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: 8117 Philadelphia Rd Rosedale MD 21237

Owner: Patrick Hill

Owner Address: 8117 Philadelphia Rd Rosedale MD 21237

Phone (Cell): 443-722-3533

Phone (Home): None

Email: Patrickhilltop@yahoo.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 6 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 _____ 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:

To provide privacy between my self and my neighbor that I am having serious issues with. (@ 8115 PHILADELPHIA)

Applicant's Signature: Patrick Hill Date: 1-9-2025

(County Use Only) Waiver Number UA-2025-0006-FW

Date Property Posted 3/7/25

Input/comments/protests received within 15 days? (Yes) / No COMMENTS WERE RECEIVED BUT NOT "FORMALLY PROTESTED"

Has Hearing been requested? Yes (No)

(If Yes, attach record of Hearing)

Final Disposition: APPLICANT WITHDREW HIS REQUEST AND WILL PURSUE SCREENING METHODS USING VEGETATION. ✱ NO PERMIT WAS ISSUED ✱

Building Official or Designee: _____ Date: 4/10/25

Revised 9/19/2024

25-0183 JJS

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 25-0006 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 6 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: 1-9-2025

Property Address: 8117 Philadelphia Rd Rosedale MD 21237

Certification of Posting

Fence Waiver Number: UA-2025-0006-FW

8117 Philadelphia Road (Close up of sign wording) (2 of 2)

Richard E. Hoffman (signed) 3/7/25

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting

Fence Waiver Number: UA-2025-0006-FW

8117 Philadelphia Road (1 of 2)

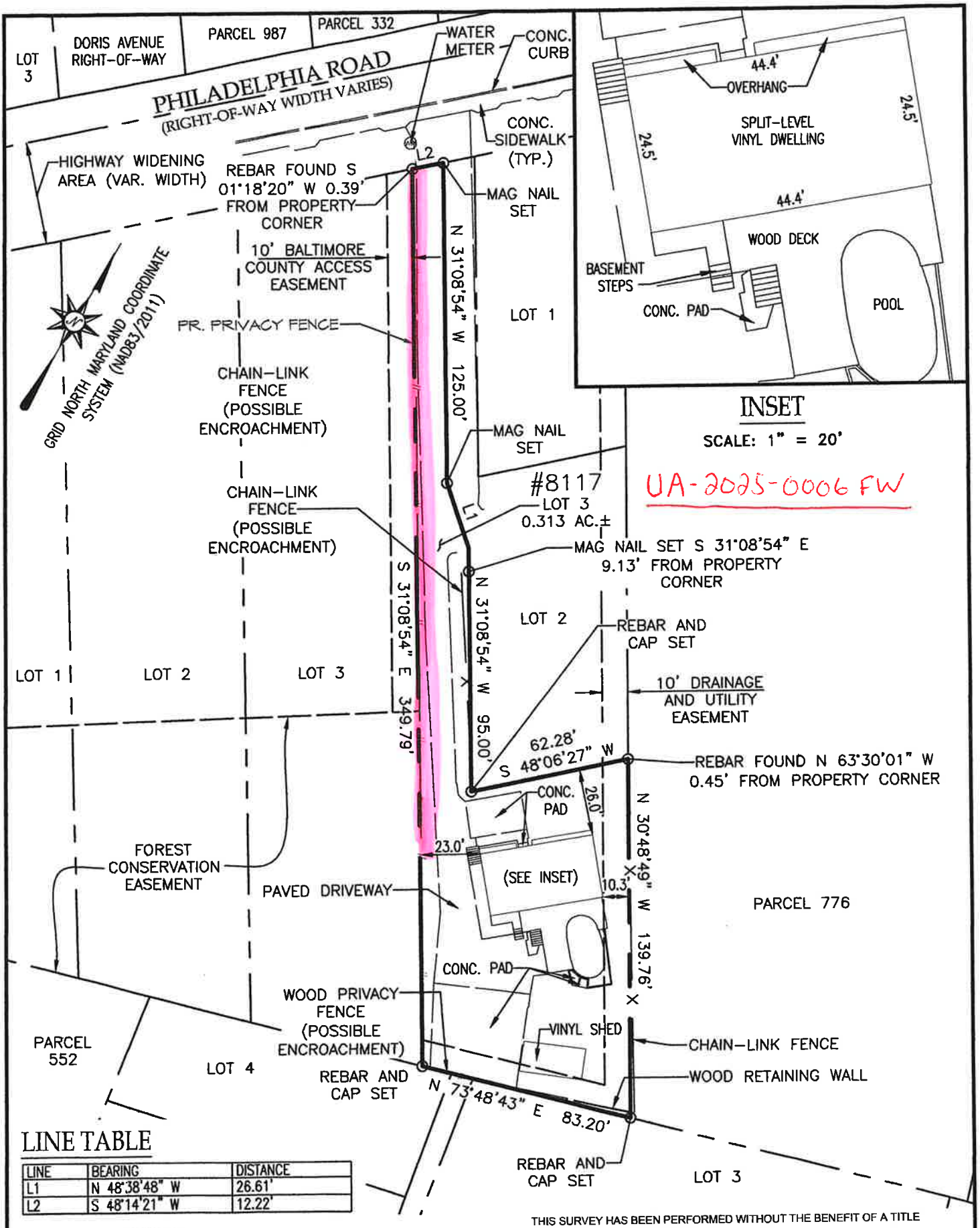
Richard E. Hoffman (signed) 3/7/25

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360



INSET

SCALE: 1" = 20'

UA-2025-0006 FW

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 48°38'48" W	26.61'
L2	S 48°14'21" W	12.22'

THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.

SURVEYOR'S NOTE: THIS BOUNDARY SURVEY WAS PERSONALLY PREPARED OR APPROVED BY ME AND THE SURVEYING WORK REFLECTED IS IN COMPLIANCE WITH WITH THE REQUIREMENTS SET FORTH BY THE STATE OF MARYLAND IN SECTION 09.13.06 OF THE CODE OF MARYLAND REGULATIONS.

GRAPHIC SCALE

Real Property Data Search ( )
Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Number: **District -** 15 **Account Identifier -** 1900004045

Owner Information

Owner Name:	HILL PATRICK HILL SANDY	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	8117 PHILADELPHIA RD ROSEDALE MD 21237-0000	**Deed Reference:**	/35717/ 00411

Location & Structure Information

Premises Address:	8117 PHILADELPHIA RD ROSEDALE 21237-2836	**Legal Description:**	.313 AC 8117 PHILADELPHIA RD WILLIAM T STEVENS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0089	0017	0972	15060055.04	0000			3	2024	Plat Ref:	0048/ 0087

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1988	1,130 SF	900 SF	13,634 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
Split Foyer	YES	SPLIT FOYER	SIDING/	3	2 full		

Value Information

	Base Value	Value As of 01/01/2024	Phase-in Assessments As of 07/01/2024	 As of 07/01/2025
Land:	63,600	68,300		
Improvements	144,900	228,400		
Total:	208,500	296,700	237,900	267,300
Preferential Land:	0	0		

Transfer Information

Seller: THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT	**Date:** 01/05/2015	**Price:** $106,500
Type: NON-ARMS LENGTH OTHER	**Deed1:** /35717/ 00411	**Deed2:**
Seller: JPMORGAN CHASE BANK NATIONAL ASSOCIATION	**Date:** 10/17/2014	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /35477/ 00124	**Deed2:**
Seller: LAMBOY ELIUD	**Date:** 04/09/2014	**Price:** $105,490
Type: NON-ARMS LENGTH OTHER	**Deed1:** /34844/ 00222	**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

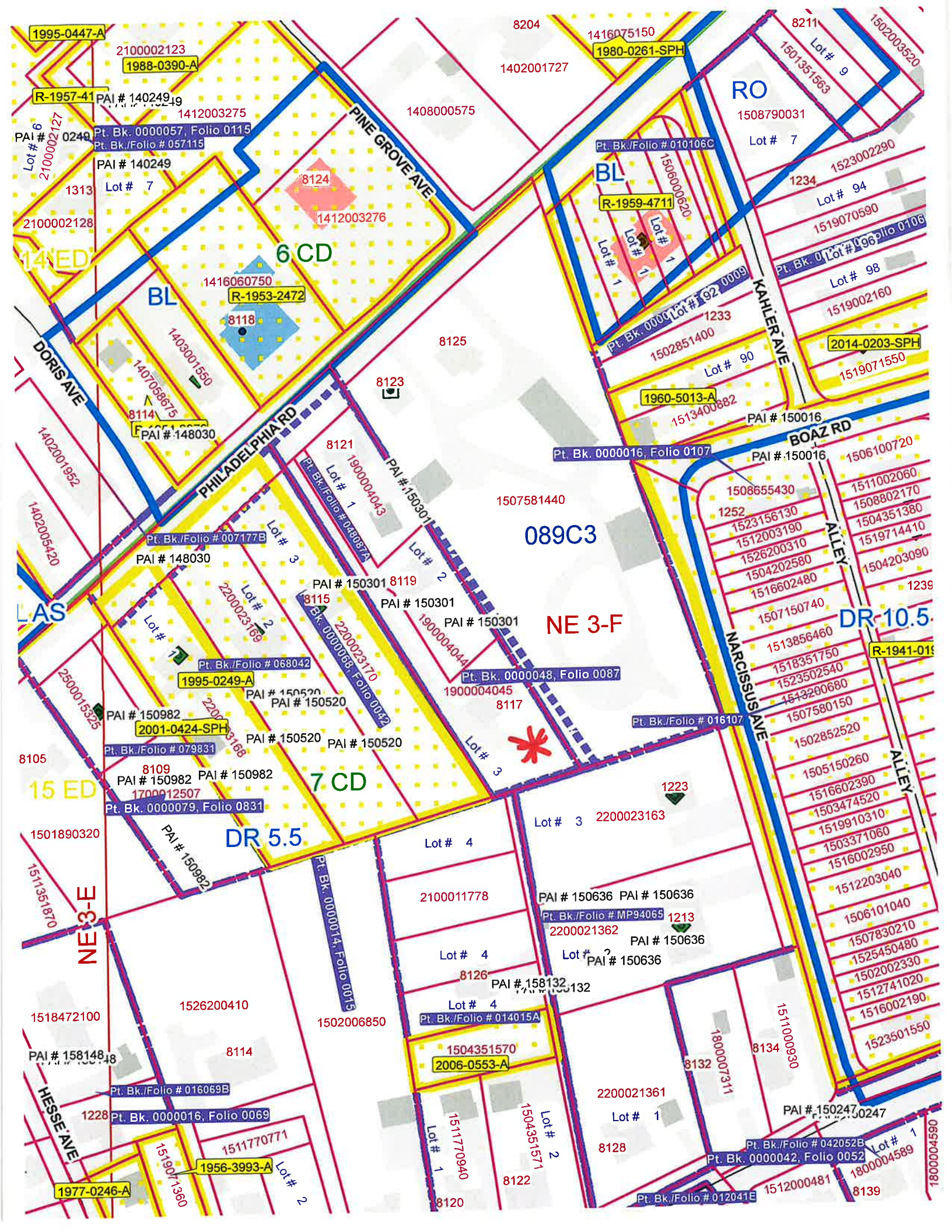
Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 06/12/2017

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**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2100002123
1988-0390-A
R-1957-41
PAI # 140249
1412003275
Pt. Bk. 0000057, Folio 0115
Pt. Bk./Folio # 057115
PAI # 140249
Lot # 6
2100002127
PAI # 0249
1313
Lot # 7
2100002128
PINE GROVE AVE
8124
1412003276
6 CD
14 ED
BL
1416060750
R-1953-2472
8118
1403001550
1407058675
8114
PAI # 148030
DORIS AVE
1402001952
1402005420
PHILADELPHIA RD
8204
1402001727
1408000575
8125
8123
8121
1900004043
Pt. Bk./Folio # 048087A
Lot # 1
PAI # 150301
Lot # 2
1507581440
089C3
Pt. Bk./Folio # 007177B
PAI # 148030
Lot # 3
PAI # 150301 8119
8115
PAI # 150301
PAI # 150301
NE 3-F
2200023169
Lot # 2
Lot # 1
2200023170
Pt. Bk. 0000068, Folio 0042
Pt. Bk./Folio # 068042
1995-0249-A
1900004044
Pt. Bk. 0000048, Folio 0087
1900004045
8117
2500015325
PAI # 150982
2001-0424-SPH
PAI # 150520
PAI # 150520
PAI # 150520
Pt. Bk./Folio # 079831
8105
8109
PAI # 150982
PAI # 150982
1700912507
15 ED
7 CD
Pt. Bk. 0000079, Folio 0831
1501890320
DR 5.5
PAI # 150982
Lot # 3
1511351870
NE 3-E
Pt. Bk. 0000014, Folio 0015
Lot # 4
2100011778
PAI # 150636
PAI # 150636
Pt. Bk./Folio # MP94065
2200021362
1213
PAI # 150636
Lot # 4
Lot # 2
PAI # 150636
8126
PAI # 158132
Lot # 4
Pt. Bk./Folio # 014015A
1526200410
1502006850
1518472100
1504351570
2006-0553-A
PAI # 158148
8114
Pt. Bk./Folio # 016069B
HESSE AVE
1228
Pt. Bk. 0000016, Folio 0069
1511770771
1956-3993-A
1977-0246-A
Lot # 2
1511770940
Lot # 1
1504351571
Lot # 2
8122
8120
2200021361
Lot # 1
8128
PAI # 150247
Pt. Bk./Folio # 042052B
Pt. Bk. 0000042, Folio 0052
Lot # 1
1800004589
1512000481
Pt. Bk./Folio # 012041E
8139
1800004590
1223
Lot # 3
2200023163
1213
8132
1800007311
8134
1511000930
1502003520
8211
Lot # 9
1501351563
RO
1508790031
Lot # 7
1523002290
1234
Lot # 94
1519070590
Lot # 96
Pt. Bk. 0
Lot # 98
1519002160
1506000620
Pt. Bk./Folio # 010106C
BL
R-1959-4711
Lot # 1
Lot # 1
Lot # 1
Pt. Bk. 0000
Lot # 92
0009
1233
1502851400
Lot # 90
KAHLER AVE
2014-0203-SPH
1519071550
1960-5013-A
1513400882
PAI # 150016
BOAZ RD
Pt. Bk. 0000016, Folio 0107
PAI # 150016
1506100720
1508655430
1511002060
1252
1508802170
1523156130
1504351380
1512003190
1519714410
1526200310
1504203090
1504202580
1239
1516602480
1507150740
DR 10.5
ALLEY
1513856460
R-1941-019
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1523502540
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NARCISSUS AVE
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1502852520
Pt. Bk./Folio # 016107
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ALLEY
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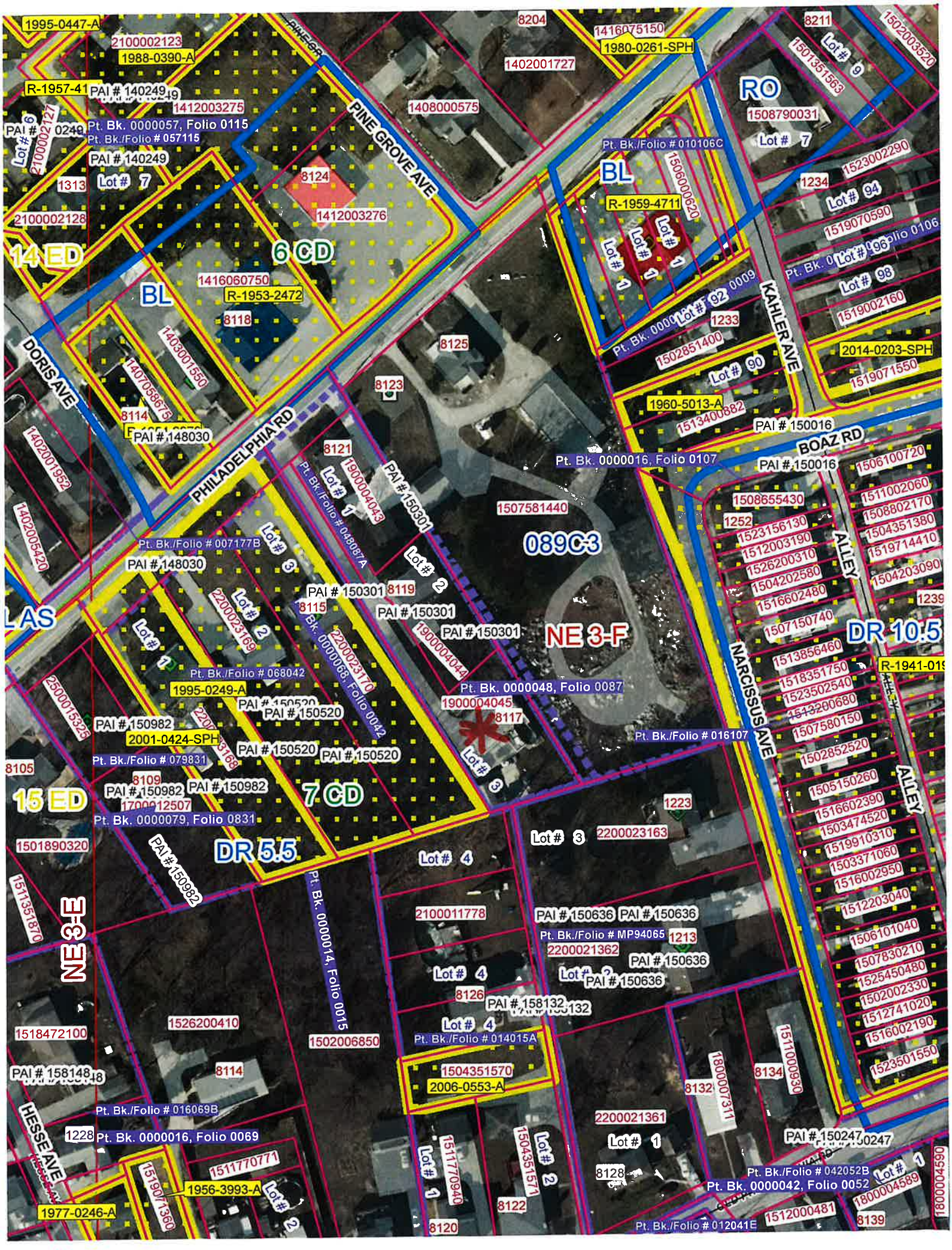
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PAI # 140249
Lot # 7
1313
2100002128
14 ED
6 CD
1416060750
R-1953-2472
BL
8118
1403001550
1407058675
8114
PAI # 148030
1402001952
1402005420
DORIS AVE
PHILADELPHIA RD
PINE GROVE AVE
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R-1959-4711
1506000620
Lot # 1
Lot # 1
Lot # 1
1523002290
1234
Lot # 94
1519070590
Pt. Bk. 0 Lot # 96 Folio 0106
Lot # 98
1519002160
KAHLER AVE
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1233
1502851400
Lot # 90
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2014-0203-SPH
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PAI # 150520
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Lot # 3
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PAI # 150982
PAI # 150982
1700012507
7 CD
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1501890320
DR 5.5
PAI # 150982
Lot # 4
Pt. Bk. 0000014, Folio 0015
1511351870
NE 3-E
2100011778
PAI # 150636
PAI # 150636
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1516002190
1523501550
ALLEY
NARCISSUS AVE
DR 10.5
R-1941-019
1506100720
1511002060
1508802170
1504351380
1519714410
1504203090
1239

RECEIVED COMMENTS + WITHDRAWAL OF REQUEST

Jason Seidelman

From: Patrick Hill <patrickhilltop@yahoo.com>
Sent: Wednesday, April 9, 2025 3:24 PM
To: Jason Seidelman
Subject: Re: Fence Waiver agreement

CAUTION: This message from patrickhilltop@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments. Do not click on any link and fill any request asking for your username and password at any time. BCG OIT will never ask for your username and password over email. Use the "Phish Alert Report" button to report.

sounds good thanks a lot
Sent from my iPhone

On Apr 9, 2025, at 2:00 PM, Jason Seidelman <jseidelman@baltimorecountymd.gov> wrote:

Okay, great! I'll just go ahead and cancel-out the waiver application and we'll consider this matter done.

Take care. Let me know if you need anything.

Jason

Jason Seidelman
Zoning Review
Baltimore County, MD
410-887-3391

Baltimore County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204
Zoning Office, Room 124

From: Patrick Hill <patrickhilltop@yahoo.com>
Sent: Tuesday, April 8, 2025 8:30 PM
To: Jason Seidelman <jseidelman@baltimorecountymd.gov>
Subject: Re: Fence Waiver agreement

CAUTION: This message from patrickhilltop@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments. Do not click on any link and fill any request askir for your username and password at any time. BCG OIT will never ask for your username and password over email. Use the "Phish Alert Report" button to report.

Thanks for following up. I forgot I had his number in my phone. I sent him a text message. We're gonna go with the privacy trees down to Philadelphia Road. If you need any additional info, don't hesitate to reach out to me thanks.
Sent from my iPhone

On Apr 8, 2025, at 10:17 AM, Jason Seidelman <jseidelman@baltimorecountymd.gov> wrote:

Good morning gentlemen,

That last I heard was from Mr. Winter; you stated that the 2 of you have come to some sort of agreement? Please let me know ASAP what you've discussed. I'd like to get this resolved and if we can do it with both of you being content, that would be fantastic!

Thank you.

Jason Seidelman
Zoning Review
Baltimore County, MD
410-887-3391

CONNECT WITH BALTIMORE COUNTY

www.baltimorecountymd.gov

Jason Seidelman

From: vwinter611@comcast.net
Sent: Wednesday, March 12, 2025 12:13 PM
To: Jason Seidelman
Subject: Re: Fence Waiver 8117 Philadelphia Rd Notice

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This message from vwinter611@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments. Do not click on any link and fill any request asking for your username and password at any time. BCG OIT will never ask for your username and password over email. Use the "Phish Alert Report" button to report.

Thank you so much, Jason for providing the proposed site plan for the Waiver. I am concerned a privacy fence this high would be a visibility issue with safely leaving my driveway. Also, daily mail delivery and other deliveries may be impacted as these vehicles usually need to be able to turn around in the driveway area between my property and 8117 property. If they cannot make a three-point turn, I am not sure what the appropriate measure would be for these vehicles attempting to back out on a highly traffic road. I would also be concerned about emergency vehicles having appropriate access and egress my property.

Secondly, there is walk through traffic that has in the past resulted in thievery from my vehicles that may create further temptation to invade my house by having a 6-foot-high fence blocking the view to my property. This is where I feel my security of my property is being compromised especially with my daughter and 8-month-old granddaughter.

Thirdly, while I believe the fence will not only obstruct the view for my neighbor next door who helps with keeping an eye on my property it also makes it difficult to visit since I am not seeing any gates for pass through. I would also have to assume a wall this high would be secure enough to not blow into my driveway from the force of high winds.

I trust these concerns will be taken in consideration for this Waiver notice.

From: Jason Seidelman <jseidelman@baltimorecountymd.gov>
Sent: Wednesday, March 12, 2025 7:51 AM
To: vwinter611@comcast.net <vwinter611@comcast.net>
Subject: RE: Fence Waiver 8117 Philadelphia Rd Notice

Good morning,

I've attached the submitted site plan. The property line highlighted in red shows the section for which the waiver request is necessary.

Jason

Jason Seidelman

Zoning Review
Baltimore County, MD
410-887-3391

Baltimore County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204
Zoning Office, Room 124

From: vwinter611@comcast.net <vwinter611@comcast.net>
Sent: Tuesday, March 11, 2025 12:57 PM
To: Jason Seidelman <jseidelman@baltimorecountymd.gov>
Subject: Fence Waiver 8117 Philadelphia Rd Notice

CAUTION: This message from vwinter611@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments. Do not click on any link and fill any request asking for your username and password at any time. BCG OIT will never ask for your username and password over email. Use the "Phish Alert Report" button to report.

Hello Jason:

I am inquiring if there have been any plans submitted detailing the type of fence and the exact location of this 6 foot high fence. I do have some possible concerns regarding safety, security and obstructed view. I thank you for your time and assistance with this inquiry.

Connect with Baltimore County

www.baltimorecountymd.gov

Jason Seidelman

From: vwinter611@comcast.net
Sent: Tuesday, March 18, 2025 10:38 AM
To: Jason Seidelman
Cc: Jeffrey N Perlow; Kristen L Lewis
Subject: Re: Fence Waiver 8117 Philadelphia Rd Notice

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This message from vwinter611@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments. Do not click on any link and fill any request asking for your username and password at any time. BCG OIT will never ask for your username and password over email. Use the "Phish Alert Report" button to report.

Hello Jason:

I have forwarded these concerns to my homeowners insurance provider to determine if any potential damages from delivery services, contractors, road traffic and visitors while turning around in my driveway would be a liability for accidental damages to this privacy fence. I would suggest this be an added concern with this waiver consideration.

From: Jason Seidelman <jseidelman@baltimorecountymd.gov>
Sent: Thursday, March 13, 2025 11:55 AM
To: vwinter611@comcast.net <vwinter611@comcast.net>
Cc: Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: RE: Fence Waiver 8117 Philadelphia Rd Notice

Good morning,

Thank you for your comments. They will be presented to our Director prior to a decision being made.

You also have the option to "formally protest" this Use Permit Request. In order to formally protest a Use Permit Application, the attached form must be filled out and be returned to our office before 4:30 pm on Monday, March 24th. There is also a fee for the protest of $100 which is due at the time of filing. Our address is below. This option will "trigger" a public hearing in front of the Administrative Law Judge where you will then have an opportunity to speak to the Judge and present your concerns.

PLEASE NOTE
I am taking a personal vacation and will be out of the office starting this Friday evening (3/14) and I will not be returning until Tuesday, March 25, which is AFTER the closing date. If you respond to this email, please hit "reply all" so that other people in my office are made aware of the situation.

Jason

Jason Seidelman
Zoning Review

Baltimore County, MD
410-887-3391

Baltimore County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204
Zoning Office, Room 124

From: vwinter611@comcast.net <vwinter611@comcast.net>
Sent: Wednesday, March 12, 2025 12:13 PM
To: Jason Seidelman <jseidelman@baltimorecountymd.gov>
Subject: Re: Fence Waiver 8117 Philadelphia Rd Notice

CAUTION: This message from vwinter611@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments. Do not click on any link and fill any request asking for your username and password at any time. BCG OIT will never ask for your username and password over email. Use the "Phish Alert Report" button to report.

Thank you so much, Jason for providing the proposed site plan for the Waiver. I am concerned a privacy fence this high would be a visibility issue with safely leaving my driveway. Also, daily mail delivery and other deliveries may be impacted as these vehicles usually need to be able to turn around in the driveway area between my property and 8117 property. If they cannot make a three-point turn, I am not sure what the appropriate measure would be for these vehicles attempting to back out on a highly traffic road. I would also be concerned about emergency vehicles having appropriate access and egress my property.

Secondly, there is walk through traffic that has in the past resulted in thievery from my vehicles that may create further temptation to invade my house by having a 6-foot-high fence blocking the view to my property. This is where I feel my security of my property is being compromised especially with my daughter and 8-month-old granddaughter.

Thirdly, while I believe the fence will not only obstruct the view for my neighbor next door who helps with keeping an eye on my property it also makes it difficult to visit since I am not seeing any gates for pass through. I would also have to assume a wall this high would be secure enough to not blow into my driveway from the force of high winds.

I trust these concerns will be taken in consideration for this Waiver notice.

From: Jason Seidelman <jseidelman@baltimorecountymd.gov>
Sent: Wednesday, March 12, 2025 7:51 AM
To: vwinter611@comcast.net <vwinter611@comcast.net>
Subject: RE: Fence Waiver 8117 Philadelphia Rd Notice

Good morning,

I've attached the submitted site plan. The property line highlighted in red shows the section for which the waiver request is necessary.

Jason

Jason Seidelman
Zoning Review
Baltimore County, MD
410-887-3391

Baltimore County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204
Zoning Office, Room 124

From: vwinter611@comcast.net <vwinter611@comcast.net>
Sent: Tuesday, March 11, 2025 12:57 PM
To: Jason Seidelman <jseidelman@baltimorecountymd.gov>
Subject: Fence Waiver 8117 Philadelphia Rd Notice

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Hello Jason:

I am inquiring if there have been any plans submitted detailing the type of fence and the exact location of this 6 foot high fence. I do have some possible concerns regarding safety, security and obstructed view. I thank you for your time and assistance with this inquiry.

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