

Application for Administrative Waiver to the Fence Height Limitations Of Sections 427.1 and 427.2, BCZR

Instructions: Fill out the information below above the signature line, sign & date. Prepare and submit a **Site Plan** (see requirements on the next 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.

Property Address: 2308 Ridge Rd
Reisterstown, MD 21136

Owner: Mohamed Elsherif

Owner Address: 2308 Ridge Rd Phone (Cell): 347-255-3685

Reisterstown MD 21136 Phone (Home): _____

Email: hopeelsherif@gmail.com

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

The undersigned applicant hereby applies for a waiver to the height limitations requirements of the following sections of the Baltimore County Zoning Regulations (check the appropriate box below):

☒ Pursuant to Section 427.1.B, BCZR, to permit a Fence to be erected in the front yard with a Fence Height of 4 feet in lieu of the maximum allowed Fence Height of 42 inches (3.5 feet). (Attach fence location drawing)

☒ Pursuant to Section 427.1.C, BCZR, to permit a Fence to be erected in the side or rear yard with a Fence Height of 4 feet in lieu of the maximum allowed Fence Height of 6 feet. (Attach fence location drawing)

☐ Pursuant to Section 427.1.C, BCZR, to permit a Fence to be erected in the side or rear yard with a Fence Height of _____ feet when the fence is set back from the property line a horizontal distance of two feet for every vertical foot of height in excess of six feet. (Attach fence location drawing)

☐ Pursuant to Section 427.1.E and F, BCZR, to permit a Fence to be erected in the rear or side yard of a lot which adjoins the front yard of another lot on which a residence has been built with a Fence Height of _____ feet in lieu of the maximum allowed 42 inches (3.5 feet), when the fence is situated within ten feet of the adjoining front yard property line. (Attach fence location drawing)

Basis for Request:

4ft high dog fence for our german shepard

Applicant's Signature: Mohamed Elsherif Date: 01/02/2025

(County Use Only) Waiver Number UA-20 25-0002 FW

Date Property Posted 1/18/25

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

Has Hearing been requested? Yes / No

(If Yes, attach record of Hearing)

Final Disposition:

Building Official or Designee: [Signature] Date: 2/4/25



**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:

Waiver Number UA-20----- FW

WAIVER NOTICE

Corner Lot: Yes OR No

Fence is located in: Front Yard OR Side Yard OR Rear Yard

A request has been made for a waiver to construct a fence higher than allowed in accordance with Section 427.1 of the Baltimore County Zoning Regulations (check the appropriate box below):

☒ to permit a Fence to be erected in the front yard with a Fence Height of 4 feet in lieu of the maximum allowed Fence Height of 42 inches (3.5 feet)

☐ to permit a Fence to be erected in the side or rear yard with a Fence Height of _____ feet in lieu of the maximum allowed Fence Height of 6 feet.

☐ to permit a Fence to be erected in the side or rear yard with a Fence Height of _____ feet when the fence is set back from the property line a horizontal distance of two feet for every vertical foot of height in excess of six feet.

☐ to permit a Fence to be erected in the rear or side yard of a lot which adjoins the front yard of another lot on which a residence has been built with a Fence Height of _____ feet in lieu of the maximum allowed 42 inches (3.5 feet), when the fence is situated within ten feet of the adjoining front yard property line.

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: _____

Property Address: _____

CERTIFICATION OF POSTING

RE: Case No. UA-2025-0002-FW

Petitioner: Hope El Sherif

Closing Date: 2/3/25

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 _____
2308 Ridge Road – front of property
2308 Ridge Road – close up of sign wording
on 1/18/25

Sincerely,

Richard E. Hoffman (signed) 1/18/25

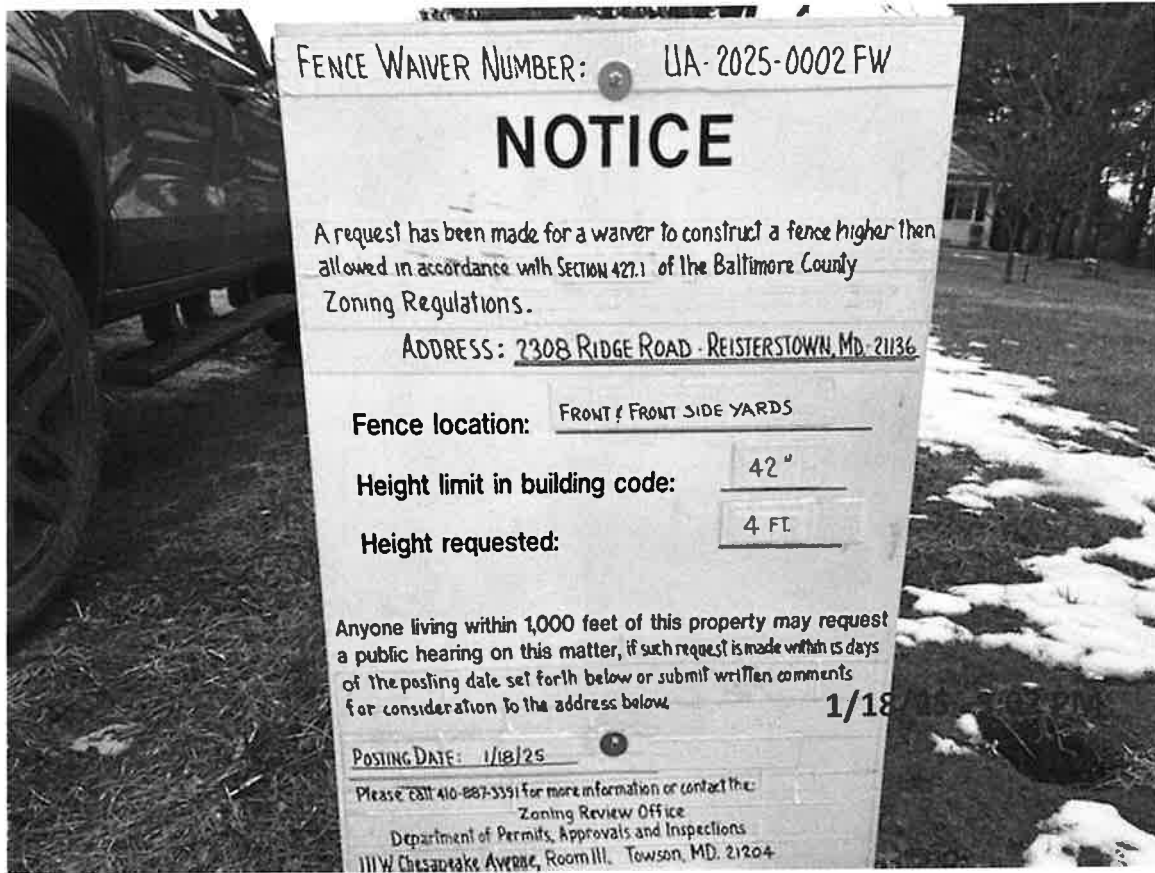
904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Certification of Posting

Fence Waiver Number: UA-2025-0002-FW



FENCE WAIVER NUMBER: UA-2025-0002 FW

NOTICE

A request has been made for a waiver to construct a fence higher than allowed in accordance with SECTION 427.1 of the Baltimore County Zoning Regulations.

ADDRESS: 2308 RIDGE ROAD - REISTERSTOWN, MD - 21136

Fence location: FRONT / FRONT SIDE YARDS

Height limit in building code: 42 "

Height requested: 4 FT.

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. 1/18/25

POSTING DATE: 1/18/25

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

2308 Ridge Road – 1 of 2 (close up of sign wording)

Richard E. Hoffman (signed) 1/18/25

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting

Fence Waiver Number: UA-2025-0002-FW



2308 Ridge Road – 1 of 2

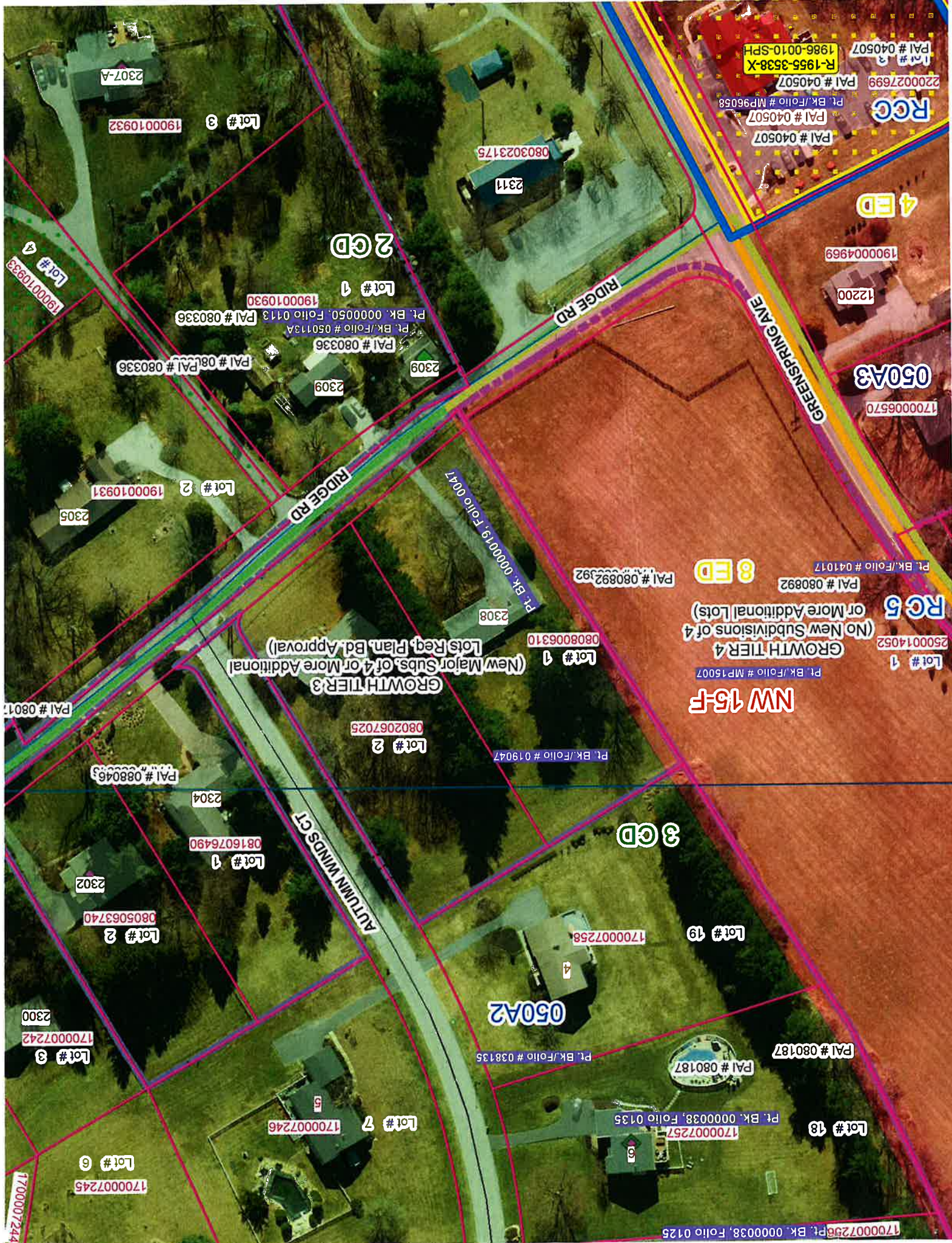
Richard E. Hoffman (signed) 1/18/25

Richard E. Hoffman

904 Dellwood Drive

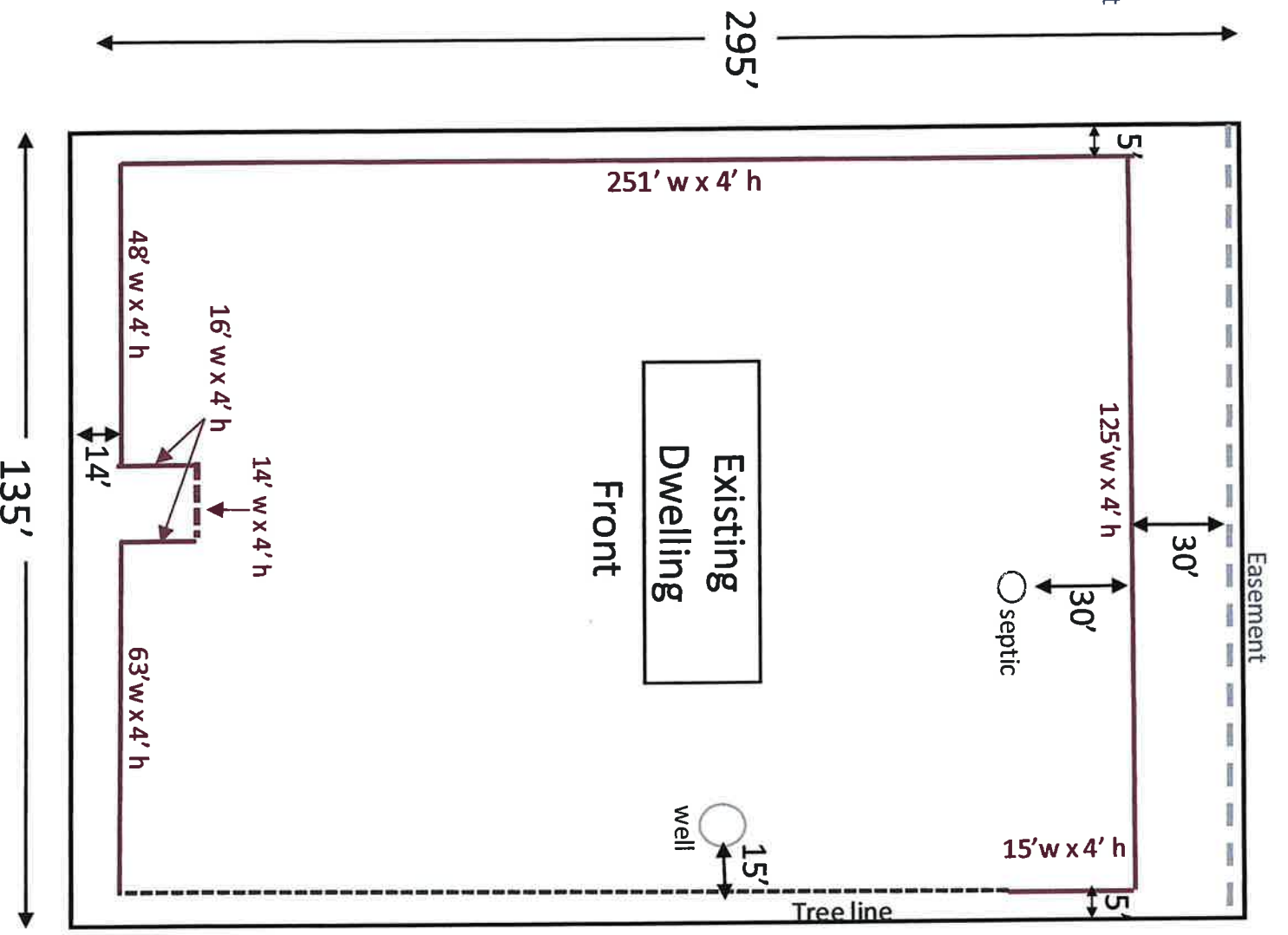
Fallston, Md. 21047

443-243-7360



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- dog fence
- gate
- easement
- tree line



2306 Ridge Road
Lot #2











**Baltimore County Department of
Permits, Approvals and Inspections**

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

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Property Address: _____