

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: 5403010 Fredenck Rd
Baltimore, MD 21229

Owner: Ladyan Walcott and Benjamin Stewart

Owner Address: same as above Phone (Cell): 410207-4734
 Phone (Home): _____ Email: STEWART.WALCOTT
1217@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 _____ 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 _____ 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 6 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:

Allows the owner to increase privacy and security to property
A 42in fence is not sufficient to block the view from my
front/side yard. This will increase security and privacy to my
property since the home is located across from a shopping center

Applicant's Signature: C. Stewart Date: 01/24/25

(County Use Only) Waiver Number UA-20 25-0003 FW

Date Property Posted FEB 7, 2025

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

Has Hearing been requested? Yes ☐ No ☒

(If Yes, attach record of Hearing)

Final Disposition: APPROVED

Building Official or Designee: C. Stewart JSS Date: 3/5/25

CERTIFICATE OF POSTING

CASE NO. UA-2025-0003-FW

PETITIONER/DEVELOPER

Cadijah Benjamin

DATE OF HEARING/CLOSING

February 22, 2025

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 124

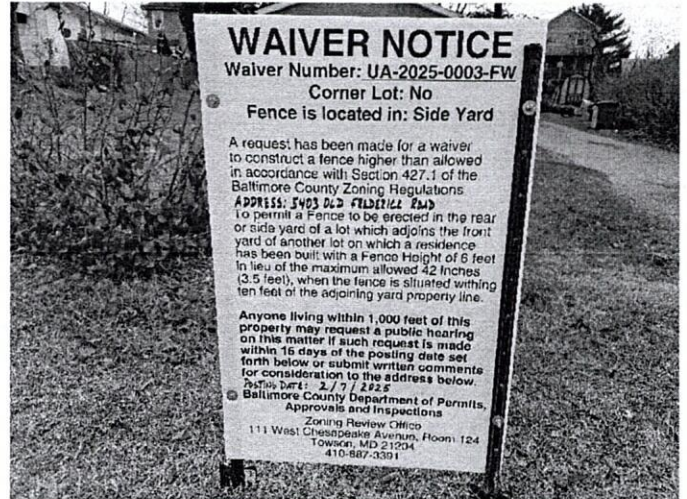
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

5403 Old Frederick Rd



THE SIGN(S) POSTED ON February 7, 2025

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411



**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 25-0003 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 _____ 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.

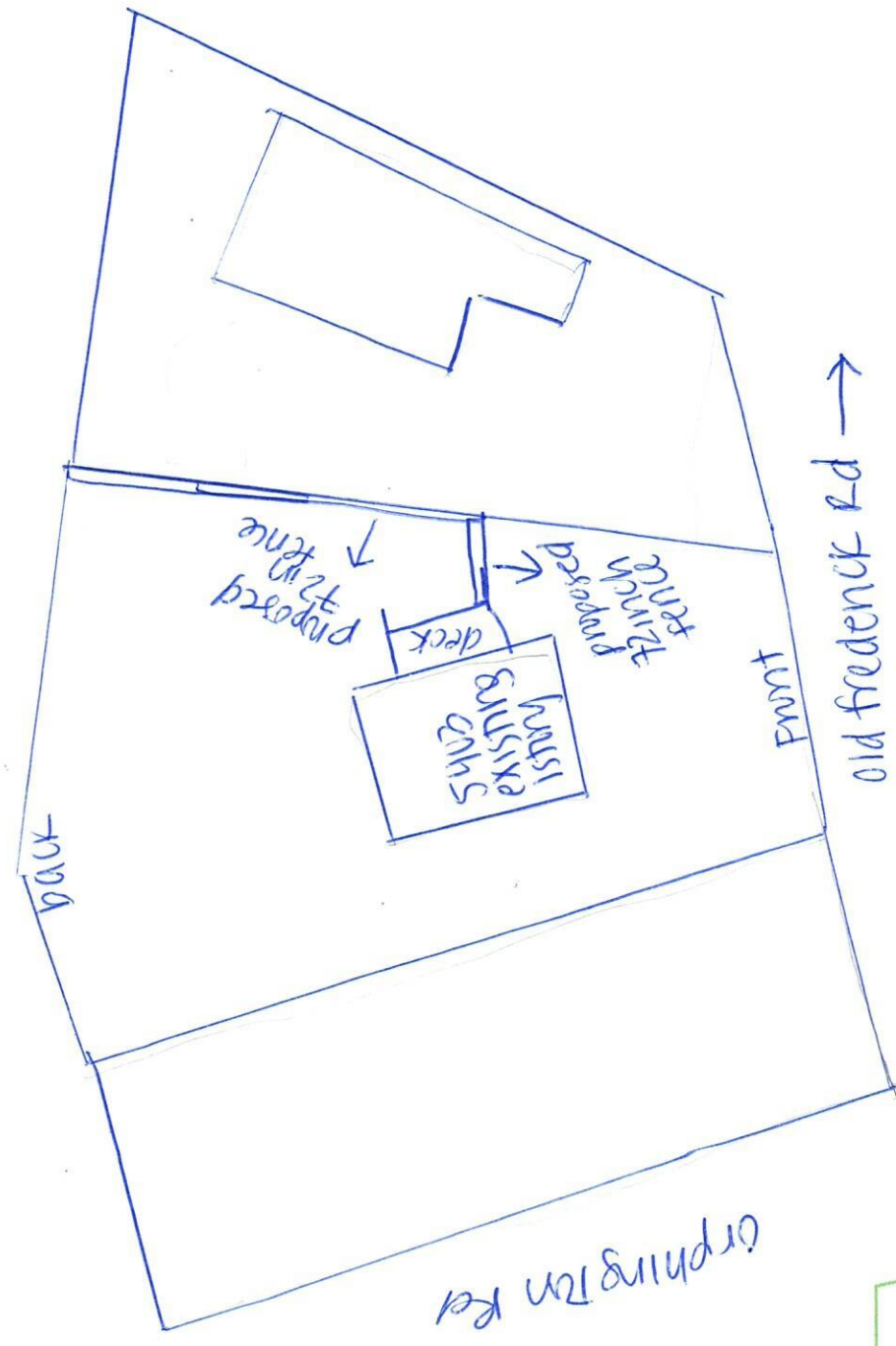
☒ to permit a Fence to be erected in the rear or side yard of a lot which adjoins the front yard of another lot on which a residence has been built with a Fence Height of 6 feet in lieu of the maximum allowed 42 inches (3.5 feet), when the fence is situated within ten feet of the adjoining front yard 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: 2/7/25

Property Address: 5403 OLD FREDERICK ROAD

Zoning Hearing Plan for Variance _____ for Special Hearing _____ Mark Type Requested with (X) _____
 Address 5403 Old Fredenck Rd, Baltimore Owners(s) Name(s) Cadyan Walcott Benjamin Stewart
 Subdivision Name Mendave Little Farms Lot # 183 Block # _____ Section # _____
 Plat Book # _____ Folio # 0103671941 Deed Reference # 45120100196



Plan Drawn By Cadyan Walcott (owner) Date 01/24/25 Scale: 1 inch = 47 Feet

Site Vicinity Map

MAP IS NOT TO SCALE

Zoning Map # _____
 Zoning _____
 Election District 1
 Council District _____
 Lot Area Acreage 0.28
 Lot Square Footage _____
 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: _____

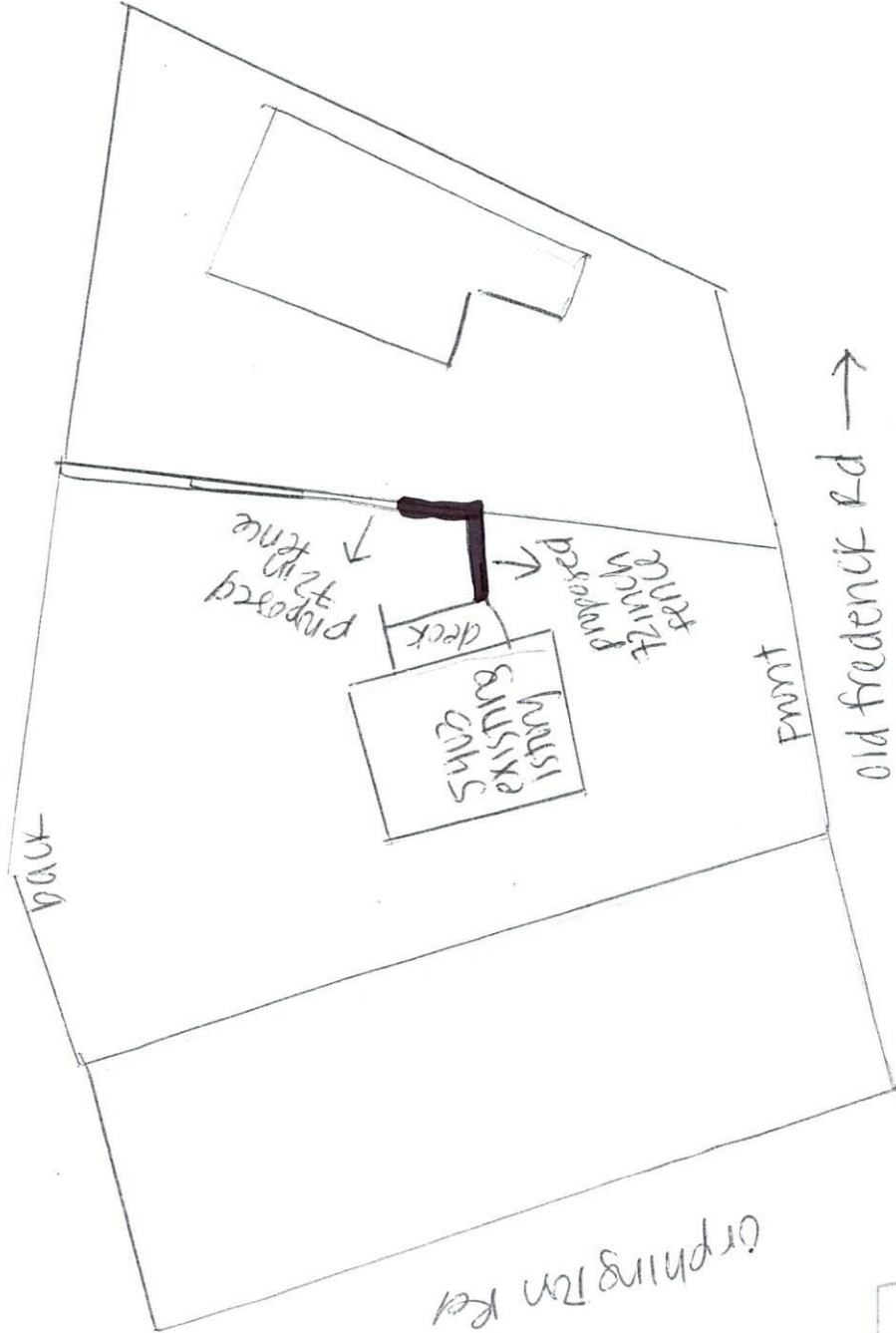
 Violation Case Number(s) _____

Zoning Hearing Plan for Variance _____ for Special Hearing _____ Mark Type Requested with (X)

Address 5403 Old Frederick Rd, Baltimore Owners(s) Name(s) Cadyah Walcott Benjamin Stewart

Subdivision Name Mendate Little Farm Lot # 100 Block # _____ Section # _____

Plat Book # _____ Folio # 0103671941 Deed Reference # 451201001940



Plan Drawn By Cadyah Walcott (owner)

