

Emailed 9/4/25

25-0944 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: 14 Pine Hill Court, Woodstock MD 21163
 Tax Account Number: 2300013047
 Applicant/Owner: Ravinder Singh Pahwa
 Applicant/Owner Address: 14 Pine Hill Court Phone (Cell): (408) 712-7307
Woodstock, Maryland 21163 Phone (Home): (408) 597-5060
 Email: rrpahwa@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 54" 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: Our intent for the fence is safety (trespassing - we have had a couple of incidents of having to call the police because strangers have showed up in our driveway), and keeping animals away from the property line. There is no living community beyond the fence point, we are the last house in the neighborhood-
the fence would just be a border between us and the deeper woods. This would not block any road, or walking pathway. Fence would be aluminum - 54 inches high.
HOA has already approved.

Applicant's Signature: R. Pahwa Date: August 11th, 2025

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

Waiver Number UA-2025 - 6022 -FW (County Use Only)

Date Property Posted: _____ Closing Date: _____ (15 days after posting date)

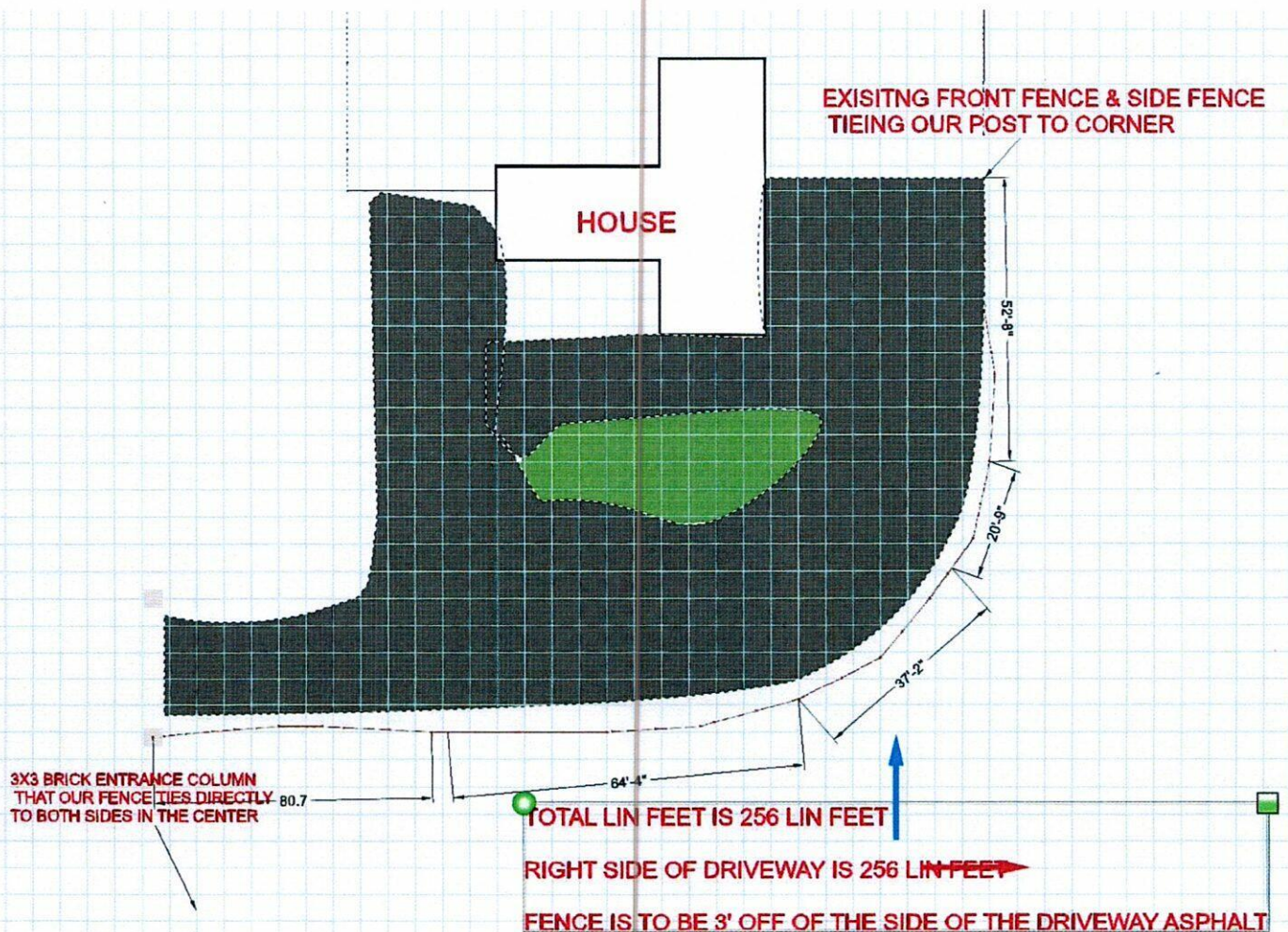
Input/comments/protests received within 15 days? ☒ Yes / ☐ No

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

Final Disposition: Requested Hearing was withdrawn and Fence waiver is now approved

Code Official or Designee: C. Peters Date: 10/29/25

FENCE LAYOUT PLAN BELOW





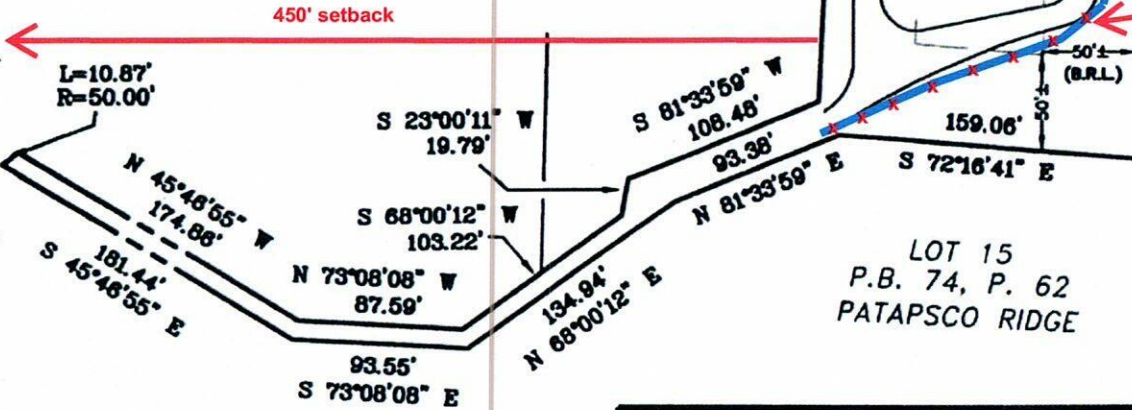
Style of fence:
54" Ascot 3 Channel flush top & Flush Bottom
Post Cap: Standard
Color: Black
Flush bottom

LOT 12
P.B. 74, P. 62
PATAPSCO RIDGE

LOT 13
P.B. 74, P. 62
PATAPSCO RIDGE

LOT 15
P.B. 74, P. 62
PATAPSCO RIDGE

PINE HILL COURT
(50' RADIUS)



ADDRESS: 14 PINE HILL COURT
WOODSTOCK, MARYLAND 21163

NOTES:

1. THIS IMPROVEMENT LOCATION DRAWING:

- IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING;
- IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS; AND

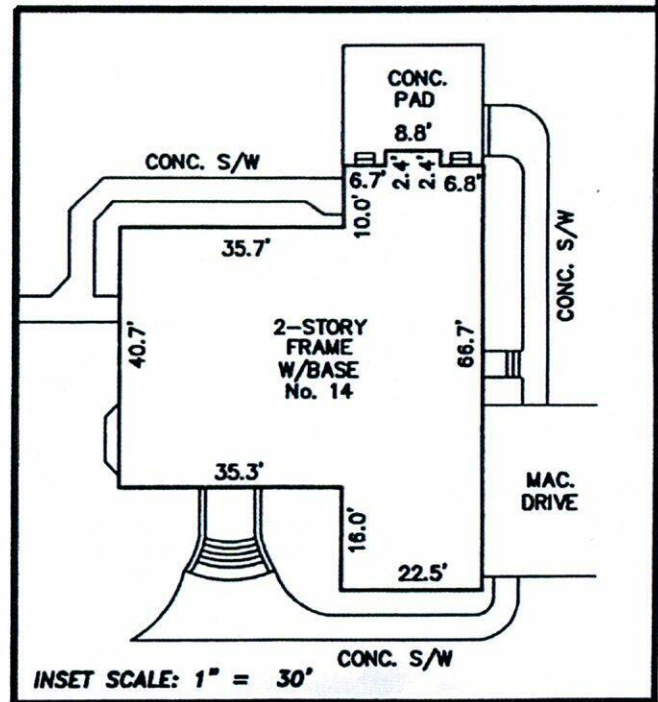
- DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.
- THE LEVEL OF ACCURACY OF APPARENT SETBACK DISTANCES IS ONE FOOT, MORE OR LESS.
- THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.

