

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

25-1094 JTC

**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: 7731 North Point Creek Rd Edgemere, MD 21219  
Tax Account Number: 1600001381  
Applicant/Owner: Steven & Jennifer Hynson  
Applicant/Owner Address: 7731 North Point Creek Rd. Edgemere, MD 21219 Phone (Cell): 443-904-1433  
Phone (Home): \_\_\_\_\_  
Email: hynson-steve@kaho.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 4 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 4 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: Home is a waterfront home. We are fencing the yard for a future pool as well as creating a barrier for our children and pets.

Applicant's Signature:  Date: 9-25-25

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

Waiver Number UA-2025 - 0024 -FW (County Use Only)  
Date Property Posted: 10/19/25 Closing Date: 11/3/25 (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:  Date: 11/3/25

# CERTIFICATE OF POSTING

Fence Waiver UA-2025-0024-FW  
RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Steven & Jennifer Hynson

November 3, 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: 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: \_\_\_\_\_

**7731 North Point Creek Road**

The sign(s) were posted on October 19, 2025  
(Month, Day, Year)

Sincerely,

  
October 19, 2025  
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

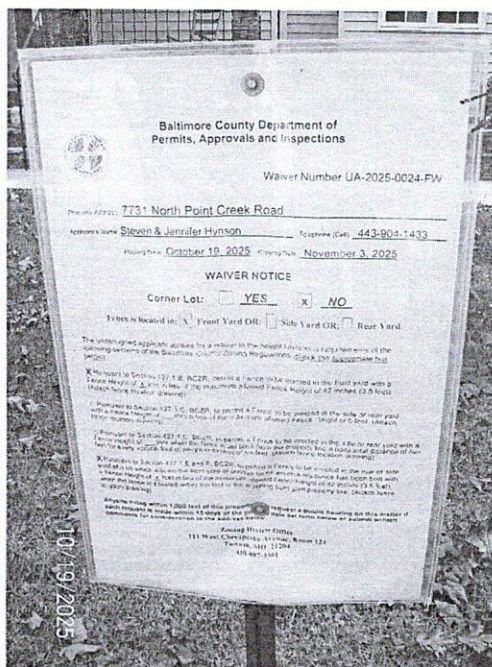
(Address)

