



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 111, 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 7558 IVES LN

BALTIMORE MD 21222

Owner Emory + ANITA Williams

Owner Address 7558 IVES LN
BALTO MD 21222

Corner Lot? Yes ☒ NO

Fence located in Front Side ☒ Rear Yard

Fence Height Allowed by Building Code

Fence Height Requested 9'6" (Attach fence location drawing.)

Basis for Request:

SEE ATTACHED LETTER

Applicant's Signature

Date: 4/16/24

(County Use Only)

Waiver UA - 2024 - 0009 - FW Number 0009 - FW

Date Property Posted 6/9/2024

Input/comments/protests received within 15 days?

Yes ☒ No

Has Hearing been requested?

Yes ☒ No

(If Yes, attach record of Hearing)

Final Disposition:

Approval

Buildings Engineer

Date 7/12/24



Baltimore County Department of
Permits, Approvals and Inspections
Zoning Review Office
111 West Chesapeake Avenue, Room 111
Towson, MD 21204
410-887-3391
FAX 410-887-3048

**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:

NOTICE UA - 2024 - 0009 - FW 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: <u>Rear Yard</u> Height allowed: <u>6 Feet</u> Height requested: <u>9 Feet 6 Inches</u> 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: <u>7558 Ives Lane</u> 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	
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CERTIFICATE OF POSTING

Fence Sign VA-2024-0009-FW

RE: Case No.: _____

Petitioner/Developer: _____

Emory M. Williams, Jr.

June 24, 2024

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 124
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Jeff Perlow:

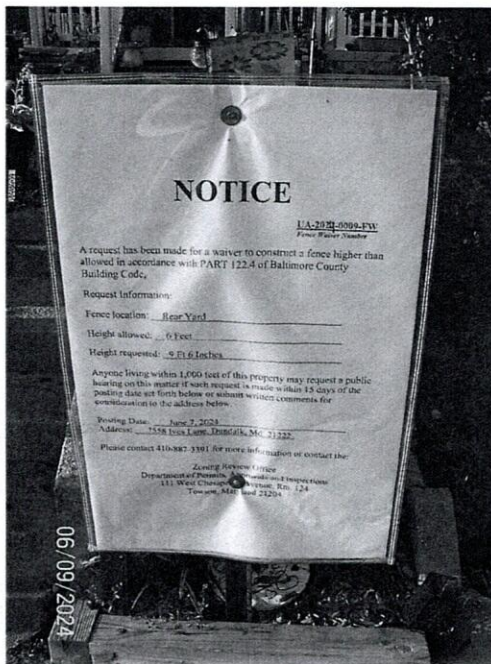
Ladies and Gentlemen:

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

7558 Ives Lane

June 9, 2024

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 June 9, 2024

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



WAIVER APPLICATION SITE PLAN FILING REQUIREMENTS

1. **Scale:** For property area less than 40 acres use one inch equals 20, 30, 40 or 50 feet. If larger, use one inch equals 100 feet.
2. **Property Boundaries:** Depict using heavy bold line with dimensions. Show north arrow.
3. **Streets/Rights-of-Way:** Show boundary streets and rights-of way; show internal roads and rights-of-way; show impervious areas such as paving and widths.
4. **Adjacent Ownership:** Show names and addresses of owners of your lot and all adjacent lots.
5. **Buildings & Setbacks:** Show building front and side set backs and indicate with an arrow the locations of the fronts of all buildings.
6. **Aerial Map:** Provide an aerial map view of requested fence location. (This may be obtained from the Zoning Office in Room 111).
7. **Fence:** Include fence type, height, location and setbacks from the property lines.
8. **Pictures:** Include two (2) photographs of the affected fence location.

ALL OF THE ABOVE INFORMATION MUST BE COMPLETE AND ACCURATE OR THE APPLICATION WILL NOT BE PROCESSED. THE PLANNERS IN THE ZONING REVIEW OFFICE CAN EXPLAIN THE ABOVE REQUIREMENTS IN MORE DETAIL, IF REQUIRED.

Questions? Contact the Zoning Review Office by phone at 410-887-3391 and in person at Room 111, County Office Building, 111 W. Chesapeake Avenue, Towson, MD 21204.

Mitch Kellman
410-887-3391
mjkellman@baltimore
countymd.gov

BALTIMORE COUNTY DEPARTMENTS OF PERMITS APPROVALS & INSPECTIONS

APPROVED SIGN POSTERS

John Altmeyer
Cell: 410-382-6580
jaltmeyer@aol.com

J. Lawrence Pilson, R.S.
Cell: 443-834-8162
lpilson@hotmail.com

Linda O'Keefe
Work: 410-666-5366
Cell: 443-604-6431
lucky linda1954@yahoo.com

Richard Hoffman
Cell: 443-243-7360
dick_e@comcast.net

Bruce E. Doak
Work: 443-900-5535
Cell: 410-419-4906
bdoak@bruceedoakconsulting.com

Jill Schopf, Mitch Kellman
Work: 410-296-3333
jschopf@dmw.com
mkellman@dmw.com

Martin Ogle
Cell: 443-629-3411
mert1114@aol.com

Sgt. Robert A. Black
Cell: 410-499-7940
1opie@comcast.net

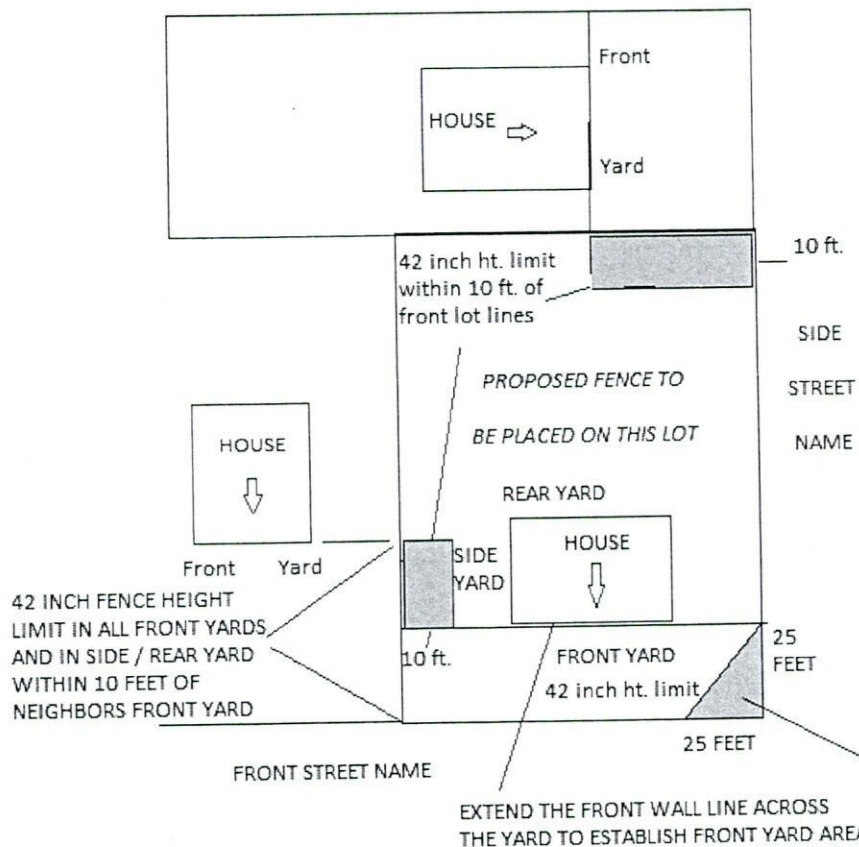
The petitioner must use one of the sign posters on this approval list. Any reposting must also be done by one of these approved posters. If you wish to select a poster not listed on the list above, prior approval by the Department of Permits, Approvals and Inspections/Zoning is required.

This department is not associated with any of the above posters, nor do we recommend any specific one. We do suggest that you contact a number of them to compare prices, since their charges may vary.
PDM GA11w

Rev 06/15

GENERAL RESIDENTIAL FENCE DETAIL FOR CERTAIN BALTIMORE COUNTY ZONING AND BUILDING CODES

FENCES HIGHER THAN 42 INCHES REQUIRE A PERMIT FROM BALTIMORE COUNTY.
FENCE REGULATIONS FOR POOLS SHOULD ALSO BE DISCUSSED WITH YOUR BUILDING INSPECTOR.
(CONTACT THE OFFICE OF PERMITS AND LICENSES TO APPLY FOR A PERMIT)



GENERAL FENCE DETAIL FOR ESTABLISHING RULES FOR RESIDENTIAL FENCES IN BALTIMORE COUNTY, MD (This a basic diagram and it is not intended to address all possible variations.)

FENCE HEIGHT LIMIT IS 6 FEET IN A SIDE OR REAR YARD UNLESS OTHERWISE LIMITED AS SHOWN ON THIS DETAIL.

ACCESS OR WALKWAY EASEMENTS MAY NOT BE FENCED.

THE FENCE MUST BE ON THE OWNERS PROPERTY AND CANNOT BE WITHIN A STREET OR ALLEY RIGHT OF WAY.

THE PROPERTY OWNER IS RESPONSIBLY FOR THE ACCURACY OF ALL INFORMATION PROVIDED FOR FENCE PERMIT REVIEWS.

IF YOU ARE UNCERTAIN OF THE LOCATION OF YOUR PROPERTY LINES A SURVEY OF THE LOT LINE(S) IS STRONGLY SUGGESTED TO AVOID PROBLEMS INVOLVING LOT LINE LOCATION DISPUTES.

THIS FORM IS NOT INTENDED TO GIVE LEGAL ADVICE.

A STREET CORNER HAS A 3 FOOT HEIGHT LIMIT FOR ALL FENCES OR PLANTS. AT A STREET AND ALLEY THE MEASUREMENT IS 15X15 FT. AT AN ALLEY AND ALLEY IT IS 10X10 FT.



Department of Permits, Approvals & Inspections Complaint Report

Record Id: CC2403350

<u>Record ID</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Received Date</u>	<u>Status</u>	<u>Compliance Date</u>	<u>Hearing Date</u>
CC2403350	Jeannie Watson	03/30/2024	03/30/2024	Correction Notice Mailed	05/07/2024	

Complaint Description: Description: they have a 10 foot high fence in the backyard.

OneView Id: 204881

Device Type: Apple

Device Model: iPhone

Property

7558 Ives Ln

Dundalk, Maryland 21222

Tax Id: 1203004620

Owner

WILLIAMS EMORY M JR WILLIAMS ANITA

7558 IVES LN

BALTIMORE, MD 21222-2120

Complainant

Shirley Gregory

6512 St Helena Avenue

Baltimore MD, 21222

4109787566

reddearheart@yahoo.com

Inspection Details

<u>Inspector</u>	<u>Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>	<u>Complied On</u>
Jeannie Watson	04/03/2024	Initial Inspection	Correction Notice Issued	Correction Notice Issued	
Jeannie Watson		Re-Inspection	Scheduled		

Lien Information - No Lien

Comments Detail

4/3/2024: Issued correction notice for fence over 6 foot in height.

4/3/2024: B.C.B.C.

PART 122.1 RESIDENTIAL PROPERTIES. FENCES ON RESIDENTIAL PROPERTY SHALL COMPLY WITH THE FOLLOWING HEIGHT REQUIREMENTS:

1. FRONT YARDS. THE MAXIMUM HEIGHT PERMITTED FOR ANY RESIDENTIAL OCCUPANCY FENCE SHALL BE 42 INCHES ABOVE NORMAL GRADE IN A FRONT YARD. SIDE AND REAR YARDS THE MAXIMUM HEIGHT PERMITTED FOR ANY RESIDENTIAL OCCUPANCY FENCE SHALL BE SIX FEET ABOVE NORMAL GRADE IN A SIDE AND REAR YARD (AS DEFINED BY THE BALTIMORE COUNTY ZONING REGULATIONS).

4/3/2024: Obtain building permit for fence in rear property.

4/4/2024: Posted correction notice on front door.

4/5/2024: Emory 410-361-0169. Fence has been up for 6 years.

To whom it may concern,

I am requesting a height variance on an existing fence on my property at 7558 Ives Lane Dundalk Md 21222. At that time, I was a member (Sgt) with MDTA Police Department. I spent nearly 15 years of my employment as a K-9 handler for my agency. I had three police dogs throughout my K-9 career. (Pics attached of K-9's) During this time, I had a white PVC standard 6 ft fence while assigned two K-9 police dogs. All my dogs would easily hang over the fence from my porch (porch was approximately 3 ft off ground) causing havoc with neighbors, their animals and also patients from the medical center directly behind my residence. Due to the possible problem with my K9's and also the high influx of rats within the neighborhood I decided to customize a fence to handle all these problems. I spoke with each of my neighbors within the area (see attached letter from each of my neighbors) and none of my neighbors had an issue. I reached out to code enforcement via phone (Sorry I am unable to remember the name of the inspector I spoke with). I explained my situation and I wish to build a custom pressure treated fence approx. 9 ft tall on the back yard to keep my K9's secured within the yard. I also explained that I wanted to put a 4x4 pressure treated retainer wall between each upright to level the ground and also, I dug approx. 30 inches into the ground so the rats would have an extremely difficult time getting into my yard keeping my K9's safe. I don't remember the inspector indicating I had to go through a waiver or permits but honestly, I can't say they didn't say it- If they did, I would have complied.

It been nearly four years since I built the fence, all I have ever received by anyone is that "it's a beautiful fence". I have on several occasions spoken to inspectors and or council members walking in my alley during inspections, and no one has ever complained or questioned the fence. I thought I did what was right talking to everyone involved prior to taking the time and money to build a complex fence structure.

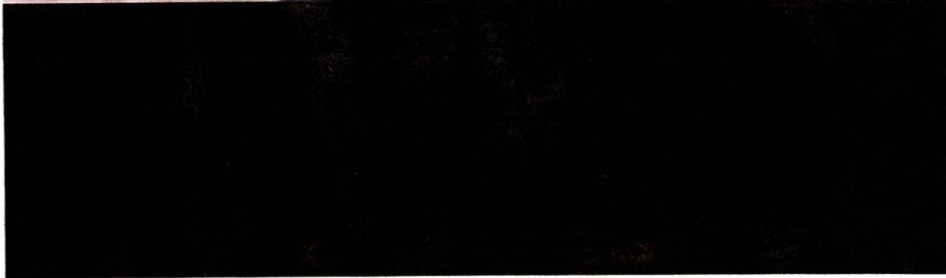
I am now retired from law enforcement in 2020 due to an on- duty injury. I still have a 90-pound GS and I want to make sure I keep him and those around him safe.

I never intended to cause any problems with my fence. All I am asking is to understand my situation and allow me this variance waiver – I am willing to work with the county on whatever ideas or suggestions, so all parties are happy.

Hope to hear from you soon

Thank you,

Emory Williams
7558 Iver Lane
Balto, Md 21222





TO WHOM IT MAY CONCERN

MY NAME IS RALPH RICHARDS JR
I HAVE BEEN A NEIGHBOR OF
MR WILLIAMS FOR 10 PLUS YEARS
I DONT HAVE NOTHING AGAINST
MR WILLIAMS PRIVACY FENCE
IN MY HONEST OPION I THINK
ITS A VERY NICE FENCE
AND OTHER NEIGHBORS
SHOULD FOLLOW MR WILLIAMS

Sincerely

RALPH RICHARDS JR
7650 Ives LANE
DUNDALK MD 21222
443-447-0891



To Whom It May Concern,
My name is Cullen Parker,
I live at 7564 Ines Lane
and am a neighbor to Emory
Williams who lives at
7558 Ines Lane. This
correspondence will address
the fence he installed
around his back yard. He
approached me a few years
back regarding installing
a bigger, higher fence
because he had the
police dogs and we had
a terrible rat problem
in our neighborhood and

that would alleviate this
rat problem (I was very
happy about that. He
also had big police dogs
he cared for and the
higher fence would be
helpful there. I have
absolutely no problem with
Mr Williams fence.
The fence is attractive and
well maintained and
doesn't seem to be a
problem for the neighbors

Cullen Parker

To Whom it may concern,

My name is Shannon Butler, I live at 7552 Ives Lane. I've been Mr. Williams neighbor for 23 years. Mr Williams approached me with his plans on putting up a higher fence for the safety of his K-9 dog and his neighbors. I thought it was a great idea because his K-9 dog had already got over the shorter fence he had. The new fence has been there for 5 years now and looks great. Mr Williams always keeps things clean so I'm not sure why someone would complain. I've never heard one neighbor complain about the fence in the 5 years its been there. If you have any other questions please feel free to give me a call.

Sincerely,

Shannon Butler
443-983-8036

NOTES

4/20/24

TO MAY EVER BE CONCERN.

I HAVE KNOWN SGT. WILLIAMS FOR 23 YEARS
A VERY RESPECTABLE MEN. WHO OBEY THE
LAW. NOW I LEARN HE IS HAVING ISSUES
WITH THE FENCE HE BUILT 5 YEARS AGO.
I DON'T SEE HOW HIS FENCE CAN OFFEND
OR BOTHER ANY BODY. I DON'T SEE ANY
THING WRONG ^{WITH} HIS FENCE: I LOVE IT.

HE BEEN A CANINE CANE. JUST BUILT IT A LITTLE
HIGHER SO NONE OF HIS DOGS CAN JUMP IT.

ONE OF HIS DOGS JUMP THE PREVIOUS ONE.

I KNOW THAT IF HE KNEW HE WAS
BREAKING THE LAW. HE WOULD NEVER
BUILT IT.

HE WAS ONLY LOOKING AFTER THE PUBLIC SAFE
AND HIS DOGS AS HE ALWAYS HAVE.

PEOPLE TODAY HAVE TOO MUCH TIME ON THEIR
HANDS AND WORRY ABOUT LITTLE INSIGNIFICANT
MATTERS.

Love My Neighbor

Love His Fence

Mr. Frank

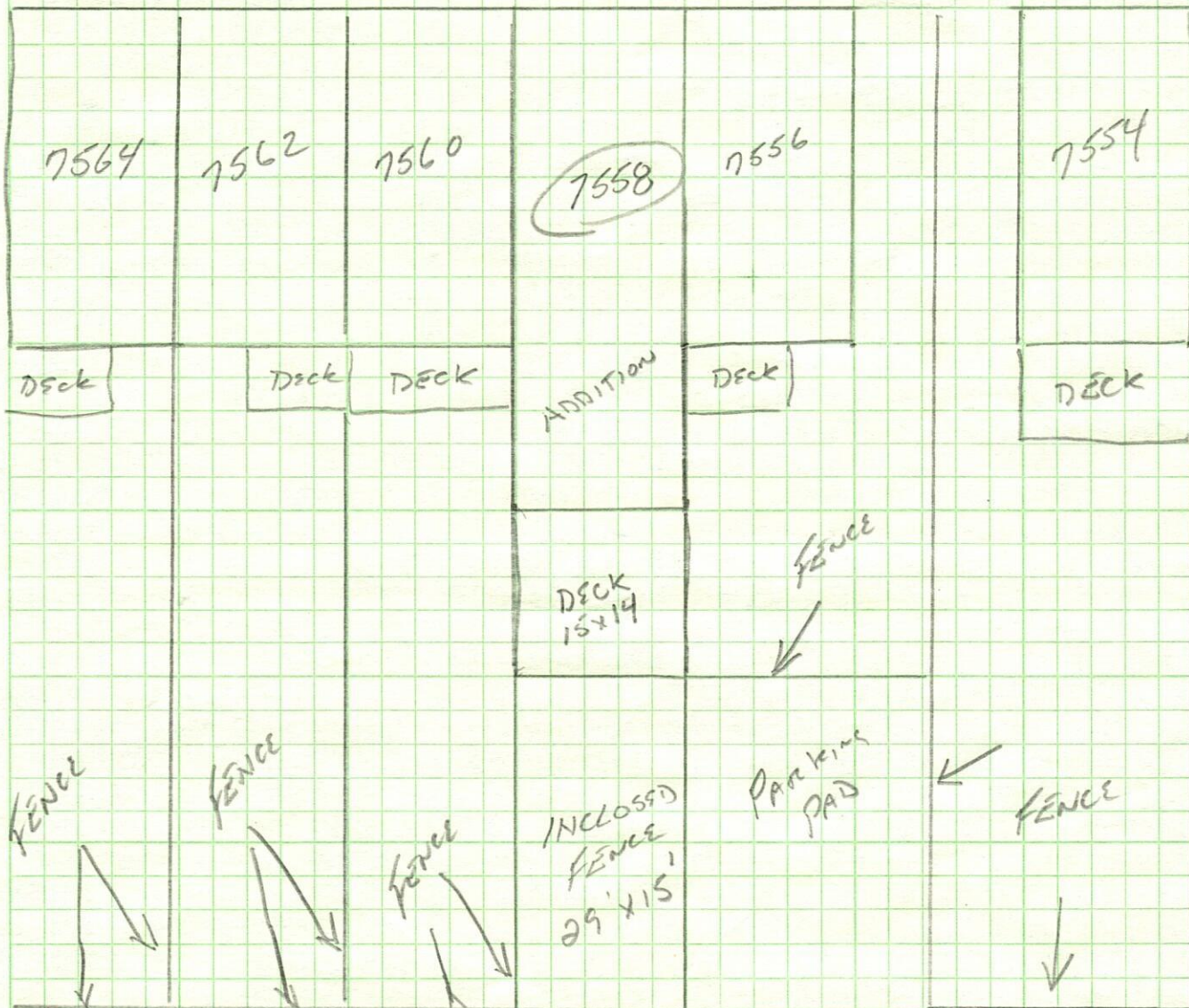




IVES LANE

FRONT YARD

N



ALLEY

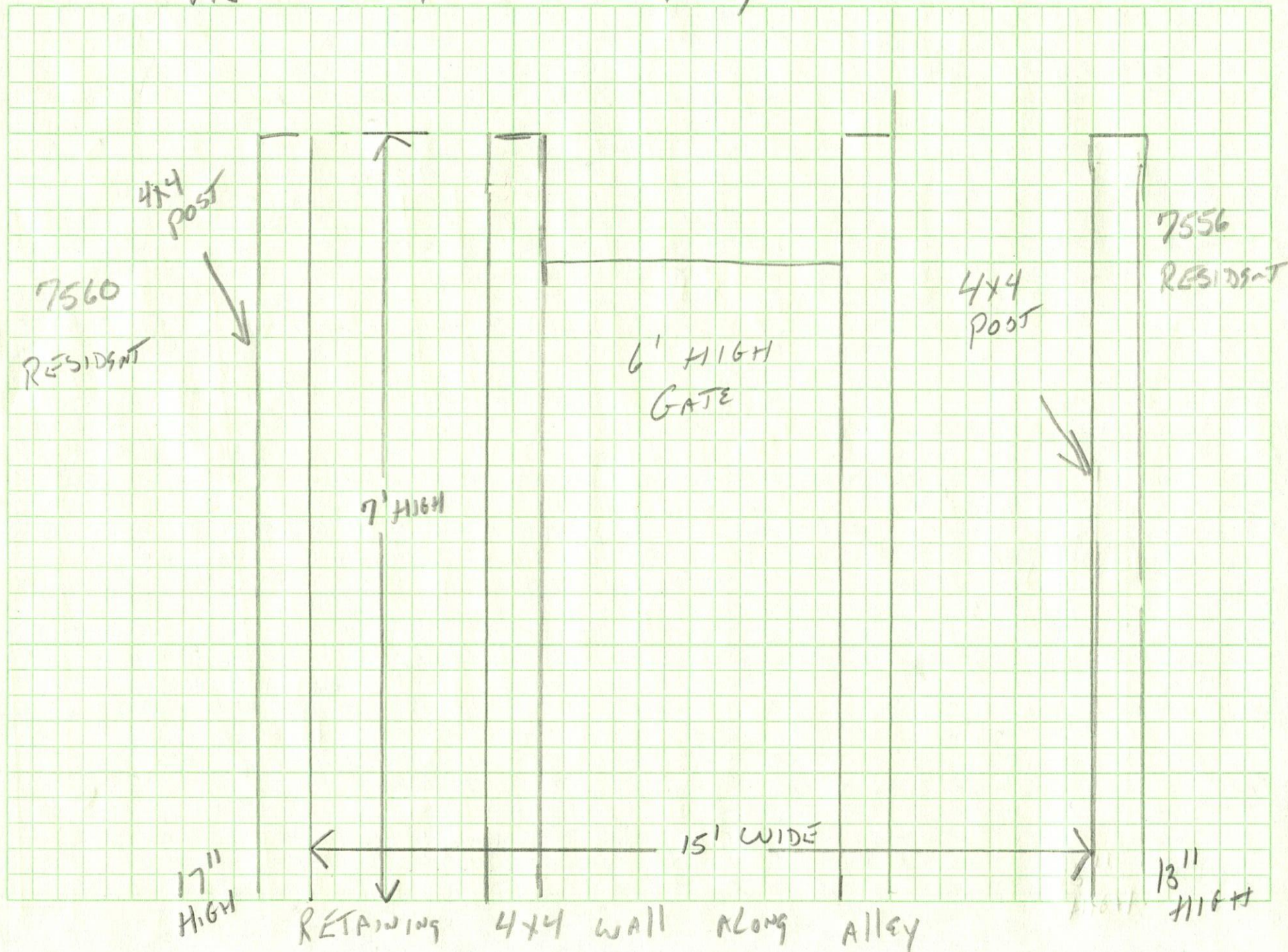
PARKING AREA

15' x 3'

EACH HOUSE

MEDICAL CENTER PARKING LOT

VIEW From Alley



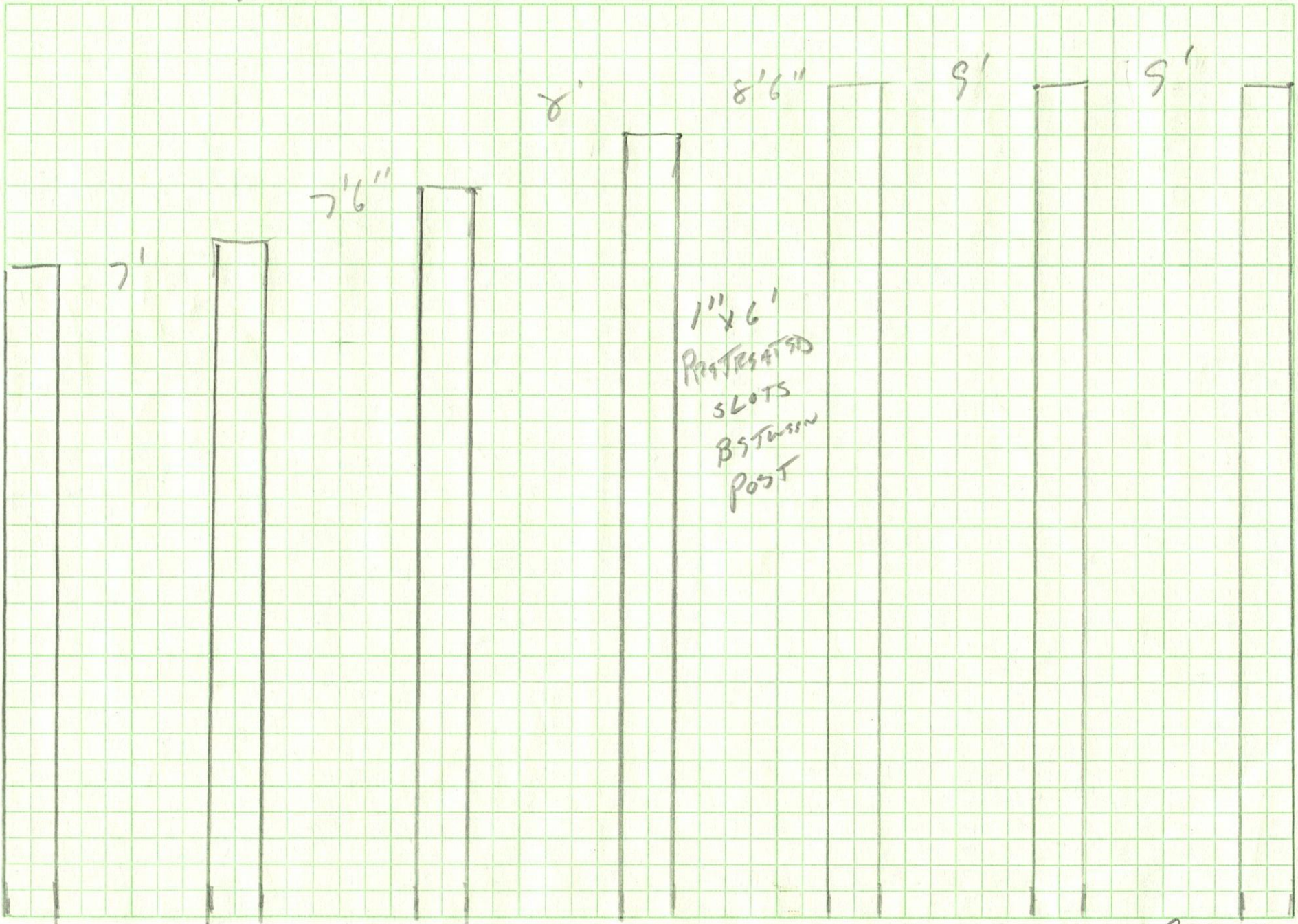
VIEW from

7560

RESIDENT

4x4
POST
EVERY
6'
APART

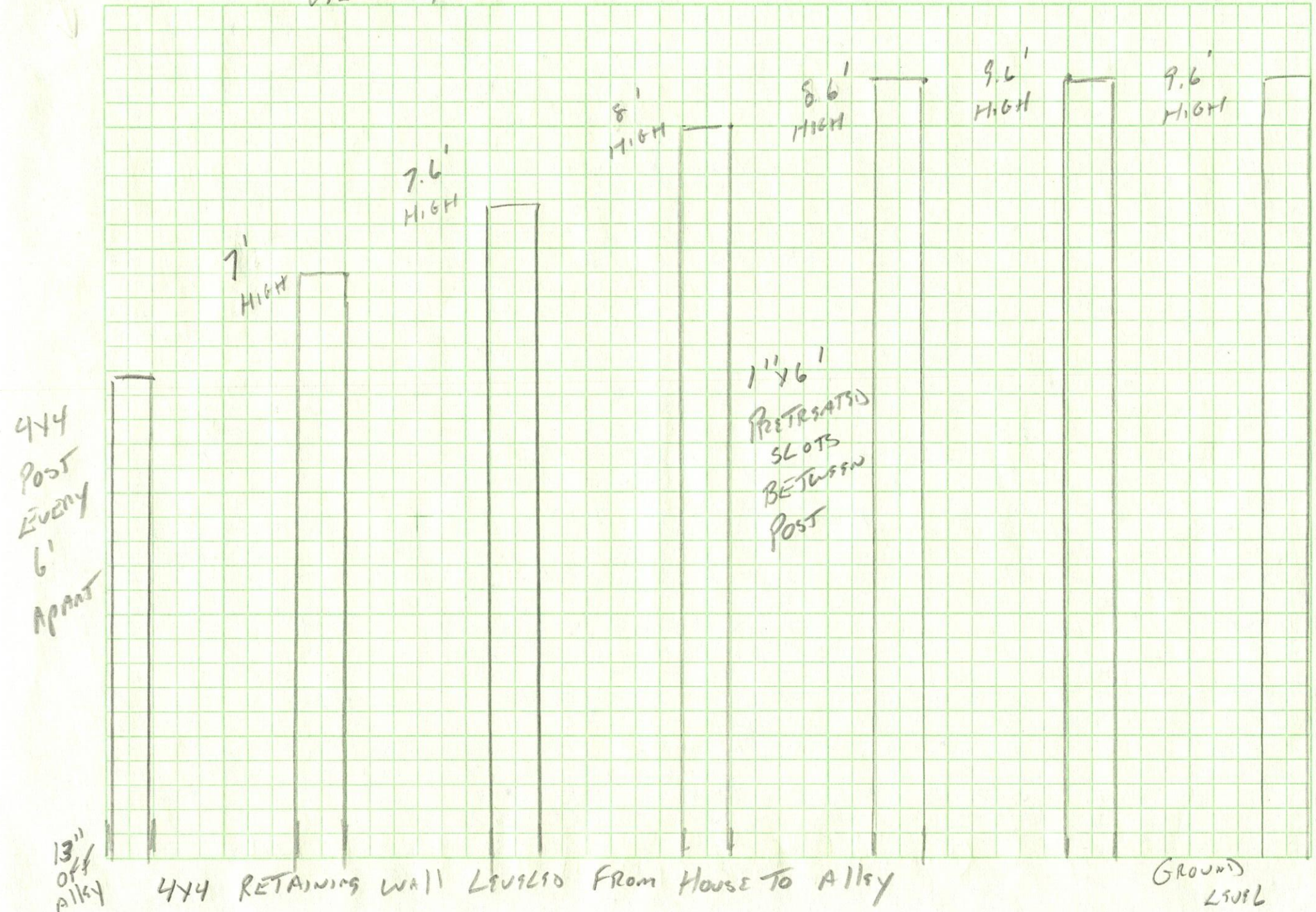
17"
off
ALIGN



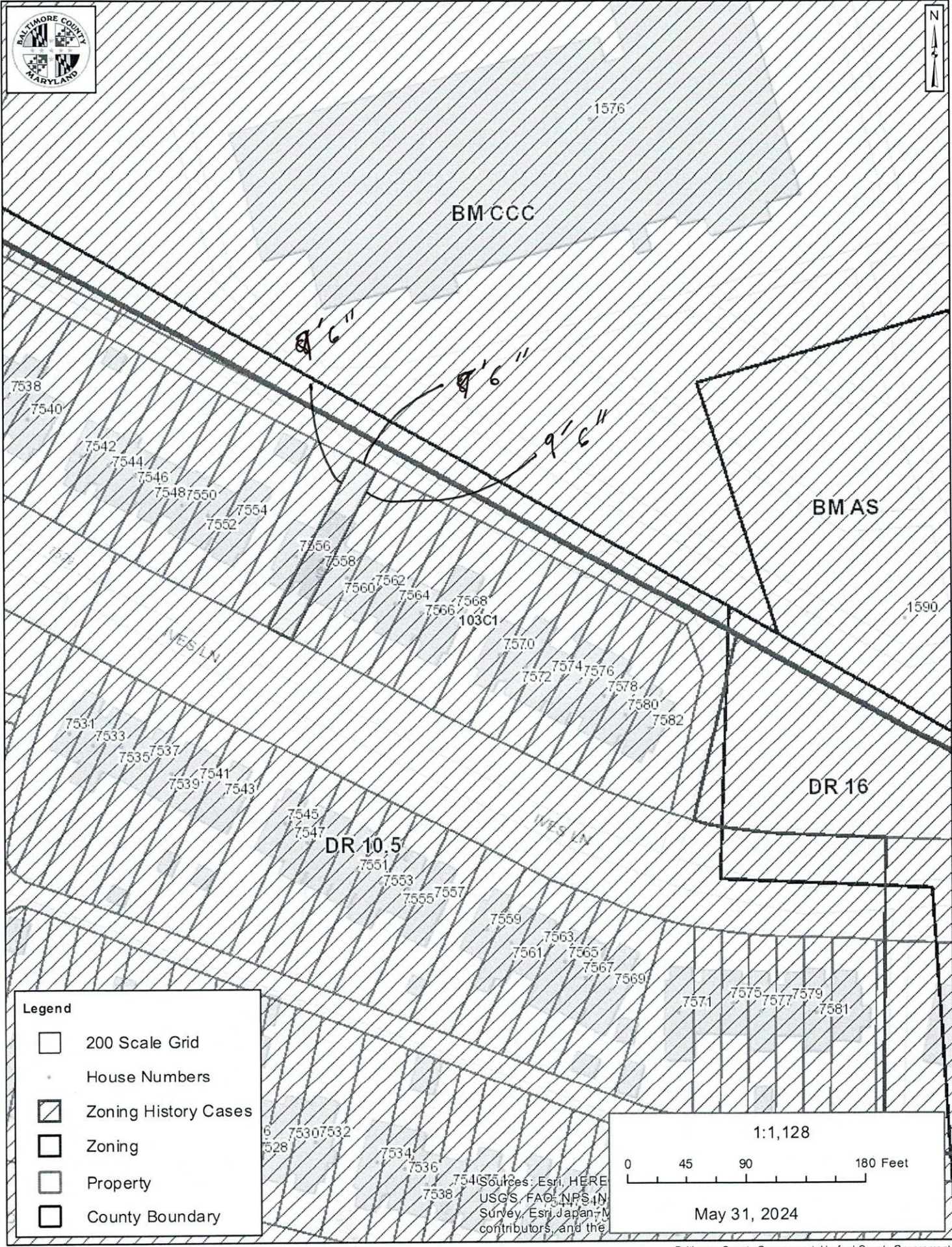
VIEW from

7556

RESIDENT



Baltimore County - My Neighborhood



Baltimore County - My Neighborhood



BM CCC

DR 10.5

103C1

Legend

- 200 Scale Grid
- House Numbers
- Zoning History Cases
- Zoning
- Property
- County Boundary

Sources: Esri, HERE,
GEBCO, USGS, FAO,
NL, Ordnance Survey,
Kong), (c) OpenStreet

