



Application for Administrative Waiver Of Building Code Fence Height Limitations

Instructions: Fill out the information below above the signature line, sign & date. Prepare and submit a **Site Plan** (see requirements on the back of this page) and **Certification of Posting** (provided by the sign poster) to the Zoning Review Office, Room 111, County Office Building, 111 W. Chesapeake Avenue, Towson, MD 21204. Note that if no public hearing is requested, the waive decision will be based on evidence presented along with County maintained information about the site.

Property Address 11736 Greenspring Ave
Lutherville MD 21093
Owner Dana and Matthew Slater
Owner Address Same

Corner Lot? Yes No Fence located in Front Side Rear Yard Follow Property Line

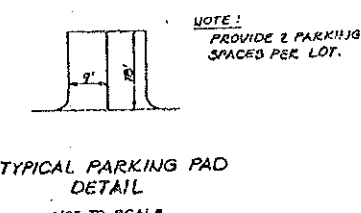
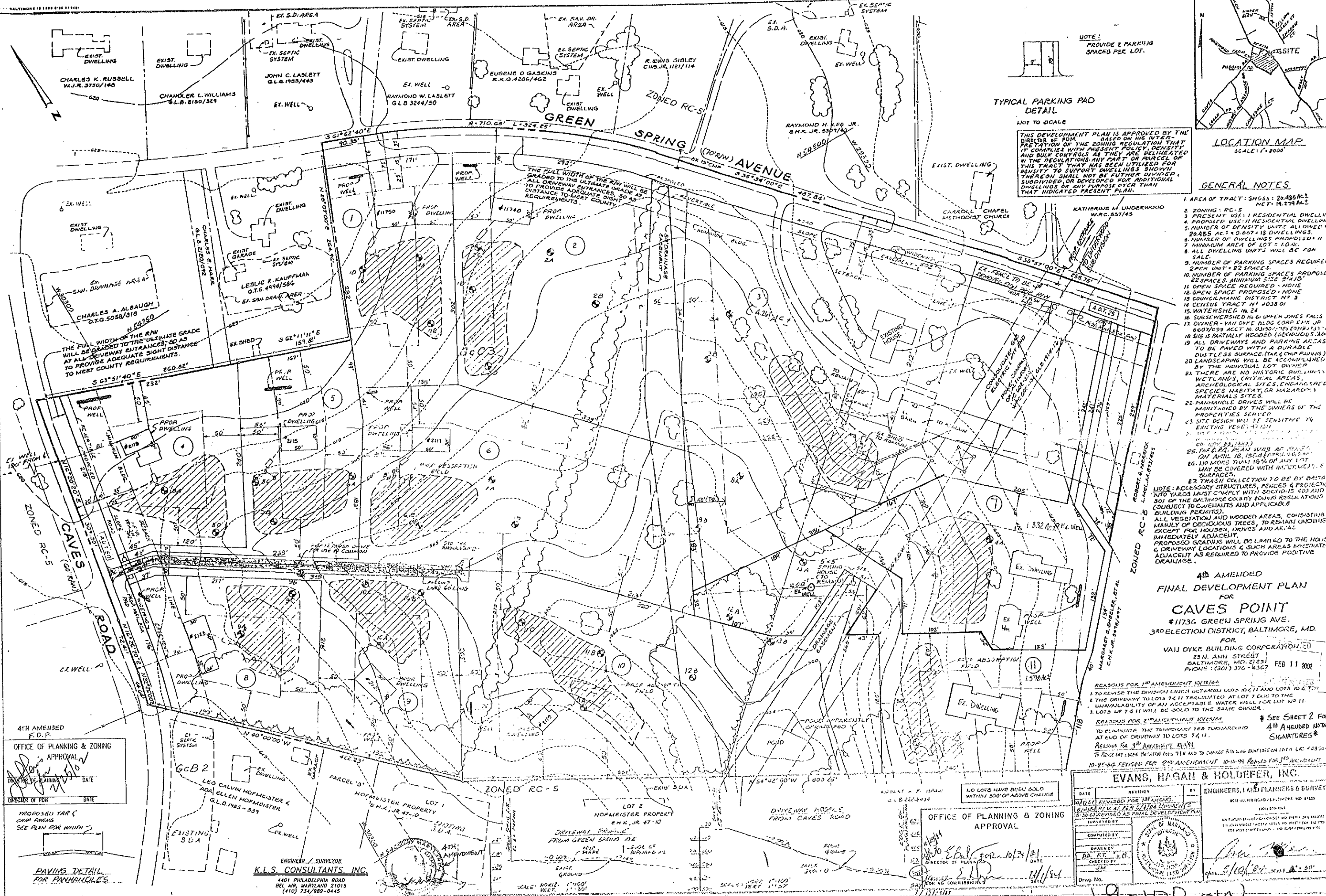
Fence Height Allowed by Building Code 6' and 42"
Fence Height Requested 8' (Attach fence location drawing.)

