

To: GH
20-486



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 25 Cotswold Ct., Owings Mills, MD 21117.

Owner Joan Ejiolor-Okoli and Christian O. Okoli

Owner Address 25 Cotswold Ct., Owings Mills, MD 21117.

Tax ID# 2100005171

Corner Lot? Yes/No Cul de sac

Fence located in Front Side Rear Yard

Fence Height Allowed by Building Code 3.5 feet

Fence Height Requested 6 feet (Attach fence location drawing.)

FYI: my property is located behind #26. I live in the cul de sac, hence, my front yard is his backyard

Basis for Request: I kindly request this waiver because I need the fence height for privacy and deterrent from my neighbor at #26 Cotswold Ct. I have a young family with daughters, and my neighbor continues to show interest in both my property and my family's movements - so much so that he called the police twice to impound my car on my driveway but the police refused. I have a peace order against this neighbor for threats against my daughters incessant harassment and trespassing. During the court hearing on 07/08/2020, The Judge suggested deterrents like high privacy trees, Privacy fence, Private-property yard sign or and security camera. The proposed fence area is unfavorable for new trees due to poor sunlight from existing trees. I also have a police body-cam footage dated 7/7/2020 in which the said neighbor said he has a "superior property" than mine.

Applicant's Signature [Signature]

Date: 07/29/2020

(County Use Only)	Waiver	<u>AA-2020-0005-W</u>	Number	_____
Date Property Posted _____				
Input/comments/protests received within 15 days?			Yes/No	
Has Hearing been requested?			Yes/No	
(If Yes, attach record of Hearing)				
Final Disposition:				

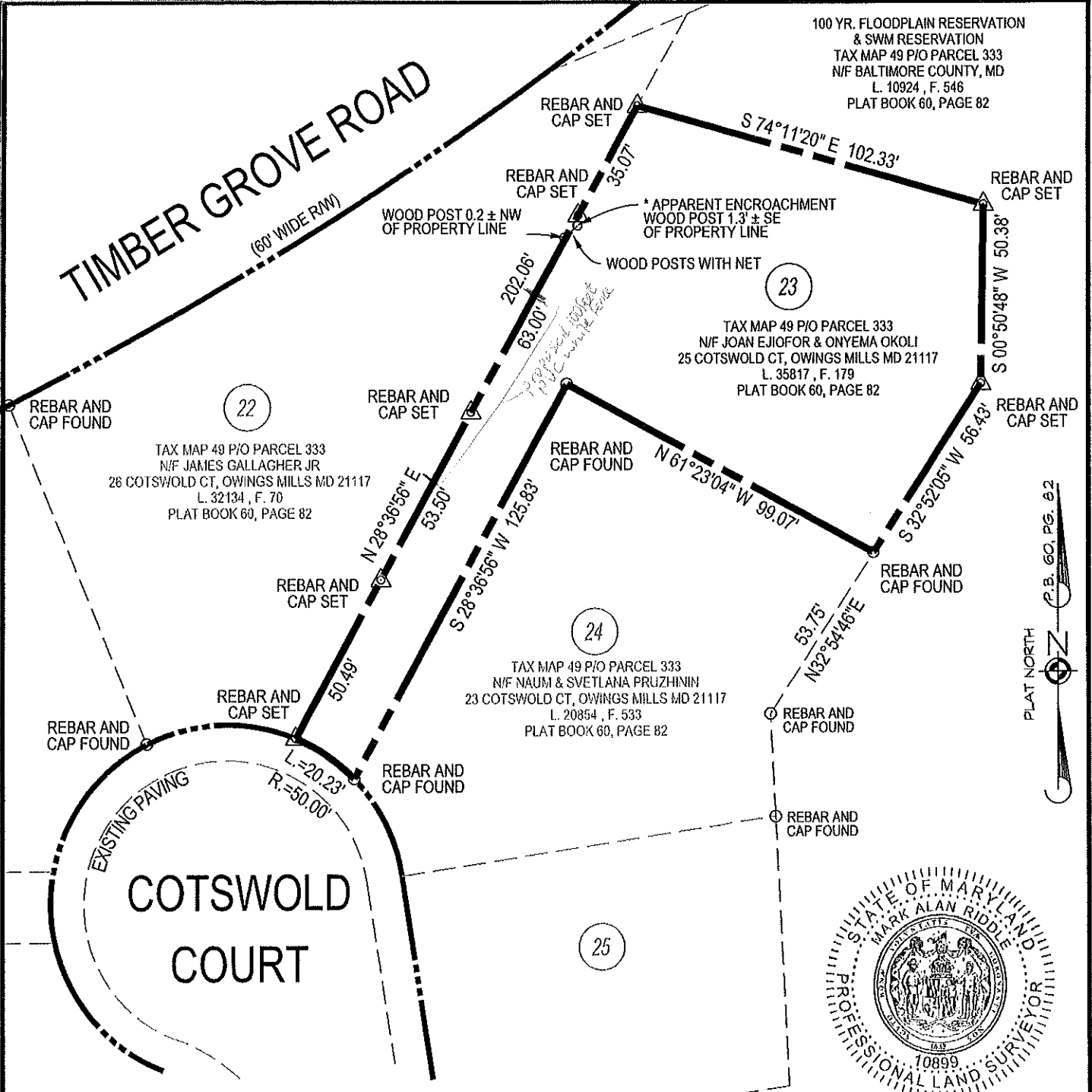
Buildings Engineer _____			Date _____	

RECEIVED

AUG 05 2020

100 YR. FLOODPLAIN RESERVATION
& SWM RESERVATION
TAX MAP 49 P/O PARCEL 333
N/F BALTIMORE COUNTY, MD
L. 10924, F. 546
PLAT BOOK 60, PAGE 82

TIMBER GROVE ROAD
(60' WIDE R/W)



REVISED 07-23-2020
BOUNDARY RETRACEMENT SURVEY
LOT 23, FIRST AMENDED PLAT OF
"SHEPHERD'S GLEN"

PLAT BOOK SM NO 60, PG 82
4TH ELECTION DISTRICT, BALTIMORE COUNTY, MD
AK/A No. 25 COTSWOLD COURT, OWINGS MILLS, MD 21117

Mark A. Riddle
7/23/2020
Mark A. Riddle Professional Land Surveyor No. 10899
My license renews May 19, 2022.

A licensed Maryland Surveyor either personally prepared this Boundary Retracement Survey or was in responsible charge over its preparation and the surveying work reflected in it, in compliance with the Maryland Minimum Standards of Practice for Land Surveyors. (COMAR 09-13-06.03 AND .12)



439 East Main Street Westminster, MD 21157-5539
(410) 848-1790 FAX (410) 848-1791

DRAWN BY:	JLW
DESIGN BY:	
REVIEW BY:	MAR / KP
DATE:	07-16-2020
SCALE:	1" = 40'
JOB NO:	2020 143
SHEET:	1 OF 1

SYMBOLS AND ABBREVIATIONS:

(FD) FOUND	GT GATE
C/O CLEAN OUT	
D/W DRIVEWAY	
CONC. CONCRETE	FENCES:
BIT. BITUMINOUS	○ CHAIN LINK
O/H OVERHANG or OVERHEAD WIRES	—x— WIRE
ELEC. ELECTRIC	□ STOCKADE
TRANS. TRANSFORMER	—ll— WOOD
BSMT. BASEMENT	◇ METAL/IRON
ENTR. ENTRANCE	WV WATER VALVE
	WM WATER METER
	PED UTILITY PEDESTAL



Snow Depth Note:
Due to an average snow depth of 3" across the subject property, some improvements may not be fully shown.

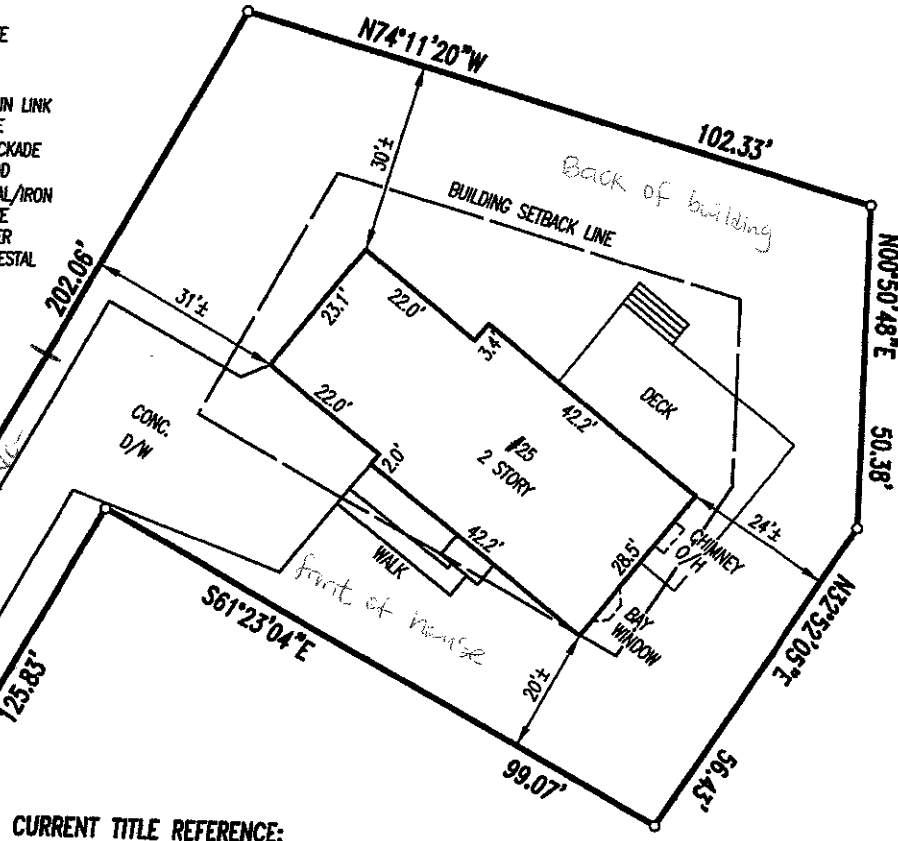
Fence type: 6 feet high and 105 feet length along border set using white PVC privacy panel set at 6 inch from the property line.

CURRENT TITLE REFERENCE:

(TAKEN FROM AVAILABLE PUBLIC RECORDS)
Sanford M. Abrams and Karen S. Abrams
DEED: S.M. 13557/223 13,142 S.F.±
Lot 23, First Amended Plat of Shepherd's Glen,
P.B. 60 F. 82

This is to certify that as of the date of this drawing, the approximate location(s) of the improvements is/are shown in relation to the apparent property lines for the property known as #25 Cotswold Court, near Owings Mills, in the 4-th Election District of Baltimore County, Maryland, according to my measurements and calculations, and to the regulations governing the Maryland Standards of Practice for Professional Land Surveyors, Effective date August 1, 2005. This drawing is not intended to replace an examination of title, or depict or note all matters affecting the title pertaining to the ownership and use of this property. The authenticity of this document can be verified (see note (d) above.) This 8-th day of January, 2015.

Driveway Driveway
S28°36'56"W
S28°36'56"W
A=20.23'
R=50.00'
COTSWOLD COURT



- NOTES:**
- This plat does not provide for the accurate identification of property boundary lines, but this identification may not be required, for the transfer of title or securing financing or refinancing.
 - This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing.
 - This plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements.
 - To insure authenticity of this document, the Surveyor's signature is blue. Any other color or the lack of original ink of this items means that you do not have an original document, and the contents can not be verified.
 - The accuracy of the apparent building setback distances shown hereon is 3.5'±, unless otherwise noted.
 - This property lies within the limits of a Flood Hazard Area ZONE X, Areas determined to be outside the 0.2% annual chance floodplain, as delineated on the National Flood Insurance Rate Map Panel No.: 2400100210F dated September 26, 2008.
NOTE: Flood zone lines are approximate. A flood evaluation survey will be required to accurately establish the limits of flood zones that may affect this property.
 - Unless specifically shown hereon, there are no encroachments either way across property lines according to a visual inspection of the property.
 - This Plat has been prepared by and/or under the responsible charge of the hereon signed Licensed Surveyor.
 - The property line bearings and distances shown hereon were taken from the recorded plat, P.B. 60, F. 82, and do not reflect the results of an on the ground boundary survey. This property is also subject to all terms and conditions expressed within the deeds forming the chain of title to this property.
 - All structures shown hereon are assumed to be permanently affixed to the ground unless otherwise noted.
"TEMP" indicates that the structure is apparently movable.
"UTDP" indicates that it is Unable To Determine the existence or non-existence of a Foundation for that structure.
 - An accurate location of any existing fences which appear to be on or near the property lines and encroachments thereof, if any, either way across the property lines cannot be determined without the benefit of a boundary survey.
 - Properties located in jurisdictions having private utilities such as but not limited to water well and sewage disposal may have restrictive use areas within the limits of the property governed by local and/or state agencies that are not shown hereon.

LOCATION DRAWING of #25 Cotswold Court

January 8, 2015

BREngle LAND SURVEYING, LLC



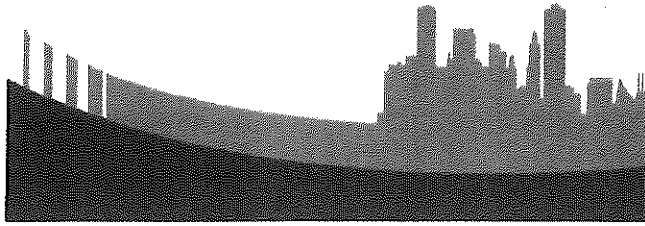
www.BLSMaryland.com
BLSMaryland@gmail.com

2319 Carrollton Road
Westminster, MD 21157
T 443.744.0715
F 410.848.3249



EXPIRES JANUARY 7, 2017

BOUNDARY SURVEYS, ELEVATION CERTIFICATES,
HOUSE STAKE-OUT'S, LOCATION DRAWINGS



CERTIFICATE OF POSTING

November 22, 2020

_____ amended for second inspection

Re:
Zoning Waiver Case No. AA- 2020- 0005-W
Legal Owner: Okoli

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Jenae Johnson

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 25 Cotswold Court.

The signs were initially posted on November 22, 2020.

The subject property was also inspected on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

NOTICE

A request has been made for a waiver to construct a fence higher than allowed in accordance with PART 122.4 of the Baltimore County Building Code.

Fence location: Front Yard

Height allowed: 42"

Height requested: 6'

Anyone living within 1,000' feet of this property may request a public hearing on this matter if such request is made within 15 days of the posting date set forth below or submit written comments for consideration to the address below.

Posting Date: November 23, 2020

Address: 25 Cotswold Court

**Please call 410-887-3391 for more information or contact the Zoning Review Office
Department of Permits, Approvals and Inspections
111 West Chesapeake Avenue, Room 111
Towson, MD 21204**