECEIVED BY: JIM

DATE: 10/31/02

RECEIVED BY: JIM

CASHER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-212-A

Petitioner/Developer: MICHAEL +

MARQUITA GUNN

Date of Hearing/Closing: 11/26/02

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

Attention: Ms. Gwendolyn Stephens

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 11412 EUNICE CT

The sign(s) were posted on 11/9/02
(Month, Day, Year)

Sincerely,

[Signature] 11/9/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

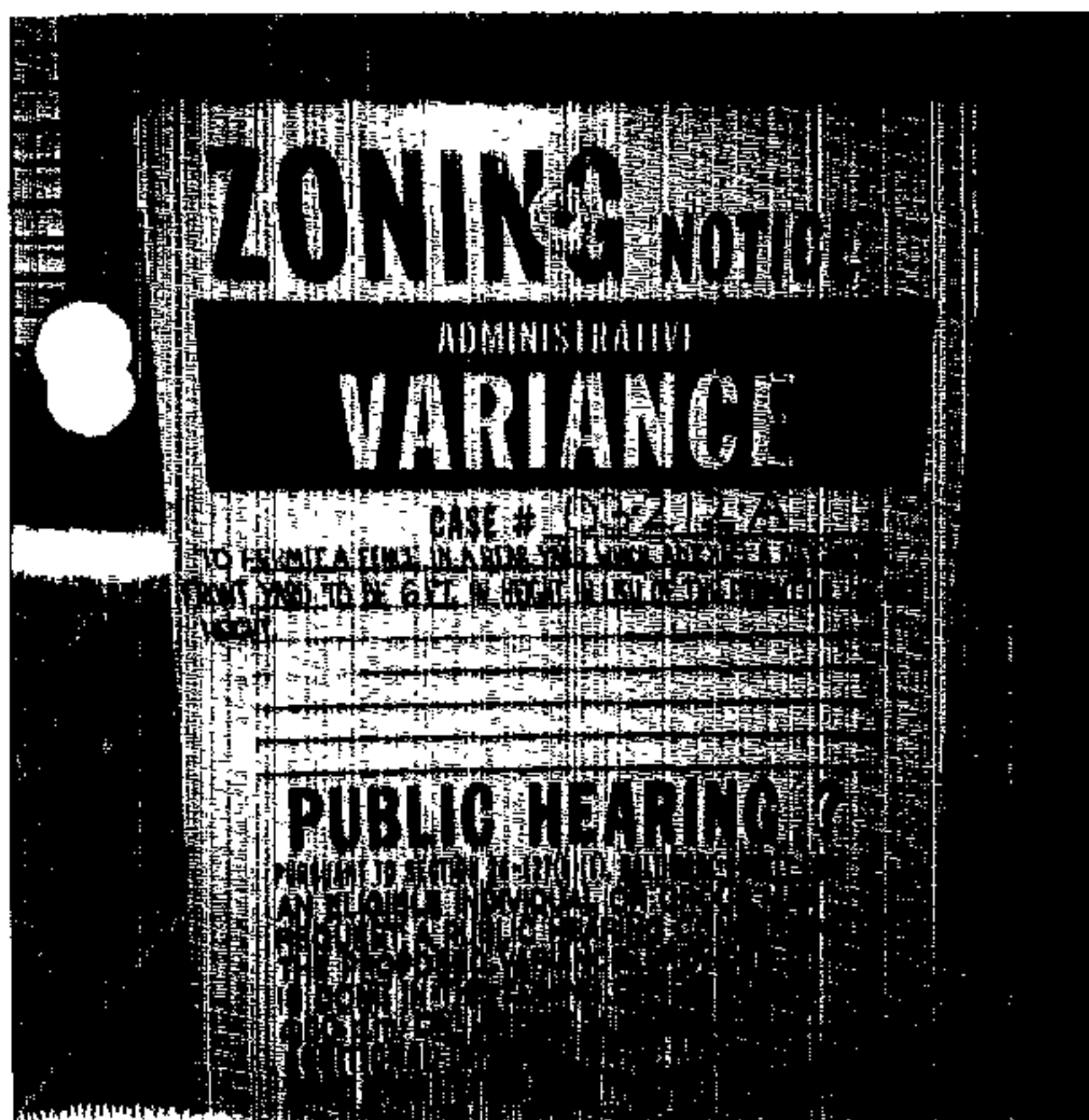
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



RECEIVED

NOV 12 2002

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 212 -A Address 11412 EUNICE CT.