Basis for Request:

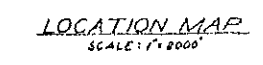
Deer Fence needs to be 8' tall to prevent the deer from jumping over it and eating my flower gardens, vegetable gardens trees and general landscaping. Their numbers have increased to the point of severe damage.

Applicant's Signature [Signature] Date: 1/2/19

(County Use Only)	Waiver	Number <u>19-100-W</u>
Date Property Posted	<u>1/22/2019</u>	
Input/comments/protests received within 15 days?	Yes <input checked="" type="radio"/> No <input type="radio"/>	
Has Hearing been requested?	Yes <input checked="" type="radio"/> No <input type="radio"/>	
(If Yes, attach record of Hearing)		
Final Disposition:		
<u>Approved</u>		
Buildings Engineer	<u>[Signature]</u>	Date <u>2/7/19</u>
	<u>Asst Co Eng</u>	



THIS DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF PUM... BASED ON HIS INTERPRETATION OF THE ZONING REGULATION THAT COMPLIES WITH PRESENT POLICY, DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PORTION OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED OR USED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENT PLAN.



GENERAL NOTES

1. AREA OF TRACT: GROSS: 26,485 SQ. FT. NET: 14,274 SQ. FT.
2. ZONING: RC-5
3. PRESENT USE: I RESIDENTIAL DWELLING
4. PROPOSED USE: II RESIDENTIAL DWELLING
5. NUMBER OF DENSITY UNITS ALLOWED: 20
6. NUMBER OF DWELLINGS PROPOSED: 13
7. MINIMUM AREA OF LOT: 1.0 AC.
8. ALL DWELLING UNITS WILL BE FOR SALE
9. NUMBER OF PARKING SPACES REQUIRED: 2 PER UNIT = 22 SPACES
10. NUMBER OF PARKING SPACES PROPOSED: 22 SPACES, MINIMUM SIZE 3' X 18'
11. OPEN SPACE REQUIRED: NONE
12. OPEN SPACE PROPOSED: NONE
13. COUNCILMANIC DISTRICT: # 3
14. CENSUS TRACT: # 4038 01
15. WATERSHED: # 24
16. SUBWERSHED: # 6 UPPER JONES FALLS
17. OWNER: VAN DYKE BLDG. CORP. 10/18/99
18. SITE IS PARTIALLY WOODED (DECIDUOUS TREES)
19. ALL DRIVEWAYS AND PARKING AREAS TO BE PAVED WITH A DURABLE DUSTLESS SURFACE (TAR & CHIP PAVING)
20. LANDSCAPING WILL BE ACCOMPLISHED BY THE INDIVIDUAL LOT OWNER
21. THERE ARE NO HISTORIC BUILDINGS, WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENHANCED SPECIES HABITAT, OR HAZARDOUS MATERIALS SITES
22. PAVEMENT DRIVES WILL BE MAINTAINED BY THE OWNERS OF THE PROPERTIES SERVED
23. SITE DESIGN WILL BE SENSITIVE TO EXISTING VEGETATION
24. CO. 1000 23 (2003)
25. THE C.R.P. PLAN WAS APPROVED ON APRIL 18, 1984 BY THE BALTIMORE COUNTY BOARD OF SUPERVISORS
26. 15% OF ANY LOT MAY BE COVERED WITH IMPERVIOUS SURFACES
27. TRASH COLLECTION TO BE BY BASKET INTO YARDS MUST COMPLY WITH SECTION 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO Covenants AND APPLICABLE BUILDING PERMITS)
28. ALL VEGETATION AND WOODED AREAS, CONSISTING MAINLY OF DECIDUOUS TREES, TO REMAIN UNDISBURSED EXCEPT FOR HOUSES, DRIVES AND AREAS IMMEDIATELY ADJACENT
29. PROPOSED GRADING WILL BE LIMITED TO THE HOUSE & DRIVEWAY LOCATIONS & SUCH AREAS IMMEDIATELY ADJACENT AS REQUIRED TO PROVIDE POSITIVE DRAINAGE

4th AMENDED FINAL DEVELOPMENT PLAN FOR CAVES POINT
#11736 GREEN SPRING AVE.
3RD ELECTION DISTRICT, BALTIMORE, MD.
FOR VAN DYKE BUILDING CORPORATION, INC.
25 N. ANN STREET
BALTIMORE, MD 21201
PHONE: (301) 376-4367 FEB 11 2002

- REASONS FOR 1st AMENDMENT 10/12/02**
1. TO REVISE THE DIVISION LINES BETWEEN LOTS 10, 11 AND LOTS 10, 11
 2. TO ELIMINATE THE TEMPORARY TIE TOWARD END OF DRIVEWAY TO LOTS 7, 11
 3. TO REVISE LOT LINES BETWEEN LOTS 7, 11 AND TO CHANGE BUILDING FOOTPRINT ON LOTS 7, 11
- REASONS FOR 2nd AMENDMENT 10/12/02**
1. TO ELIMINATE THE TEMPORARY TIE TOWARD END OF DRIVEWAY TO LOTS 7, 11
- REASONS FOR 3rd AMENDMENT 10/12/02**
1. TO REVISE LOT LINES BETWEEN LOTS 7, 11 AND TO CHANGE BUILDING FOOTPRINT ON LOTS 7, 11
- REASONS FOR 4th AMENDMENT 10/12/02**
1. TO REVISE LOT LINES BETWEEN LOTS 7, 11 AND TO CHANGE BUILDING FOOTPRINT ON LOTS 7, 11

OFFICE OF PLANNING & ZONING APPROVAL
DIRECTOR OF PUM
DATE
PROPOSED TARIFF CAMP AVENUE SEE PLAN FOR WIDTH
PAVING DETAIL FOR PARVIALES

ENGINEER / SURVEYOR
K.L.S. CONSULTANTS, INC.
4401 PHILADELPHIA ROAD
BEL AIR, MARYLAND 21015
(410) 754-0800-0445



OFFICE OF PLANNING & ZONING APPROVAL
DATE: 10/23/01
DIRECTOR OF PUM

DATE	REVISION	BY
10/23/01	REVISED FOR 1st AMENDMENT	J.M.
10/23/01	REVISED FOR 2nd AMENDMENT	J.M.
10/23/01	REVISED FOR 3rd AMENDMENT	J.M.
10/23/01	REVISED FOR 4th AMENDMENT	J.M.

COMPUTED BY: J.M.
CHECKED BY: J.M.
DATE: 10/23/01

EVANS, HAGAN & HOLDEFER, INC.
ENGINEERS, LAND PLANNERS & SURVEYORS
601 BELMONT ROAD, BALTIMORE, MD 21202
(410) 223-1000

19-100-W