



# Application for Administrative Waiver Of Building Code Fence Height Limitations

WALL # 4

**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 2512, 2514, 2516, 2518 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 1-15' (Attach fence location drawing.)

Basis for Request:

REMAINING WALL NEEDED TO GRADE GROUND  
SEE APPROVED REMAINING WALL PERMIT B 988043

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 [Signature]

Date 6-14-22



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Owner Address 2240 CONOWINGO ROAD  
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Phone Number 410.977.4924  
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VB@IRON.NET

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

Fence Height Allowed by Building Code 4  
Fence Height Requested 1-15' (Attach fence location drawing.)

Basis for Request:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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_____		
_____		
_____		
_____		
Buildings Engineer	<u>[Signature]</u>	Date <u>6-14-22</u>

Wall 3



Baltimore County Department of Permits, Approvals and Inspections

FORMAT FOR NOTICE OF FILING OF APPLICATION FOR FENCE HEIGHT WAIVER

Fence Waiver Number: 2022-0004-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.

Location: Side and Rear Yard

Height allowed: 42 inches

Height requested: 16 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: 2502 Melba Court

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

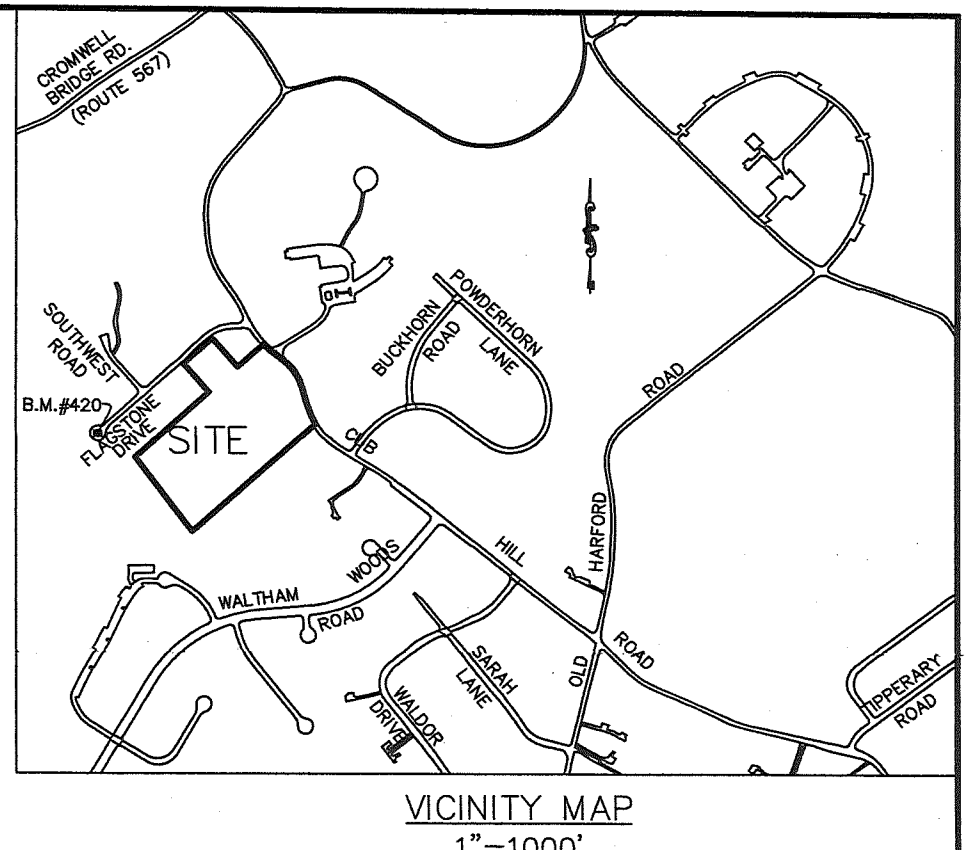
**OWNER'S/DEVELOPER'S CERTIFICATION - GRADING**  
 I/WE CERTIFY THAT ALL GRADING ON THIS SITE WILL BE DONE IN ACCORDANCE WITH THE CURRENT GRADING REQUIREMENTS AS SET FORTH BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY AND WITH THE REQUIREMENTS SPECIFIED IN ARTICLE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

SIGNATURE OF OWNER/ DEVELOPER TITLE DATE

PRINT NAME

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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.
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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.
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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 [Symbol]
- PROPOSED WOODS [Symbol]
- FOREST BUFFER [Symbol]
- LIMIT OF WETLANDS [Symbol]
- TEMPORARY PROTECTIVE FENCING - - - - -
- TREE TO REMAIN [Symbol]
- TREE TO BE REMOVED [Symbol]

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

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

**PROFESSIONAL CERTIFICATION**

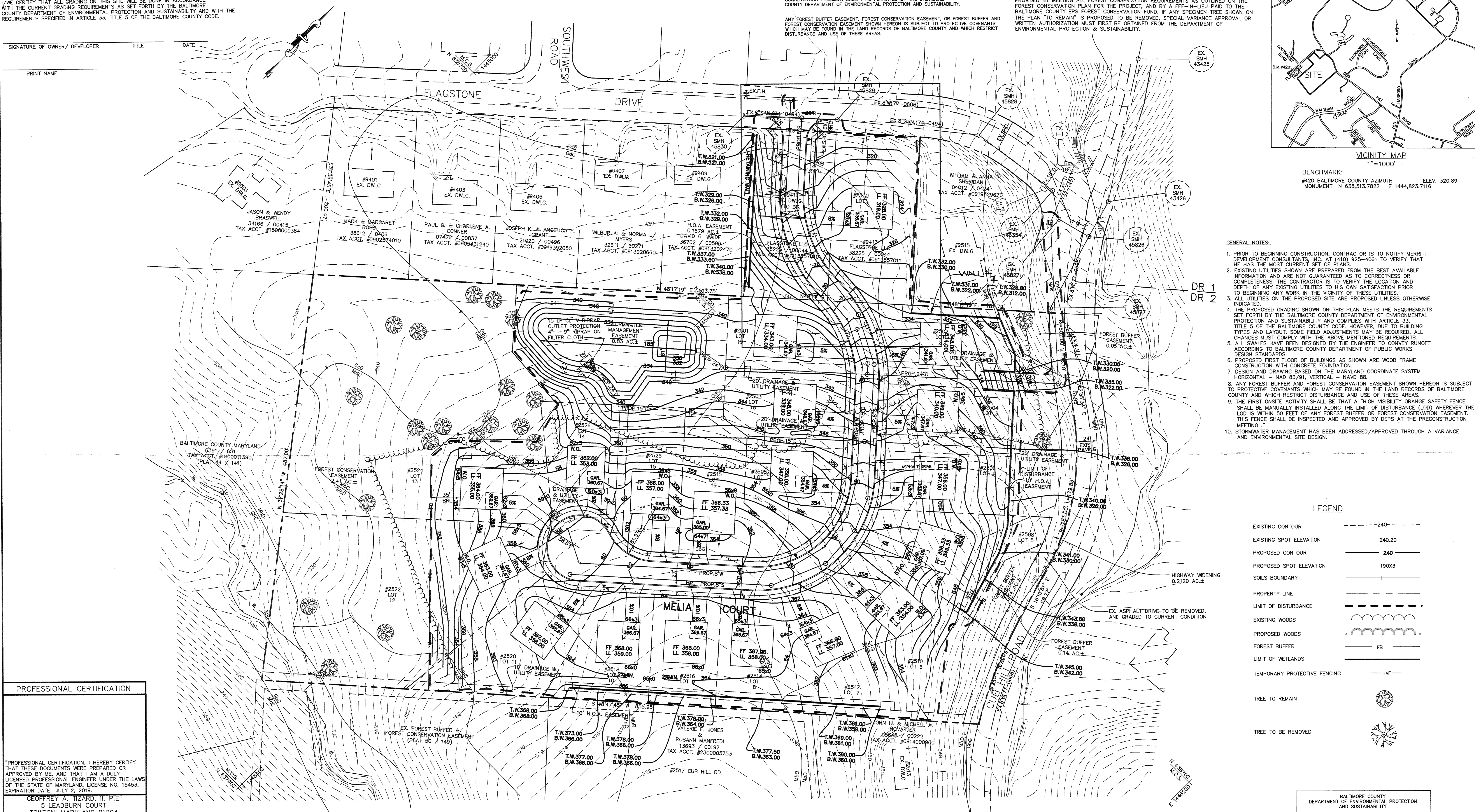
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 GEOFFREY A. TIZARD, II, P.E.  
 5 LEADBURN COURT  
 TOWSON, MARYLAND 21204

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



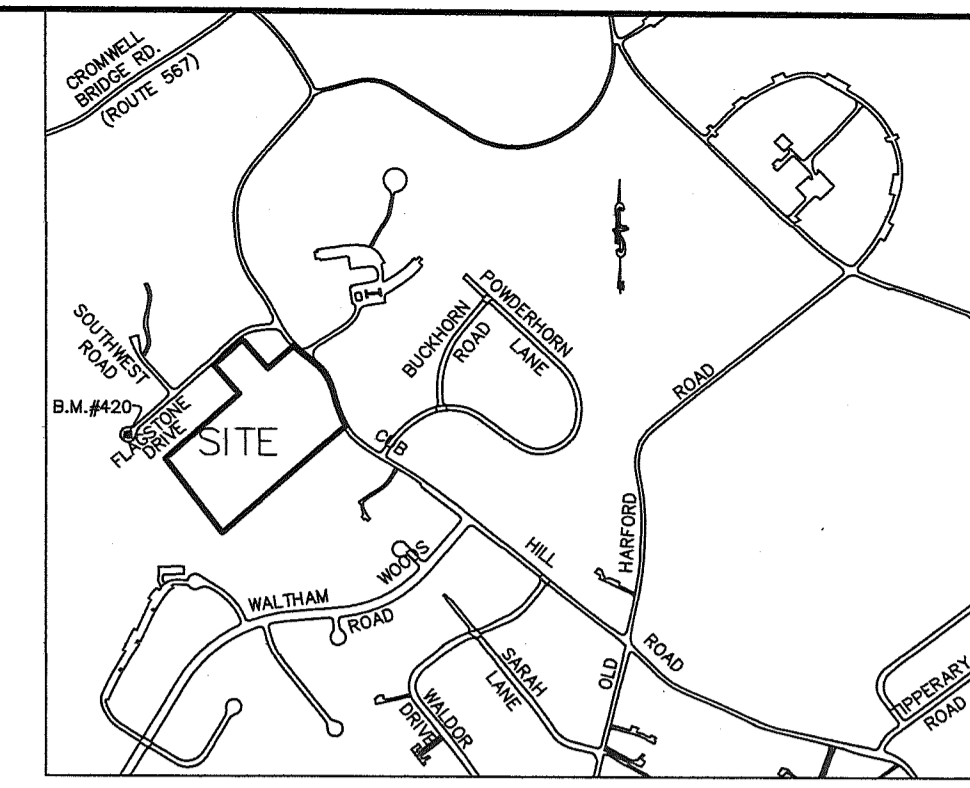
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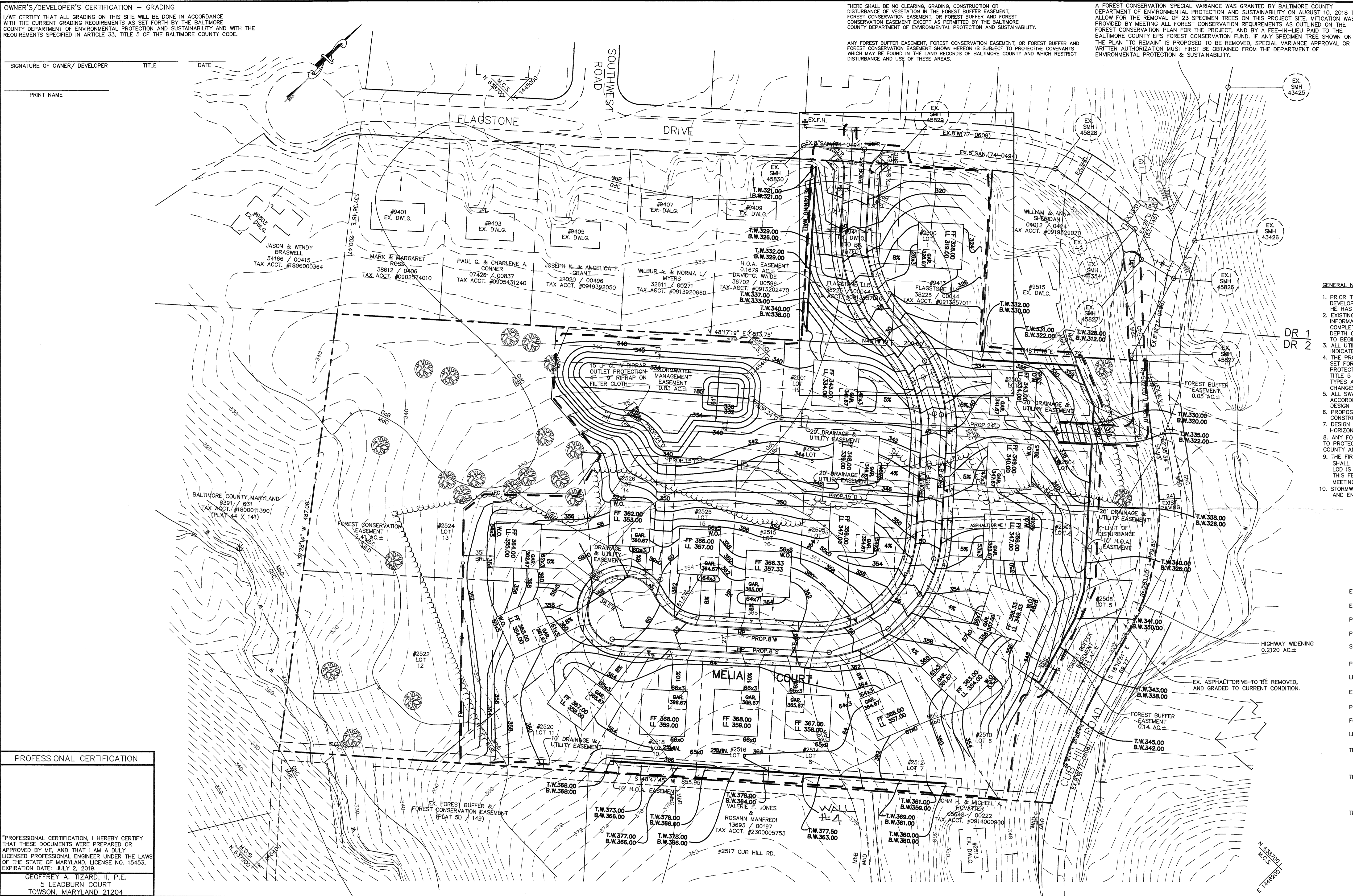
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VICINITY MAP  
 1"=1000'  
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 MONUMENT N 638,513.7822 E 1444,823.7116



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 C/O TIMOTHY O'SHEA  
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 TAX ACCT: #1102086150

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 DATE \_\_\_\_\_

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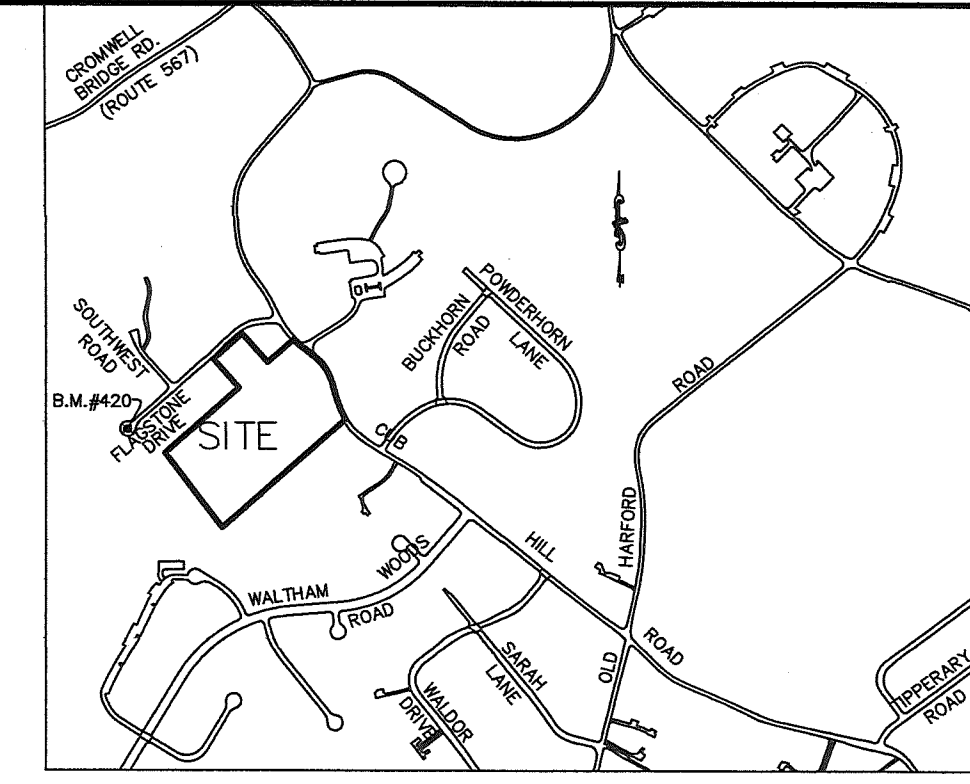
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TEMPORARY PROTECTIVE FENCING	— HW —
TREE TO REMAIN	⊙
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HIGHWAY WIDENING  
 0.2120 AC.±

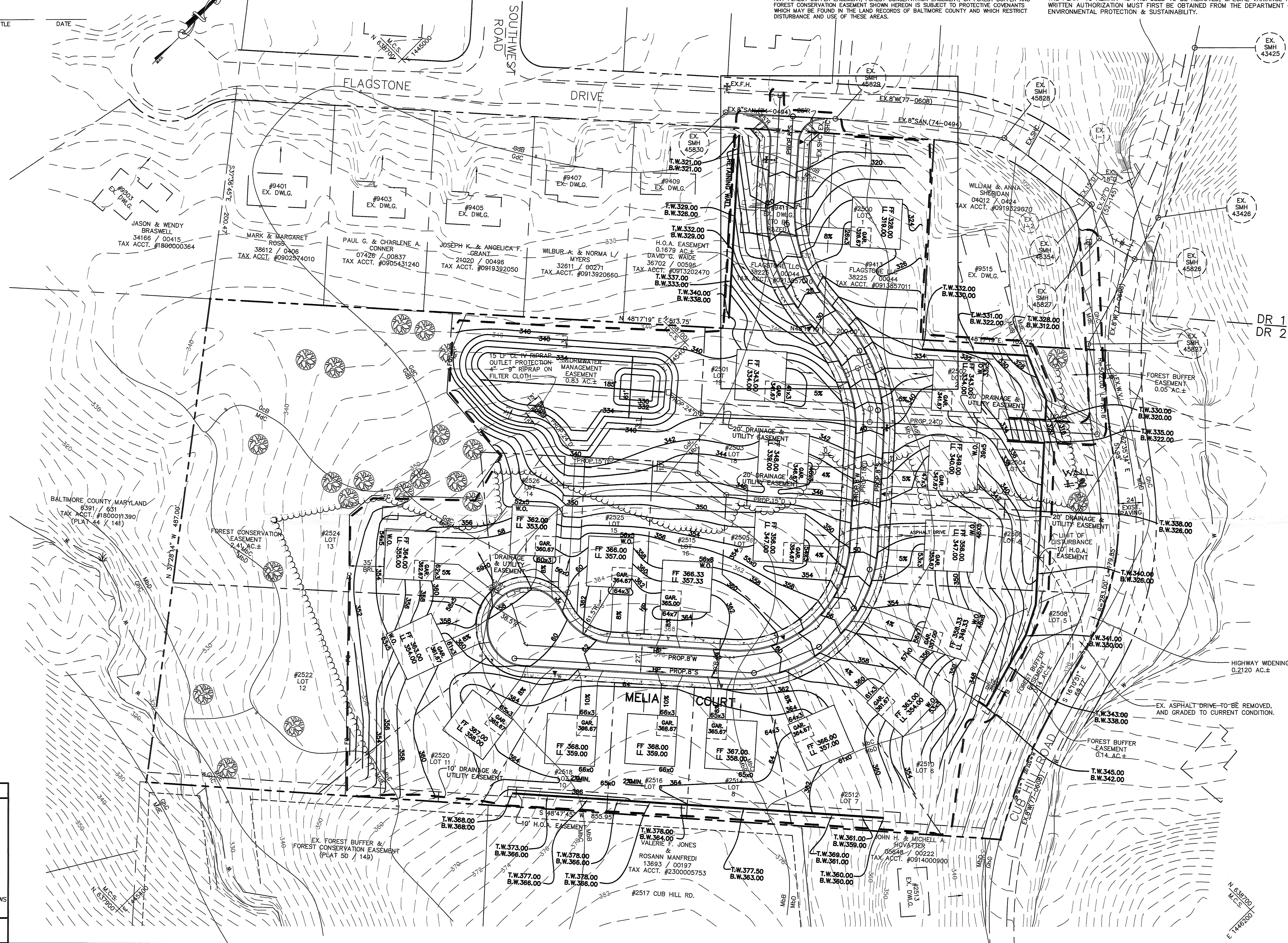
EX. ASPHALT DRIVE-TO BE REMOVED,  
 AND GRADED TO CURRENT CONDITION.

STORMWATER MANAGEMENT REQUIRED

BALTIMORE COUNTY  
 DEPARTMENT OF ENVIRONMENTAL PROTECTION  
 AND SUSTAINABILITY  
 APPROVED FOR GRADING  
 DATE \_\_\_\_\_

FINAL GRADING PLAN  
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W11 Z