



Application for Administrative Waiver Of Building Code Fence Height Limitations

WALL # 3

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 124, 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 2504, 2506, 2508 MELIA COURT

Owner CUB HILL DEVELOPMENT LLC

Phone Number 410-977-4924

Owner Address 2240 CONOWINGO ROAD
BEL AIR MD 21015

Email MELBMCF@
VERIZON.NET

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

Fence Height Allowed by Building Code 4

Fence Height Requested 1-14' (Attach fence location drawing.)

Basis for Request:

RETAINING WALL NEEDED TO GRADE YARD
PER APPROVED GRADING PLAN
SEE B988043 FOR RETAINING WALL PERMIT

Applicant's Signature [Signature] Date: 2/6/22

(County Use Only)	Waiver	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	<u>[Signature]</u>	Date <u>6-14-20</u>



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②



Baltimore County Department of
Permits, Approvals and Inspections

**FORMAT FOR NOTICE OF FILING OF APPLICATION
FOR FENCE HEIGHT WAIVER**

Fence Waiver Number: 2022-0005-FW

The sign to be posted must be obtained from any of the county's list of approved sign posters. The sign will be the standard 24" x 36" size used for zoning variances, and will contain the following language:

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.

Wall location: REAR

Height allowed: 42 inches

Height requested: 14 feet

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: May 29, 2022

Address: 2504, 2506, 2508 Maple Court

For more information contact the Zoning Review
Office at 410-887-3391
111 West Chesapeake Avenue, Rm. 124 Towson,
MD 21204

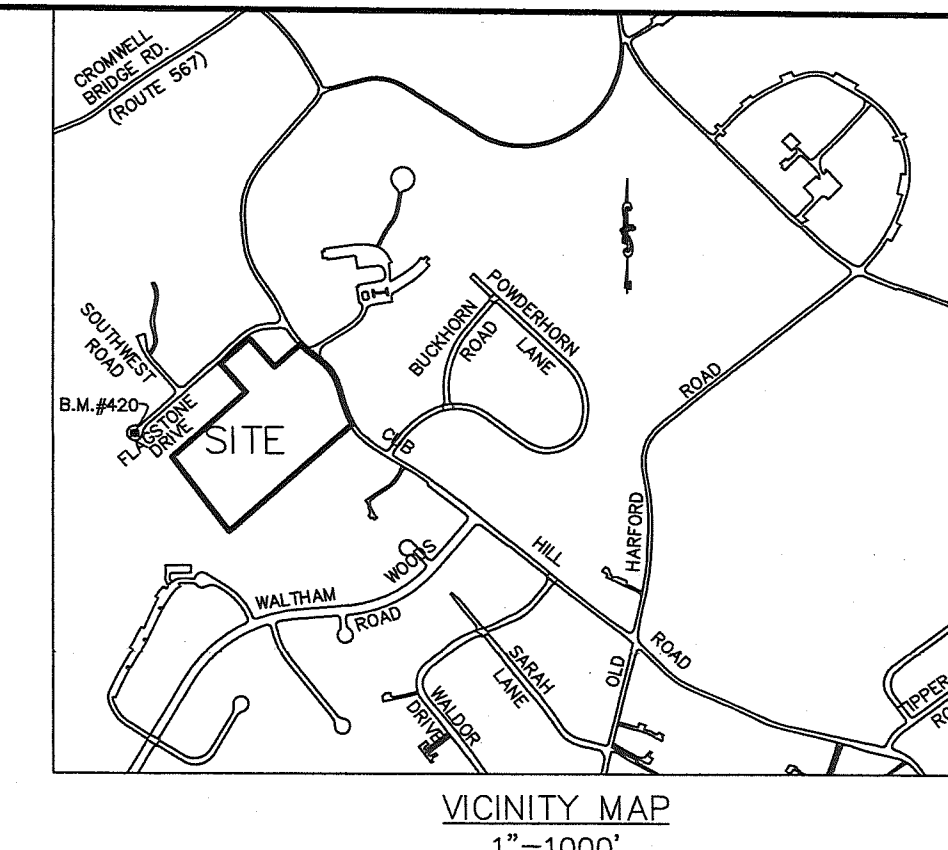
OWNER'S/DEVELOPER'S CERTIFICATION - GRADING
 I/WE CERTIFY THAT ALL GRADING ON THIS SITE WILL BE DONE IN ACCORDANCE WITH THE CURRENT GRADING REQUIREMENTS AS SET FORTH BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY AND WITH THE REQUIREMENTS SPECIFIED IN ARTICLE 33, TITLE 5 OF THE BALTIMORE COUNTY CODE.

SIGNATURE OF OWNER/ DEVELOPER TITLE DATE

PRINT NAME

ANY FOREST BUFFER EASEMENT, FOREST CONSERVATION EASEMENT, OR FOREST BUFFER AND FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

A FOREST CONSERVATION SPECIAL VARIANCE WAS GRANTED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY ON AUGUST 10, 2018 TO ALLOW FOR THE REMOVAL OF 23 SPECIMEN TREES ON THIS PROJECT SITE. MITIGATION WAS PROVIDED BY MEETING ALL FOREST CONSERVATION REQUIREMENTS AS OUTLINED ON THE FOREST CONSERVATION PLAN FOR THE PROJECT, AND BY A FEE-IN-LIEU PAID TO THE BALTIMORE COUNTY EPS FOREST CONSERVATION FUND, IF ANY SPECIMEN TREE SHOWN ON THE PLAN TO REMAIN IS PROPOSED TO BE REMOVED, SPECIAL VARIANCE APPROVAL OR WRITTEN AUTHORIZATION MUST FIRST BE OBTAINED FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION & SUSTAINABILITY.



BENCHMARK:
 #420 BALTIMORE COUNTY AZIMUTH MONUMENT N 636.513.7822 E 1444.823.7116
 ELEV. 320.89

GENERAL NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR IS TO NOTIFY MERRITT DEVELOPMENT CONSULTANTS, INC. AT (410) 925-4061 TO VERIFY THAT HE HAS THE MOST CURRENT SET OF PLANS.
2. EXISTING UTILITIES SHOWN ARE PREPARED FROM THE BEST AVAILABLE INFORMATION AND ARE NOT GUARANTEED AS TO CORRECTNESS OR COMPLETENESS. THE CONTRACTOR IS TO VERIFY THE LOCATION AND DEPTH OF ANY EXISTING UTILITIES TO HIS OWN SATISFACTION PRIOR TO BEGINNING ANY WORK IN THE VICINITY OF THESE UTILITIES.
3. ALL UTILITIES ON THE PROPOSED SITE ARE PROPOSED UNLESS OTHERWISE INDICATED.
4. THE PROPOSED GRADING SHOWN ON THIS PLAN MEETS THE REQUIREMENTS SET FORTH BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY AND COMPLIES WITH ARTICLE 33, TITLE 5 OF THE BALTIMORE COUNTY CODE. HOWEVER, DUE TO BUILDING TYPES AND LAYOUT, SOME FIELD ADJUSTMENTS MAY BE REQUIRED. ALL CHANGES MUST COMPLY WITH THE ABOVE MENTIONED REQUIREMENTS.
5. ALL SWALES HAVE BEEN DESIGNED BY THE ENGINEER TO CONVEY RUNOFF ACCORDING TO BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS.
6. PROPOSED FIRST FLOOR OF BUILDINGS AS SHOWN ARE WOOD FRAME CONSTRUCTION WITH CONCRETE FOUNDATION.
7. DESIGN AND DRAWING BASED ON THE MARYLAND COORDINATE SYSTEM HORIZONTAL - NAD 83/91, VERTICAL - NAVD 88.
8. ANY FOREST BUFFER AND FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
9. THE FIRST ONSITE ACTIVITY SHALL BE THAT A "HIGH VISIBILITY ORANGE SAFETY FENCE SHALL BE MANUALLY INSTALLED ALONG THE LIMIT OF DISTURBANCE (LOD) WHEREVER THE LOD IS WITHIN 50 FEET OF ANY FOREST BUFFER OR FOREST CONSERVATION EASEMENT. THIS FENCE SHALL BE INSPECTED AND APPROVED BY DEPS AT THE PRECONSTRUCTION MEETING.
10. STORMWATER MANAGEMENT HAS BEEN ADDRESSED/APPROVED THROUGH A VARIANCE AND ENVIRONMENTAL SITE DESIGN.

LEGEND

- EXISTING CONTOUR - 240
- EXISTING SPOT ELEVATION - 240.20
- PROPOSED CONTOUR - 240
- PROPOSED SPOT ELEVATION - 190X3
- SOILS BOUNDARY -
- PROPERTY LINE -
- LIMIT OF DISTURBANCE -
- EXISTING WOODS -
- PROPOSED WOODS -
- FOREST BUFFER - FB
- LIMIT OF WETLANDS -
- TEMPORARY PROTECTIVE FENCING - HVF
- TREE TO REMAIN -
- TREE TO BE REMOVED -

PROFESSIONAL CERTIFICATION

"PROFESSIONAL CERTIFICATION, I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 15453, EXPIRATION DATE: JULY 2, 2019.

GEORFREY A. TIZARD, II, P.E.
 5 LEADBURN COURT
 TOWSON, MARYLAND 21204

THESE PLANS ARE SEALED AND CERTIFIED AS BEING IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLANS.

MERRITT DEVELOPMENT CONSULTANTS, INC.

9831 MAGLEDT ROAD
 BALTIMORE, MARYLAND 21234
 PHONE: 410-925-4061 FAX: 410-661-1297

LIMIT OF DISTURBANCE
 356,800 SF OR 8.19 AC±

OWNER / DEVELOPER
 CUB HILL DEVELOPMENT, LLC
 C/O TIMOTHY O'SHEA
 410-977-1172
 2240 CONOWINGO ROAD
 BELAIR, MD, 21015
 TAX ACCT: #1102086150

NOTE: DESIGN AND DRAWING BASED ON THE MARYLAND COORDINATE SYSTEM
 HORIZONTAL-NAD 83/91, VERTICAL-NAVD 88.

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY
APPROVED FOR GRADING

DATE
FINAL GRADING PLAN
HUNSBERGER PROPERTY
 2509 CUB HILL ROAD
 DISTRICT 9C3 BALTIMORE COUNTY, MD.
 SCALE: 1"=50' MAY 8, 2021

STORMWATER MANAGEMENT REQUIRED

19/01 1

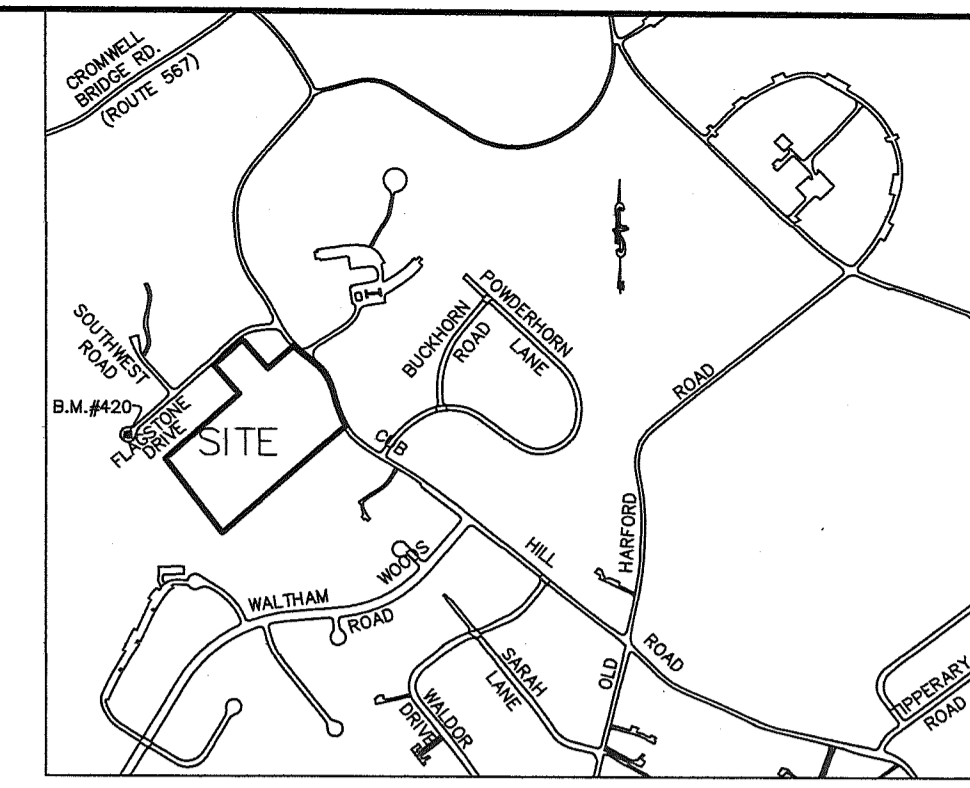
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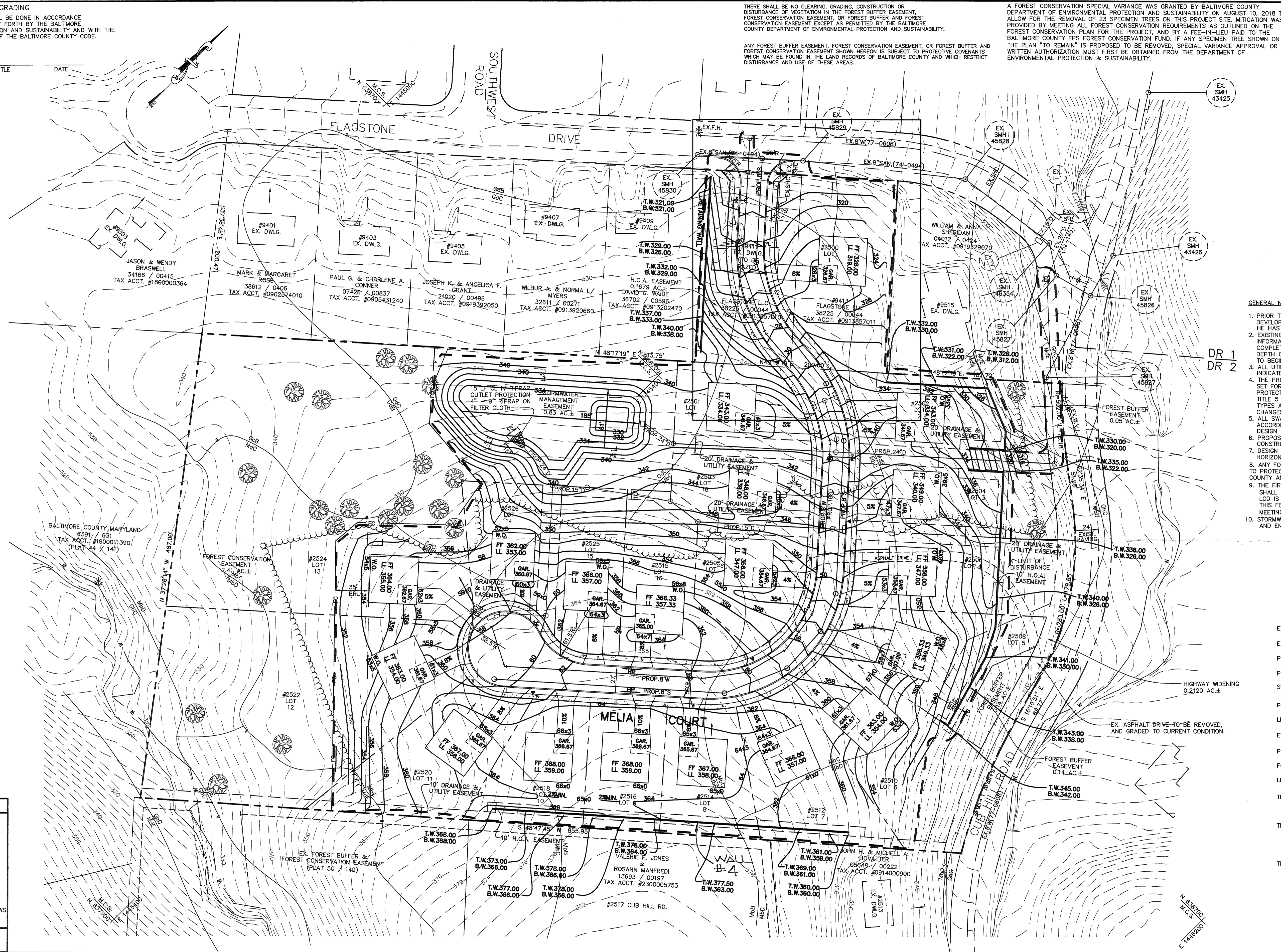
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FINAL GRADING PLAN
 HUNSBERGER PROPERTY

2509 CUB HILL ROAD
 DISTRICT 9C3 BALTIMORE COUNTY, MD.
 SCALE: 1"=50' MAY 8, 2021

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY
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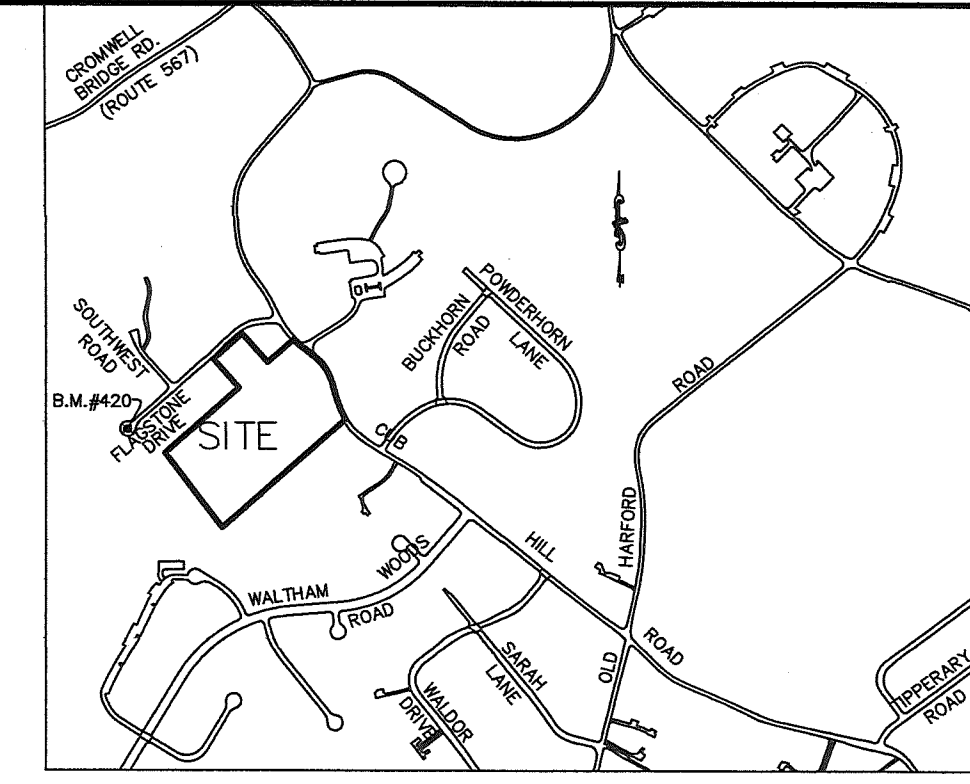
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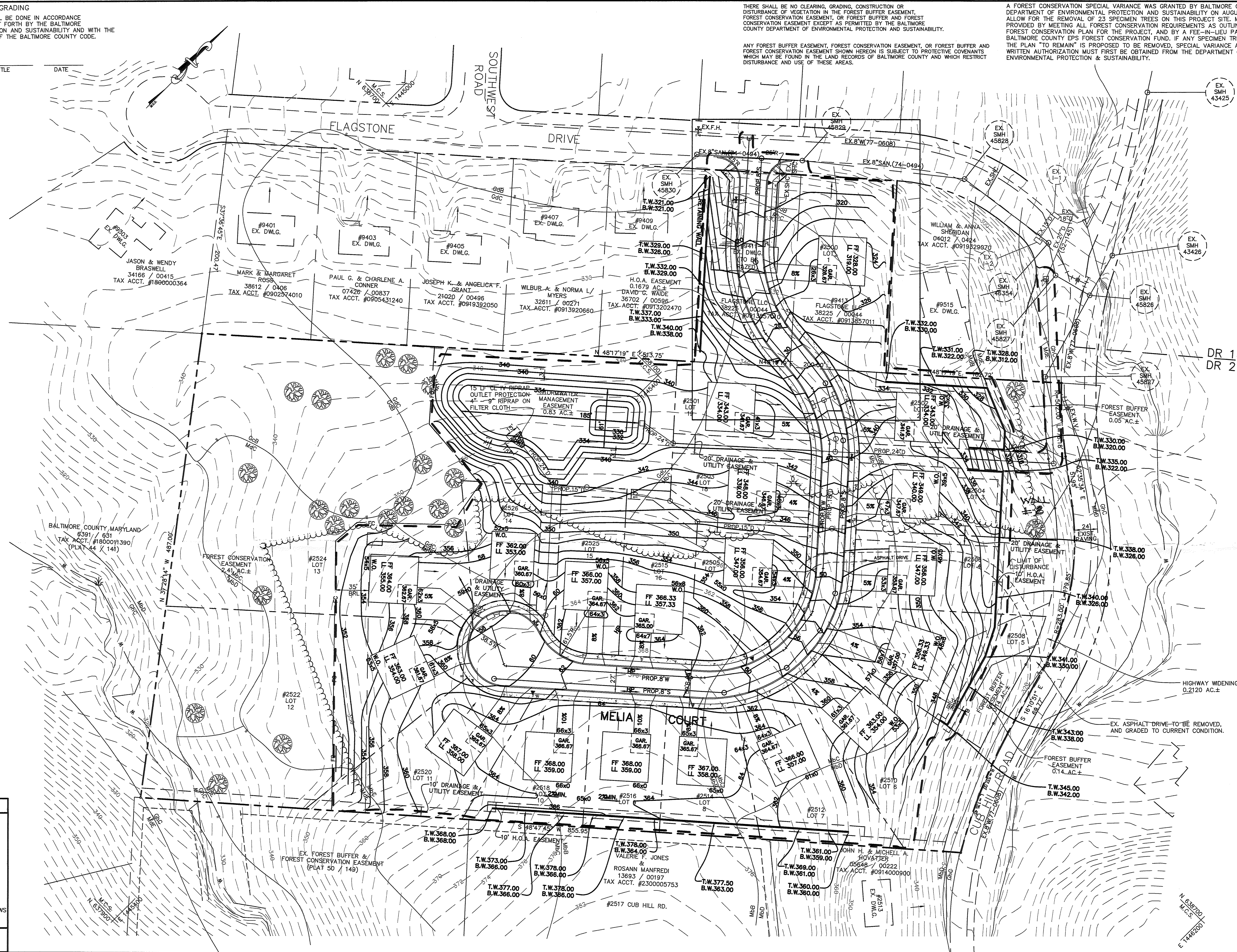
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