

25-077 CyF

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: 2446 Forest Green Road, Baltimore, MD 21209

Owner: Berkowitz Gilad, Berkowitz Dan et Al

Owner Address: 2446 Forest Green Road, Baltimore, MD 21209

Phone (Cell): 443-831-7523

Phone (Home): _____

Email: grberkowitz5@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 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 6 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:

The property owner is an attorney working with high profile clients and politically sensitive matters.

The property owner has safety concerns for himself and his family and would like to enclose his yard with a 6' fence.

The fence will connect to an existing fence along the eastern property line, wrap around the front yard of the property along Forest Green Road, return along the edge of the driveway, and connect to the side of the house with a gate

Applicant's Signature: _____

Date: 7/28/25

(County Use Only) Waiver Number UA-2025-0018FW

Date Property Posted: 8-10-2025

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: _____

Date: 8/28/25

CERTIFICATE OF POSTING

CASE NO. UA-2025-0018-FW

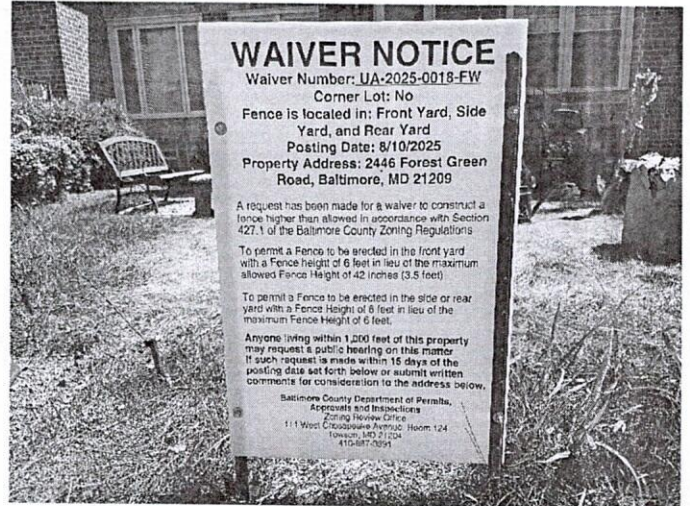
PETITIONER/DEVELOPER

Matt

Kotroco

DATE OF HEARING/CLOSING

August 25, 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

2446 Forest Green Road Baltimore, Md, 21209

THE SIGN(S) POSTED ON August 10, 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-2025-0018 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 6 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: 8-10-2025 Closing Date 8-25-2025
Property Address: 2446 Forest Green Road, Baltimore, MD 21209

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 239446

Date: 7-28-2025

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				100.00

Total: 400.00

Rec From: 2446 FOREST GREEN RD

For: FW - WA-2025-0018 FW

DBS.5

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

25-0777

KOTROCO & ASSOCIATES, LLC
210 ALLEGHENY AVENUE, SUITE 100
TOWSON, MD 21204

1049

7-163/520 MD
215

Date 7/11/25

Pay To The Order Of Baltimore County, MD \$ 100.00

One Hundred and 00/100

Dollars



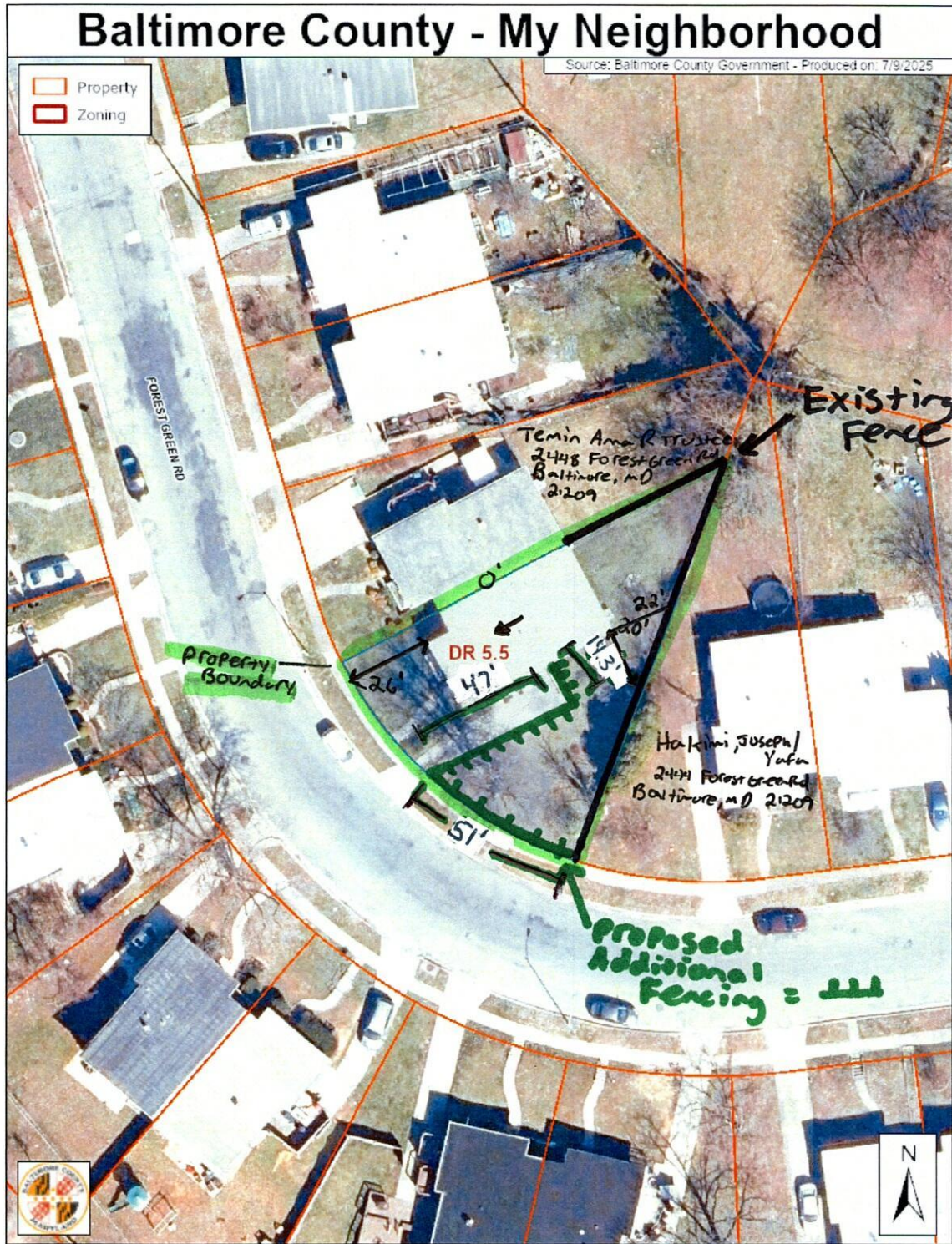
BANK OF AMERICA

ACH R/T 052001633

For Berkowitz - Fence

Muthy Kotroco





- Proposed additional
fencing runs on property
line



Search Google Maps

← 2451 Forest Green Rd

Baltimore, Maryland

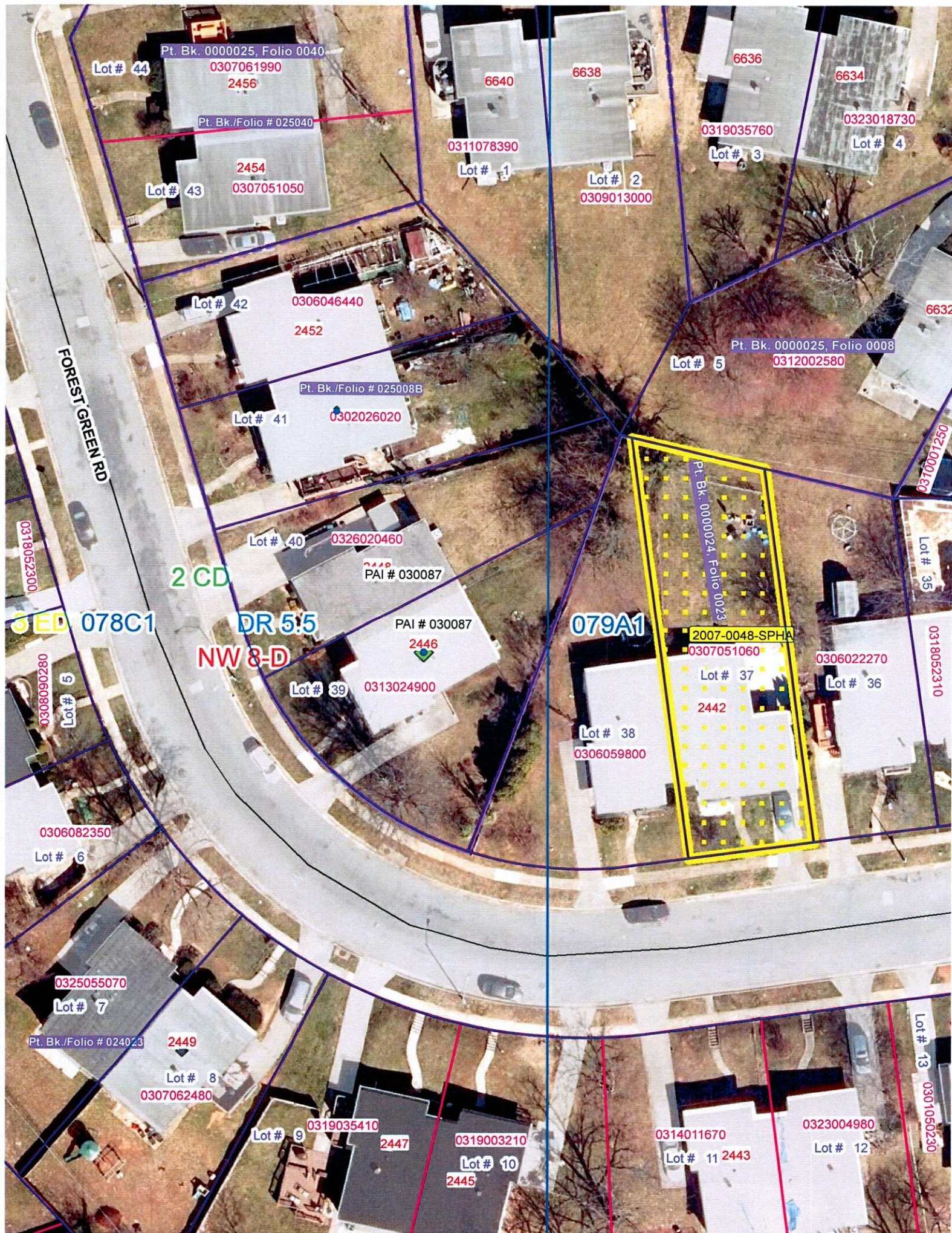
Google Street View

Jun 2022 See more dates

Chesapeake Dr
Forest Green Rd
Smith
L. J. on Rd
east of PI

Google

Image capture: Jun 2022 © 2023 Google United States Terms Privacy Report a problem



Pt. Bk. 0000025, Folio 0040
Lot # 44 0307061990 2456

Pt. Bk./Folio # 025040
Lot # 43 2454 0307051050

Lot # 1 0311078390

Lot # 2 0309013000

Lot # 3 0319035760

Lot # 4 0323018730

Lot # 42 0306046440 2452

Pt. Bk./Folio # 025008B
Lot # 41 0302026020

Pt. Bk. 0000025, Folio 0008
Lot # 5 0312002580

Lot # 40 0326020460
PAI # 030087

PAI # 030087 2446
Lot # 39 0313024900

079A1

Pt. Bk. 0000024, Folio 0023
2007-0048-SPHA
0307051060

Lot # 37 2442

Lot # 38 0306059800

Lot # 36 0306022270

Lot # 35 0318052310

Lot # 6 0306082350

Lot # 7 0325055070

Pt. Bk./Folio # 024023 2449
Lot # 8 0307062480

Lot # 9 0319035410 2447

Lot # 10 0319003210 2445

Lot # 11 2443 0314011670

Lot # 12 0323004980

Lot # 13 0301050230

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#) [No Ground Rent Redemption on File](#) [No Ground Rent Registration on File](#)

Special Tax Recapture: None

Account Number: District - 03 Account Identifier - 0313024900

Owner Information

Owner Name: BERKOWITZ GILAD Use: RESIDENTIAL
BERKOWITZ DAN ET AL Principal Residence: YES
Mailing Address: 2446 FOREST GREEN RD Deed Reference: /43325/ 00111
BALTIMORE MD 21209-

Location & Structure Information

Premises Address: 2446 FOREST GREEN RD Legal Description:
BALTIMORE 21209- FOREST GREEN

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0079 0001 0186 3060086.04 0000 B 39 2023 Plat Ref: 0025/ 0008

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1958	1,234 SF	280 SF	6,162 SF	04

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	YES	END UNIT BRICK/	4	2 full/ 1 half	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2024	07/01/2025
Land:	65,000	65,000		
Improvements	163,700	219,200		
Total:	228,700	284,200	265,700	284,200
Preferential Land:	0	0		

Transfer Information

Seller: KAHN AARON	Date: 09/08/2020	Price: \$285,000
Type: ARMS LENGTH IMPROVED	Deed1: /43325/ 00111	Deed2:
Seller: MARCUS GILBERT	Date: 03/07/2018	Price: \$235,000
Type: ARMS LENGTH IMPROVED	Deed1: /40020/ 00497	Deed2:
Seller: IMPERIAL HOMES INC	Date: 12/29/1958	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /03469/ 00027	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: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date: