

**IN RE: APPLICATION FOR  
ADMINISTRATIVE FENCE WAIVER**  
(7708 Old Battle Grove Rd).  
15<sup>th</sup> Election District  
7<sup>th</sup> Council District  
Steven Salamony, Acacia Dean  
  
Applicants

\* BEFORE THE  
\* OFFICE OF ADMINISTRATIVE  
\* HEARINGS FOR  
\* BALTIMORE COUNTY  
\* **CASE No. UA-2025-0026-FW**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (“OAH”) as an Application for Administrative Fence Waiver filed by Superior Fence and Rail, on behalf of legal owners, Steven Salamony and Acacia Dean (collectively, the “Applicants”) for the property located at 7708 Old Battle Grove Road, (the “Property”). The Applicants are requesting a waiver from the Baltimore County Zoning Regulations (“BCZR”), § 427.1.E and F, to permit a 6 ft tall fence to be erected in the rear yard of a lot which adjoins the front yard of another lot on which a residence has been built, in lieu of the maximum height of 42 inches (3.5 feet), when the fence is situated within ten feet of the adjoining front yard property line.

On December 3, 2025, William Hunt, 7706 Old Battle Grove Rd., filed a Formal Demand and requested an in-person hearing. The Property was properly posted. On January 7, 2026, an in-person/virtual hearing was held via Webex. Acacia Dean appeared remotely, *pro se*, in support of the Application. Protestant, William Hunt appeared *pro se*, in-person, and testified in opposition at the hearing.

The Property was created as Lot 1 on the Final Subdivision Plan for the Lands of Anthony T. Williams which was recorded in the Land Records of Baltimore County on July 1, 1982 (Plat Book, EHK, Jr 49, folio 31) (the “Williams Plat”). (See File for Plat). Mr. Hunt’s property was

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Date 1/15/26  
By JVM

created as Lot 2 on the Williams Plat. The Property measures 0.4353 acres +/- and is improved with a 2-story single family dwelling and detached concrete block garage in the rear yard. (App. Ex. 2). Mr. Hunt's property is a pan handle lot, improved with a dwelling, with his front yard adjoining the rear yard of the Property. <sup>1</sup>

Applicants intend to install a pool in their rear yard and are requesting to install a 6 ft fence along the side and rear property lines for privacy purposes. As a result, Applicants have applied for a waiver for the rear yard boundary line. (App. Ex. 1-A). As shown in the street view photographs of the rear yard, the front of Mr. Hunt's house is visible from Applicant's back porch. (App. Exs. 4A, 4B). Additionally, on the east side of the Property is an automotive business. (App. Ex. 4C). As part of the Application, Applicants had a metes and bounds survey of the Property

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<sup>1</sup> BCZR, 101.1 provides definition of panhandle driveway and panhandle lot:

PANHANDLE DRIVEWAY — The paved roadway which is located within the in-fee strip area, easement area, or other legal instrument granting access, of one or more abutting panhandle lots and provides vehicular access to the local street or to a collector street. A "use in common" agreement is established if the panhandle driveway serves two or more abutting panhandle lots.

PANHANDLE LOT — A lot so shaped and situated that its only frontage or access to the local or collector street is a narrow in-fee strip of land, easement, or other legal instrument granting access, which contains a driveway and may contain water and sewer lines and other utilities.

Similarly, BCC, §32-4-101 provides similar definitions:

(dd) *Panhandle driveway*. "Panhandle driveway" means the paved roadway that serves one or more abutting panhandle lots and provides vehicular access to the local street or to a collector street.

(ee) *Panhandle lot*. "Panhandle lot" means a lot shaped and situated so that the only frontage or access to a local street or collector street is a narrow strip of land that:

- (1) Is held in-fee, except as provided in §32-4-409 of this title; and
- (2) May contain a panhandle driveway, water and sewer lines, and other utilities.

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Date

1/15/26

By

*[Signature]*

performed by S.J. Martinet, registered property line surveyors (the "Martinet Survey"). (App. Ex. 2). The Martinet Survey showed that the part of Mr. Hunt's driveway, which borders the rear yard Property, is actually contained within the boundary lines of the Property. (App. Ex. 2). When he purchased his home in October of 2024, Mr. Hunt had a Location Survey performed. Mr. Hunt indicated he was planning to have a metes and bounds survey performed. However, none was provided at this hearing.

Mr. Hunt objects to a rear and side yard fence at a height of 6 ft because he believes he will not be able to see people or vehicles on his driveway, particularly around the north western corner of the Property (his south western corner front yard). He testified that he would not be opposed to the height of 6 ft, if the fence was clear or chain link. Because he had technical difficulties submitting exhibits prior to the hearing, he was permitted to have photos submitted after the hearing. (Prot. Exs. 1-4). Applicants were provided copies of his photographs by email.

#### DECISION

BCZR, §427.1.C generally permits the rear and side yard fence height for a residential property to be 6 ft in height. However, if the rear or side yards adjoin the front yard of another property where a dwelling has been built, the height of the fence can only be 42 inches as prescribed in BCZR, §427.1.F:

BCZR, §427.1. - Conditions for use; exceptions.

\* \* \* \*

C. Side and rear yards. The maximum height permitted for any residential occupancy fence shall be six feet above normal grade in a side and rear yard. A fence may be erected up to ten feet high in a side or rear yard 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.

\* \* \* \*

E. A residential occupancy fence may not be erected in the rear

or side yard of a lot which adjoins the front yard of another on which a residence has been built, except in accordance with the provisions of this section.

F. The fence may not exceed 42 inches in height if situated within ten feet of the adjoining front yard property line.

Notwithstanding the limited 42 inch fence height prescribed in BCZR, §427.1.F, BCZR, §427.4 permits a person to apply for a waiver from the height limitation:

BCZR, §427.4 – Waivers.

- A. Any person may apply for a waiver to the height limitation requirements of Sections 427.1 and 427.2.
- B. The building official or designee is authorized to grant such waivers, provided public notice has been given and a public hearing has been held before the administrative law judge if requested.
- C.
  1. Public notice shall consist of posting the property for a period of 15 days.
  2. Anyone living within 1,000 feet of the subject property may request a public hearing, or may submit written comments for consideration.
  3. If no public hearing is requested, the building official or designee may grant a waiver containing any appropriate conditions or limitations.
  4. If a public hearing is requested, notice shall be further provided by posting the property for an additional 15 days.
  5. Such notice shall include the date, time, and location of the hearing.