Contact Person: JOHN LEWIS Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/31/02 Posting Date: 11/11/02 Closing Date: 11/26/02

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 212 -A Address 11412 EUNICE CT.

Petitioner's Name MICHAEL AND MARQUITA GUNN Telephone 410 529 0744

Posting Date: 11/11/02 Closing Date: 11/26/02

Wording for Sign: To Permit A FENCE IN A REAR YARD ~~WHICH~~ WHICH
ADJOINS A NEIGHBORS FRONT YARD TO BE 6 FT. IN HEIGHT IN
LIEU OF THE PERMITTED 42 INCH HEIGHT.

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: 03 - 212 - A
Petitioner: Gunn, Mar-quita
Address or Location: 11412 Eunice Court

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mar-quita Gunn
Address: 11412 Eunice Court
White Marsh, Maryland 21162
Telephone Number: (410) 529-0744

Revised 2/20/98 - SCJ



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 11412 Fenice Court
which is presently zoned DR 3.5

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) 427 BCZR TO PERMIT A

FENCE IN A REAR YARD ADJOINING A NEIGHBORING FRONT YARD TO
HAVE A 6 FT. HEIGHT IN LIEU OF THE PERMITTED 42 INCHES HEIGHT.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

Michael Anthony Gunn
Name - Type or Print _____

Michael Anthony Gunn
Signature _____

Marguita Caroline Gunn
Name - Type or Print _____

Marguita Caroline Gunn
Signature _____

11412 Fenice Court (410) 529-0744
Address _____ Telephone No. _____

White Marsh, Maryland 21162
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 03-212-A

Reviewed By JL Date 10/31/02

Estimated Posting Date 11/11/02

Affidavit in Support of Administrative Variance

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That the Affiant(s) does/do presently reside at 11412 Ewice Court
Address
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City State Zip Code

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That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Margaret C. R. Gunn
Signature
Margaret C. R. Gunn
Name - Type or Print

Michael A. Gunn
Signature
Michael A. Gunn
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of October, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Margaret C. R. Gunn and Michael Gunn
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Loretta G. Wall
Notary Public
My Commission Expires 4/1/03



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

November 25, 2002

Michael A. Gunn
Margueta C. Gunn
11412 Eunice Court
White Marsh, MD 21162

Dear Mr. and Gunn:

RE: Case Number: 03-212-A, 11412 Eunice Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 31, 2002.

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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c' People's Counsel





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 11.20.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 212

JL

Dear Mr. Zahner:

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 is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

November 20, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.: ZAC Dist. Meeting of 11/18/2002

Dear Mr. Zahner:

Pursuant to your request, the referenced property 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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items:
203-209, 211-227

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

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: November 26, 2002

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

27

SUBJECT: 11412 Eunice Court

INFORMATION:

Item Number: 03-212

Petitioner: Michael Gunn

Zoning: DR 3.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to permit a 6-foot high fence in the rear yard in lieu of the maximum permitted height of 42 inches.

Prepared by: 

Section Chief: 

AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits &
Development Management

DATE: December 9, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For November 25, 2002
Item Nos. 203, 204, 205, 206, 207,
208, 209, 210, 211, 212, and 227

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

RWB:CEN jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB/TGT*

DATE: 12/19/02

SUBJECT: Zoning Item 212
Address 11412 Eunice Court

Zoning Advisory Committee Meeting of 11/18/02

Ground Water Management

A building permit shall not be issued until public sewer is available.

/ Reviewer: Sue Farinetti

Date: 12/10/02



Maryland Department of Planning

Parris N. Glendening
Governor

Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz
Secretary

Mary Abrams
Deputy Secretary

November 21, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue, Mail Stop #1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, November 25, 2002 re: case numbers 03-2103-A, 03-204-SPHXA, 03-205-A, 03-206-A, 03-207-SPH, 03-208-A, 03-209-A, 03-210-SPHA, 03-211-A, 03-212-A, 03-213-A, 03-227-XA

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 11/20/02. The information has been submitted to Mike Nortrup.

Thank you for your cooperation in this process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup

.....
October 3, 2002

Owner of:
Neighbor who Front
Yard is adjoin to
our back yard.

Baltimore County
Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, MD 21204

Dear Sir or Madam:

Michael and Marquita Gunn of 11412 Eunice Court, who are my neighbors, have expressed to me their desire to have a rear yard 6 in height fence for a safe place for their three children to play in. I realize that their back yard faces the front of my house, and I have no problems with them getting a fence. I have no objection to them getting 2 ½ feet more in height than the fence regulations has established for a rear yard which adjoins a residential front yard.

Sincerely,

 10/05/02

Resident's Name:

Resident's Address and Phone Number:

#212

.....

.....

Michael and Marquita Gunn
11412 Funcie Court
White Marsh, Maryland 21162
(410) 529-0744

October 3, 2002

Baltimore County
Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, MD 21204

Dear Sir or Madam:

On Wednesday, October 2, 2002, I acquire a fence permit from your office. Upon receiving the permit, I was made aware that the 6" in height fence, which we had contracted a fencing company to put up in our rear yard, would have to be cut down to 3 1/2" (42 inches). Our back yard faces the front of our neighbor's house that creates a height limitation. Today, Thursday morning, a Baltimore County Code Enforcement Inspectors was taking pictures of our back yards and a fence that was recently put up. I inquired about how I could get permission to have a 6" in height fence rather than a 3 1/2" in height fence. I was informed that I could have my neighbor give me something in writing stating I have their consent for the fence and bring it to your Department. I have attached a couple of my neighbors consent letter, as well as, a copy of my Home Owner's Association Application which our neighbors on both sides of our house has no objections to us getting a fence. I am hoping that you could please allow this additional support in allowing us to have a 6" in height fence.

Thank you for your time and your assistance.

Sincerely,

Michael & Marquita Gunn

Michael and Marquita Gunn

212.

.....

D.R. 2
H

D.R. 3.5

RO

BR

CEM.

RD.

PRIVATE

HUNTER
RIDGE
CT.

212

POB.

MA

D.R. 3.5

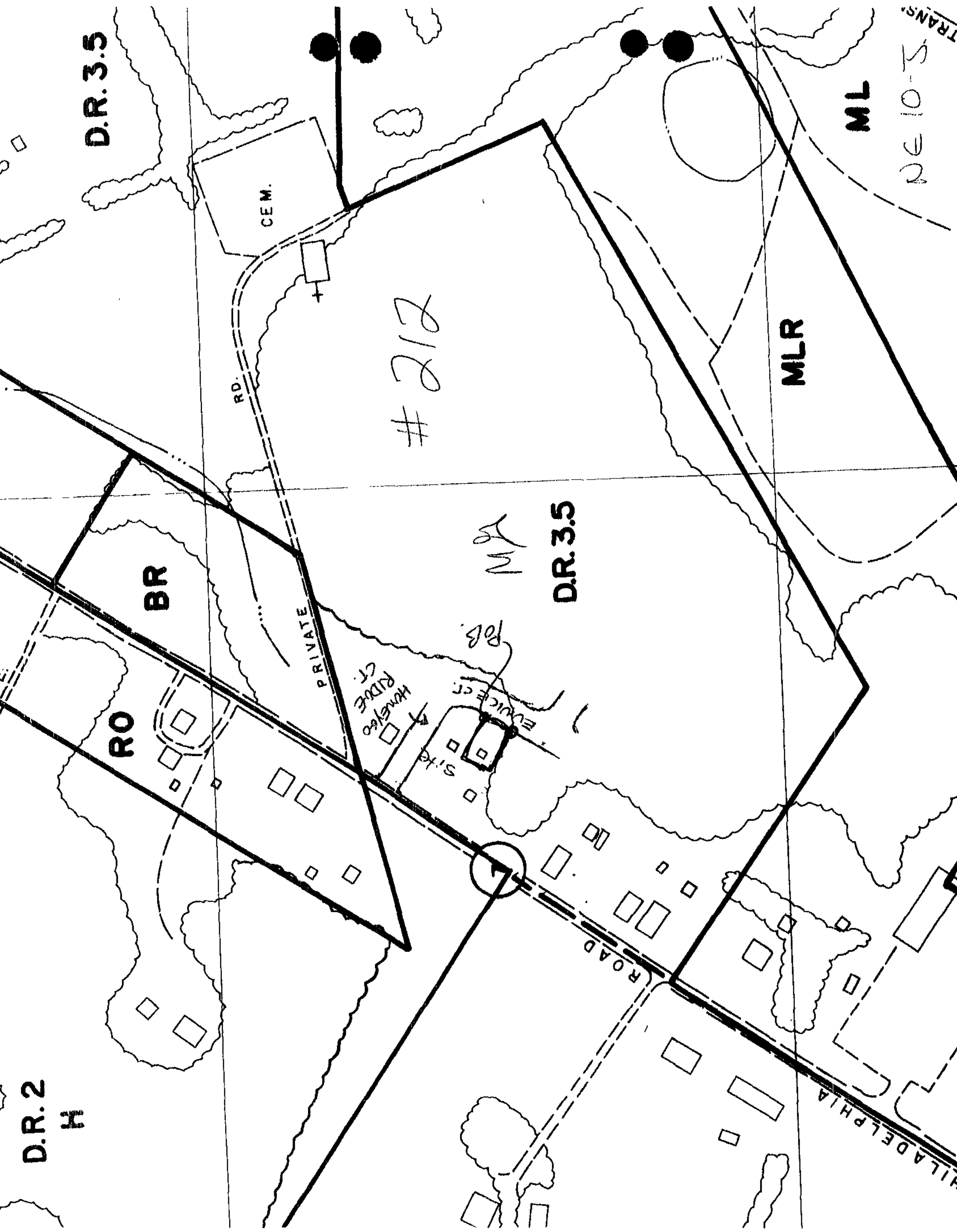
ROAD

MLR

ML

TRANS.
10-10-15

PHILADELPHIA



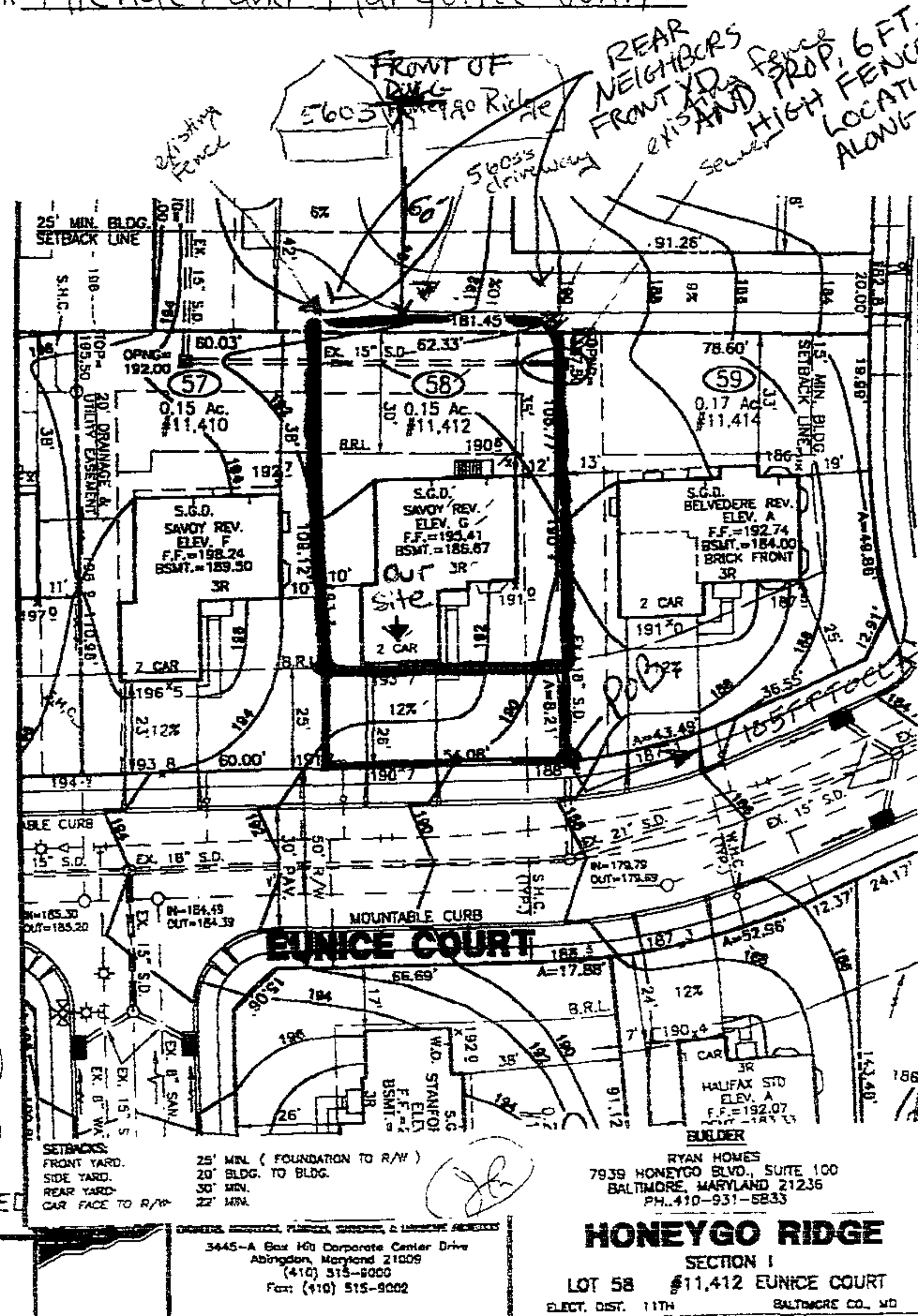