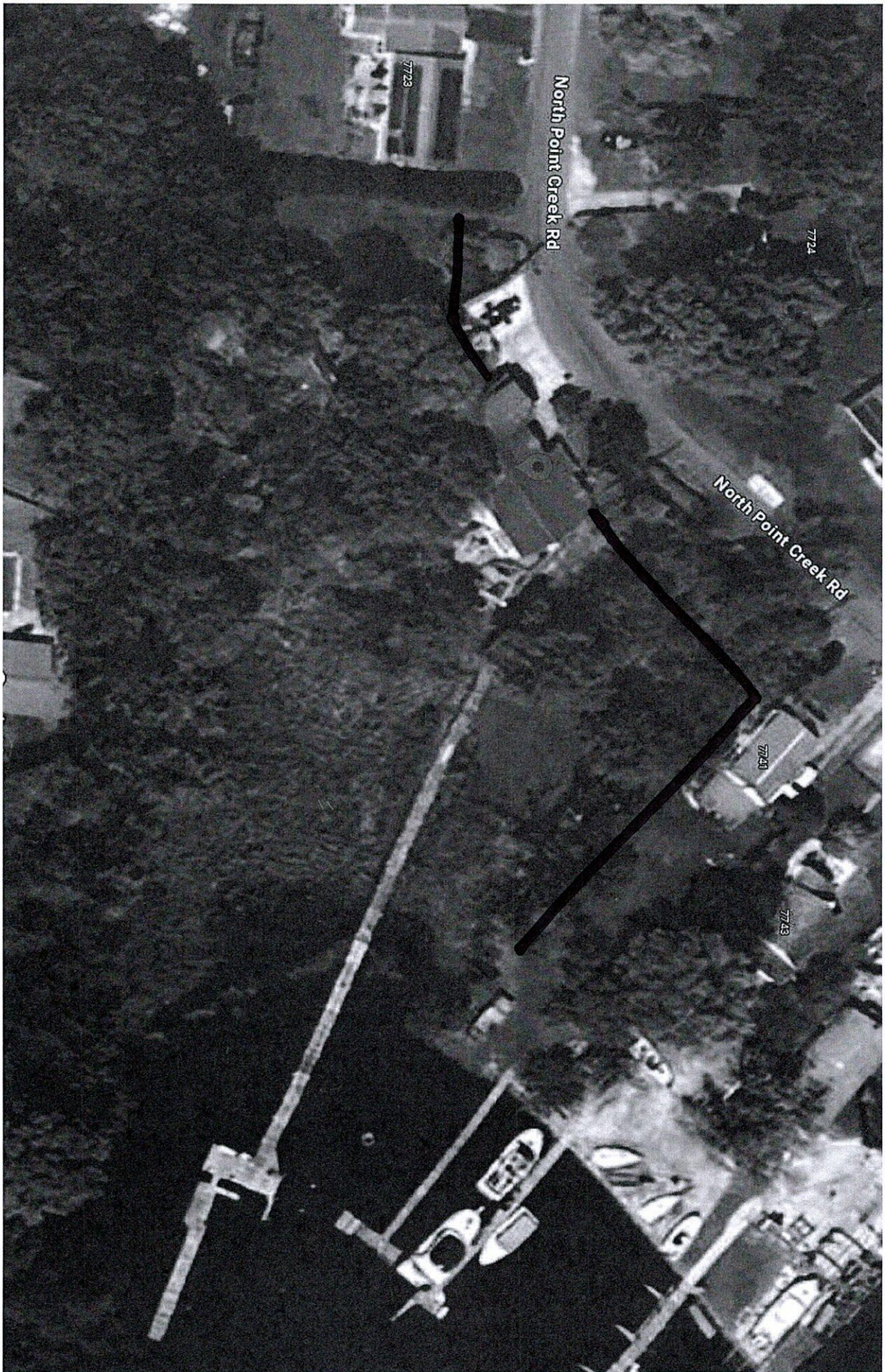
Dundalk, Maryland 21222

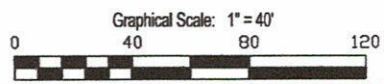
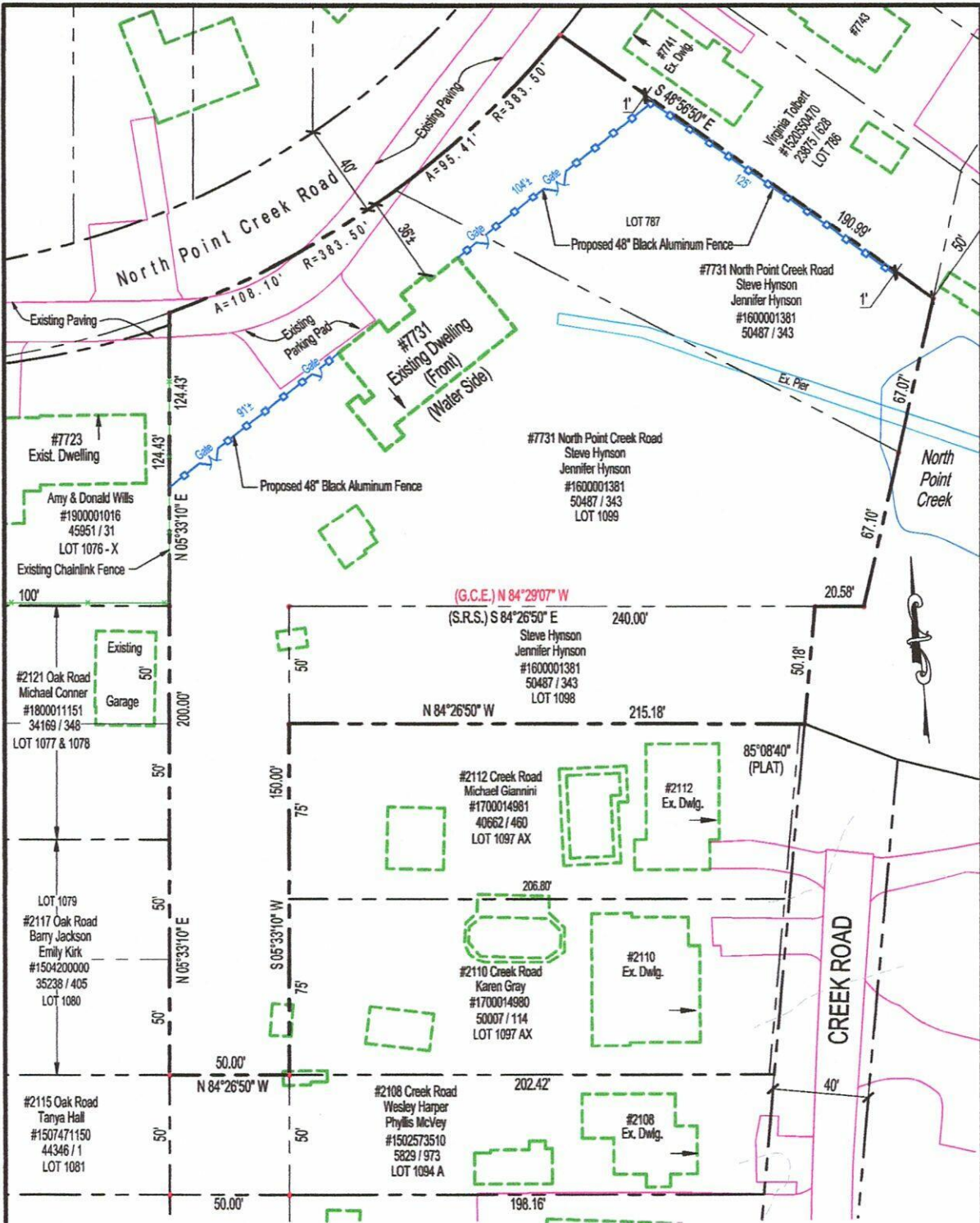
(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





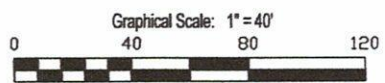
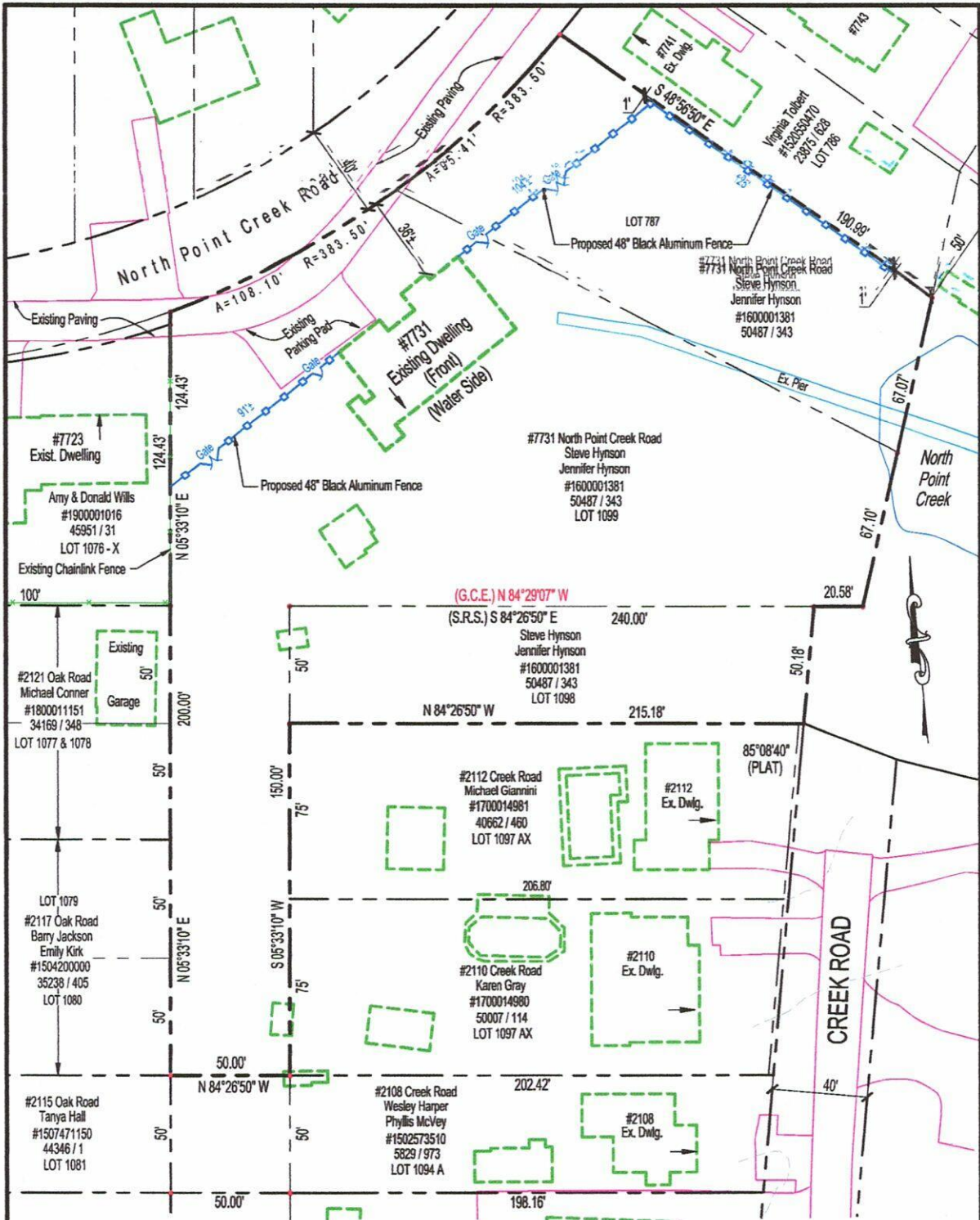


*Michael V. Moskunus*  
 Michael V. Moskunus  
 Professional Land Surveyor #21175  
 License Expires: 6/25/2027

**siterite** SURVEYING INC.  
 200 E. JOPPA RD  
 SUITE 105  
 TOWSON, MD 21286  
 T: (410)339-5413  
 F: (410)339-5415

**Plan to Accompany Administrative Waiver for Fence Height**  
**#7731 North Point Creek Road**  
 Lots 787, 1098 & 1099 Plat 7 / 152  
 "LODGE FOREST, BAY FRONT DEVELOPMENT COMPANY OWNERS"  
 TAX MAP: 0111 GRID: 0017 PARCEL: 0098  
 TAX ID #1600001381 DEED REFERENCE: S.M. 9622 / 564  
 15TH ELECTION DISTRICT  
 BALTIMORE COUNTY, MARYLAND

Scale: 1" = 40'	Date: 10/07/2025	JOB #10995TILE
Drawn: M.V.M.	Checked: B.L.M.	SURVEYD: J.K.



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EXAMPLE OF FENCE TYPE.

