

Application for Administrative Waiver Of Building Code Fence Height Limitations

UA-2024-0010 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: 5400 Montgomery St Gwynn Oak MD
21207

Owner: Maritza Velasquez Andres Arqueta Cell Phone #: 240-398-0648

Owner Address: 5400 Montgomery St Alternate Phone #: 240-216-6121
Gwynn Oak MD 21207 Email: Andres Arqueta72@gmail.com

Corner Lot: ☒ Yes OR No Fence located in: Front ☐ Side OR ☒ Rear Yard Brenda Salmeron
Fence Height Allowed by Building Code 6' Fence Height Requested 8ft 10" 076@gmail.com (Attach fence location drawing.)

Basis for Request: Want to build fence but ground is not leveled. We will
build a "retaining wall" of 32 inches high cinder block.
In order to level out the land and make an even
fence. The retaining wall will not retain anything its
just for the purpose of making the fence even. Will
fill with dirt and gravel. Once wall is done we will
add fence on top of retaining wall.

Applicant's Signature: [Signature] Date: 05-28-24

(County Use Only) Waiver Number UP-2024-0010-FW

Date Property Posted 6/14/24

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: C. P. [Signature] Date: 7/1/24



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:

UA - 2024-0010 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: SIDES + REAR
Height allowed: 6 FEET
Height requested: UP TO 8 FEET 10 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: 6/14/24
Address: 5900 MONTGOMERY STREET

CERTIFICATE OF POSTING

Date: 6-14-24

RE: Case Number: UA-2024-0010-FW

Petitioner/Developer: PREME

Date of Hearing/Closing: 6-29-24

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 5900 Montgomery St

The signs(s) were posted on 6-14-24
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

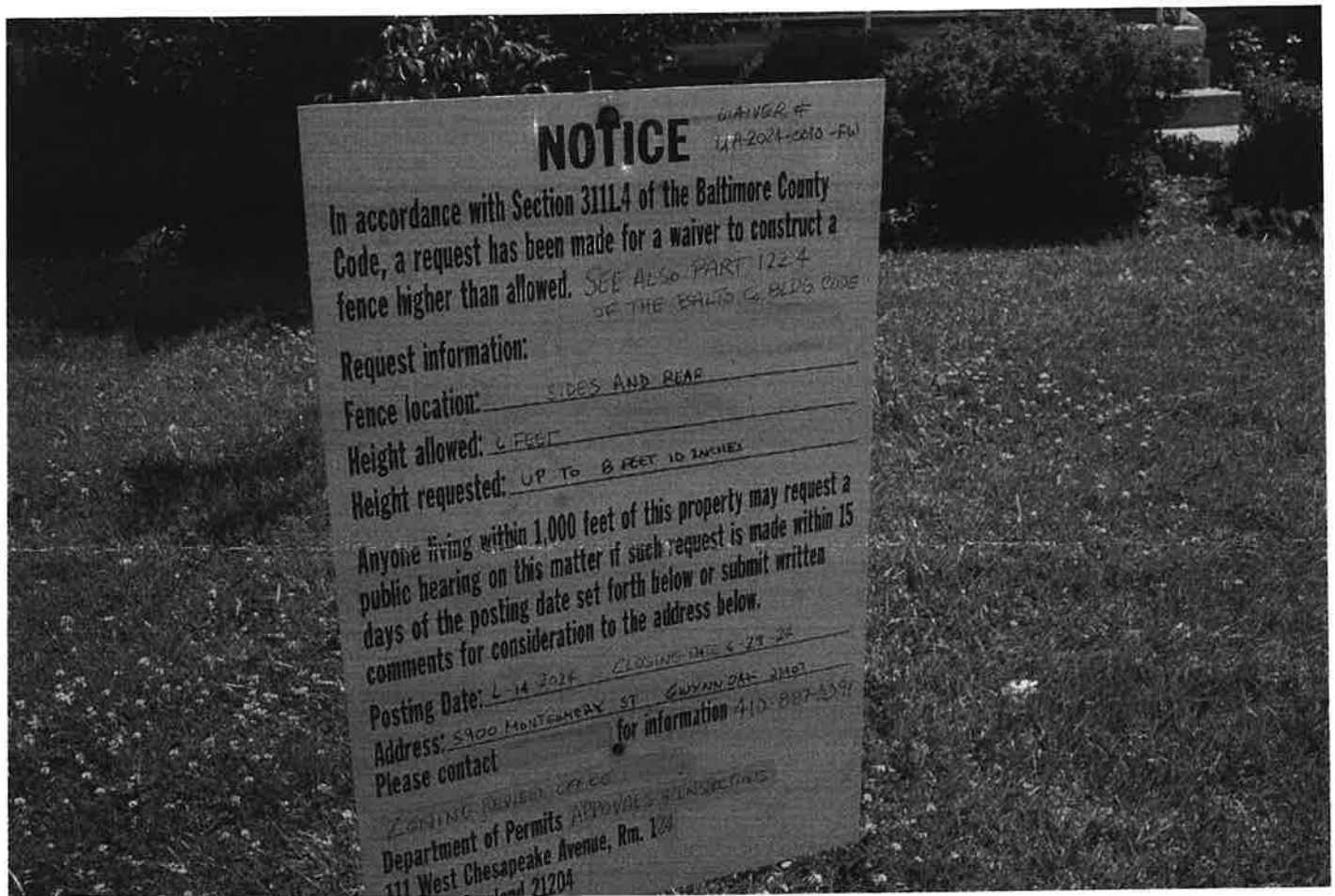
J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

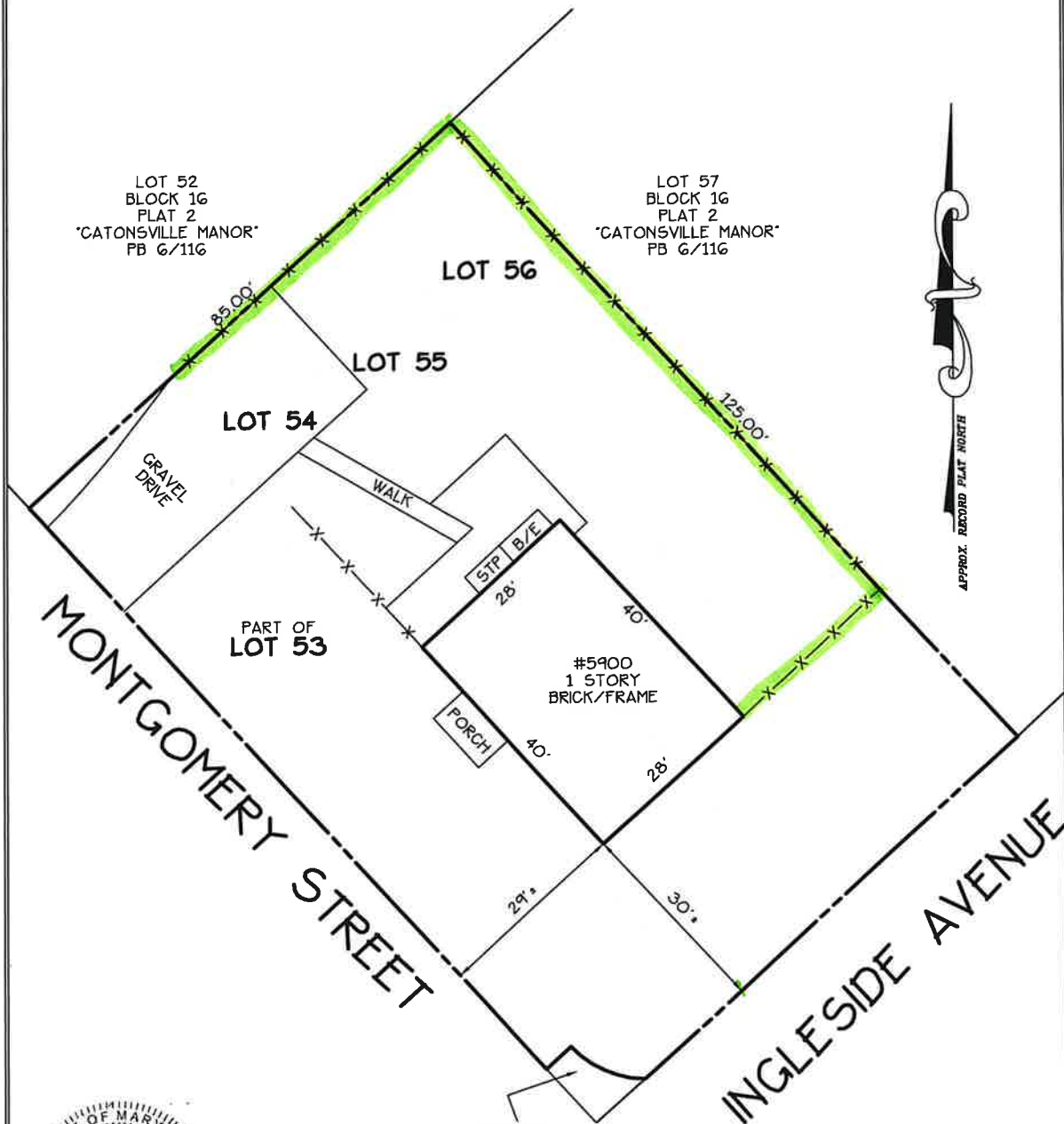
1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)



This is a two page
LEGAL (8½"x14") sized
document and is not
valid without both
pages. See page two
(or reverse) for
Survey Notes.



SAVING AND EXCEPTING
PER DEED 3974/316

I hereby certify that the improvements shown
hereon, to the best of my professional knowledge
and ability, have been located by a transit, tape
or total-station survey.

George A. Parrish IV

GEORGE A. PARRISH IV PROP.LS#577 05/23/24
LICENSE EXPIRATION DATE 03/24/25

5900 MONTGOMERY STREET

DEED 46904/202

LOCATION DRAWING
LOTS 54-56 & PART OF LOT 53
BLOCK 16 PLAT 2

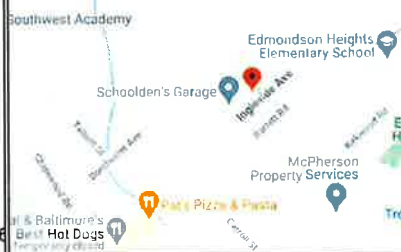
CATONSVILLE MANOR

FIRST DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20' MAY 2024

PROJECT#67910

F/N: CATONSVILLEMANOR-B16-P2-L53-56

DRAWN BY: BTG



Notes

1. This plat is of benefit to a consumer insofar as it is required by a lender or title insurance company or its agent in connection with contemplated transfer, financing or refinancing.
2. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for transfer of title or securing financing or refinancing.
4. The level of accuracy setback distances is within 3 feet $\pm$.
5. No title research furnished to or done by this office.
6. The subject property falls in flood zone "X" as shown on the flood hazard map 2400100386G dated 11/2/23.
7. This plat shows the principal structure and significant structures (close to the apparent property lines) as required by Maryland law. However, additional internal structures may not be shown.
8. The licensee either personally prepared this drawing or was in responsible charge over its preparation and the surveying work reflected in it, all in compliance with requirements set forth in Regulation .12 of Chapter 06 Minimum Standards of Practice.
9. The source of data, bearings, and/or coordinates used on this drawing are based on the record plat or deed referenced : DEED 46904/202 & PB 6/116.

LEGEND

———	PROPERTY LINE
-X-X-X-X-	FENCE
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	IRON ROD SET
□	MONUMENT
C/P	CONCRETE PAD
B/E	BASEMENT ENTRANCE
STP	STOOP
PCH	PORCH
O/H	OVERHANG
⊙	WELL
⊙	SEPTIC

Advanced Surveys Services Include:

- Location Surveys
- Boundary Surveys
- ALTA Surveys
- Fence Stakeouts
- Landscaping Stakeouts
- Site Plans
- Subdivisions
- Flood Certifications
- As-Built Surveys
- and Much More!

Check out our website for information and regular specials:

www.AdvancedSurveysInc.com



Client Notes:
Client Case#

ATTENTION USER: SURVEY APPROVAL FORM
MUST BE ON FILE WITH ADVANCED SURVEYS
BEFORE THIS DOCUMENT CAN BE USED.

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Discount Coupon

This coupon is good for
\$100.00 OFF a boundary
survey for this property.
EXPIRES 6 MONTHS FROM THE DATE OF SURVEY

LOCATION DRAWING
LOTS 54-56 & PART OF LOT 53
BLOCK 16 PLAT 2

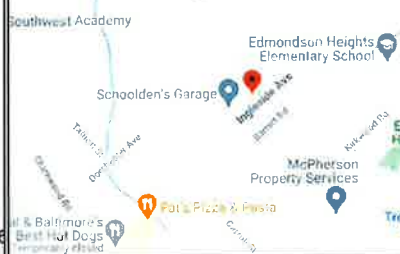
CATONSVILLE MANOR

FIRST DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20' MAY 2024

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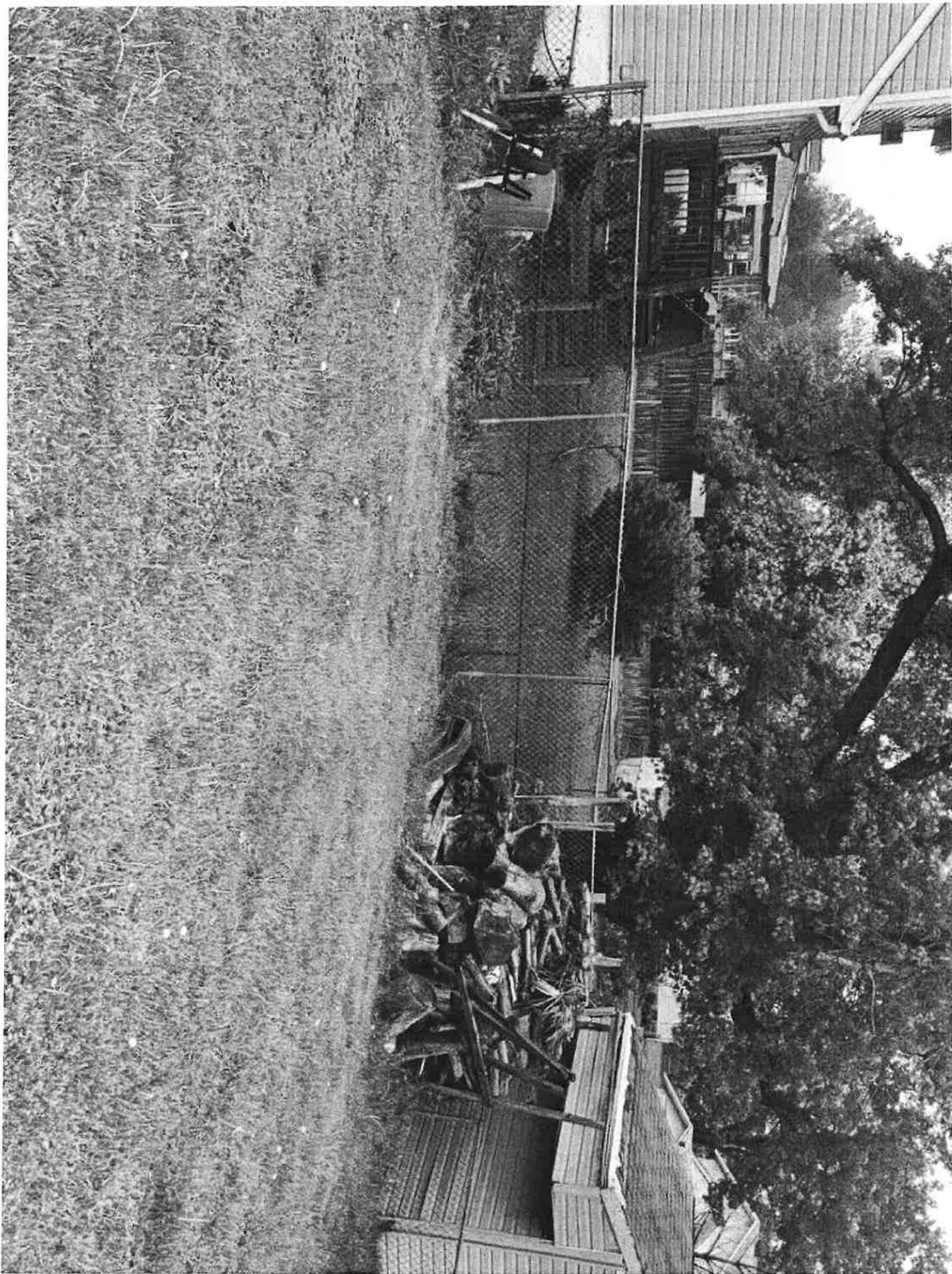
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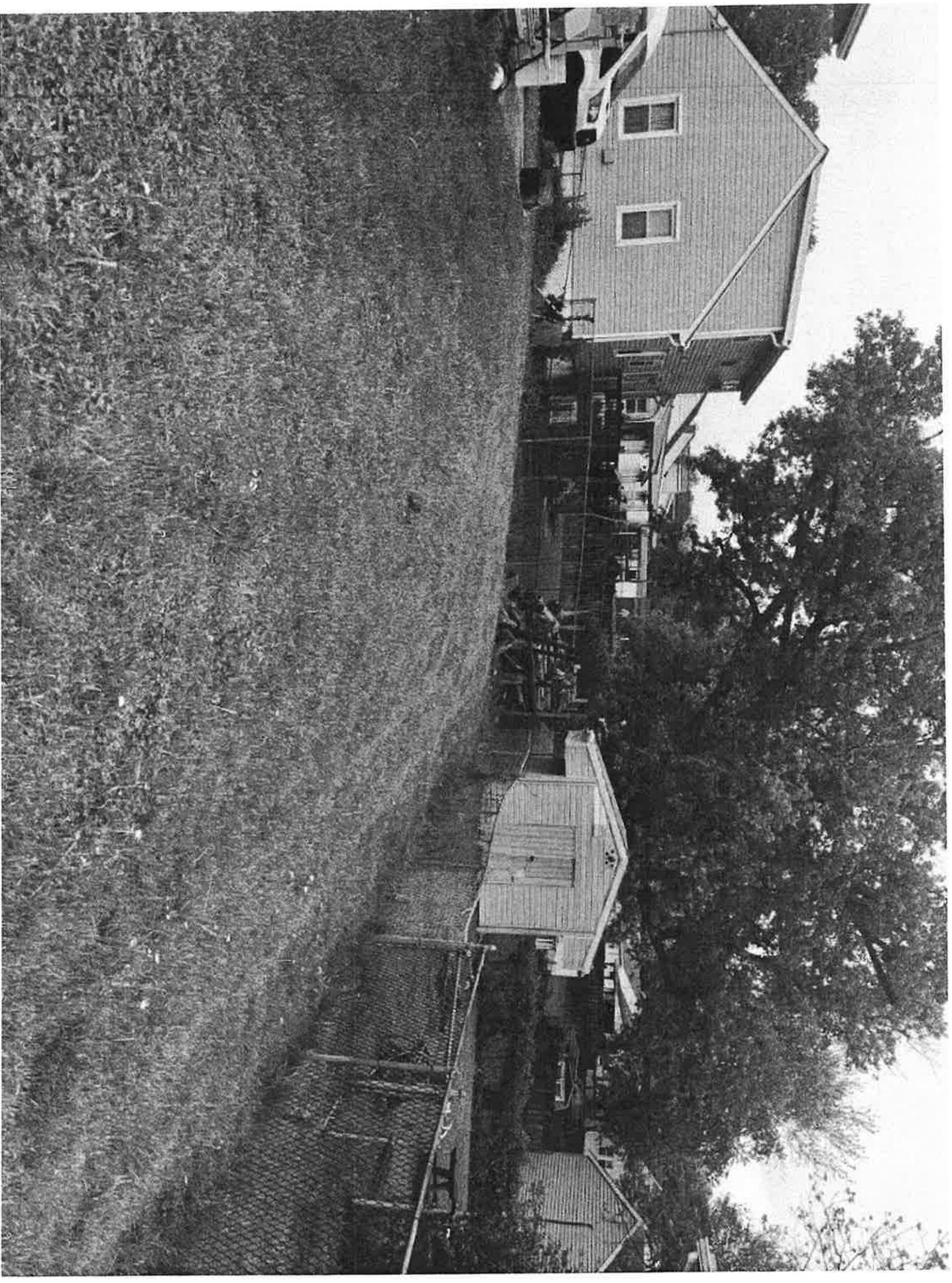
DRAWN BY: BTG



Real Property Data Search ()
Search Result for BALTIMORE COUNTY

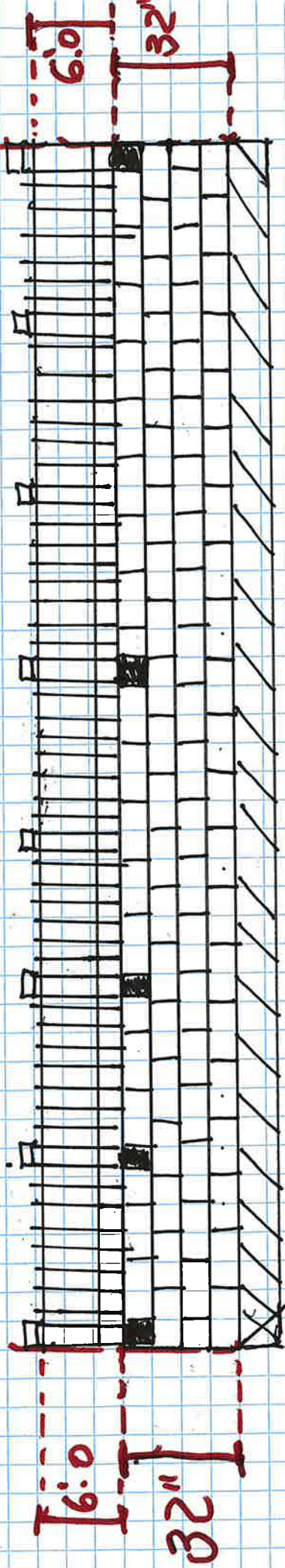
View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 01 Account Number - 0111670111		
Owner Information		
Owner Name:	VELASQUEZ MARITZA ARGUETA ARGUETA ANDRES	Use: RESIDENTIAL Principal Residence: NO
Mailing Address:	5900 MONTGOMERY ST GWYNN OAK MD 21207-	Deed Reference: /46904/ 00202
Location & Structure Information		
Premises Address:	5900 MONTGOMERY ST GWYNN OAK 21207-	Legal Description: LT 54,55,56 PT 53 5900 MONTGOMERY ST CATONSVILLE MANOR
Map: Grid: 0095 0008 0189	Parcel: 1020028.04	Neighborhood: 0000
Subdivision: 16	Section: 54	Block: 2022
Lot: 0096/ 0116	Assessment Year: 0006/ 0116	Plat No: 2
Plat Ref: 0006/ 0116		
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1967	1,120 SF	10,285 SF
Property Land Area	County Use	
04		
Stories	Basement Type	Exterior
1	YES	STANDARD UNITASBESTOS SHINGLE/3
Quality	Full/Half Bath	Garage
1	full	
Value Information		
	Base Value	Value
		Phase-in Assessments
		As of 01/01/2022
		As of 07/01/2023
		As of 07/01/2024
Land:	71,000	71,000
Improvements	95,200	134,500
Total:	166,200	205,500
Preferential Land:	0	0
		192,400
		205,500
Transfer Information		
Seller: DUBOSE THERESA M	Date: 05/18/2022	Price: \$285,000
Type: ARMS LENGTH IMPROVED	Deed1: /46904/ 00202	Deed2:
Seller: SECRETARY OF HOUSING & URBAN	Date: 08/17/1998	Price: \$89,500
Type: NON-ARMS LENGTH OTHER	Deed1: /13079/ 00424	Deed2:
Seller: GAEGLER FRANCIS A	Date: 06/01/1998	Price: \$105,500
Type: ARMS LENGTH IMPROVED	Deed1: /12900/ 00097	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2023
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture:	None	
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		







129' 0"



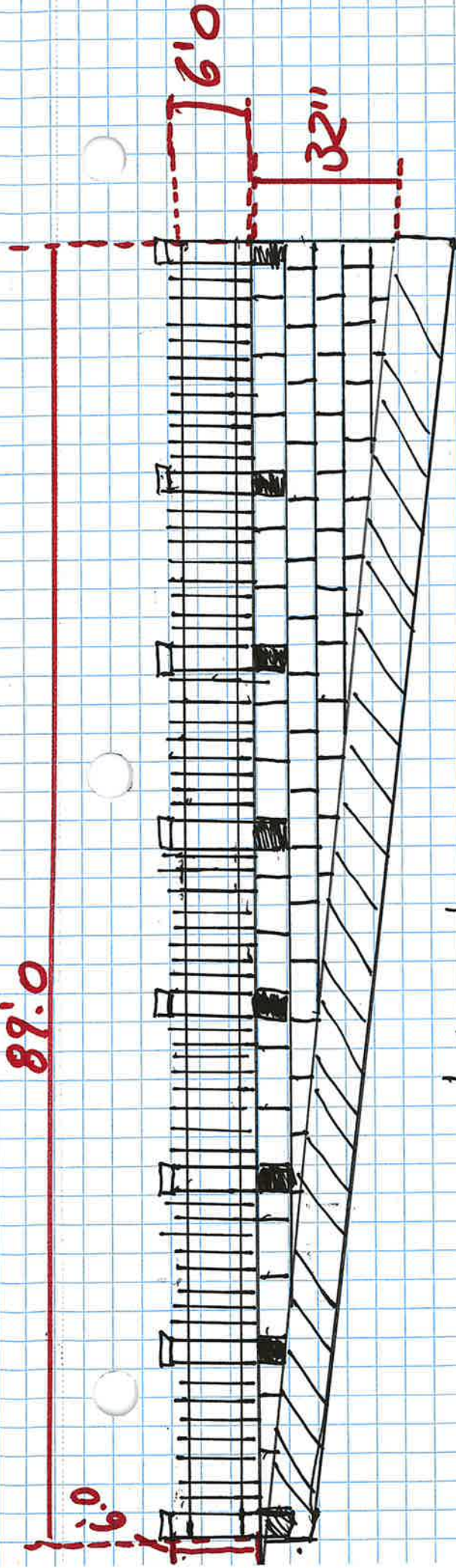
Rear

Total Height 8'

include wall and fence

8' 10"

89'0



Left side

total length 89'
include wall-fence

[illegible]