In this Case, there is no dispute that Applicants filed the Application for a Waiver and that Mr. Hunt submitted a timely demand for a hearing. In this Case, Applicants can erect 6 ft tall fences along both side yard boundary lines by right, because neither side yard boundary line adjoin Mr. Hunt's front yard. This conclusion is made based on the fact that there must be at least a degree of separation between a side yard and a rear yard (however slight) because otherwise, there

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By JM

would not be two (2) distinct definitions. Said another way, the side yard boundary line ends just short of the beginning of the rear boundary line. The definitions of front, side, and rear yard found in BCZR, §101.1 support this conclusion:

YARD, FRONT — A yard extending across the full width of the lot, between the front lot line and the front foundation wall of the main building.

YARD, REAR — A yard extending across the full width of the lot, between the rear lot line and the rear foundation of the main building.

YARD, SIDE — A yard extending from the front yard to the rear yard, between the side lot line and the side foundation wall of the main building.

As a result, I find that BCZR, §427.1.C controls the height of the side yard fences which are permitted at 6 ft by right.

As a result, the only issue is whether the height of the fence along the rear boundary line should be 6 ft in height, or 3.5 ft in height. Because the western side yard fence will be 6 ft in height, Mr. Hunt would still need to navigate the north western corner of the Property (his south western front yard corner), regardless of whether the rear boundary line fence is 3.5 ft or not. Consequently, I do not find that there is a reasonable justification for denying the rear fence line at 6 ft in height. Additionally, the north western corner of the Property is not roadway traversed by the public, but rather only Mr. Hunt or his guests. Based on the photographs, I do not find that the north western corner of the Property would create a safety hazard for Mr. Hunt or vehicles coming to, or from, his house if a 6 ft tall fence were installed. Indeed, a reasonable person would simply need to use caution and drive slowly around the turn at the north western corner of the Property.

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Date

By

11/15/20  
DMC

Moreover, the need for the fence is to maintain privacy for the Applicants and their family while using the intended pool. The evidence is clear that privacy is needed from not only Mr. Hunt's property, but from the adjoining automotive business. Thus, in my view, neither a clear fence, nor a chain link fence, are reasonable or appropriate solutions as privacy in the rear yard would still be a problem, even if a pool is not installed. While fence height waivers are typically difficult to justify, because a pan handle lot is involved here, the facts support the conclusion that a waiver is not only reasonable, but appropriate.

With regard to the potential boundary line dispute between the Applicants and Mr. Hunt, at the hearing the parties acknowledged their understanding that OAH has no jurisdiction to decide where any boundary lines lie. The only issue decided here is that the rear boundary line of the Property (wherever that may lie as determined by a Court of competent jurisdiction, if needed), may have a 6 ft tall fence, and that the side boundary lines are permitted to have a 6 ft tall fence by right.

For all the reasons set forth herein, I find the fence height waiver should be granted.

THEREFORE, IT IS ORDERED, this 15th day of **January, 2026**, by the Administrative Law Judge for Baltimore County, that the Application pursuant to BCZR, §427.4 for a waiver to permit a 6 ft tall fence to be erected along the rear boundary line of the Property (wherever that rear boundary line is determined to lie by a Court of competent jurisdiction) in lieu of the maximum allowed 42 inches (3.5 feet), with both side yard fences permitted at 6 ft in height by right, be and it is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. Applicants may apply for necessary permits and/or licenses upon receipt of this Order. However, Applicants are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this

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Date

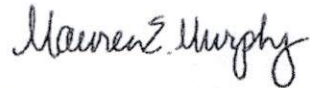
By

1/15/26  
DVM

Order is reversed, Applicants would be required to return the subject property to its original condition.

2. The Boundary Survey Plat (App. Ex. 2) is attached hereto and incorporated herein in its entirety. However, no decision is made in this Opinion and Order as to the location of the Property boundary lines.

Any appeal of this decision must be made within thirty (30) days of the date of this Order and in accordance with BCZR, §427.4.D.



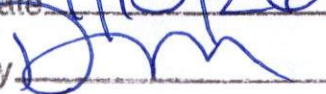
MAUREEN E. MURPHY  
Chief Administrative Law Judge  
for Baltimore County

MEM:dlm

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Date

By

11/15/20  




BATTLE GROVE  
PLOT W.P.C. 88/78  
LOT 88

JEAN C. GRAY, et al.  
J.L.E. 39003/387  
6'H White Hamilton

### Surveyor's Certificate

TO: ACACIA DEAN

I hereby certify that as of October 6, 2025, a survey was made on the ground as per the record description of the land shown hereon to the best of my professional knowledge, information and belief, the survey is correct, and there are no apparent encroachments either by or across the property lines except as may be shown hereon.  
I further certify that this plat and the surveying work upon which it is based were prepared under my responsible charge, in accordance with the requirements set forth in C.O.M.A.S. Section 09.13.06.12. My license expires on December 30, 2026.

*[Signature]*  
Joel H. Lutziger, Registered Property Line Surveyor No. 467  
10/6/25 Date



1/2" Pipe Pin  
2.25" W. of Prop. Ln.  
1/2" Pipe Pin  
2.25" W. of Prop. Ln.  
1/2" Pipe Pin  
2.25" W. of Prop. Ln.  
1/2" Pipe Pin  
2.25" W. of Prop. Ln.  
1/2" Pipe Pin  
2.25" W. of Prop. Ln.

WILLIAM F. HUNT  
J.L.E. 49518/18

LANDS OF  
ANTHONY T. PICK  
E.H.K. LOT 2

ROBERT LUSK  
J.L.E. 49320/47

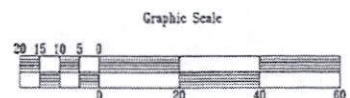
BATTLE GROVE  
PLOT W.P.C. 88/78  
LOT 88

42"H White Hamilton

KEVIN & ALICE PRYOR  
S.M. 25972/514

### OLD BATTLE GROVE ROAD

(Variable Width)



VICINITY MAP  
Scale: 1,000 feet to 1 inch

### General Notes

1. Bearings shown on this plat are based on the Maryland Coordinate System NAD 83 (2011). They are derived from GPS observations in conjunction with corrections per NCEM SmartNet Reference Network using the following station: 87CA-369 Lat: N 39° 16' 13.13187" Long: W 76° 30' 02.54824"
2. A.E. - Denotes Apparent Encroachment
3. *Allocated feet* indicates items that potentially warranted action
4. This survey was conducted without benefit of a title report.
5. S.M. Set - Denotes a 5/8" diameter iron pin with a 1-1/4" diameter yellow plastic cap marked "PROPERTY MARK SUR C176"

### Legend

- 1/2" Pipe Pin
- Chain Link Fence
- Wood Fence
- Overhead Wires

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By *[Signature]*  
Date 11/5/20

### BOUNDARY SURVEY PLAT

Property known as  
**No. 7708 BATTLE GROVE ROAD**

Tax Map 104 Grid 0 p/o Parcel 224  
15th Section District - Baltimore County, Maryland

Scale: 20 feet to 1 inch Date: October 6, 2025

125023

*[Handwritten]*  
2

*[Handwritten]*  
E. J. Martenet and Co. Inc.  
Land Surveyors since 1849  
14 West Franklin Street  
Baltimore, Maryland 21201  
Telephone: 410-535-4263  
www.martenet.com



N 505,275  
E 1,461,300

BATTLE GROVE  
Plat W.P.C. 5/75  
LOT 88

JEAN C. GRAY, et al.  
J.L.E. 39003/387  
6'H White Hamilton

1ft Setback

42"H White Hamilton

WILLIAM F. HUNT  
J.L.E. 48518/18  
LANDS OF  
ANTHONY T. WILLIAMS  
Plat E.H.K., Jr. 49/31  
LOT 2

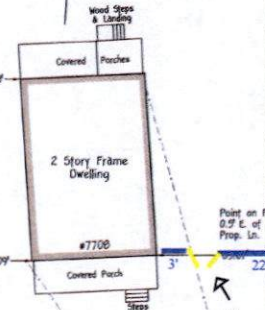
S.M. Set  
5 06° 22' 56" E 80.00'

Adjusted Gravel Drive  
Gravel Drive Cor.  
2.4' S. of Prop. Ln.  
A.C.

Conc. Block  
Garage

LOT 1  
Area:  
18,960 Sq. Ft. or  
0.4353 Acres\*

Steven W. Salamony, Jr.  
& Acacia Dean  
J.L.E. 49125/492



8' Double Gate

10' Reversible Slope Easement  
Plat E.H.K., Jr. 49/31

10' Highway Widening  
Plat E.H.K., Jr. 49/31

S.M. Set  
9'

1/2" I. Pipe Find.  
Correct W. of Prop. Cor.  
31.25'

1/2" I. Pipe Find.  
Correct W. of Prop. Cor.  
41.00'

1/2" I. Pipe Find.  
Correct W. of Prop. Cor.  
119.00'

1/2" I. Pipe Find.  
Correct W. of Prop. Cor.  
119.25'

1/2" I. Pipe Find.  
Correct W. of Prop. Cor.  
119.50'

1/2" I. Pipe Find.  
Correct W. of Prop. Cor.  
119.75'

1/2" I. Pipe Find.  
Correct W. of Prop. Cor.  
120.00'

N 505,275  
E 1,461,000

Point on Wood Fence  
1.9' W. of Prop. Ln.

1/2" I. Pipe Find.  
1.22' W. of Prop. Ln.  
9.09' S. of Prop. Cor.

End of Wood Fence  
0.9' W. of Prop. Ln.  
A.C.

Block Bldg. Cor.  
2.47' E. of Prop. Ln.

Block Bldg. Cor.  
3.23' E. of Prop. Ln.

C.L. Fence Cor.  
Correct on Prop. Ln.

Point on Fence  
0.9' E. of Prop. Ln.

1/2" I. Pipe Find.  
Correct W. of Prop. Cor.  
31.25'

1/2" I. Pipe Find.  
Correct W. of Prop. Cor.  
41.00'

1/2" I. Pipe Find.  
Correct W. of Prop. Cor.  
119.00'

1/2" I. Pipe Find.  
Correct W. of Prop. Cor.  
119.25'

1/2" I. Pipe Find.  
Correct W. of Prop. Cor.  
119.50'

1/2" I. Pipe Find.  
Correct W. of Prop. Cor.  
119.75'

1/2" I. Pipe Find.  
Correct W. of Prop. Cor.  
120.00'

1/2" I. Pipe Find.  
Correct W. of Prop. Cor.  
120.25'

1/2" I. Pipe Find.  
Correct W. of Prop. Cor.  
120.50'

1/2" I. Pipe Find.  
Correct W. of Prop. Cor.  
120.75'

1/2" I. Pipe Find.  
Correct W. of Prop. Cor.  
121.00'

1/2" I. Pipe Find.  
Correct W. of Prop. Cor.  
121.25'

1/2" I. Pipe Find.  
Correct W. of Prop. Cor.  
121.50'

1/2" I. Pipe Find.  
Correct W. of Prop. Cor.  
121.75'

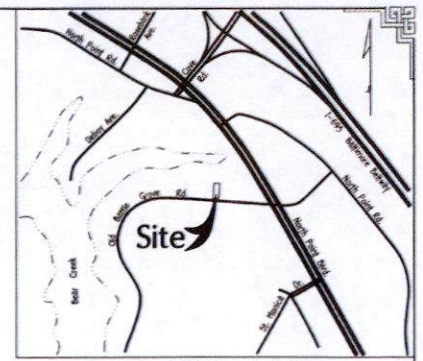
1/2" I. Pipe Find.  
Correct W. of Prop. Cor.  
122.00'

1/2" I. Pipe Find.  
Correct W. of Prop. Cor.  
122.25'

1/2" I. Pipe Find.  
Correct W. of Prop. Cor.  
122.50'

1/2" I. Pipe Find.  
Correct W. of Prop. Cor.  
122.75'

1/2" I. Pipe Find.  
Correct W. of Prop. Cor.  
123.00'



VICINITY MAP

Scale: 1,000 feet to 1 inch

General Notes

1. Bearings shown on this plat are based on the Maryland Coordinate System NAD 83 (2011). They are derived from GPS observations in conjunction with corrections per HXGN SmartNet Reference Network using the following station:  
RTCM-369 Lat: N 39° 16' 13.13187" Long: W 76° 30' 07.54624"
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3. *Italicized text indicates items that potentially warrant action.*
4. This survey was conducted without benefit of a title report.
5. S.M. Set - Denotes a 5/16" diameter iron pin with a 1-1/4" diameter yellow plastic cap marked "PROPERTY MARK S.M. C176" set.

Legend

- Utility Pole
- Chain Link Fence
- Wood Fence
- Overhead Wires

Surveyor's Certificate

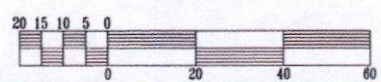
TO: ACACIA DEAN  
I hereby certify that as of October 6, 2025, a survey was made on the ground as per the record description of the land shown hereon; to the best of my professional knowledge, information and belief, the survey is correct, and there are no apparent encroachments either way across the property lines except as may be shown hereon.  
I further certify that this plat and the surveying work upon which it is based were prepared under my responsible charge, in accordance with the requirements set forth in C.O.M.A.R. Section 09.13.06.12. My license expires on December 30, 2026.

10/6/25  
Joel H. Lutzinger, Registered Property Line Surveyor No. 467 D08



OLD BATTLE GROVE ROAD  
(Variable Width)

Graphic Scale



BOUNDARY SURVEY PLAT

Property known as  
**No. 7708 BATTLE GROVE ROAD**

Tax Map 104 Grid B p/o Parcel 224  
15th Election District - Baltimore County, Maryland

Scale: 20 feet to 1 inch

Date: October 6, 2025

S.J. Martenet and Co. Inc.  
Land Surveyors since 1849  
14 West Franklin Street  
Baltimore, Maryland 21201  
Telephone: 410-539-4263  
www.martenet.com

**NOTE:**

THE STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE, THE FEE SIMPLE TITLE TO THE GROES THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THE PLOT IS ASSIGNED, THEIR HEIRS AND ASSIGNS.

**NOTE:**

HIGHWAY AND HIGHWAY WIDENING, SLOPE EASEMENTS, AND DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY MARYLAND. THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS SHALL CONVEY SAID AREAS, BY DEED TO BALTIMORE COUNTY MARYLAND, AT NO COST.

**NOTE:**

THE COURSES AND DISTANCES SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED BY BALTIMORE COUNTY AND ARE REFERRED TO THE FOLLOWING TRAVERSE STATIONS:

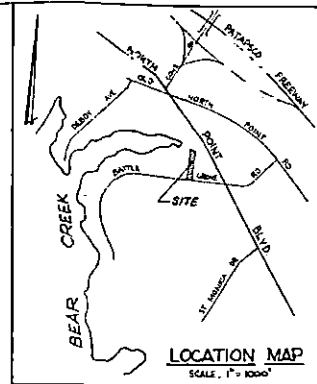
11822	
S 8052.17	S 8193.14
E 33401.32	E 40089.61

**NOTE:**

THIS RECORD PLAT MAY NOT BE HONORED BY BALTIMORE COUNTY AFTER FIVE YEARS FROM THE RECORDING DATE. SEE BALTIMORE COUNTY BILL NO. 61-79 (SECTION 26-33.1)

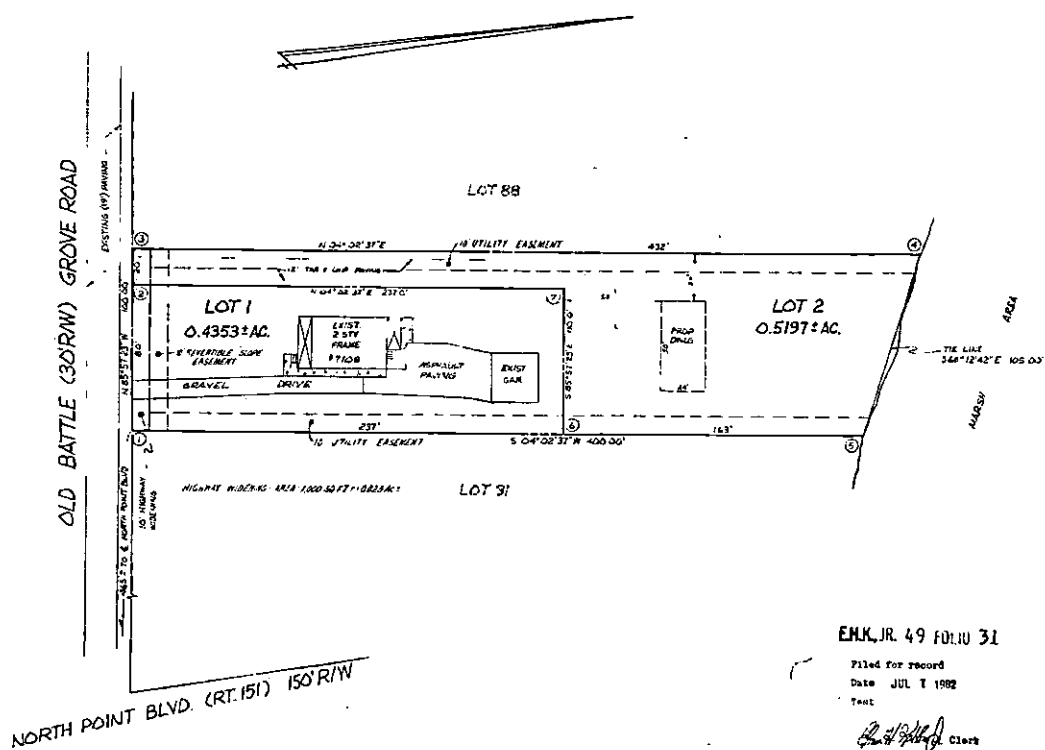
**COORDINATE SCHEDULE**

NO.	SOUTH	EAST
1	9341.652	40373.767
2	9336.011	40293.966
3	9334.600	40274.016
4	8903.676	40304.480
5	8947.648	40401.974
6	9105.242	40390.479
7	9099.601	40310.678



**GENERAL NOTES**

- EXISTING ZONING: DR 8.5
- ADJACENT ZONING: DR 8.5
- OWNER: ANTHONY WILLIAMS  
7708 OLD BATTLE GROVE RD.  
BALTO. MD. 21219
- GROSS AREA: 0.9550 AC.
- NET AREA: 0.9320 AC.
- GROUND COVER: GRASS
- SEWER: EXISTING
- WATER SERVICE: EXISTING
- EXISTING STREETS VOID OF CURBS & GUTTER
- DENSITY CALCULATIONS:  
NO. OF LOTS ALLOWED: 5  
NO. OF LOTS PROPOSED: 2
- OPEN SPACE REQUIRED: 0.9550 AC @ 0.05737  
OPEN SPACE WAIVER REQUESTED
- DEED REFERENCE: THIS DEED PAGE 241
- PLAT REFERENCE: PLAT BOOK 5 PAGE 75
- LOWEST FLOOR (INCLUDING BASEMENTS) OF ANY NEW STRUCTURE SHALL NOT BE LESS THAN 10.4



EMK, JR. 49 FOLI. 31

Filed for record  
Date JUL 7 1982  
Title

*Robert Y. Coster, Jr.* Clerk

No. 05B

*Charles H. H.*

FINAL SUBDIVISION PLAN  
FOR THE LANDS OF  
**ANTHONY T. WILLIAMS**  
7708 OLD BATTLE GROVE ROAD  
15TH ELECT. DIST. BALTIMORE COUNTY, MD.  
A RESUBDIVISION OF LOTS 89 & 90  
"BATTLE GROVE" WPC 5-75

**APPROVED: BALTIMORE COUNTY PLANNING BOARD**

DATE: 5/6/82  
DIRECTOR: *Francis J. [Signature]*  
COUNTY HEALTH OFFICER: *[Signature]*  
DATE: 5/6/82  
COUNTY ROADS ENGINEER: *[Signature]*

**OWNER'S CERTIFICATE**

THE REQUIREMENTS OF SECTIONS 724 TO 729 OF ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND, 1989 EDITION, CHAPTER 1016 OF THE ACTS OF 1945, AS AMENDED BY CHAPTERS 84 AND 708 OF THE ACTS OF 1947, AND SUBSEQUENT ACTS, IF ANY, APPLICABLE THEREOF SO FAR AS THEY CONCERN THE MAKING OF THIS PLAT AND SETTING OF MARKERS HAVE BEEN COMPLIED. OWNER OF THE LAND SHOWN HEREON:

**SURVEYOR'S CERTIFICATE**

I, ROBERT Y. COSTER, JR., A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH SECTIONS 724 TO 729, INCLUSIVE OF ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND, 1989 EDITION, AS ENACTED OR AMENDED BY THE ACTS OF 1945 AND 1947, AND SUBSEQUENT ACTS, IF ANY, APPLICABLE THEREOF.

ROBERT Y. COSTER, JR. P.L.S. NO. 10583 DATE

HEAD  
ENGINEERING AND  
SURVEYS OF MARYLAND, INC.  
6902 NORTH POINT ROAD - BALTIMORE, MD. 21219  
SCALE: 1" = 40'  
JOB NO.: 181308  
DATE: DEC 21, 1981  
DWG. BY: J.C. RUSS, JR.

MSA SSU 1236 7098



KATHERINE A. KLAUSMEIER  
*County Executive*

MAUREEN E. MURPHY  
*Chief Administrative Law Judge*  
ANDREW M. BELT  
*Administrative Law Judge*  
DEREK J. BAUMGARDNER  
*Administrative Law Judge*

January 15, 2026

Christian Baly [chris.baly@superiorfenceandrail.com](mailto:chris.baly@superiorfenceandrail.com)  
Steven Salamony and Acacia Dean – [adean@cuomolawfirm.com](mailto:adean@cuomolawfirm.com)  
7708 Old Battle Grove Road  
Baltimore, MD 21222

RE: Fence Waiver  
Case No. UA-2025-0026-FW  
Property: 7708 Old Battle Grove Road

Dear Petitioners:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Zoning Regulations (“BCZR”), §427.4.D, a person aggrieved or feeling aggrieved by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in cursive script that reads "Maureen E. Murphy".

MAUREEN E. MURPHY  
Chief Administrative Law Judge  
for Baltimore County

MEM:dln  
Enclosure

c: William Hunt – [ricky225@comcast.net](mailto:ricky225@comcast.net) -7706 Old Battlegrove Road, Baltimore, MD 21222

Office of Administrative Hearings  
105 West Chesapeake Avenue, Suite 103 / Towson, Maryland 21204 / Phone 410-887-3868  
[www.administrativehearings@baltimorecountymd.gov](http://www.administrativehearings@baltimorecountymd.gov)

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

Case Number: UA-2025-0026 FW

Property Address: 7708 OLD BATTLE GROVE ROAD

Legal Owners (Petitioners): STEVEN SALAMONY + ACACIA DEAN

TO THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY:

**Protestant #1** William Hunt 443-604-4886  
Protestant Name(s) - Type or Print Telephone # (Cell) Alternate Phone #  
N/A  
Email Address

the  Owner(s) or ( ) Occupant(s) of  
7706 OLD BATTLE GROVE RD BALTIMORE MD 21222  
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 0 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.

William Hunt 12-3-2025  
Signature Date

\_\_\_\_\_  
Signature Date

Formal Demand

12/4 2:59 PM

Same as above

12/4 3:30

Sp. to Mr. Hunt

12/4 1:57 PM

Rang numerous  
times, then rec'd  
busy signal.  
No voice mail.



**Permits, Approvals and Inspections**

111 W CHESAPEAKE AVE  
TOWSON, MD 21204  
4108873353

WWW.BALTIMORECOUNTYMD.GO

V

Cashier: Jason S.  
03-Dec-2025 10:22:30A

Transaction **103256**  
1 Appeals Fee \$60.00

**Total \$60.00**

DEBIT CARD SALE \$60.00  
VISA 9496

Retain this copy for statement validation

Station: Permit Processing - Mini

03-Dec-2025 10:23:30A  
\$60.00 | Method: EMV  
US DEBIT XXXXXXXXXXXX9496

WILLIAM HUNT  
Reference ID: 533700594381

Auth ID: 071413  
MID: \*\*\*\*\*2995  
AID: A0000000980840

AthNtwkNm: VISA  
RtInd:CREDIT

SIGNATURE

Clover ID: 75KRST48ZT9AA  
Payment Y0N894XHBH3Q2

Clover Privacy Policy  
<https://clover.com/privacy>



**Permits, Approvals and Inspections**

111 W CHESAPEAKE AVE  
TOWSON, MD 21204  
4108873353

WWW.BALTIMORECOUNTYMD.GO

V

Cashier: Jason S.  
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WILLIAM HUNT  
Reference ID: 533700594381

Auth ID: 071413  
MID: \*\*\*\*\*2995  
AID: A0000000980840

AthNtwkNm: VISA  
RtInd:CREDIT

SIGNATURE

Clover ID: 75KRST48ZT9AA  
Payment Y0N894XHBH3Q2

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<https://clover.com/privacy>

In Person

CASE NO. ~~UA~~ 2025-0026-FW

1/7/26  
a  
10

CHECKLIST

✓  
Itr  
Order

Comment  
Received

Department

Support/Oppose/  
Conditions/  
Comments/  
No Comment

DEVELOPMENT PLANS REVIEW  
(if not received, date e-mail sent \_\_\_\_\_)

DEPS  
(if not received, date e-mail sent \_\_\_\_\_)

PLANNING  
(if not received, date e-mail sent \_\_\_\_\_)

DPW AND/OR DPWT

STATE HIGHWAY ADMINISTRATION

OTHER

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. \_\_\_\_\_)

PRIOR ZONING (Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT Date: \_\_\_\_\_

SIGN POSTING (1<sup>st</sup>) Date: 12/10/25 by L Pilson

SIGN POSTING (2<sup>nd</sup>) Date: 1/3/25 by "

PEOPLE'S COUNSEL APPEARANCE Yes  No

PEOPLE'S COUNSEL COMMENT LETTER Yes  No

Comments, if any: In Person Hearing From Protestants

# 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: 7708 Old Battle Grove Rd. Baltimore. MD 21222

Tax Account Number: 33-1533738

Applicant/Owner: Superior Fence and Rail (Christian Baly) / STEVEN SALAMONY + ACACIA DEAN

Applicant/Owner Address: 54 Albe Dr, Suite D, Newark, DE 19702 Phone (Cell): \_\_\_\_\_

Phone (Home): 302-985-5151

Email: chris.baly@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 would like to have a 6' high privacy fence installed within 10' of her backline rather than 42".

Applicant's Signature: Christian Baly Date: 11/14/2025

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

Waiver Number UA-2025 - 0026 -FW (County Use Only)

(HEARING SIGN) Date Property Posted: 12/16/2025 HEARING Closing Date: 1/7/26 (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: [Signature] Date: 2/20/26

**Donna L. Mignon**

---

**From:** Administrative Hearings  
**Sent:** Thursday, January 15, 2026 12:35 PM  
**To:** 'Chris Baly'; 'adean@cuomolawfirm.com'  
**Cc:** 'ricky225@comcast.net'; County Council; Debra L Wiley; Henry Ayakwah; Jeffrey W Livingston; PAI Zoning Advisory Committee; Peoples Counsel; Rebecca M Wheatley; Taylor Bensley Komar; Vishnubhai K Desai  
**Subject:** DECISION - Case No: UA-2025-0026-FW - Order - 7708 Old Battle Grove Road  
**Attachments:** UA-2025-0026-FW - Order.pdf

Good Afternoon,

Please find attached ALJ Murphy's Opinion and Order in reference to the above matter.

Have a great and safe day.

Baltimore County Office of Administrative Hearings  
105 West Chesapeake Avenue, Suite 103  
Towson, Maryland 21204  
410-887-3868

1/15/26 -  
hard copy was  
mailed to Mr. Hunt  
as well - DM.



Chris Baly <chris.baly@superiorfenceandrail.com>

---

## Baltimore County Payment

1 message

---

noreply@baltimorecountymd.gov <noreply@baltimorecountymd.gov>  
To: chris.baly@superiorfenceandrail.com

Fri, Nov 14, 2025 at 4:55 PM

Thank you for submitting your Permit/License payment online. Your Transaction Number is PMT-25-03274.

Type: Zoning Review Fee

Reference: 7708 Old Battle Grove Rd, Baltimore, MD 21222 Fence Waiver

Payment Amt: 100.00

Please save this email for your reference. This is a system generated email. DO NOT REPLY



Number of Records: 1

Total Payments Received: \$202.00

**Zoning Review Fee**

PMT-25-03274	AV1A1A4CC58A	449933	444594	7708 Old Battle Grove Rd, Baltimore, MD 21222 Fence Waiver	Christian Baly	chris.baly@superiorfenceandrail.com	11/14/25 4:55 pm	\$100.00
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Number of Records: 1

Total Payments Received: \$100.00

**Grand Total: \$6,202.50**

CERTIFICATE OF POSTING

Date: 1-3-26

RE: Case Number: UA-2025-0026-FW RECERT

Petitioner/Developer: Salamony (Dean)

Date of Hearing/Closing: 01/07/2026 10 AM

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 7708 Old Bottle Rd

The signs(s) were posted on RECERT 1/3/26  
(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)



# ZONING HEARING

#2

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a hearing virtually via WebEx, and/or in-person upon request (see below) for the Property identified herein as follows:

CASE # JA-2025-0026-FW

Address 1100 OLD BATTLE HOME ROAD  
(UN-PEAN/NIRNAL HYBRID)

PETITION REQUEST: FENCE WAIVER. PURSUANT TO BALTO CO ZONING REGULATIONS (BZCR), SECTION 427.1 E AND F, TO PERMIT A FENCE TO BE ERECTED IN THE REAR OR SIDE YARD OF A LOT WHICH ADJAINS THE FRONT YARD OF ANOTHER LOT ON WHICH A RESIDENCE HAS BEEN BUILT WITH A FENCE HEIGHT OF 6 FT IN LIEU OF THE MAXIMUM ALLOWED 42 INCHES (3.5 FT) WHEN THE FENCE IS PLANTED WITHIN 10 FEET OF THE ADJACING FRONT YARD PROPERTY LINE.

Hearing Date: 10/21/2025 10AM

If an in-person hearing has been requested in writing and printed, the hearing location is: The Jefferson Building, 105 W. Chesapeake Ave., Hearing Room 203, Towson, MD 21204. Please contact the Office of Administrative Hearings 10 days prior to the hearing to confirm the hearing format at the phone number or email address shown below.

Office of Administrative Hearings  
105 West Chesapeake Avenue, Suite 103 / Towson, Maryland 21204 / Phone 410-887-3868, ext. 0  
Email: [administrativehearings@balto.org](mailto:administrativehearings@balto.org)

HANDICAPPED ACCESSIBLE

# ZONING HEARING

# 3

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a hearing virtually via WebEx, and/or in-person upon request (see below) for the Property identified herein as follows:

**CASE #** UA 2025-0026-140

(IN-PERSON/VIRTUAL-HYBRID)  
Address 1700 OLD BATTLE CROCK ROAD

**PETITION REQUEST:** FENCE WAIVER PURSUANT TO BALTO COUNTY ZONING REGULATIONS (BCZR) SECTION 427.1.E AND F TO PERMIT A FENCE TO BE BUILT IN THE REAR OR SIDE YARD OF A LOT ON WHICH A RESIDENCE HAS BEEN BUILT WITH A HEIGHT BE LESS THAN THE MAXIMUM ALLOWED, 42 INKIND (E-SFD) WHEN THE FENCE IS SITUATED WITHIN TEN FEET OF THE ADJACENT FRONT YARD PROPERTY LINE

**Hearing Date:** Wednesday 1/07/2026 10AM

If an in-person hearing has been requested in writing and granted, the hearing location is: The Jefferson Building, 105 W. Chesapeake Ave., Meeting Room 205, Towson, MD 21284. Please contact the Office of Administrative Hearings 3 days prior to the hearing to confirm the hearing format if the phone number or email address shown below.

Office of Administrative Hearings  
105 W. Chesapeake Avenue, Suite 103 / Towson, Maryland 21284 / Phone 410-987-3868, ext. 0  
Email: [administrativehearings@md.gov](mailto:administrativehearings@md.gov) / [adms@comptax.md.gov](mailto:adms@comptax.md.gov)

HANDICAPPED ACCESSIBLE

# ZONING HEARING #4

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a hearing virtually via WebEx, and/or in-person upon request (see below) for the Property identified herein as follows:

CASE # JA-2025-0026-FW  
(IN-PERSON/VIRTUAL-IVERRID)

Address 7708 OLD BATTLE GROVE ROAD

PETITION REQUEST: FENCE WAIVER PURSUANT TO BALTIMORE COUNTY ZONING REGULATIONS (BCZR) SECTION 427.1.E AND F TO PERMIT A FENCE TO BE Erected IN THE REAR OR SIDE YARD OF A LOT WHICH ADJOINS THE FRONT YARD OF ANOTHER LOT IN WHICH A FENCE HAS BEEN BUILT WITH A FENCE HEIGHT OF 10 FT IN VIEW OF THE MAXIMUM ALLOWED 12 FT HES (3.3 FT) WHEN THE FENCE IS SITUATED WITHIN TEN FEET OF THE ADJOINING FRONT YARD PROPERTY LINE

Hearing Date: Wednesday, 01/27/2026 10 AM

If an in-person hearing has been requested in writing and granted, the hearing location is: The Jefferson Building, 103 W. Chesapeake Ave., Hearing Room 205, Towson, MD 21286. Please contact the Office of Administrative Hearings 10 days prior to the hearing to confirm the hearing format at the phone number or email address shown below.

Office of Administrative Hearings  
103 West Chesapeake Avenue, Suite 103 / Towson, Maryland 21284 / Phone: 410-887-2368, ext. 0  
Email: [administrativehearings@baltimorecountymd.gov](mailto:administrativehearings@baltimorecountymd.gov)

HANDICAPPED ACCESSIBLE

mm 1/7  
lpm

**Donna L. Mignon**

---

**From:** Larry Pilson <lpilson@hotmail.com>  
**Sent:** Saturday, January 3, 2026 12:03 PM  
**To:** Administrative Hearings; PAI Zoning Advisory Committee; Chris Baly  
**Subject:** UA-2025-0026-FW 7708 Old Battle Grove Road  
**Attachments:** Scan\_20260103.jpg; DSC\_1605.JPG; DSC\_1606.JPG; DSC\_1607.JPG; DSC\_1608.JPG

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**CERTIFICATE OF POSTING**

Date: 12-16-25

RE: Case Number: UA-2025-0026-FW

Petitioner/Developer: Salemony/Dean

Date of Hearing/Closing: Wednesday 01/07/26 10AM

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 7108 Old Berlin Grove

The signs(s) were posted on 12-16-25  
(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)

# ZONING HEARING

#1

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a hearing virtually via WebEx, and/or in-person upon request (see below) for the Property identified herein as follows:

**CASE #** UA 2025-0026-FW

**Address** 7708 OLD BATTLE GROVE ROAD  
(IN PERSON/VIRTUAL HYBRID)

**PETITION REQUEST:** FENCE WAIVER. PURSUANT TO BALTO. COUNTY ZONING REGULATIONS (BCZR) SECTION 427.1.E AND F, 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 FT IN LIEU OF THE MAXIMUM ALLOWED 42 INCHES (3.5 FT) WHEN THE FENCE IS SITUATED WITHIN TEN FEET OF THE ADJOINING FRONT YARD PROPERTY LINE

**Hearing Date:** WEDNESDAY 1-7-2026 10AM

If an in-person hearing has been requested in writing and granted, the hearing location is: The Jefferson Building, 105 W. Chesapeake Ave., Hearing Room 205, Towson, MD 21204. Please contact the Office of Administrative Hearings 30 days prior to the hearing to confirm the hearing format at the phone number or email address shown below.

Office of Administrative Hearings  
105 West Chesapeake Avenue, Suite 103 / Towson, MD  
Email: [admin@balto.org](mailto:admin@balto.org)

#2

# ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a hearing virtually via WebEx, and/or in-person upon request (see below) for the Property identified herein as follows:

**CASE #** JA-2025-0026-FW  
(IN-PERSON/VIRTUAL-HYBRID)

**Address** 7708 OLD BATTLE BROVE ROAD

**PETITION REQUEST:** FENCE WAIVER PURSUANT TO BALTD. CO. ZONING REGULATIONS (ZCZR), SECTION 427.1.E AND F. 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 6FT. IN LIEU OF THE MAXIMUM ALLOWED 42 INCHES (3.5FT) WHEN THE FENCE IS SITUATED WITHIN 10 FEET OF THE ADJOINING FRONT YARD PROPERTY LINE

**Hearing Date:** WEDNESDAY 11/27/2024 10AM

If an in-person hearing has been requested in writing and granted, the hearing location is: The Jefferson Building, 105 W. Chesapeake Ave., Hearing Room 205, Towson, MD 21204. Please contact the Office of Administrative Hearings 7-11 days prior to the hearing to confirm the hearing format at the phone number or email address shown below.

Office of Administrative Hearings  
105 West Chesapeake Avenue, Suite 101 / Towson, Maryland 21204 / Phone 410-887-3668, ext.0  
Email: [admin@ohc.baltimorecountymd.gov](mailto:admin@ohc.baltimorecountymd.gov)

**HANDICAPPED ACCESSIBLE**

#3  
**ZONING HEARING**

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a hearing virtually via WebEx, and/or in-person upon request (see below) for the Property identified herein as follows:

**CASE #** UA 2023-0026 FU  
(IN-PERSON/VIRTUAL - 11/10/23)

**Address** 7703 Old PATLE POND ROAD

**PETITION REQUEST:** REMOVE EXISTING FENCE AND RELOCATE TO EDGE OF LOT TO BE IN LINE WITH A RESIDENCE. PURSUANT TO EDCO'S ZONING REGULATIONS, A FENCE TO BE LOCATED AT THE REAR OF LOT MUST BE AT LEAST 10 FEET FROM THE REAR PROPERTY LINE. THE FENCE IS LOCATED APPROX 15 FEET FROM THE REAR PROPERTY LINE.

**Hearing Date:** Wed, 11/15/2023, 10AM

If an in-person hearing has been requested in writing and granted, the hearing location is: The Jefferson Building, 105 W. Chesapeake Ave., Hearing Room 205, P.O. Box, MD 21204. Please contact the Office of Administrative Hearings 10 days prior to the hearing to confirm the hearing format at the phone number or email address shown below.

Office of Administrative Hearings  
105 West Chesapeake Avenue, Suite 105, Timonium, Maryland 21204 Phone 410-447-1000 FAX 410-447-1001  
Email: [administrativehearings@balto.org](mailto:administrativehearings@balto.org)

**HANDICAPPED ACCESSIBLE**

# ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a hearing virtually via WebEx, and/or in-person upon request (see below) for the Property identified herein as follows:

**CASE #** UA-2025-0026-FW  
(IN PERSON/VIRTUAL/HYBRID)

**Address** 7708 OLD BATTLE GARDEN ROAD

**PETITION REQUEST:** FENCE WAIVER, PURSUANT TO BALTO COUNTY ZONING REGULATIONS (FCOR) SECTION 427.1E AND F, MATERIAL A FENCE TO BE CREATED IN THE REAR OR SIDE YARD OF A LOT WHICH ADJACES THE FRONT YARD OF ANOTHER LOT IN WHICH A RESIDENCE HAS BEEN BUILT WITH A FENCE HEIGHT OF 6 FT IN LIEU OF THE MAXIMUM ALLOWED 12 INCHES (3.5 FT) WHEN THE FENCE IS SITUATED WITHIN TEN FEET OF THE ADJACING FRONT YARD PROPERTY LINE.

**Hearing Date:** WEDNESDAY 01/02/2025 10AM

If an in-person hearing has been requested in writing and granted, the hearing location is The Jefferson Building, 105 W. Chesapeake Ave., Hearing Room 205, Towson, MD 21204. Please contact the Office of Administrative Hearings a 10 days prior to the hearing to confirm the hearing format at the phone number or email address shown below.

Office of Administrative Hearings  
105 West Chesapeake Avenue, Suite 1037 Towson, Maryland 21204 / Phone 410-887-1868, ext 0  
Email: [administrativehearings@balto.org](mailto:administrativehearings@balto.org) or [countyind.com](mailto:countyind.com)

HANDICAPPED ACCESSIBLE

**Donna L. Mignon**

---

**From:** Larry Pilson <lpilson@hotmail.com>  
**Sent:** Tuesday, December 16, 2025 1:02 PM  
**To:** Administrative Hearings; PAI Zoning Advisory Committee; Chris Baly  
**Subject:** UA-2025-0026-FW 7708 Old Battle Grove Road  
**Attachments:** Scan\_20251216.jpg; DSC\_1601.JPG; DSC\_1602.JPG; DSC\_1603.JPG; DSC\_1604.JPG

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**Donna L. Mignon**

---

**From:** Donna L. Mignon  
**Sent:** Wednesday, December 10, 2025 1:33 PM  
**To:** Kristen Lewis  
**Cc:** Debra L Wiley  
**Subject:** LINK - Fence Waiver - UA 2025 0026-FW

Webinar topic:  
FENCE WAIVER HEARING - IN PERSON/VIRTUAL/HYBRID - Case No: UA-2025-0026-FW- 7708 Battle Grove Road  
- Steven Salamony, Acacia

Date and time:  
Wednesday, January 7, 2026 10:00 AM | (UTC-05:00) Eastern Time (US & Canada)

Join link:  
<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=m59208bcd27c329bc78a6a5a7ca6e4aaf>

Webinar number:  
2315 813 6644

Webinar password:  
4321 (4321 when dialing from a phone or video system)

Join by phone  
+1-415-655-0001 US Toll

Access code: 231 581 36644

*Donna L. Mignon*  
Legal Administrative Secretary  
Office of Administrative Hearings for Baltimore County  
Jefferson Building  
105 West Chesapeake Avenue, Suite 103  
Towson, MD 21204  
410-887-3868

**Donna L. Mignon**

---

**From:** Donna L. Mignon <messenger@webex.com>  
**Sent:** Wednesday, December 10, 2025 1:31 PM  
**To:** Donna L. Mignon  
**Subject:** (Forward to attendee) