

Application for Administrative Waiver Of Building Code Fence Height Limitations

23-0491
GM

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: 1115 West Joppa Rd Towson, MD 21204

Owner: Amanda Mitchell Cell Phone #: 443-604-1134

Owner Address: 1115 W. Joppa Rd Alternate Phone #: _____
Towson, MD 21204 Email: Amanda.brody.mitchell

_____ @gmail.com

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

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

Basis for Request:
We need to have a 6' fence to get a bit of privacy from the traffic along W. Joppa Road. We do have a hedge row but it thins out dramatically in the winter months and there is no privacy. Also, cars constantly pull over and sit along our property on Joppa Rd because there is a wide shoulder.

Applicant's Signature: A Mitchell Date: May

(County Use Only) Waiver Number <u>UA-2023-0007-FW</u>
Date Property Posted <u>June 6, 2023</u> <small>Note date of posting only</small>
Input/comments/protests received within 15 days? Yes/No
Has Hearing been requested? Yes/No
(If Yes, attach record of Hearing)
Final Disposition: <u>Approval per Site Plan & Request</u> ^{mk}
Buildings Engineer: <u>E John Bayz</u> Date: <u>7-19-24</u>



Baltimore County Department of Permits, Approvals and Inspections

Zoning Review Office
111 West Chesapeake Avenue, Room 124
Towson, MD 21204
410-887-3391

FORMAT FOR NOTICE OF FILING OF APPLICATION FOR FENCE HEIGHT WAIVER

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:

WA-2023-0007-FW
Fence Waiver Number

NOTICE

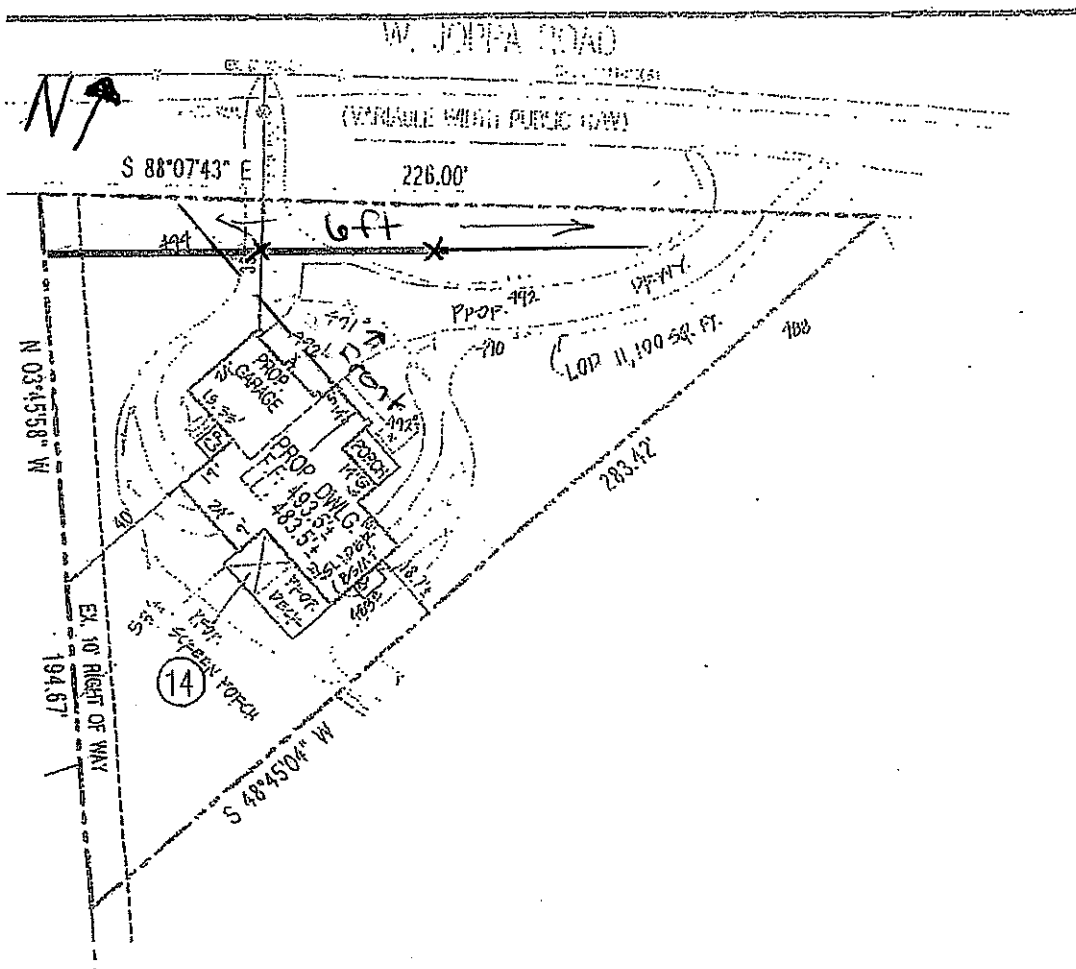
A request has been made for a waiver to construct a fence higher than allowed in accordance with PART 122.4 of the Baltimore County Building Code.