PROPERTY ADDRESS 11412 Eunice Court

SEE PAGES 5 & 6 OF THE CHECKLIST

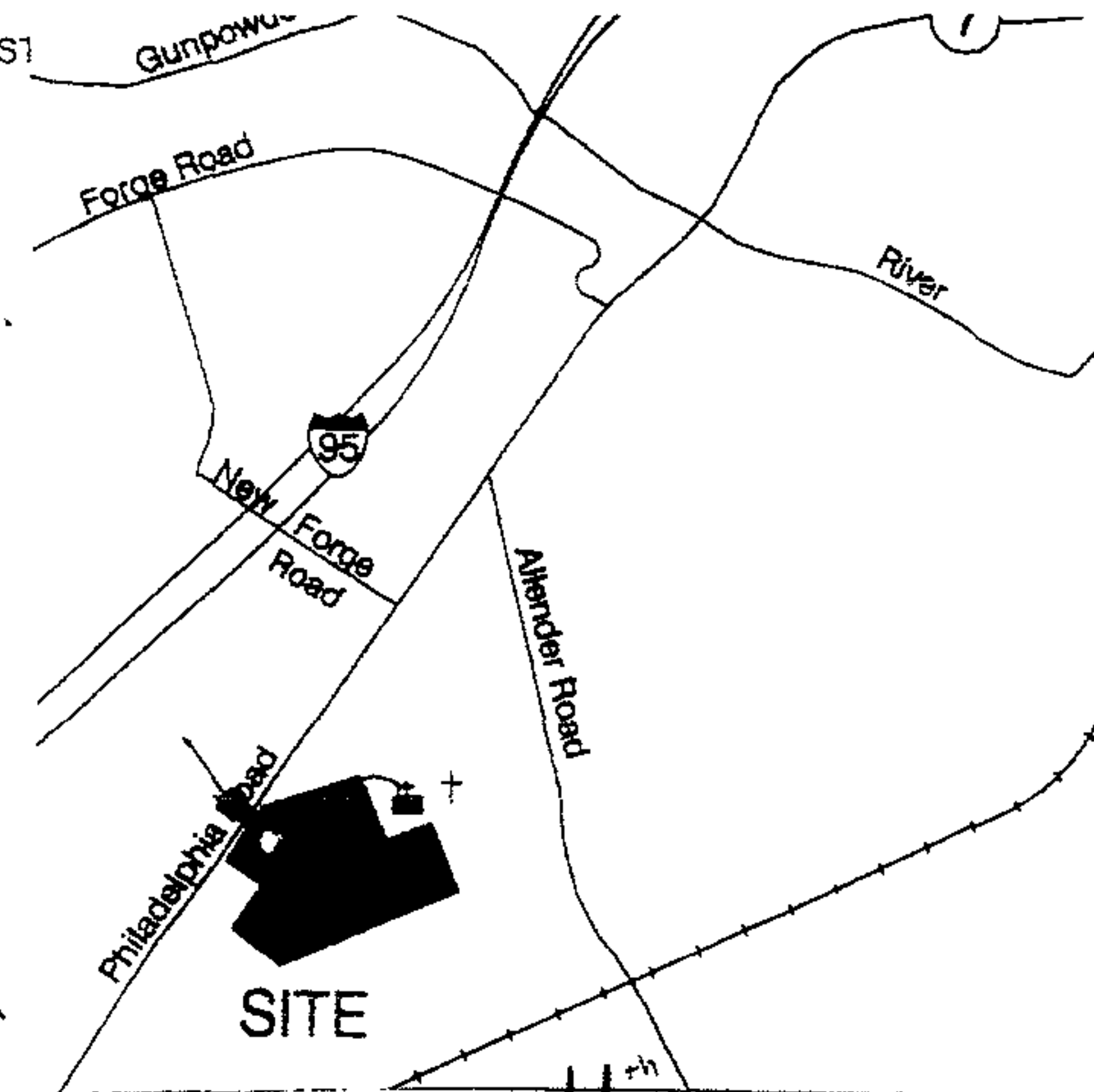
SUBDIVISION NAME Honeygo Ridge - Section One

PLAT BOOK # 73 FOLIO # 16 LOT # 58 SECTION # 1

OWNER Michael and Marguita Gunn



HONEYGO RIDGE CT.



ELECTION DISTRICT 11
COUNCILMANIC DISTRICT 5
1"=200' SCALE MAP # NE 10-I
ZONING DR.3.S.
LOT SIZE 0.15 6,730 S.F.
ACREAGE SQUARE FEET
SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ PUBLIC ☐ PRIVATE
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 JL TEM # 217 CASE #

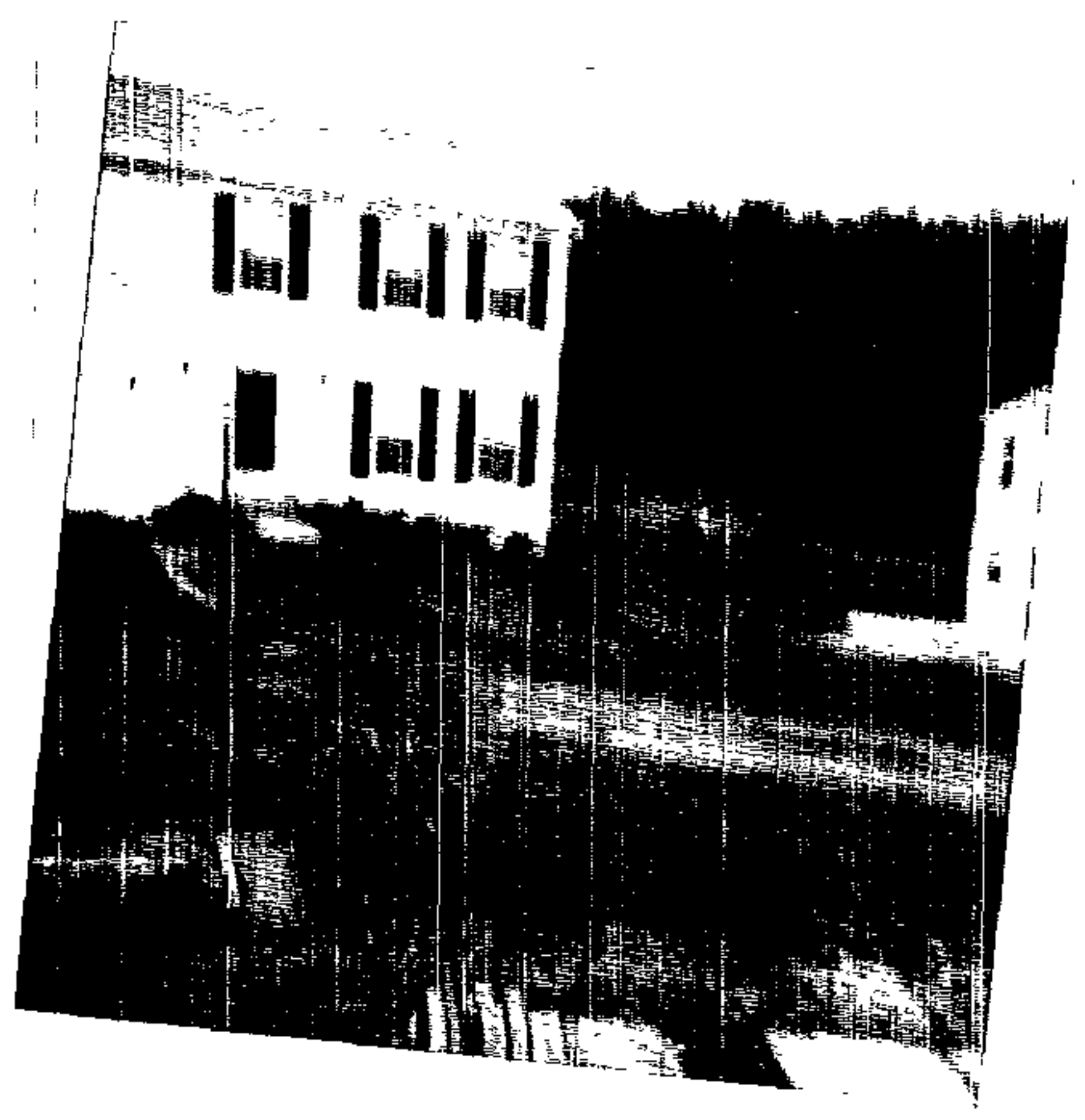