Date 01/24/25

Scale: 1 inch = 47 Feet

Site Vicinity Map



MAP IS NOT TO SCALE

Zoning Map # _____

Zoning _____

Election District 1

Council District _____

Lot Area Acreage 0.20

Lot Square Footage _____

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

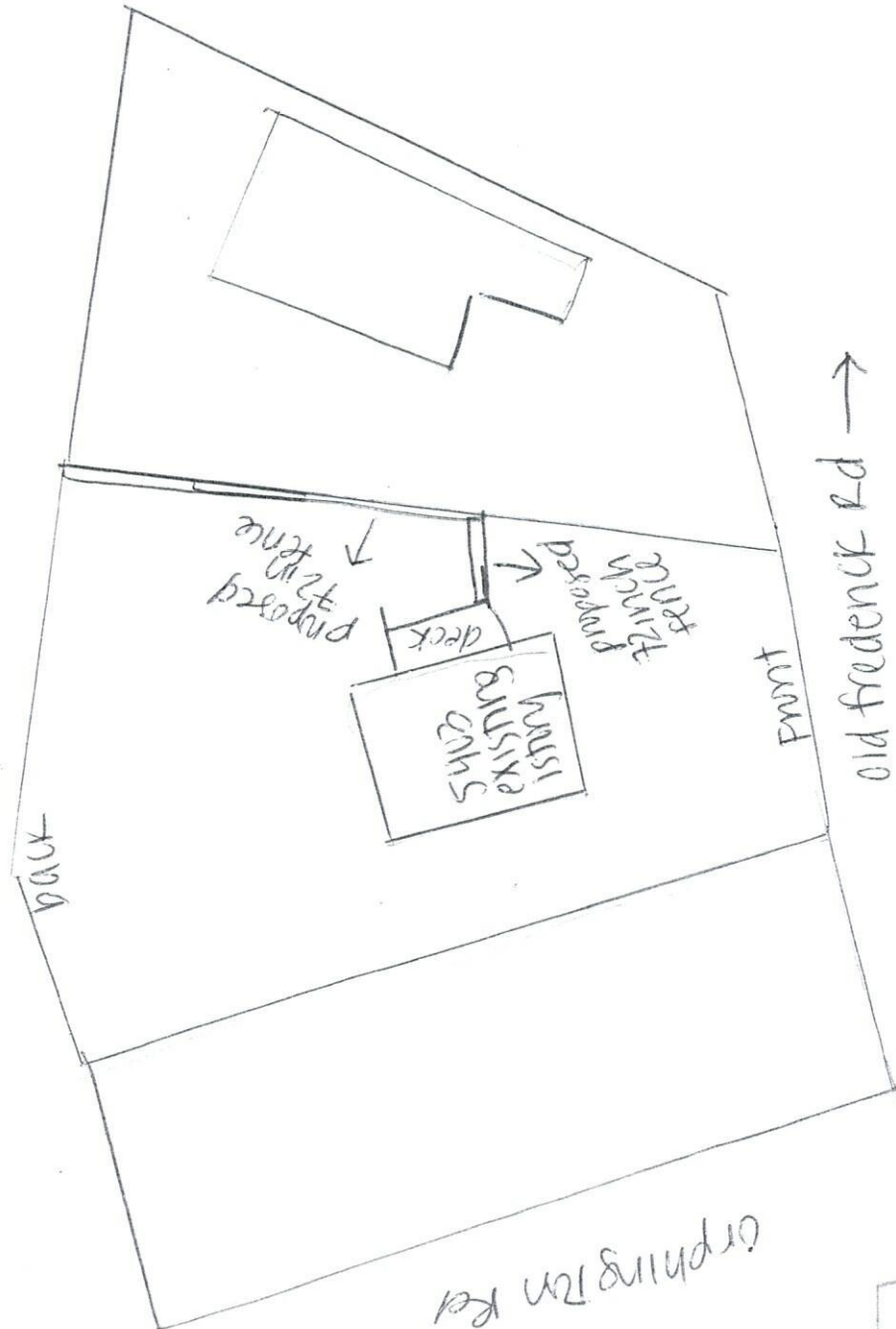
If (Yes) list Case Number(s)

and order result(s) below:

Violation Case Number(s)

Zoning Hearing Plan for Variance _____ for Special Hearing _____ Mark Type Requested with (X) _____
 Address 5403 Old Fredenck Rd, Baltimore Owners(s) Name(s) Cadyan Walcott Benjamin Stewart
 Subdivision Name Mendate Hill Farm Lot # 100 Block # _____ Section # _____
 Plat Book # _____ Folio # 0103671941 Deed Reference # 451201001940

Site Vicinity Map
 MAP IS NOT TO SCALE
 Zoning Map # _____
 Zoning _____
 Election District 1
 Council District _____
 Lot Area Acreage 0.20
 Lot Square Footage _____
 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) _____



Plan Drawn By Cadyan Walcott (owner) Date 01/24/25 Scale: 1 inch = 47 Feet

5403 Old Frederick Road

Write a description for your map.

Legend

5403 Old Frederick Rd

↑
AMERICAN'S
HOME

Google Earth

© 2025 Google

5.91 ft



Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
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Special Tax Recapture: None

Account Number: District - 01 Account Identifier - 0103671941

Owner Information

Owner Name:	STEWART BENJAMIN WALCOTT CADIJAH	Use:	RESIDENTIAL
Mailing Address:	5403 OLD FREDERICK RD BALTIMORE MD 21229-	Principal Residence:	YES
		Deed Reference:	/45120/ 00198

Location & Structure Information

Premises Address:	5403 OLD FREDERICK RD BALTIMORE 21229-	Legal Description:	LOT 183 5403 OLD FREDERICK RD MERIDALE LITTLE FARMS
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Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0095 0021 0219 1060100.04 0000 183 2025 Plat Ref: 0006/ 0076

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1963	808 SF	525 SF	12,112 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	YES	STANDARD UNITAS	BESTOS SHINGLE/3	2	full		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2025	07/01/2024	07/01/2025
Land:	83,200	117,500		
Improvements	159,000	140,600		
Total:	242,200	258,100	242,200	247,500
Preferential Land:	0	0		

Transfer Information

Seller: COFFIN CHE	Date: 07/16/2021	Price: \$270,000
Type: ARMS LENGTH IMPROVED	Deed1: /45120/ 00198	Deed2:
Seller: BUILTAMORE PROPERTIES LLC	Date: 08/26/2019	Price: \$224,000
Type: ARMS LENGTH IMPROVED	Deed1: /41800/ 00143	Deed2:
Seller: CRAMBLITT CARROLL	Date: 03/06/2018	Price: \$75,000
Type: NON-ARMS LENGTH OTHER	Deed1: /40091/ 00287	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 02/24/2022

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date: