

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 waiver decision will be based on evidence presented along with County maintained information about the site.

Email: joerallo@salesforce.com

Also, to detect the Coyotes from entering the primary property as one coyote has attacked our small dog.

3/26/24

6/14/24

Jeffrey N Perlow

From: Richard Burch <rcb@mhblaw.com>
Sent: Thursday, June 6, 2024 2:01 PM
To: Jennifer Frankovich; Adam Whitlock; Jeffrey N Perlow; Jeffrey M Radcliffe
Cc: Scher, Robert
Subject: FW: Attached Image - 12991 Jerome Jay Drive, Cockeysville, MD 21030 - Fence Waiver
UP-24-0004-FW - Code Enforcement Case No. TC2401921
Attachments: 4401_001.pdf

CAUTION: This message from rcb@mhblaw.com originated from a non Baltimore County Government or non BCPL email system.
Hover over any links before clicking and use caution opening attachments.

Good Afternoon:

Attached please find Mr. Burch's correspondence of today regarding the above-subject matter. A hard copy is being hand-delivered to the County as well.

Many thanks for your kind attention to this matter.

HAVE A GREAT DAY!

Teri Jarrard

Assistant to Richard C. Burch

Mudd, Harrison & Burch, LLP

222 Bosley Avenue, Suite A-1

Towson, Maryland 21204

(410) 828-1335 – Phone

(410) 828-1042 – Fax

TJ@mhblaw.com

From: MHB Scanner <scanner@mhblaw.com>
Sent: Thursday, June 6, 2024 1:21 PM
To: Teri Jarrard <tj@mhblaw.com>
Subject: Attached Image

RICHARD C. BURCH*

—
OF COUNSEL
ANDREW JANQUITTO *+

* MEMBER OF MARYLAND BAR
+ MEMBER OF DISTRICT OF COLUMBIA BAR

MUDD, HARRISON & BURCH, L.L.P.

ATTORNEYS AT LAW
222 BOSLEY AVENUE
SUITE A-1

TOWSON, MARYLAND 21204-4302
410 828 1335
FAX 410 828 1042

JOHN E. MUDD
(1928-2003)

—
T. ROGERS HARRISON
(1949-1995)

June 6, 2024

HAND DELIVERY

Baltimore County Zoning Review Office
111 W. Chesapeake Avenue, Room 124
Towson, Maryland 21204

HAND DELIVERY

Baltimore County Department of Permits,
Approvals & Inspections
111 W. Chesapeake Avenue, Room 120
Towson, Maryland 21204

Re: 12991 Jerome Jay Drive, Cockeysville, Maryland 21030
Owners: Joseph L. and Michelle M. Rallo
Fence Waiver UP-24-0004-FW
Code Enforcement Case No. TC2401921

Dear County Representatives:

My clients, Oliver and Rachael Monfredi, hereby withdraw their request for a hearing relating to the above-referenced matter, which request was filed with your office on May 1, 2024. My clients do not object to the issuance of the fence permit (and waiver) requested by Joseph and Michelle Rallo, 12991 Jerome Jay Drive, Cockeysville, Maryland 21030.

Thank you for your kind attention to this matter.

Very truly yours,



Richard C. Burch

RCB/tyj

cc: Oliver and Rachel Monfredi (via email)
Jennifer R. Frankovich, Chief, Affirmative Litigation (via email)
Adam Whitlock, Chief, Baltimore County Enforcement (via email)
Jeffrey N. Perlow, Supervisor Zoning Review (via email)
Jeff Radcliffe, Inspector 79 (via email)
Robert E. Scher, Esquire (via email)

RICHARD C. BURCH*

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OF COUNSEL
ANDREW JANQUITTO *+

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June 6, 2024

HAND DELIVERY

Baltimore County Zoning Review Office
111 W. Chesapeake Avenue, Room 124
Towson, Maryland 21204

HAND DELIVERY

Baltimore County Department of Permits,
Approvals & Inspections
111 W. Chesapeake Avenue, Room 120
Towson, Maryland 21204

Re: 12991 Jerome Jay Drive, Cockeysville, Maryland 21030
Owners: Joseph L. and Michelle M. Rallo
Fence Waiver UP-24-0004-FW
Code Enforcement Case No. TC2401921

Dear County Representatives:

My clients, Oliver and Rachael Monfredi, hereby withdraw their request for a hearing relating to the above-referenced matter, which request was filed with your office on May 1, 2024. My clients do not object to the issuance of the fence permit (and waiver) requested by Joseph and Michelle Rallo, 12991 Jerome Jay Drive, Cockeysville, Maryland 21030.

Thank you for your kind attention to this matter.

Very truly yours,



Richard C. Burch

RCB/tvj

cc: Oliver and Rachel Monfredi (via email)
Jennifer R. Frankovich, Chief, Affirmative Litigation (via email)
Adam Whitlock, Chief, Baltimore County Enforcement (via email)
Jeffrey N. Perlow, Supervisor Zoning Review (via email)
Jeff Radcliffe, Inspector 79 (via email)
Robert E. Scher, Esquire (via email)



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP
*Director, Department of Permits,
Approvals and Inspections*

June 11, 2024

This note to file acknowledges that the two opposing parties Rallo and Monfredi have come to an understanding when it comes to the fence waiver that was applied for at the address of 12991 Jerome Jay drive. The protestants withdrew their request for a hearing and with this resolution there is no longer a need for a hearing to be held.

Sincerely,

29-0004
2

RICHARD C. BURCH*

OF COUNSEL
ANDREW JANQUITTO *+

* MEMBER OF MARYLAND BAR
+ MEMBER OF DISTRICT OF COLUMBIA BAR

MUDD, HARRISON & BURCH, L.L.P.

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410 828 1335
FAX 410 828 1042

JOHN E. MUDD
(1928-2003)

T. ROGERS HARRISON
(1949-1995)

May 1, 2024

HAND DELIVERY

Baltimore County Zoning Review Office
111 W. Chesapeake Avenue, Room 124
Towson, Maryland 21204

HAND DELIVERY

Baltimore County Department of Permits,
Approvals & Inspections
111 W. Chesapeake Avenue, Room 120
Towson, Maryland 21204

Re: 12991 Jerome Jay Drive, Cockeysville, Maryland 21030
Owners: Joseph L. and Michelle M. Rallo
Fence Waiver UP-24-0004-FW
Code Enforcement Case No. TC2401921

Dear Representatives:

I represent Oliver and Rachel Monfredi, who own the property at 12327 Michaelsford Road, Cockeysville, Maryland 21030. My clients' property abuts the above-referenced Jerome Jay Drive property, and my clients live within 1,000 feet of the Jerome Jay Drive property.

In accordance with the NOTICE that has been posted on the Jerome Jay Drive property, my clients request a public hearing on the Rallos' request for a waiver to construct a fence and wall higher than allowed under the Baltimore County Building Code.

Thank you for your kind attention to this matter. I would appreciate it if you would send a copy of the hearing notice to me, as well as to my clients, Oliver and Rachel Monfredi at 12327 Michaelsford Road, Cockeysville, Maryland 21030.

Very truly yours,



Richard C. Burch

RCB/tyj

cc: Oliver and Rachel Monfredi (via email)
Jennifer R. Frankovich, Chief, Affirmative Litigation (via email)
Adam Whitlock, Chief, Baltimore County Enforcement (via email)
Jeffrey N. Perlow, Supervisor Zoning Review (via email)
Jeff Radcliffe, Inspector 79 (via email)
Robert E. Scher, Esquire (via email)

RICHARD C. BURCH*

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ANDREW JANQUITTO *+

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FAX 410 828 1042

JOHN E. MUDD
(1928-2003)

—
T. ROGERS HARRISON
(1949-1995)

May 1, 2024

HAND DELIVERY

Baltimore County Zoning Review Office
111 W. Chesapeake Avenue, Room 124
Towson, Maryland 21204

HAND DELIVERY

Baltimore County Department of Permits,
Approvals & Inspections
111 W. Chesapeake Avenue, Room 120
Towson, Maryland 21204

Re: 12991 Jerome Jay Drive, Cockeysville, Maryland 21030
Owners: Joseph L. and Michelle M. Rallo
Fence Waiver UP-24-0004-FW
Code Enforcement Case No. TC2401921

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Thank you for your kind attention to this matter. I would appreciate it if you would send a copy of the hearing notice to me, as well as to my clients, Oliver and Rachel Monfredi at 12327 Michaelsford Road, Cockeysville, Maryland 21030.

Very truly yours,



Richard C. Burch

RCB/tyj

cc: Oliver and Rachel Monfredi (via email)
Jennifer R. Frankovich, Chief, Affirmative Litigation (via email)
Adam Whitlock, Chief, Baltimore County Enforcement (via email)
Jeffrey N. Perlow, Supervisor Zoning Review (via email)
Jeff Radcliffe, Inspector 79 (via email)
Robert E. Scher, Esquire (via email)

Joseph & Michelle Rallo
12991 Jerome Jay Drive
Cockeysville, MD 21030

3/7/24

Stephanie Jenkins
12993 Jerome Jay Drive
Cockeysville, MD 21030

To whom it may concern,

I hope this letter finds you well. I am writing to express my acknowledgment and approval of the current height of the fence situated between the Rallo residence at 12991 Jerome Jay Drive and my property at 12993 Jerome Jay Drive.

I understand that the standard fence height regulations typically permit a maximum height of 42 inches for residential fences in the front of the house. However, I want to assure you that I am completely comfortable with the fence's current height, which stands at 60 inches.

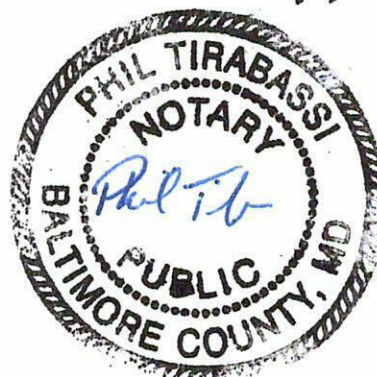
I appreciate your consideration and wanted to officially convey that I have no objections to the modified fence height. If you have any further questions or concerns related to this matter, please feel free to reach out.

Thank you for your understanding and cooperation.

Best regards,

Stephanie Jenkins

3/7/24



Joseph L. Rallo 3/7/24

EXPIRATION

1-24-26

Michelle Rallo 3/7/24



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:

UP-2024-0004-FW
Fence Waiver Number

NOTICE

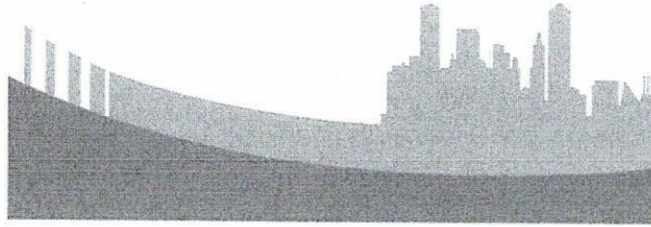
A request has been made for a waiver to construct a fence higher than allowed in accordance with PART 122.4 of the Baltimore County Building Code.

Fence location: Frontyard
Height allowed: 42"
Height requested: 60"

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: _____



CERTIFICATE OF POSTING

April 16, 2024

_____ amended for second inspection

Re:

Fence Waiver No. UP-24-0004-FW

Legal Owner: Joseph & Michelle Rallo

Closing date: May 1, 2024

Baltimore County Department of Permits, Approvals & Inspections

County Office Building

111 West Chesapeake Avenue, Room 111

111 West Chesapeake Avenue Towson, MD 21204

Attention: Jeff Perlow

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 **12991 Jerome Jay Drive**.

The signs were initially posted on **April 15, 2024**.

The subject property was also inspected on _____.

Sincerely,

A handwritten signature in dark ink, appearing to read "Bruce E. Doak". The signature is fluid and cursive, with the first name "Bruce" being the most prominent.

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

Fence Waiver UP-24-0004-FW

NOTICE

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

Fence Location: Front Yard

Height Allowed: 42"

Height Requested: 60" (5 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: April 15, 2024 to May 1, 2024

Address: 12991 Jerome Jay Drive Cockeysville MD 21030

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

Fence Waiver UP-24-0004-FW

NOTICE

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

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Posting Date: April 15, 2024 to May 1, 2024

Address: 12991 Jerome Jay Drive Cockeysville MD 21030

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

Jeffrey N Perlow

From: Adam Whitlock
Sent: Tuesday, April 9, 2024 3:17 PM
To: Richard Burch; Jennifer Frankovich
Cc: Jeffrey N Perlow; Peter Gutwald; Jeffrey M Radcliffe
Subject: RE: Code Enforcement Case No. CC2401921 - Rallo

Good Afternoon,

The inspectors case notes from 4/9/24 indicate that the owner has applied for a fence waiver and it has been assigned to someone in the zoning office. The sign should be posted by the sign company soon.

Adam Whitlock
Chief, Baltimore County Code Enforcement



Baltimore County Government
111 West Chesapeake Avenue, Room 216
Towson, MD 21204
(410) 887-3351
awhitlock@baltimorecountymd.gov

From: Richard Burch <rcb@mhblaw.com>
Sent: Monday, April 8, 2024 12:16 PM
To: Jennifer Frankovich <jfrankovich@baltimorecountymd.gov>
Cc: Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>; Adam Whitlock <awhitlock@baltimorecountymd.gov>; Peter Gutwald <cpgutwald@baltimorecountymd.gov>
Subject: Re: Code Enforcement Case No. CC2401921 - Rallo

CAUTION: This message from rcb@mhblaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Thank you all. The Code Enforcement Correction Notice had a compliance date of 4/5/24. The property has not been posted so I am assuming that no application for a permit and/or fence height waiver has been submitted/filed. My client tried to follow up today but was unable to confirm status. Any information re: status and next steps would be greatly appreciated. The fencing is a substantial encroachment on my client's property.
Thank you,
Richard

From: Jennifer Frankovich <jfrankovich@baltimorecountymd.gov>
Sent: Wednesday, March 27, 2024 3:32:17 PM
To: Richard Burch <rcb@mhblaw.com>
Cc: Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>; Adam Whitlock <awhitlock@baltimorecountymd.gov>; Peter

Gutwald <cpgutwald@baltimorecountymd.gov>

Subject: RE: Code Enforcement Case No. CC2401921 - Rallo

Good Afternoon Richard:

As we discussed and based on the information I have been provided by Permits, Approvals and Inspections (PAI)(which includes Zoning) as the height of the fence, pursuant to the Building Code, will require an application for a Fence Height Waiver. See, Example Packet -attached. To date, this application has not been filed / received by PAI. Once filed, the waiver request requires the property be posted with public notice. Once posted, should your client wish to contest the application for height waiver, a request for hearing must be made within 15 days to the building official.

If, based on the materials submitted, zoning relief is required, there would also be a similar posting of the property and public hearing.

I have included Jeffrey N. Perlow on this e-mail and he is the primary point of contact regarding Zoning review. Adam Whitlock is the primary point of contact regarding the Citation that has been issued.

Feel free to include me on any subsequent communications; however, any application for waiver will be filed with PAI.

Thank You, Jen

Jennifer R. Frankovich
Chief, Affirmative Litigation
Assistant County Attorney
Baltimore County Office of Law
400 Washington Avenue
Towson, Maryland 21204
Work: (410) 887-5668
Cell: (410) 428-2471
jfrankovich@baltimorecountymd.gov

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In accordance with Internal Revenue Service rules, any federal tax advice that appears to be provided in this communication is not intended or written by the author to be used, and cannot be used, by the recipient, for the purpose of avoiding penalties which may be imposed on the recipient by the IRS.

From: Richard Burch <rcb@mhblaw.com>
Sent: Wednesday, March 27, 2024 12:21 PM
To: Jennifer Frankovich <jfrankovich@baltimorecountymd.gov>
Subject: Re: Code Enforcement Case No. CC2401921 - Rallo

CAUTION: This message from rcb@mhblaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Good afternoon, Jennifer

Hope you are well! Just checking in to see if any further info or developments? Is there a staff member I can follow up with so as not to bother you?

Thanks much! Stay well!

Richard

From: Jennifer Frankovich <jfrankovich@baltimorecountymd.gov>

Sent: Thursday, March 21, 2024 2:28:41 PM

To: Richard Burch <rcb@mhblaw.com>

Subject: RE: Code Enforcement Case No. CC2401921 - Rallo

My meeting is taking longer than I anticipated but will call as soon as I get done.

Jennifer R. Frankovich
Chief, Affirmative Litigation
Assistant County Attorney
Baltimore County Office of Law
400 Washington Avenue
Towson, Maryland 21204
Work: (410) 887-5668
Cell: (410) 428-2471
jfrankovich@baltimorecountymd.gov

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From: Richard Burch <rcb@mhblaw.com>

Sent: Thursday, March 21, 2024 8:32 AM

To: Jennifer Frankovich <jfrankovich@baltimorecountymd.gov>

Subject: Re: Code Enforcement Case No. CC2401921 - Rallo

CAUTION: This message from rcb@mhblaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

12:30 or 2:30? Have medical appointment at 3:30, so I'll need to be on the go by @ 3.

Thank you!

Richard

From: Jennifer Frankovich <jfrankovich@baltimorecountymd.gov>

Sent: Thursday, March 21, 2024 8:18:54 AM

To: Richard Burch <rcb@mhblaw.com>

Subject: Re: Code Enforcement Case No. CC2401921 - Rallo

Let's talk this afternoon - what time works ? I have some information and was going to reach out today / tomorrow.

I'm fairly open so let me know time and best number and I'll give you a call.

Best, Jen

Get [Outlook for iOS](#)

From: Richard Burch <rcb@mhblaw.com>

Sent: Thursday, March 21, 2024 8:16:49 AM

To: Jennifer Frankovich <jfrankovich@baltimorecountymd.gov>

Subject: Re: Code Enforcement Case No. CC2401921 - Rallo

CAUTION: This message from rcb@mhblaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Good morning:

Hope you had a great holiday/vacation. Just thought I would circle back to see if you have had the chance to look into this matter. I don't want to be a pest. I'm just trying to stay on top of it. If easier for you, do you want to point me in the right direction toward a staff member and I will take it from there?

Thank you for your assistance.

Stay well!

Richard

From: Jennifer Frankovich <jfrankovich@baltimorecountymd.gov>

Sent: Saturday, March 9, 2024 5:52:05 PM

To: Richard Burch <rcb@mhblaw.com>

Subject: RE: Code Enforcement Case No. CC2401921 - Rallo

Good Afternoon:

It was nice speaking with you and I will look into this – I am heading out of town for my son's spring break so most likely I will be back in touch early part of the week of 3.18.

Best, Jen

Jennifer R. Frankovich
Chief, Affirmative Litigation
Assistant County Attorney
Baltimore County Office of Law
400 Washington Avenue
Towson, Maryland 21204
Work: (410) 887-5668

Cell: (410) 428-2471

jfrankovich@baltimorecountymd.gov

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In accordance with Internal Revenue Service rules, any federal tax advice that appears to be provided in this communication is not intended or written by the author to be used, and cannot be used, by the recipient, for the purpose of avoiding penalties which may be imposed on the recipient by the IRS.

From: Richard Burch <rcb@mhblaw.com>

Sent: Friday, March 8, 2024 1:31 PM

To: Jennifer Frankovich <jfrankovich@baltimorecountymd.gov>

Subject: Code Enforcement Case No. CC2401921 - Rallo

CAUTION: This message from rcb@mhblaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Dear Ms. Frankovich:

Thank you for taking my call earlier this afternoon. I attach a copy of the Code Enforcement Correction Notice about which we spoke.

- At the risk of providing you with too much information, I also attach a Location Drawing of my clients' property at 12327 Michaelsford Road. As you will note, the top right area of the drawing depicts the area on my clients' property which has been fenced in by the Rallos.

As I mentioned, my clients want to go on record in opposition to the issuance of any permit which would allow for fencing that encroaches on their property. Furthermore, they want to participate in any "proceeding" involving any request for a variance or waiver to allow for the installation or maintenance of a fence over 42" in height.

I thank you for your very kind assistance. Have a great weekend. Many thanks again.

Richard C. Burch
Mudd, Harrison & Burch, LLP
222 Bosley Avenue, Suite A-1
Towson, Maryland 21204
(410) 828-1335 – Phone
(410) 828-1042 – Fax
rcb@mhblaw.com

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

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 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: 12991 JEROME JAY DRIVE
Cockeysville, MD 21030

Owner: JOSEPH + Michelle RALLO

Cell Phone #: 410-977-3276

Owner Address: 12991 JEROME JAY DRIVE
Cockeysville, MD
21030

Alternate Phone #: 410-584-2623

Email: joerallo@salesforce.com, net

Corner Lot: Yes OR ☒ No

Fence located in: ☒ Front ☐ Side OR ☐ Rear Yard

Fence Height Allowed by Building Code 42' Fence Height Requested 60" (Attach fence location drawing.)

Basis for Request:

To deter the DEER from entering the primary property
as they are EATING AND DESTROYING our investment in shrubs/
bushes/and landscaping.

Also, to deter the Coyotes from entering the primary property
as one Coyote has ATTACKED our small dog.

Applicant's Signature: Joseph C Rallo

Date: 3/26/24

(County Use Only) Waiver Number UP-2024-0004-FW

Date Property Posted _____

Input/comments/protests received within 15 days? Yes/No

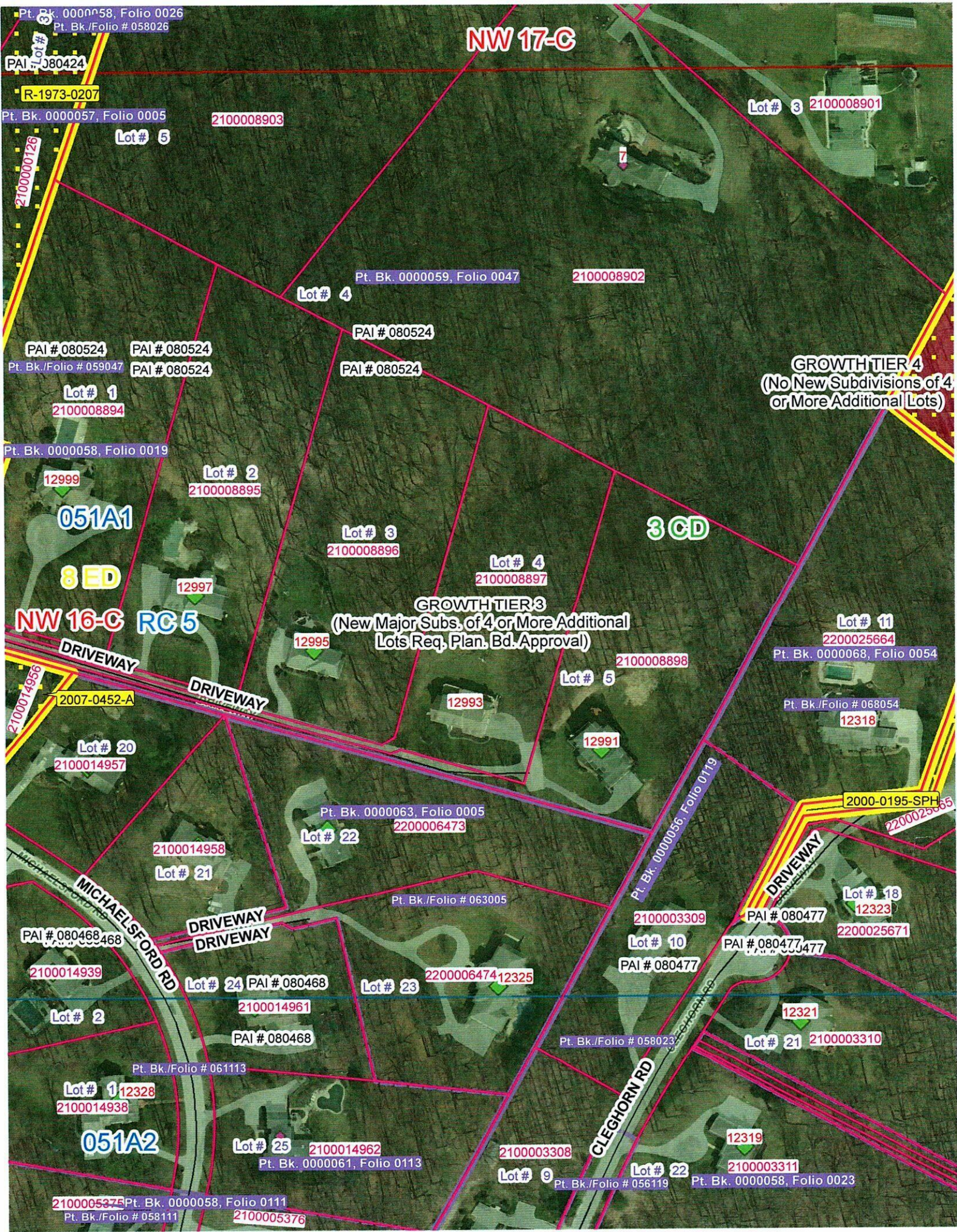
Has Hearing been requested? Yes/No

(If Yes, attach record of Hearing)

Final Disposition:

Buildings Engineer: _____

Date: _____



NW 17-C

GROWTH TIER 4
(No New Subdivisions of 4 or More Additional Lots)

GROWTH TIER 3
(New Major Subs. of 4 or More Additional Lots Req. Plan. Bd. Approval)

NW 16-C RC 5

3 CD

051A1

8 ED

051A2

Pt. Bk. 0000058, Folio 0026
Pt. Bk./Folio # 058026

PAI # 080424

R-1973-0207

Pt. Bk. 0000057, Folio 0005

Lot # 5

2100008903

Lot # 3 2100008901

Pt. Bk. 0000059, Folio 0047

2100008902

Lot # 4

PAI # 080524

PAI # 080524

Pt. Bk./Folio # 059047

PAI # 080524

PAI # 080524

PAI # 080524

Lot # 1
2100008894

Pt. Bk. 0000058, Folio 0019

12999

Lot # 2
2100008895

Lot # 3
2100008896

Lot # 4
2100008897

12995

12993

Lot # 5

2100008898

Lot # 11
2200025664
Pt. Bk. 0000068, Folio 0054

Pt. Bk./Folio # 068054
12318

2000-0195-SPH
2200025665

Lot # 18
12323
2200025671

PAI # 080477
PAI # 080477

Lot # 10
PAI # 080477

Pt. Bk./Folio # 063005

Pt. Bk. 0000063, Folio 0005
Lot # 22
2200006473

Lot # 21

2100014958

PAI # 080468

2100014939

Lot # 2

Pt. Bk./Folio # 061113

Lot # 1
12328
2100014938

DRIVEWAY
DRIVEWAY

Lot # 24 PAI # 080468

2100014961

PAI # 080468

Lot # 23

2200006474 12325

Pt. Bk./Folio # 058023

Lot # 21 2100003310

12319

2100003308

Lot # 9

Pt. Bk./Folio # 056119

Lot # 22

Pt. Bk. 0000058, Folio 0023

Lot # 25 2100014962
Pt. Bk. 0000061, Folio 0113

2100005375 Pt. Bk. 0000058, Folio 0111
Pt. Bk./Folio # 058111 2100005376





NW 17-C

2200025672

Lot # 5 2100008903

Lot # 3 2100008901

Pt. Bk. 0000059, Folio 0047

2100008902

Lot # 4

PAI # 080524

Pt. Bk./Folio # 059047

PAI # 080524

PAI # 080524

PAI # 080524

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

Pt. Bk. 0000068, Folio 0054

2000-0195-SPH 0025667

Lot # 14

12324

Lot # 1 2100008894

2100008895

Lot # 2

051A1

12997

2100008896

Lot # 3

12993
Jerome Jay Way

Lot # 4
2100008897

12991
Jerome Jay Way
(Defendant)

Lot # 5
2100008898

12318
Cleghorn Rd.

Lot # 11
2200025664

NW 16-C

RC 5

GROWTH TIER 3

(New Major Subs. of 4 or More Additional
Lots Req. Plan. Bd. Approval)

Pt. Bk./Folio # 068054

Lot # 12 2200025665
12320

DRIVEWAY

DRIVEWAY

12327 Michaels Blvd Rd
(Complainant)

3 ED

3 CD

DRIVEWAY

2100014958

Lot # 21

Lot # 22

2200006473
Pt. Bk. 0000063, Folio 0005

Pt. Bk./Folio # 063005

PAI # 080477, PAI # 080477

PAI # 080477

Lot # 13 2200025666

DRIVEWAY
DRIVEWAY

PAI # 080468 Lot # 24

2100014961

Pt. Bk. PAI # 080468

PAI # 080468

PAI # 080468

Lot # 23 2200006474

Pt. Bk. 0000056, Folio 0119
2100003309

12316

Cleghorn

Lot # 18 2200025671

12321
Lot # 21 2100003310

Lot # 17
2200025670

051A2

12321 0000061, Folio 0113
2100014962

Lot # 25

Lot # 10
Pt. Bk. 0000058, Folio 0111

12319 2100005376

Pt. Bk./Folio # 058111

2001-0030-A

2100003308

Lot # 9

Lot # 22
Pt. Bk. 0000058, Folio 0023

2100003311

Pt. Bk./Folio # 058023

PAI # 080564, PAI # 080564
1991-0144-SPH
1988-0536-SPHXA

Pt. Bk. 0000079, Folio 0073

PAI # 08056

DR 16 NC

PAI # 080564

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 229510

Date: 5/15/24

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				60.00

Total: 60.00

Rec From: Mudd, Harrison and Burch

For: 12991 Jerome Jay Drive

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

TZ

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

MUDD, HARRISON & BURCH, L.L.P.
ATTORNEYS AT LAW
222 BOSLEY AVENUE
SUITE A-1
TOWSON, MD 21204

PNC BANK, NATIONAL ASSOCIATION
MARYLAND
15-3/540

70043

5-16-2024

PAY TO THE
ORDER OF

Baltimore County, Maryland

\$ 60.00

Sixty and 00/100

DOLLARS

PROTECTED AGAINST FRAUD

VOID AFTER 120 DAYS

MEMO

12991 Jerome Jay Drive, Cockeysville, MD
Owners: Joseph L. & Michelle M. Rallo 21030
Fence Water U.P. 24.0004. Fw
Cockeysville Cash # T62401921
Hearing

Ullien J. J. J.

070043 054000030 5501320494

24-0291 JC

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 229898

Date: 3/12/24

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 75.00
Total:								\$ 75.00

Rec From: RALLO

For: ~~XXXXXXXXXX~~ / FENCE WAIVER
CASE # TBD

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

JOSEPH L RALLO 02-88
MICHELLE M RALLO
12991 JEROME JAY DR
COCKEYSVILLE, MD 21030-1529

9866
7-163/520 MD
1361

3/12/24
DATE

PAY TO THE ORDER OF Baltimore County \$ 75.00
Seventy Five and 00/100 DOLLARS

BANK OF AMERICA

ACH R/T 052001633

Wealth Management Banking

Joseph L Rallo

⑆052001633⑆ 002003879707⑆9866

Permits, Approvals, and Inspections
Code Inspections & Enforcement
County Office Building, Rm. 216
111 West Chesapeake Ave
Towson, Maryland 21204
www.baltimorecountymd.gov/Agencies/permits/



Code Enforcement 410-887-3351
Electrical Inspection 410-887-3960
Plumbing Inspection 410-887-3620
Building Inspection 410-887-3953

CODE ENFORCEMENT CORRECTION NOTICE

RALLO JOSEPH L RALLO MICHELLE M
12991 JEROME JAY DR
COCKEYSVILLE, MD 21030-0000

CASE NUMBER	PROP.TAX ID
CC2401921	21-00-008898
VIOLATION ADDRESS	
12991 JEROME JAY DR COCKEYSVILLE, MD 21030	

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY CODES AND/OR REGULATIONS:

County Codes/Regulations	Inspector's Comments
B.C.C. 35-2-301: Obtain building/ fence/ sign permit	you must obtain a fence permit for any fence over 42 inches in height, and anything over 42 inches in height in the front yard also requires a fence waiver hearing.

Failure to comply with this correction notice, may result in a **\$200.00** fine/penalty per day, per violation pursuant to BCC: 1-2-217; 32-3-602 and/or the County sending a contractor to correct the violation(s) at your expense. Call the inspector for more information and details.

COMPLIANCE DATE: 04/05/2024	INSPECTOR ID: 79
	ISSUED DATE: 03/05/2024

IMPORTANT INFORMATION TO THE PERSON'S CHARGED

1. It is important that you read this document carefully, as it charges you with the commission of a crime.
2. If you fail to correct the violations noted by the date dictated, a citation may be issued, and a trial scheduled at which you may be penalized by a fine, imprisonment, or both.
3. If the County is required to bring your property into compliance, all costs and fines shall become a lien and shall be collectible in the manner provided for collection of real estate taxes; or may be collected in the same manner as any civil money judgment or debt collected.
4. A lawyer can give important assistance to you:
 - (a) on how to correct the violation(s) in order to avoid trial or
 - (b) at trial, if you failed to correct the violation(s) noted. Assistance may be provided to determine whether there are any defenses to the charges against you or any circumstances helpful to you that should be brought to the trial. A lawyer can help you by developing and presenting information, which could effect how you correct the violation(s).
5. A conviction for each violation will subject you to potential fines of \$200, \$500, \$1000 per day per violation, depending on the violation, or 90 days in jail, or both Baltimore County Code section 1-2-217 and 32-3-602.
6. It is your responsibility to obtain any required permit(s) to correct the cited violation(s). All repairs must be in accordance with applicable laws, Code of Baltimore County Regulations, and standards.
7. Upon correction of these violation(s), contact the inspector for re-inspection. If you have any questions contact the inspector promptly.

BUILDING CODE WAIVER
THE ~~ZONING~~ PROPERTY DESCRIPTION

PART A:

~~ZONING~~ PROPERTY DESCRIPTION FOR 12991 JEROME JAY DRIVE COCKEYSVILLE, MD 21030

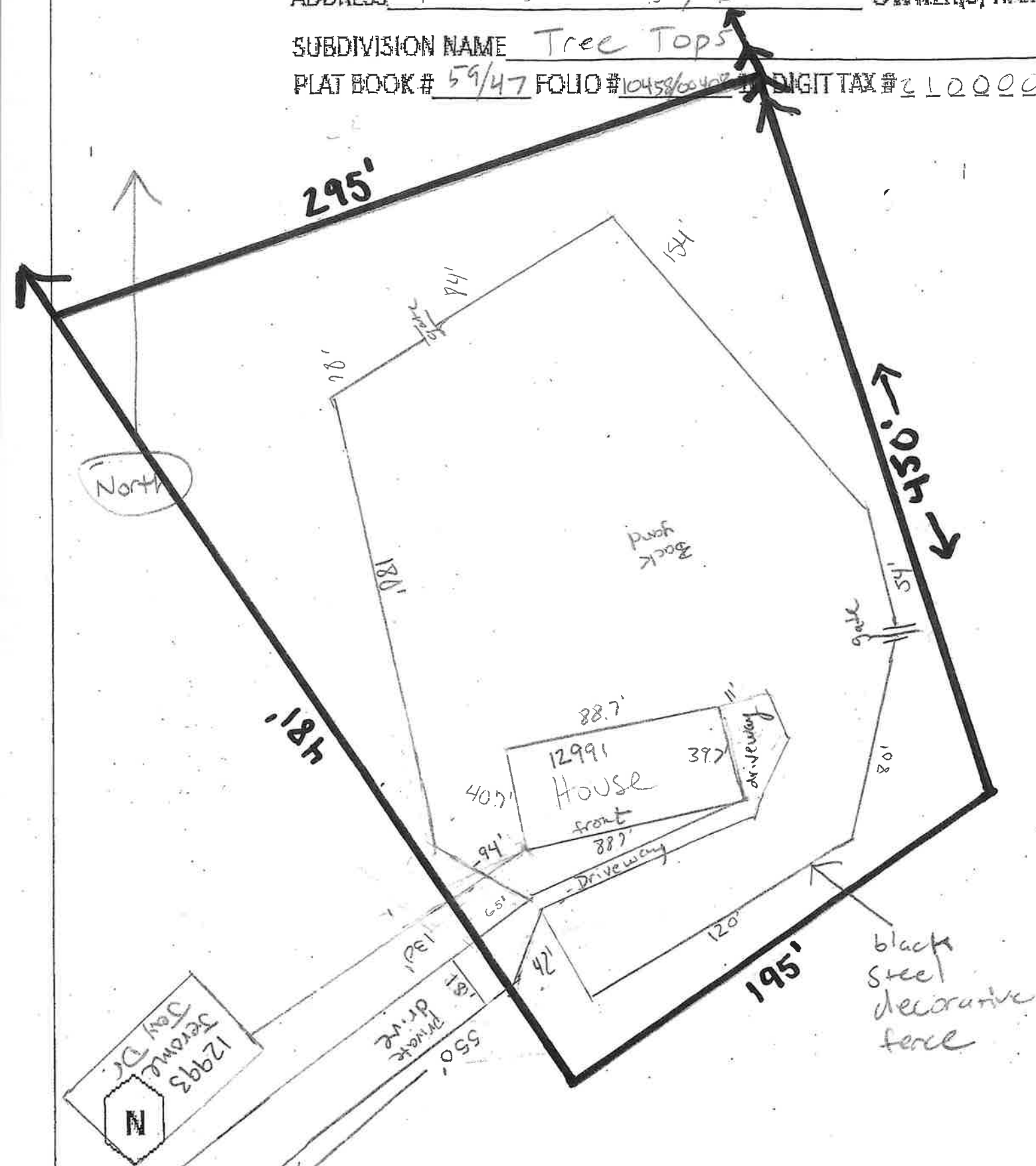
Beginning at the point on the west side of Jerome Jay Drive which is 20 feet wide at the distance of 550 feet west of the center line of the nearest improved intersecting street Michaelsford Road which is 24 feet wide.

PART B:

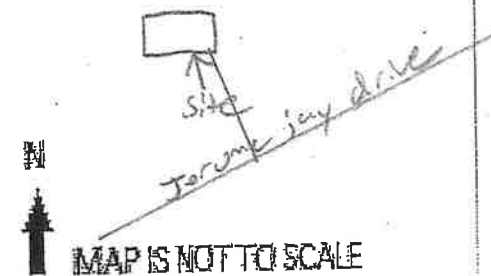
OPTION 2: (Subdivision Lot- lot is part of record plat):

Being Lot # 5, Block A, Section # (n/a) in the subdivision of treetops as recorded in Baltimore County Plat Book # 59/47, Folio #10458/00408, containing 2.9253 acres in the lot. Located in the 8th Election District and Council District 3.

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 12991 Jerome Jay Drive OWNER(S) NAME(S) Joseph and Michelle Rullo
SUBDIVISION NAME Tree Tops LOT # 5 BLOCK # A SECTION # N/A
PLAT BOOK # 59/47 FOLIO # 10458/00408 DIGITAX # 2100008898 DEED REF. # 10458/00408



SITE VICINITY MAP



ZONING MAP# 05181
SITE ZONED RC5
ELECTION DISTRICT 8th
COUNCIL DISTRICT 3
LOT AREA ACREAGE 2.9253
OR SQUARE FEET _____
HISTORIC? No
IN CBCA? No
IN FLOOD PLAIN? No
UTILITIES? MARK WITH:
WATER IS: _____
PUBLIC _____ PRIVATE X
SEWER IS: _____
PUBLIC _____ PRIVATE X
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:
CC2401921

PLAN DRAWN BY Dominic Rullo

DATE 3/8/24 SCALE: 1 INCH = 50 FEET