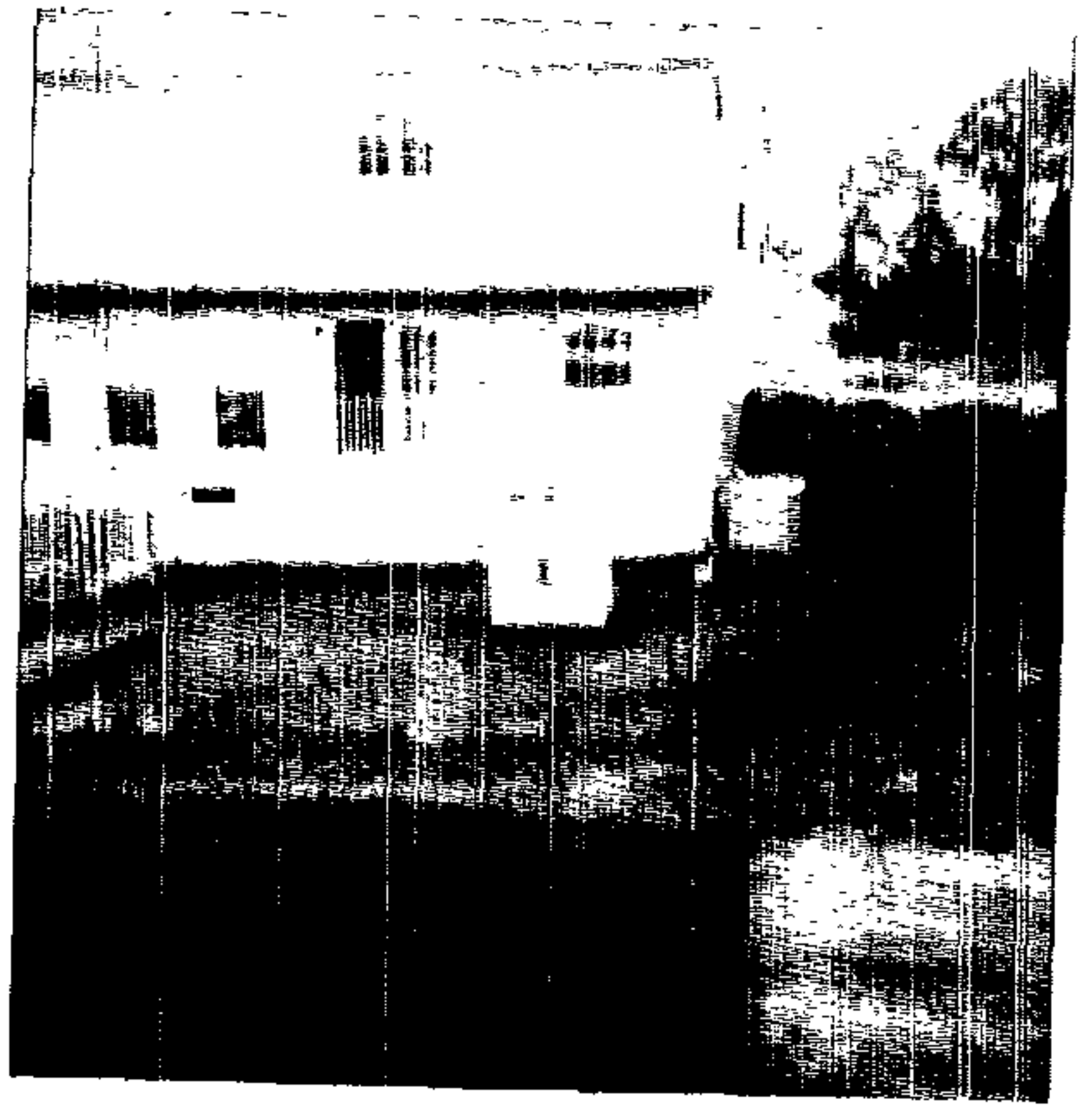
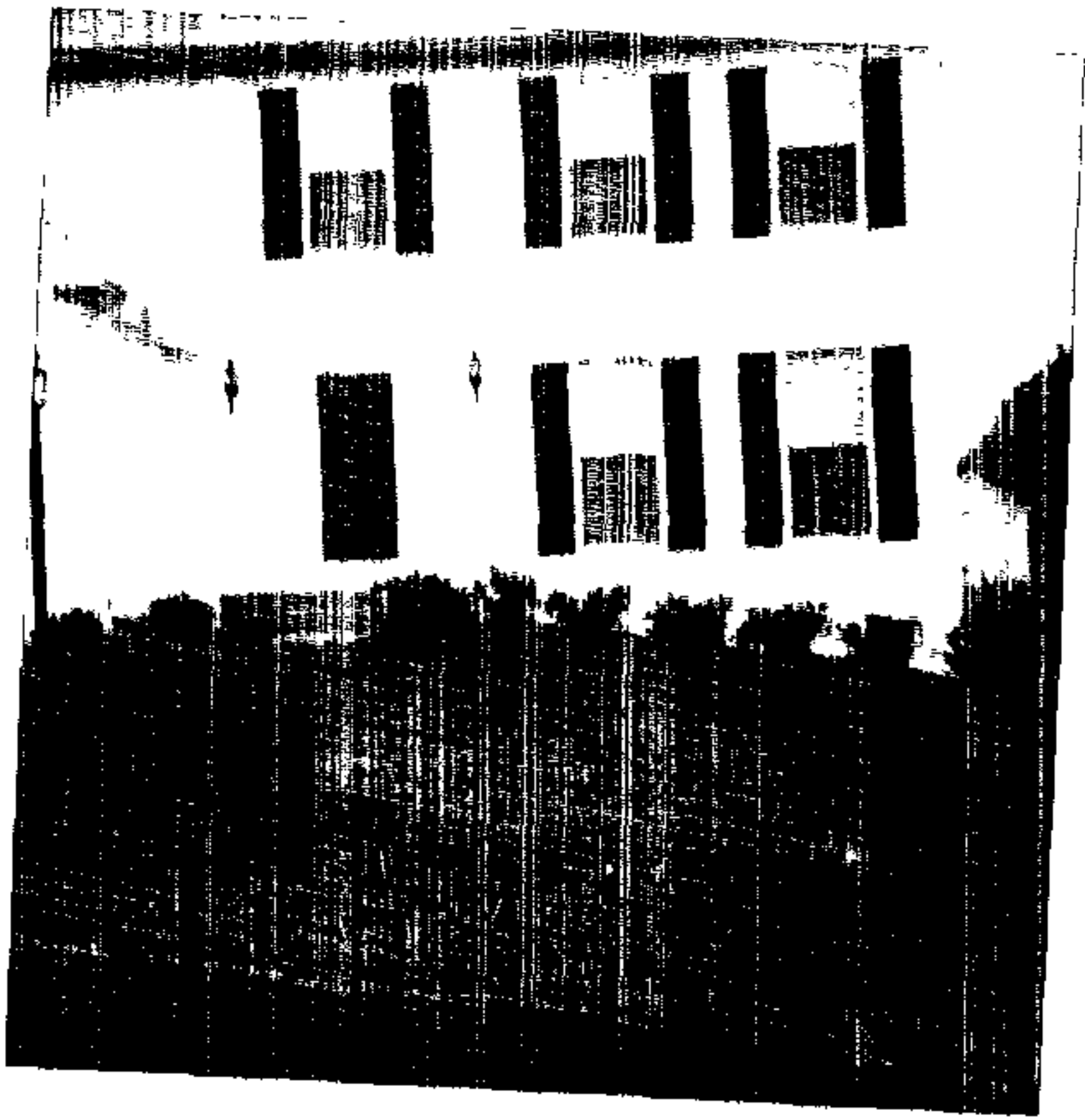
VARIANCE

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Pictures

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