

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: 8401 Coco Road, Rosedale MD 21237

Tax Account Number: 33-1533738

Applicant/Owner: Superior Fence and Rail (Jessica Dennis)

Applicant/Owner Address: 54 Albe Drive Phone (Cell): _____

Newark, DE 19702 Phone (Home): 302-985-5151

Email: Delawarevalley@superiorfenceandrail.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 ___ 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 6 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: customer wants a privacy fence 6 foot

Applicant's Signature: Jessica Dennis Date: 7-10-25

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

Waiver Number UA-20 25-0023 -FW (County Use Only)

Date Property Posted: 9-8-2025 Closing Date: 9-23-2025 (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: _____

Code Official or Designee: C. Peltz Date: 9/25/25

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Applicant's Signature: Jessica Dennis Date: 7-10-25

CERTIFICATE OF POSTING

Date: 9-8-25

RE: Case Number: UA-2025-0027-FW

Petitioner/Developer: Superior Fence and Rail

Date of Hearing/Closing: 9-23-25

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 8401 COCO ROAD

The signs(s) were posted on 9-8-25
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

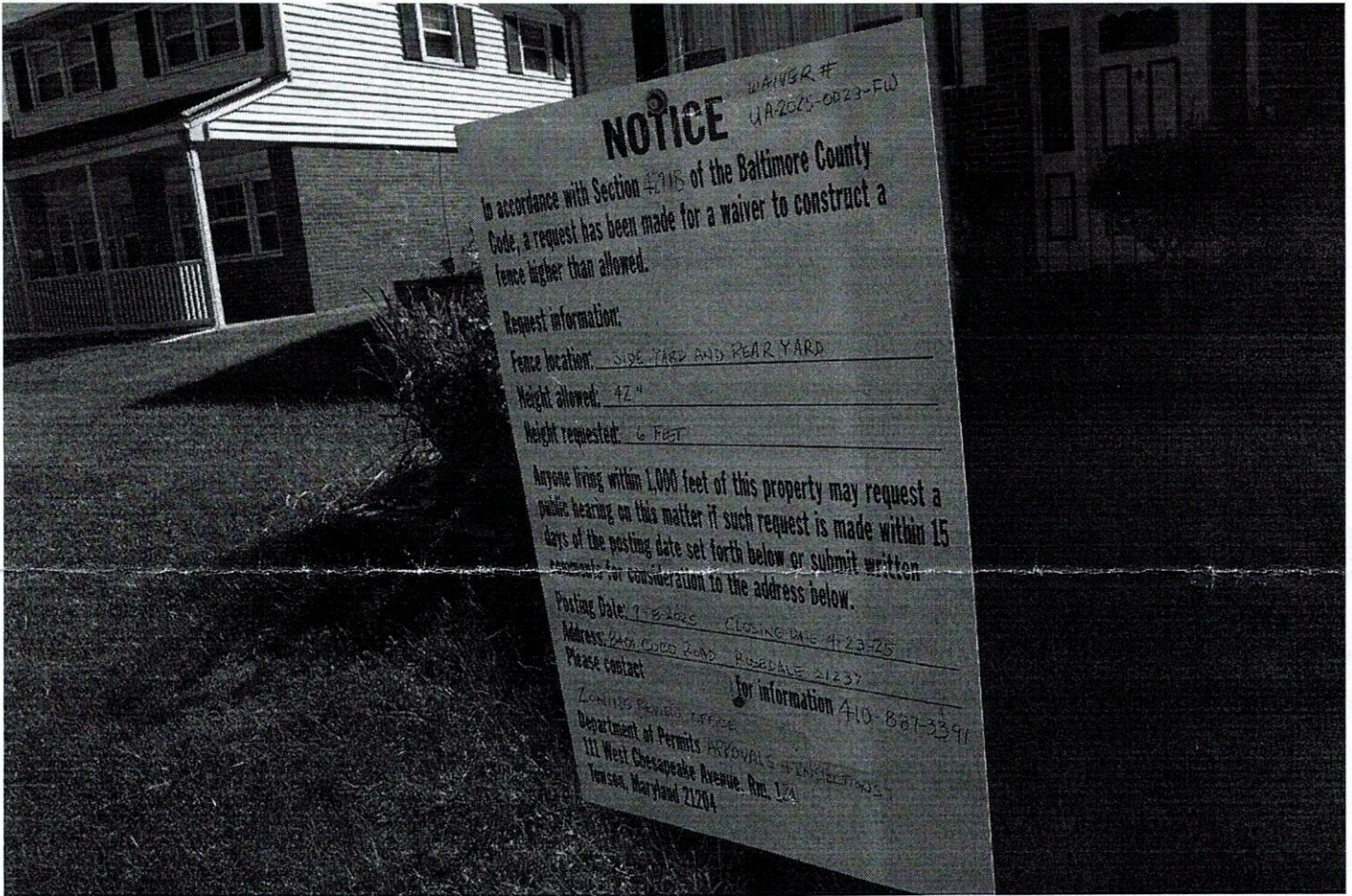
J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

443-834-8162
(Telephone Number of Sign Poster)





1407030210

Pt. Bk. 0000026, Folio 0023

8402

1406022470

Lot # 17

Lot # 1 8405 1407016870

1416

Pt. Bk. 0000026, Folio 0063

1419040880

Pt. Bk./Folio # 026023

Lot # 2

Lot # 18

1418002000

8403

Lot # 24

1413026580

PAI # 140055

Pt. Bk./Folio # 025038

14 ED
DR 5.5

NE 4-F

PAI # 140311

Pt. Bk. 0000026, Folio 0110

1402004960

Lot # 18

1413

089C2
6 CD

COCO RD

PAI # 140055

Pt. Bk. 0000025, Folio 0038 1408056440

Lot # 23

Pt. Bk./Folio # 026110

CHAPEL HILL DR

Lot # 1

1413058490

1416

Lot # 2

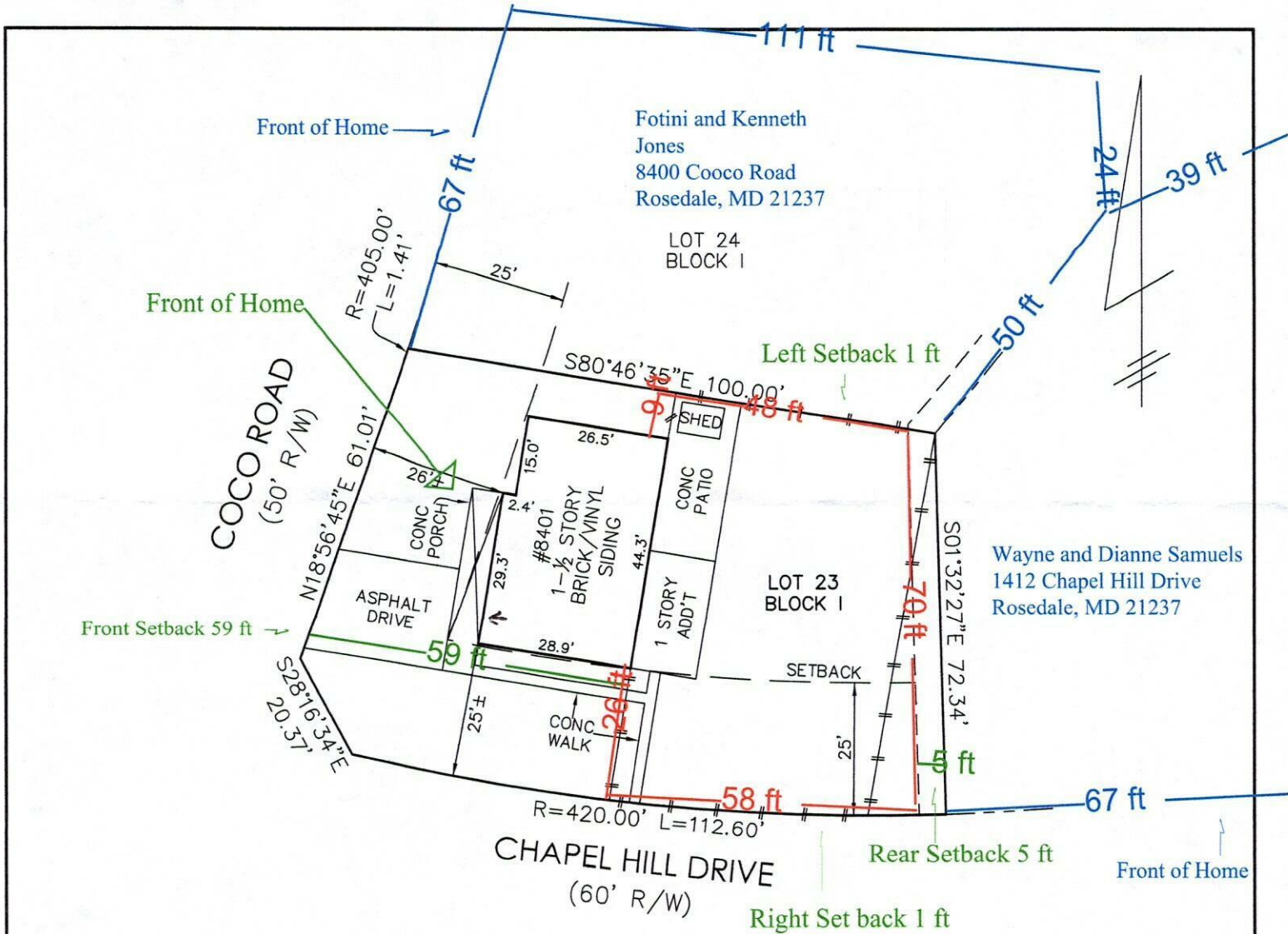
1419002270

1414

Lot # 3

1402060080

1412



NOTES:

- (A) THIS PLAT IS NOT INTENDED FOR USE IN ESTABLISHING PROPERTY LINES AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- (B) THIS PLAT IS OF BENEFIT TO THE 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.
- (C) THIS PLAT SHOULD NOT BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS OR OTHER EXISTING OR FUTURE IMPROVEMENTS.
- (D) THE ACCURACY OF APPARENT SETBACK DIMENSIONS FROM THE PROPERTY LINES TO THE IMPROVEMENTS IS WITHIN 3 FOOT OF BEING GREATER THAN OR LESS THAN THE DIMENSION SHOWN.

- (E) THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. ALL INFORMATION REGARDING RECORD EASEMENTS AND RESTRICTIONS WHICH MAY AFFECT THE PROPERTY WAS OBTAINED FROM THE CURRENT RECORD PLAT AND/OR DEED.
- (F) THIS PROPERTY APPEARS TO LIE WITHIN AN AREA IDENTIFIED AS ZONE 'X-(NON-SHADED)', AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2400100410F.

THIS IS TO CERTIFY THAT THE IMPROVEMENTS SHOWN HEREON WERE LOCATED ACCORDING TO THE STATE OF MARYLAND MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS EFFECTIVE DATE AUGUST 1, 2005.

REGISTERED NO. 21390
EXP. DATE 2-5-2022

LITTLE & ASSOCIATES
ENGINEERS~~LAND PLANNERS~~SURVEYORS
10710 GILROY ROAD
HUNT VALLEY, MARYLAND 21031
PHONE: 443-589-2400
LITTLE & ASSOCIATES IS A DIVISION OF CENTURY ENGINEERING, INC.

**LOCATION DRAWING OF
#8401 COCO ROAD**
LOT 23 BLOCK 1
"PLAT TWO, HIGH POINT"
PLAT BOOK G.L.B. NO. 25, FOLIO 38
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 30' JANUARY 7, 2021





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

No. 241037

Date: 9-5-2025

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0006		6150				100.00
Total:								100.00

Rec From: 8401 Coco Rd

For: FW - UA-2025-0023-FW

DRS. 5

DISTRIBUTION

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

CASHIER'S VALIDATION

CF 25-0824

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO VIEW

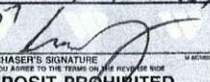
Western Union **WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado** **MONEY ORDER**
Payable at Wells Fargo Bank Grand Junction - Downtown, N.A., Grand Junction, Colorado

19-760068998

A 247579 D 071825
 T 1822 07
 197600689981 L 002680 **\$ 100.00**

PAY EXACTLY ONE HUNDRED DOLLARS AND NO CENTS
 PAY TO THE ORDER OF Baltimore County

54 Albe Dr., Newark, DE 19702 8401 Coco Rd, Rose Dale, MD 21237

PURCHASER'S SIGNATURE

MOBILE DEPOSIT PROHIBITED

⑆102100400⑆ 40197600689981⑆

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 - 14 Account Identifier - 1408056440

Owner Information

Owner Name: OPADEJI FLORENCE Use: RESIDENTIAL
 OPADEJI KAYODE Principal Residence: YES
 Mailing Address: 8401 COCO RD Deed Reference: /44459/ 00496
 BALTIMORE MD 21237-1811

Location & Structure Information

Premises Address: 8401 COCO RD Legal Description:
 BALTIMORE 21237-1811 HIGH POINT

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 2
 0089 0011 0592 14010004.04 0000 I 23 2024 Plat Ref: 0025/ 0038

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1959	1,667 SF	387 SF	7,992 SF	04

Stories	BasementType	Exterior	QualityFull/Half Bath	Garage	Last Notice of Major Improvements
2	NO	SPLIT LEVEL 1/2 BRICK SIDING/4 BRICK	2 full	1 Attached	

Value Information

	Base Value	Value		
		As of 01/01/2024	Phase-in Assessments As of 07/01/2024	As of 07/01/2025
Land:	79,700	82,900		
Improvements	131,600	188,500		
Total:	211,300	271,400	231,333	251,367
Preferential Land:	0	0		

Transfer Information

Seller: SILWAL KUL B Type: ARMS LENGTH IMPROVED	Date: 04/07/2021 Deed1: /44459/ 00496	Price: \$311,000 Deed2:
Seller: KRAJEWSKI CHESTER Type: NON-ARMS LENGTH OTHER	Date: 06/02/2016 Deed1: /37574/ 00396	Price: \$254,000 Deed2:
Seller: HINKELMAN WILLIAM A Type: ARMS LENGTH IMPROVED	Date: 08/07/1978 Deed1: /05919/ 00572	Price: \$71,000 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: