

ADMINISTRATIVE WAIVER OF THE BUILDING CODE FENCE HEIGHT LIMITATIONS HEARING BEFORE THE
DIRECTOR OF PERMITS APPROVALS AND INSPECTIONS

1021 DEBBIE AVENUE ROAD

CASE# UA-2024-0007FW

PETER LADZINSKI

FINAL DECISION AND ORDER

This matter comes before the Director, Permits, Approvals and Inspections for Baltimore County for consideration for a fence waiver to the height limitations filed by the property owner Peter Ladzinski ("Petitioner") for the property located at 1021 Debbie Road. The Petitioners are requesting a 72" fence in front yard as depicted on the application UA 2024-0007FW.

The height limitation in the Baltimore County Building Code is 42 inches. Pursuant to section 112.4 of the Baltimore County Building Code any person may apply for a waiver to the height limitation provided public notice has been given and public hearing held if requested. Myron Holloway residing at 1019 Debbie Road made a formal request for the hearing.

The property was properly posted on July 5, 2024. After proper notification, the hearing was held on July 17, 2024. Present at the hearing from Baltimore County was Pete Gutwald and Jason Seidelman. Attendees at the meeting are included Peter Ladzinski (property owner) and Myron and Linda Holloway.

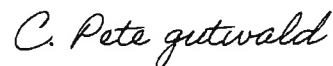
Petitioner noted that the primary reason and justification for the waiver to the height limitation was due to concerns of safety and alleged vandalism to numerous vehicles.

Mr. Holloway noted his primary opposition to the fence waiver was due to safe ingress and egress, reduction in sight distance for oncoming traffic at the driveway and general aesthetics. It was noted that there are not any front yard fences between the parking pads in the community. It should be noted for the record that there was also written opposition included in the file.

There is a concern for reducing the sight distance at the driveway access for safe ingress and egress from the properties. Also noted is a general concern for aesthetics since this would be the first fence of this type, location and size within the neighborhood. Given the fact that the primary goal was to create a barrier between the properties, a 42" high fence would suffice as a barrier.

THEREFORE, IT IS ORDERED, this 22nd day of July 2024 by the Director of Permits, Approvals, and Inspections for Baltimore County, that the request for the 72" fence in the front yard for fence waiver application Case # UA-2024-0007 FW is hereby **DENIED**.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



C. Pete Gutwald, Director

Permits, Approvals and Inspections







JOHN A. OLSZEWSKI, JR.

County Executive

C. PETE GUTWALD, AICP

Director, Department of Permits,

Approvals and Inspections

NOTICE OF ZONING HEARING

The Director of Baltimore County's Department of Permits, Approvals and Inspections will hold a fence waiver hearing on the property identified herein as follows:

1021 Debbie Avenue

15th Election District, 7th Council District

Legal Owner: Peter Ladzinski

CASE NUMBER: UA-2024-0007FW

Pete Gutwald

Hearing: Wednesday, July 17, 2024 at 10:00AM

Baltimore County Office Building

111 W. Chesapeake Avenue Room 106

Towson, Maryland 21204

For information on how to participate, or questions regarding hearings, please email Zoning at paizoning@baltimorecountymd.gov or call 410-887-3391.

Pete Gutwald

Director

PW/SC

THE PETITIONER MUST HAVE THIS ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY

CERTIFICATION OF POSTING

RE: Case No. UA-2024-0007-FW

Petitioner: Peter Ladzinski

Hearing Date: 7/17/24

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign

Was posted conspicuously on the property located at _____

1021 Debbie Avenue – front of property (1 of 2)

1021 Debbie Avenue – Close up of sign wording (2 of 2)

on 7/5/24

Sincerely,

Richard E. Hoffman (signed) 7/5/24

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Certification of Posting

Fence Waiver Number: UA-2024-0007-FW



1021 Debbie Avenue (1 of 2)

Richard E. Hoffman (signed) 7/5/24

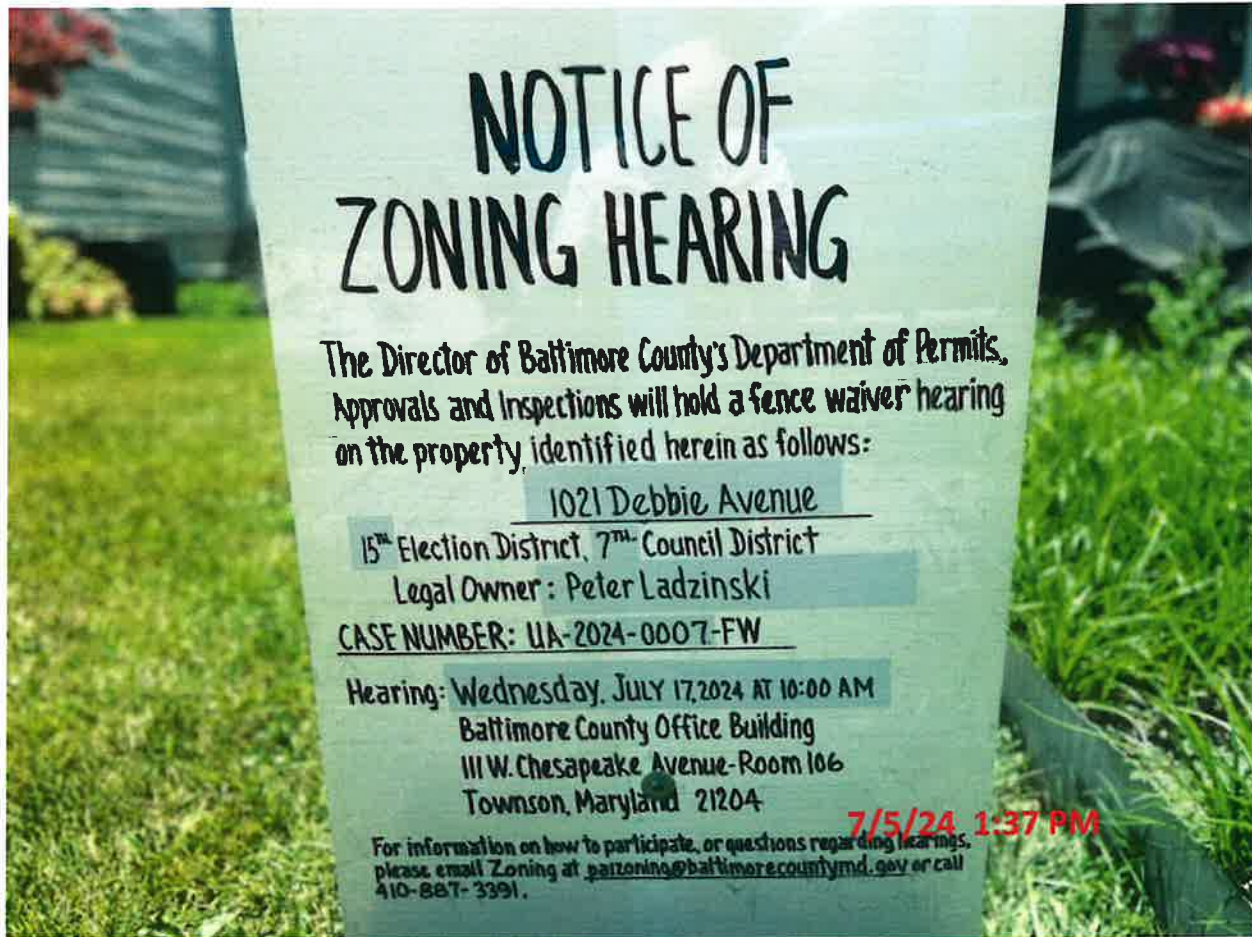
Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Fence Waiver Number: UA-2024-0007-FW



1021 Debbie Avenue (2 of 2)

Richard E. Hoffman (signed) 7/5/24

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360



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:

UA-2024-0007-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 DRIVEWAY
Height allowed: 42 INCHES
Height requested: 6 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: 5/31/24
Address: 1021 DEBBIE AVENUE

CERTIFICATION OF POSTING

RE: Case No. UA-2024-0007-FW

Petitioner: Peter Ladzinski

Closing Date: 6/15/24

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

1021 Debbie Avenue – front of property

on 5/31/24

Sincerely,

Richard E. Hoffman (signed) 5/31/24

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Fence Waiver Number UA-2024-0007-FW

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 limit in building code:

42"

Height requested:

6 FT.

Anyone living within 1000 feet of this property may request a public hearing on this matter, if such request is made within 5 days of the posting date set forth below or submit written comments for consideration to the address below.

ADDRESS: 1021 Terrace Ave

Posting Date: 5/31/24

Towson, Md. 21204

Please call 410-683-5551 for more information or contact the:

Zoning Review Office

Department of Permits, Approvals and Inspections

111 W. Chesapeake Avenue, Room 311, Towson, MD 21204

**FORMAL DEMAND FOR HEARING
(ADMINISTRATIVE VARIANCE, USE PERMITS AND USE APPROVALS)**

Case Number: UA - 2024-0007-FW

Property Address: 1021 Debbie Ave

Legal Owners (Petitioners): Peter Landzinski

TO THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY:

Protestant #1: Myron Holloway 410-391-8542 410-790-5333
Protestant Name(s) - Type or Print Telephone # (Cell) Alternate Phone #

Email Address

the ☒ Owner(s) or ☐ Occupant(s) of

1019 Debbie Ave Balto Md 21221
Address City State Zip Code

Protestant #2 _____
Protestant Name(s) - Type or Print Telephone # (Cell) Alternate Phone #

Email Address

the ☐ Owner(s) or ☐ Occupant(s) of

Address City State Zip Code

which is located approximately 20 FEET feet from the property (must be within 1,000 ft. of subject property),
which is the subject of the above petition, **do hereby submit a formal demand for a public hearing regarding this matter.***

I/WE HAVE SUBMITTED THE REQUIRED PROCESSING FEE FOR THIS DEMAND AND REQUEST THAT A HEARING BE SCHEDULED FOR THE SUBJECT PETITION.

*Failure to accept two proposed Hearing dates will result in the Demand request being dismissed and the Hearing will be held and/or a review by the Hearing Officer will take place without the protestants input. It is the responsibility of the protestant to verify the location, or web address, date and time of the hearing.

Myron Holloway 6/4/24
Signature Date

Signature Date

410-887-7443



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353
WWW.BALTIMORECOUNTYMD.GO
V

Cashier: Jesse K.

Transaction **102357**

Total	\$60.00
CREDIT CARD SALE	\$60.00
MASTERCARD 2373	

Retain this copy for statement
validation

Station: Permit Processing - Mini

04-Jun-2024 10:02:08A

\$60.00 | Method: EMV

Mastercard XXXXXXXXXXXX2373

MYRON L HOLLOWAY

Reference ID: 415600562880

Auth ID: 00402B

MID: *****2995

AID: A0000000041010

AthNtwkNm: MASTERCARD

SIGNATURE

***** REPRINT *****

Payment D624B082E06QC

Clover Privacy Policy
<https://clover.com/privacy>

Department of Permits, Approvals & Inspections
111^W Chesapeake Ave, Room 111
Towson, MD 21204

Ref: Waiver UA-2024-0007-FW

Dear Mr. Seidelman,

I live at 1023 Debbie Ave. I am against this fence going up. This is a nice neighborhood and that fence will be an eyesore, and devalue our homes.

These homes are duplexes with driveways connected that go up to the front steps.

There is no reason for putting up a fence between 1021 and 1019 Debbie out front

Please do not allow this to happen.

Sincerely,

B. Jones

1023 Debbie Ave

Essex, MD 21221

443-539-3269

D Jones
1023 Debbie Ave
Essex, MD 21221

Zoning Review Office
Dept. of Permits, Approvals + Inspections
111 W. Chesapeake Ave. Room 111
Towson, MD 21204

Attn: Jason Seidelman

Application for Administrative Waiver Of Building Code Fence Height Limitations

UA-2024-0007-FW

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: 1021 Debbie Ave ESSEX MD 21221

Owner: Peter Ladzinski Cell Phone #: 443 969 5711

Owner Address: 1021 Debbie Ave Alternate Phone #: N/A
ESSEX MD 21221 Email: LADZINSKI, Peter 28@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:

SEE ATTACHMENTS 1, 2, 3, 4

Applicant's Signature: Peter Ladzinski Date: 5/16/24

(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: _____ Date: _____

Peter Ladzinski
1021 Debbie Ave
ESSEX MO 21221

ATTACHMENT 1 of 4

DAMAGEN INCURRED By MY NEXT DOOR NEIGHBOR IN MY DRIVE WAY

- 1 1966 YAHAMA Virago Motorcycle Flatten
Rear tire with A Phillips. screw
Phillips Screw inserted into Front
Tire
- 2 1992 YAHAMA Royal Star motor Cycle
Rear tire FLattened tire Replaced
New rear tire FLattened
- 3 2002 Ford F150 Driven Side Rear
View Broken OFF
ALL FOUR Tires FLattened with
Phillips Screws, Roofing Nails and
other Nail types Multiple times
- 4 2003 Chevrolet Corvette 2 Right
Side tires Side Walls punctured
total Loss \$350 a tire to Replace
Police Report written
- 5 21 FOOT Boat trailer tire side
punctured Total Loss \$100 to replace

6 A) 2021 Honda Goldwing Motorcycle
Rear and Front Tires FLattened

B) Damage to right and Left
SADDLE Bag Rear Outside Corners

C) Damage to Left side Battery Cover

7 A) 2020 Ford F150 King Ranch Truck
Phillips Screws and Roofing NAILS in
all 4 tires 4 to 5 times each tire

B) 6 FOOT Long Key Scratch Along
Driver Side of Truck

C) 3" Dent and missing Paint
middle of truck on the Driver Side

8 2023 Chevrolet Corvette
2 scratches on Lower Bottom
middle of Car on Passenger Side
of Car

9 FLatten ALL 4 Tires on Riding
Lawn Mower

Peter Ladzinski
1021 Debbie Ave
ESSEX AVE 21221

ATTACHMENT 3 of 4

10 Flattened Rear Tire of
Childrens Electric Mine Bike

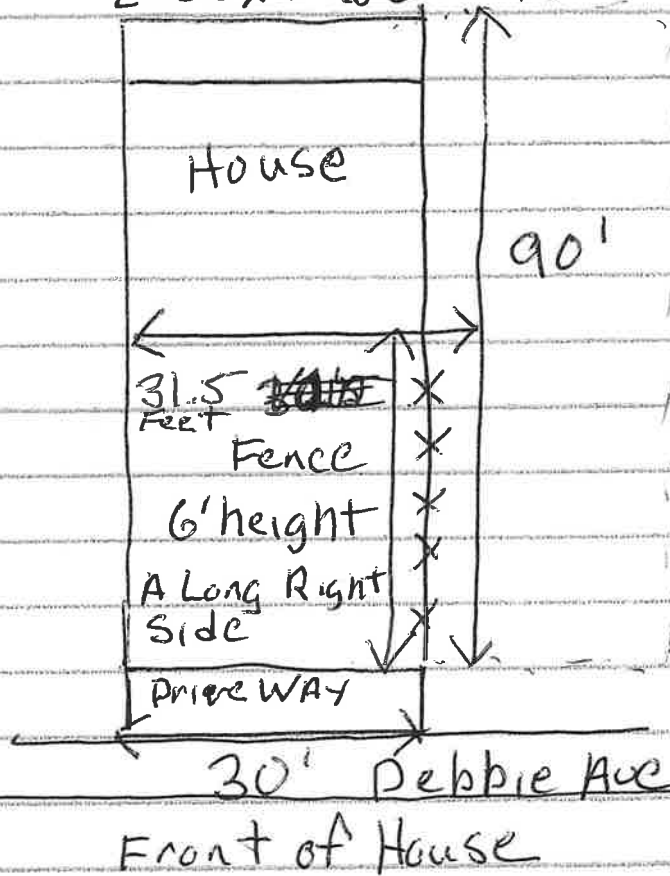
11 Cigarette Butt placed on
my Front Steps

12A) Plants on Front Porch Deck
Railings Knock Down to the
Ground Pick a Less Than 2
Hours Later Both Knock Down
to the Ground again

B) 2 Days Half of the Branches
of A Potted Plant Broken of
while sitt on Porch

Site Plan

Peter Ladzinski
1021 Debbie Ve
ESSEX MD 21221.



THIS is A Duplex House

Jason
410 887 3397

Pt. Bk. 0000064, Folio 0016

2200010952

Lot # 30
2200010950

1030

2200010949

PAI # 150240
Pt. Bk./Folio # 064016

1011

Lot # 7

1013

Lot # 8

2200010928

DR 5.5

090A3

NE 3-G

Pt. Bk./Folio # 027048

PAI # 150099

PAI # 150099

1513108312

Lot # 6

610

Pt. Bk. 0000027, Folio 0048

1508652221

1508652220

1520300660

1516750630



PAI # 150240

PAI # 150240

DEBBIE AVE

DEBBIE AVE

15 ED

7 CD

090B3

Martin State Airport Restriction

Lot # 9

Lot # 10

Lot # 11

Lot # 12

Lot # 13

Lot # 14

Lot # 15

Lot # 16

1017

1019

1021

1023

1025

1027

1029

Pt. Bk. 0000064, Folio 0016

2200010952

Lot # 30
2200010950

1030

2200010949

PAI # 150240

PAI # 150240

PAI # 150240

Pt. Bk./Folio # 064016

1011

Lot # 7

1013

Lot # 8

2200010928

Lot # 9

1017

Lot # 10

2200010930

Lot # 11

2200010931

1019

1021

2200010932

Lot # 12

1023

Lot # 13

2200010933

1025

Lot # 14

2200010934

1027

Lot # 15

2200010935

1029

Lot # 16

2200010936

2200010937

DEBBIE AVE

15 ED

7 CD

DR 5.5

090A3

NE 3-G

Pt. Bk./Folio # 027048

PAI # 150099

PAI # 150099

1513108312

Lot # 6

Pt. Bk. 0000027, Folio 0048

1508652221

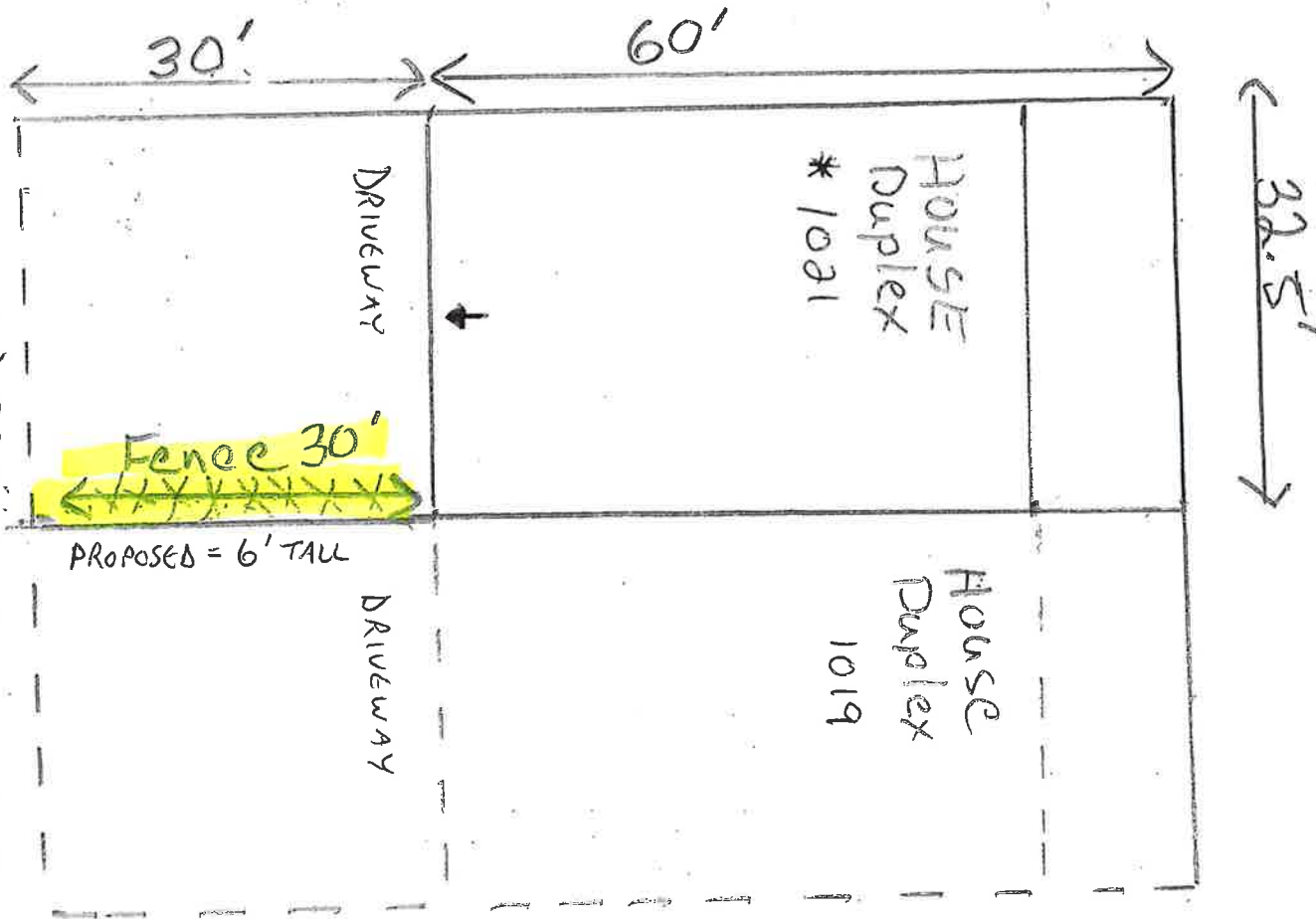
1508652220

1520300660

1516750630

Martin State Airport Restriction

Zoning Hearing Plan for Variance N/A for Special Hearing N/A Mark Type Requested with (X)
Address 1021 DEBBIE AVENUE Owners(s) Name(s) PETER J. LADZINSKI, JR
Subdivision Name N/A Lot # 12 Block # N/A Section # N/A
Plat Book # 64 Folio # 16 10 Digit Tax # 2200010932 Deed Reference# 10382100533



Site Vicinity Map



MAP IS NOT TO SCALE

Zoning Map # 09083

Zoning DR 5.5

Election District 15

Council District 7

Lot Area Acreage _____

Lot Square Footage 2924 #

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) NO

If (Yes) list Case Number(s)

and order result(s) below:

Violation Case Number(s)

N/A

Plan Drawn By Peter Ladzinski

Date 5/16/24 Scale: 1 inch = _____ Feet