

EMails applicator

25-0542 TC

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

Instructions: Fill out, sign & date the information below (above the dotted line) and prepare a Site Plan (see requirements on the next two pages). Send this completed application and the completed site plan to the Baltimore County Zoning Review Office, County Office Building, 111 W. Chesapeake Avenue, Room 124, 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: 3620 NORTH POINT BLVD

Tax Account Number: 15-11890630

Applicant/Owner: BRINN SCOTT KUEMMER

Applicant/Owner Address: 3620 NORTH POINT BLVD Phone (Cell): 443-827-3257

DUNDALK MD, 21222 Phone (Home): _____

Email: BVETTEKID@GMAIL.COM

BVETTEKID@GMAIL.COM

Sign Posting Working

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 6.0 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: SECURITY FOR MY RESIDENCE AS MY HOUSE IS LOCATED

ON A VERY BUSY MAIN ROUTE 151 NORTH POINT BLVD AND

HOMELESS PEOPLE ARE LIVING IN WOODS UP FROM MY HOUSE

Applicant's Signature: Brinn Scott Kueumer Date: MAY 16, 2025

To the Fence Waiver Applicant: This Portion of the Form is for Use by Baltimore County Only!

Waiver Number UA-2025-0012-FW (County Use Only)

Date Property Posted: 6/8/25 Closing Date: 6/23/25 (15 days after posting date)

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

Has Hearing been requested? Yes / No (If Yes, attach record of Hearing)

Final Disposition: APPROVED

Code Official or Designee: C. P. [Signature] TC Date: 7/9/25

Brian Scott Kuemmer Owners Request for fence waiver located address is 3620 north point blvd
dundalk md.21222 Tax Number 15-11890630

Adjacent property owners name at 8100 Dukie ave is Brian Scott Kuemmer Tax Number 15-18471930

Fence to be erected is a 6.0 feet tall Wrought Iron fence if the Front Yard And Down The Side facing
Dukie Ave at (Zero) Setbacks in front yard and down side of yard facing Dukie Ave.

CERTIFICATE OF POSTING

Fence Waiver

RE: Case No.: _____

Petitioner/Developer: _____

Brian Scott Kuemmer

June 23, 2025

Date of Hearing/Closing: _____

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

Attn: Jeff Perlow:

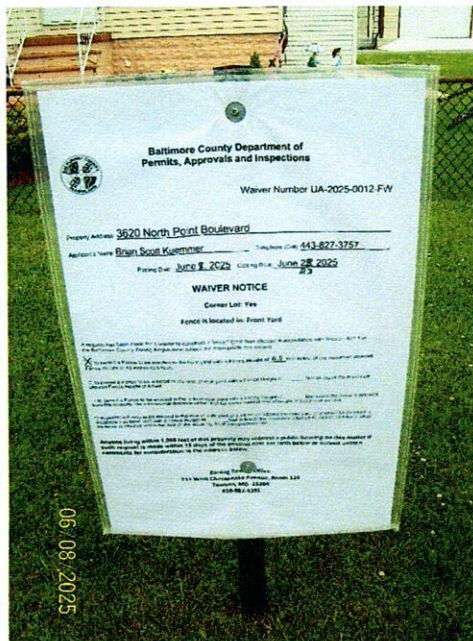
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

3620 North Point Boulevard

June 8, 2025

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 **June 8, 2025**

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



NORTH POINT BOULEVARD-LOOKING SOUTHEAST



NORTH POINT BOULEVARD-LOOKING NORTHWEST



DUKIE AVENUE-LOOKING SOUTHWEST



DUKIE AVENUE-LOOKING NORTHEAST



INTERSECTION OF NORTH POINT BOULEVARD AND DUKIE AVENUE

Zoning Petition Property Description

Part 'A'

Zoning property description for 3620 North Point Boulevard, Dundalk, MD 21222. Beginning at a point on the north side of North Point Boulevard which is 150 feet wide at the distance of 72 feet of the centerline of the nearest improved intersecting street, Dukie Avenue, which is 30 feet wide.

Part 'B'

Beginning at a point formed by the intersection of the Northwest side of Dukie Avenue, 30 feet wide, and the Northeast side of North Point Boulevard, 150' wide, and running from this point of beginning North 37 degrees, 25', 0" East for 116 feet; then running North 52 degrees, 35' 0" West for 112 feet; then running South 36 degrees, 8' West for 116 feet, then running South 49 degrees, 1', 0" East for 111.81 feet to the place of beginning to be more commonly known as 3620 North Point Boulevard.



VICINITY MAP
SCALE: 1" = 200'

SITE SUMMARY:

PROJECT NAME: KUEMMER PROPERTY
 PROPERTY OWNER: BRIAN KUEMMER
 3620 NORTH POINT BLVD.
 DUNDALK, MD 21222
 (TEL) 443-827-3757
 PROJECT ADDRESS: 3620 NORTH POINT BLVD.
 DUNDALK, MD 21222
 PROPERTY ACCOUNT NUMBER: 1511890630
 ELECTION DISTRICT: 15
 COUNCILMANIC DISTRICT: 7
 TAX MAP: 0104
 GRID: 0002
 PARCEL: 0144
 NEIGHBORHOOD: 31503.04
 PROPERTY SUBDIVISION: 0000
 LOT: NA
 DEED: 14562/00729
 ACREAGE OF TRACT: 12,540 S.F. = 0.2878 ACRES (FROM SDAT DATA)
 HISTORIC: NO
 CHESAPEAKE BAY CRITICAL AREA: THE PROPERTY IS NOT LOCATED IN A FEMA FLOOD ZONE PER FEMA MAP 2400100440H.
 WATER: PUBLIC
 SEWER: PUBLIC
 GAS: PUBLIC
 EXISTING USE: RESIDENTIAL
 PROPOSED USE: INSTALLATION OF 223 L.F. OF 72" HEIGHT FENCING AND GATES
 ZONING: RO (RESIDENTIAL OFFICE)
 REQUEST FOR VARIANCE TO ALLOW 72" FENCING AND GATES IN THE FRONT YARD RATHER THAN THE ALLOWED 42" HEIGHT FENCING AND GATES IN THE FRONT YARD.
 PREVIOUS ZONING CASE R-1969-0127-X GRANTED TO CHANGE ZONING FROM "ML" TO "BR" (NOW REFERRED TO AS "RO" ZONING)

The
Kuemmer Residence

3620 North Point Boulevard
Dundalk, MD 21222

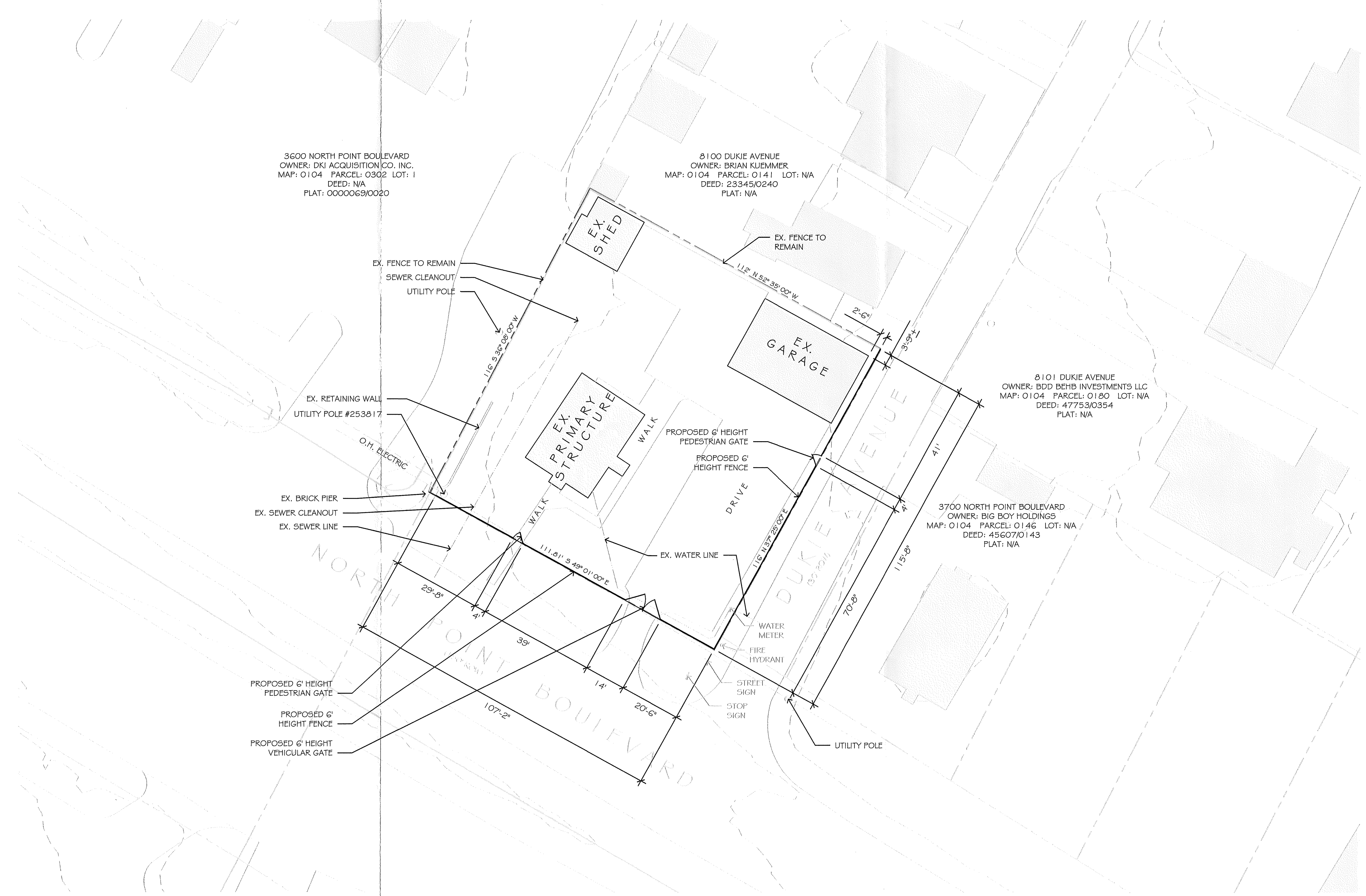
BRADLEY DEVELOPMENT & DESIGN INC. DOES NOT WARRANT THE ACCURACY OF ANY DIMENSIONS PRESENTED IN THESE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS WHERE APPLICABLE. SHOULD THERE BE ANY DISCREPANCIES WITH THE CONTRACTOR'S OWNERSHIP RECORDS, THE CONTRACTOR SHALL BE NOTIFIED IMMEDIATELY FOR RESPONSE. IF THE CONTRACTOR ELECTS TO MAKE ANY CHANGES ON THEIR OWN WITHOUT NOTIFYING BRADLEY DEVELOPMENT & DESIGN INC., THEY ASSUME RESPONSIBILITY FOR SUCH ACTION AND ANY REPERCUSSIONS FROM SUCH ACTION.

© C O P Y R I G H T

Rev.	Date

Date: May 14th, 2025
 Scale: 1" = 20'-0"
 Project: 2520.02
 Title: SITE PLAN

Sheet:
L1.01



SITE PLAN
SCALE: 1" = 20'-0"