

25-0151

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: 3513 Old Court Rd, Baltimore, MD 21208

Owner: Sholom Dov Ber Dalfin

Owner Address: 3513 Old Court Rd

Phone (Cell): 786-457-6009

Baltimore MD 21208

Phone (Home): _____

Email: sholomdalfin@gmail.com

Corner Lot: Yes ☒ OR ☐ No Fence is located in: Front Yard ☐ OR Side Yard ☐ OR Rear Yard ☐ - All 4 sides

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:

I have young children who play outside with their friends, and a taller fence is essential to ensure their safety by preventing them from accidentally entering the roadway. Given the lack of sidewalks, children are at a higher risk of exposure to fast-moving traffic.

Old Court Road is an extremely busy street with no sidewalks, making it dangerous for children and pedestrians. Vehicles travel at high speeds, creating a serious risk for anyone near the roadway. A 6-foot fence will serve as a critical barrier to protect my family from these hazards.

There is already a 6-foot fence installed around the corner at 7807 Seven Mile Ln, Pikesville, MD 21208, indicating that such a fence aligns with the safety needs and character of the neighborhood. Approving my request will maintain consistency while addressing a clear safety necessity.

Applicant's Signature: S. Dalfin Date: 2/3/2025

(County Use Only) Waiver Number UA-20 25-0007 FW

Date Property Posted 02/14/25

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

Has Hearing been requested?

☒ Yes / ☐ No

(If Yes, attach record of Hearing)

Final Disposition:

224-09232

Building Official or Designee:

C. P. R.

Date:

03/10/25



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353

WWW.BALTIMORECOUNTYMD.GO
V

Cashier: John Krach III
10-Mar-2025 12:45:14P

Transaction **102783**

1 Misc Use Permit/ Administrative Approvals	\$100.00
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Total	\$100.00
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CREDIT CARD SALE VISA 7391	\$100.00
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Retain this copy for statement
validation

Station: Permit Processing - Mini

10-Mar-2025 12:45:20P

\$100.00 | Method: CONTACTLESS
VISA CREDIT

XXXXXXXXXXXX7391

Reference ID: 506900577806

Auth ID: 05620C

MID: *****2995

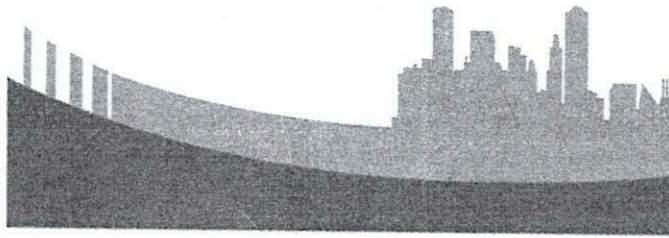
AID: A0000000031010

AthNtwkNm: VISA

***** REPRINT *****

Clover ID: 9WB7WKVM4AP8E
Payment XYF1DP5EJRRX8

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<https://clover.com/privacy>



CERTIFICATE OF POSTING

February 14, 2025

_____ amended for second inspection

Re:

Fence Permit No. R24-09232

Legal Owner: Sholom Dov Ber Dalfin

Closing date: March 2, 2025

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Jeff Perlow

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **3513 Old Court Road**.

The signs were initially posted on **February 14, 2025**.

The subject property was also inspected on _____.

Sincerely,

A handwritten signature in dark ink, appearing to read "Bruce E. Doak". The signature is stylized with a large, looped "B" and "D".

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

Baltimore County Department of Permits,
Approvals and Inspections

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

WAIVER NOTICE

Fence is located in the Front 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

**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)**

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: February 14, 2025

Address: 3513 OLD COURT ROAD BALTIMORE, MD 21208

**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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Posting Date: February 14, 2025
Address: 3513 OLD COURF ROAD BALTIMORE, MD 21208

Request for Administrative Waiver for 6-Foot Front Yard Fence

Sholom Dalfin

3513 Old Court Rd Pikesville, MD 21208

sholomdalfin@gmail.com

786-457-6009

2/3/2025

Subject: Request for Administrative Waiver for 6-Foot Front Yard Fence

Dear Zoning Review Office,

I am submitting this letter in support of my application for an administrative waiver to allow the construction of a 6-foot fence in the front yard of my residence at 3513 Old Court Rd, Pikesville, MD 21208.

My request is based primarily on safety concerns, as I have young children, and my property is located on a high-traffic road with no sidewalks.

Justification for the Fence Waiver

1. **Child Safety & Traffic Hazards:** My home is situated on Old Court Rd, a busy street with no sidewalks, making it hazardous for pedestrians, particularly small children. A 6-foot fence will provide a necessary barrier to prevent my children from accidentally entering the roadway and protect them from speeding vehicles.
2. **High-Traffic Location:** Old Court Rd experiences constant vehicle traffic at high speeds, creating significant safety risks. The absence of sidewalks further increases the danger, as pedestrians and residents must rely on private property for safety. A taller fence will help mitigate these risks and ensure a secure environment for my family.
3. **Neighborhood Precedent & Consistency:** A similar 6-foot fence already exists nearby at 7807 Seven Mile Ln, Pikesville, MD 21208. Allowing my fence would maintain consistency in zoning approvals within the area and align with existing property aesthetics and safety standards.

Commitment to Compliance

I understand the importance of zoning regulations and will ensure that the fence placement adheres

to all required setbacks and visibility guidelines. The fence will be constructed within my property lines and will not obstruct views or create hazards for pedestrians or drivers.

Given the clear safety concerns and the existing precedent in the neighborhood, I respectfully request approval of my 6-foot fence waiver to ensure the safety and security of my home and family.

Thank you for your time and consideration. Please feel free to contact me at 786-457-6009 or sholomdalfin@gmail.com if you need any further information.

Sincerely,

Sholom Dalfin

Robert Kaye

3511 Old Court Rd

Pikesville, MD 21208

(410) 303-4096

Subject: Support Letter for Fence Installation at 3513 Old Court Rd

Dear Zoning Office,

I am writing to express my full support for my neighbor, Sholom Dalfin, who resides at 3513 Old Court Rd, Pikesville, MD 21208, regarding his request to install a 6-foot fence around his property, including the front yard.

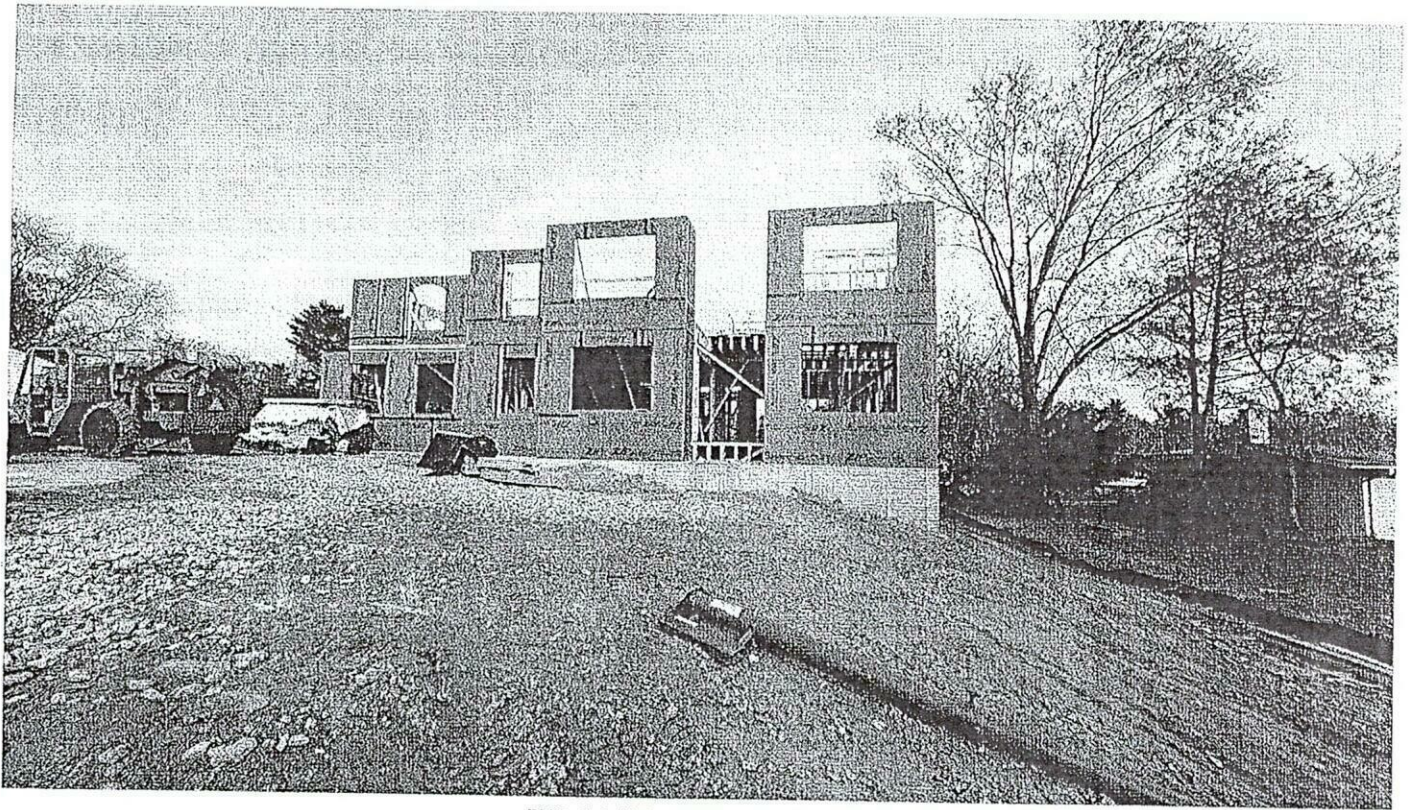
As a direct neighbor at 3511 Old Court Rd, I believe this fence is necessary for safety and security reasons. A taller fence will provide increased privacy, help protect the property, and contribute to the overall well-being of the residents. Given the location and surrounding area, I do not see any negative impact from the proposed fence, and I support the installation without reservation.

I kindly ask that you consider this request favorably. Should you require any further information, please feel free to contact me at (410) 303-4096.

Thank you for your time and consideration.

Sincerely,

Robert Kaye



FRONT OF HOUSE