I HEREBY CERTIFY THAT IMPROVEMENTS ARE LOCATED AS SHOWN HEREON AND TO THE BEST OF MY INFORMATION, PROFESSIONAL KNOWLEDGE AND BELIEF, THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

LOCATION DRAWING

LOT 14
P.B. 74, P. 62
PATAPSCO RIDGE
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 100' DATE: MARCH 23, 2007

L02583
002756



CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/18/2025

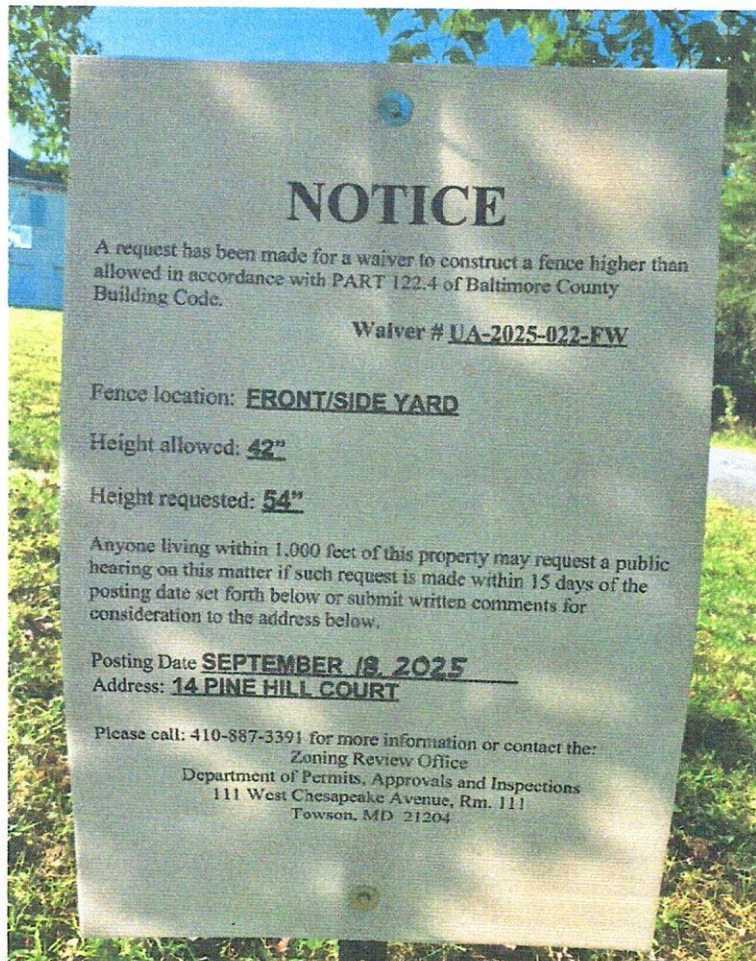
Waiver Number: UA-2025-0022-FW

Petitioner / Developer: RAVINDER SINGH PAHWA

Date of Closing: OCTOBER 2, 2025

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

The sign(s) were posted on: SEPTEMBER 18, 2025



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

FORMAL DEMAND FOR HEARING
(ADMINISTRATIVE VARIANCE, USE PERMITS AND USE APPROVALS)

Case Number: UA-2025-0022-FW

Property Address: 14 Pine Hill Ct. Woodstock MD 21163

Legal Owners (Petitioners): Ranmeet Pahwa

TO THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY:

Protestant #1 Kevin V. Penn 443 813 0260
Protestant Name(s) - Type or Print Telephone # (Cell) Alternate Phone #
KPENN@PENNFAMILYUS.com
Email Address

the ☒ Owner(s) or ☐ Occupant(s) of
18 Pine Hill Ct. Woodstock MD 21163
Address City State Zip Code

Protestant #2 _____
Protestant Name(s) - Type or Print Telephone # (Cell) Alternate Phone #

Email Address

the ☐ Owner(s) or ☐ Occupant(s) of

Address City State Zip Code

which is located approximately 25 feet from the property (must be within 1,000 ft. of subject property),
which is the subject of the above petition, **do hereby submit a formal demand for a public hearing regarding this matter.***

I/WE HAVE SUBMITTED THE REQUIRED PROCESSING FEE FOR THIS DEMAND AND REQUEST THAT A HEARING BE SCHEDULED FOR THE SUBJECT PETITION.

*Failure to accept two proposed Hearing dates will result in the Demand request being dismissed and the Hearing will be held and/or a review by the Hearing Officer will take place without the protestants input. It is the responsibility of the protestant to verify the location, or web address, date and time of the hearing.

Kevin V. Penn 9/26/25
Signature Date

Signature Date

September 26, 2025

Subject: Opposition to Proposed Front/Side Yard Fencing at 14 Pine Hill Ct, Woodstock MD 21163
Waiver # UA-2025-022-FW

Dear Baltimore County Zoning Review Officials,

I am writing to formally oppose the proposed installation of front/side yard fencing at 14 Pine Hill Ct, Woodstock MD 21163 within the Patapsco Ridge subdivision.

Our neighborhood has consistently maintained an open-front design, with no existing front yard fences across the subdivision. This uniformity contributes to the visual appeal, property values, and overall character of our community.

Allowing a front yard fence at this location would disrupt the established aesthetic and set a precedent that could erode the cohesion of our neighborhood. Specifically:

- **Neighborhood Aesthetics:** The open-front layout is a defining feature of Patapsco Ridge. A front yard fence would break the visual continuity and diminish curb appeal.
- **Property Values:** Deviations from established norms may negatively impact the resale value of adjacent homes and alter buyer perceptions.
- **Safety and Sightlines:** Fences can obstruct visibility for drivers and pedestrians, especially near sidewalks and driveways, increasing the risk of accidents.
- **Community Standards:** The *Patapsco Ridge Policy Declaration of Covenants, Conditions & Restrictions* explicitly addresses fencing in **Page 13, Section 18a**, stating:
“Property line fences are restricted to the rear or side yards only.”
This provision reflects a shared understanding among residents and should be upheld to maintain consistency and fairness.

Attached are supporting photographs from Google of multiple homes on Pine Hill Ct in Woodstock, MD, which clearly demonstrate the consistent absence of front yard fencing throughout the subdivision. These images reinforce the established aesthetic and community standards outlined in the Patapsco Ridge Policy Declaration.

I respectfully urge the zoning board to consider the broader implications of this proposal and deny the request for a front/side yard fence at 14 Pine Hill Ct, Woodstock, MD 21163. Thank you for your attention to this matter and for your continued efforts to preserve the integrity of our community.

Sincerely,



Kevin V. Penn

18 Pine Hill Ct

Woodstock, MD 21163

kpenn@pennfamilyus.com

443.813.0260

17 Pine Hill Ct

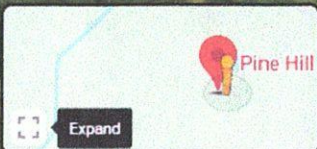
Maryland

Google Street View

Sep 2022 See more dates

Share

18 Pine Hill



Google Maps

OPEN FRONT YARD EXAMPLE

14 Pine Hill Ct

Maryland

Google Street View

Sep 2022



OPEN FRONT YARD example.

14 Pine Hill Ct

Maryland

Google Street View

Sep 2022

Share

X

18 Pine Hill Ct

14 Pine Hill Ct

CURVE IN ROAD TO
Other Homes

Pine Hill

Expand



OPEN FRONT YARD
EXAMPLE

9 Pine Hill Ct

Maryland



Google Street View

Sep 2022 See more dates

Share



OPEN FRONT YARD
Example.

9 Pine Hill Ct

Maryland

Google Street View

Sep 2022 [See more dates](#)

Share

X



OPEN FRONT YARD
EXAMPLE