Fence location: Front Yard
Height allowed: 42 inches
Height requested: 6 feet (72 inches)

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: _____
Address: 1115 West Joppa Road, Towson MD 21204

Zoning Hearing Plan for Variance _____ for Special Hearing _____ Mark Type Requested with (X)
 Address 1115 West Joppa Road Owners(s) Name(s) Amanda Mitchell
 Subdivision Name Riderwood Ridge Lot # 14 Block # _____ Section # _____
 Plat Book # _____ Folio # _____ 10 Digit Tax # 0 9 0 7 2 9 0 5 1 1 Deed Reference# 3 6 3 5 7 / 0 0 1 9 4



Site Vicinity Map



MAP IS NOT TO SCALE

Zoning Map # _____

Zoning DR2

Election District 9

Council District 6

Lot Area Acreage .482

Lot Square Footage 21,021

Historic (Yes or No) No

CBCA (Yes or No) No

Flood Plain (Yes or No) No

Utilities – Mark with (X)

Water is:

Public Private _____

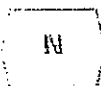
Sewer is:

Public Private _____

Prior Hearing (Yes or No)

If (Yes) list Case Number(s)
and order result(s) below:

Violation Case Number(s)



Steven Nehus

Date 5/11/23

Scale: 1 inch = 50

Plan Drawn By _____ Feet

UA-2023-0007-FW

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Site Vicinity Map



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Zoning DR2

Election District 9

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Utilities – Mark with (X)

Water is:

Public Private _____

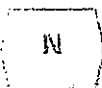
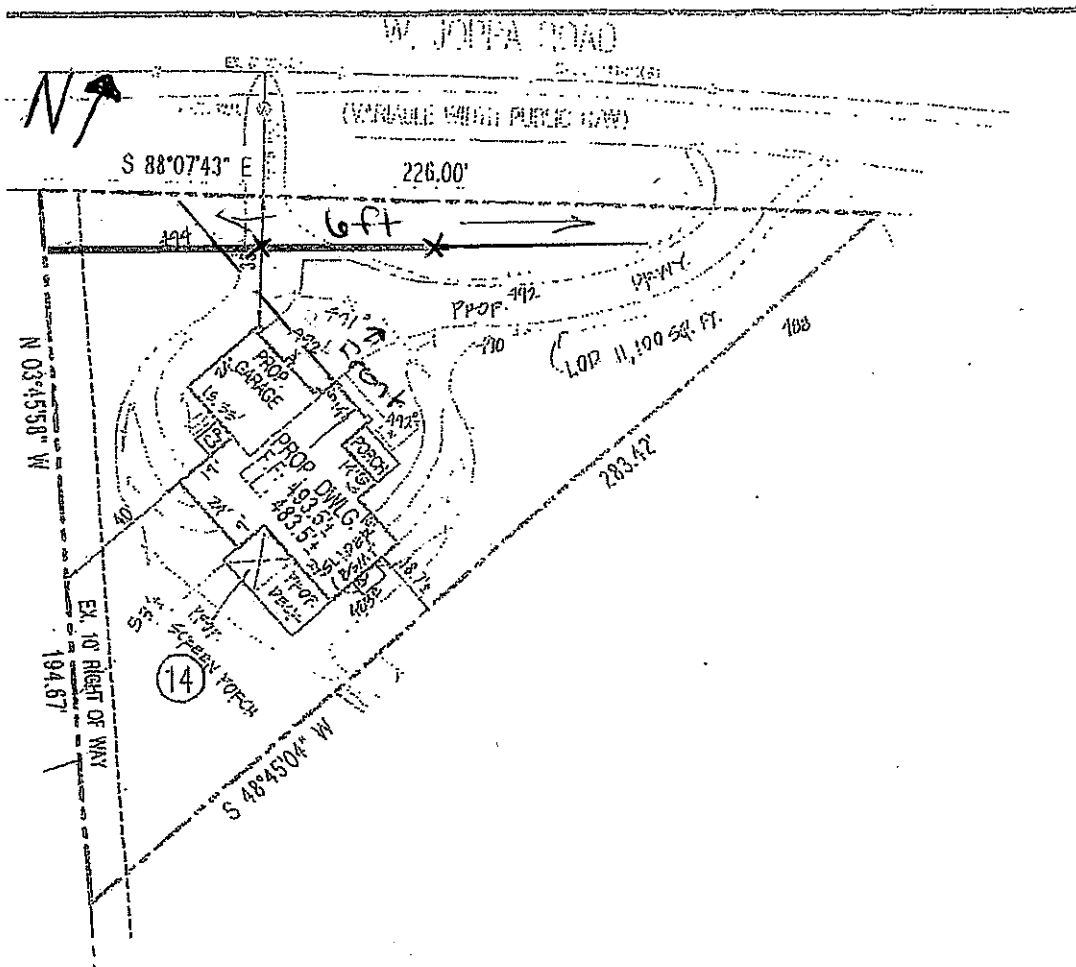
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Steven Nehus

Plan Drawn By

5/11/23

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Scale: 1 inch = 50 Feet

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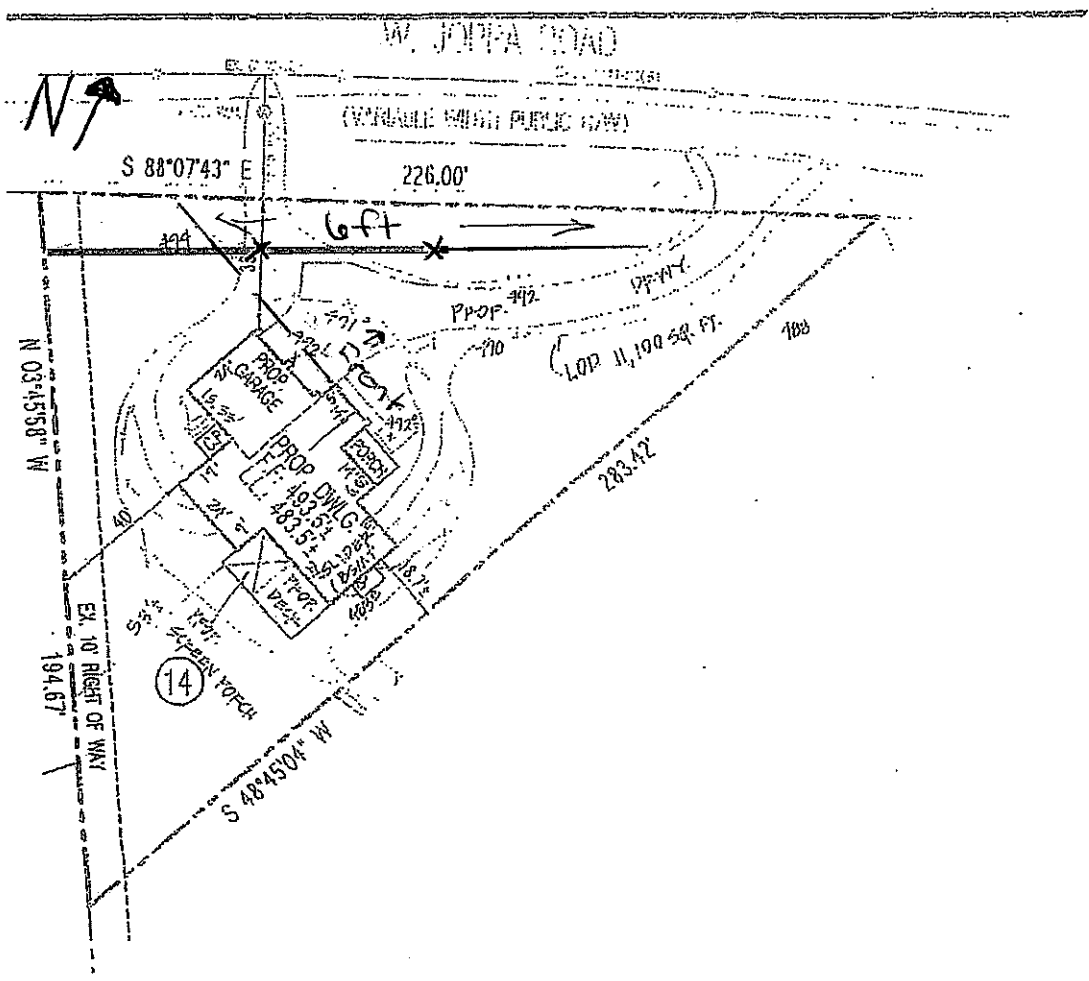
Site Vicinity Map



MAP IS NOT TO SCALE

Zoning Map # _____
 Zoning DR2
 Election District 9
 Council District 6
 Lot Area Acreage .482
 Lot Square Footage 21,021
 Historic (Yes or No) No
 CBCA (Yes or No) No
 Flood Plain (Yes or No) No
 Utilities – Mark with (X)
 Water is:
 Public X Private _____
 Sewer is:
 Public X Private _____
 Prior Hearing (Yes or No) X
 If (Yes) list Case Number(s)
 and order result(s) below:

 Violation Case Number(s)



Steven Nehus

Date 5/11/23

Scale: 1 inch = 50 Feet

Plan Drawn By _____

UA-2023-0007-FW

FENCE WAIVER POSTING

1115 WEST JOPPA ROAD

TOWSON 21204

NOTICE

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

Waiver # UA-2023-0007-FW

Fence location: FRONT YARD

Height allowed: 42"

Height requested: 6 FEET (72 INCHES)

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: JUNE 6, 2023

Address: 1115 WEST JOPPA ROAD, TOWSON MD
21204

Please call: 410-887-3391 for more information or contact the:

Zoning Review Office
Department of Permits, Approvals and Inspections
111 West Chesapeake Avenue, Rm. 111
Towson, MD 21204

CORRECTED CERTIFICATE OF POSTING

ATTENTION: JOHN BRYAN

DATE: 6/6/2023

Waiver Number: 2023-0007-FW

Petitioner / Developer: AMANDA MITCHELL

Date of Closing: JUNE 21, 2023

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
1115 WEST JOPPA ROAD

The sign(s) were posted on: JUNE 6, 2023

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Zoning Review Office
Department of Permits, Approvals and Inspections
111 West Chesapeake Avenue, Rm. 111
Towson, MD 21204

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)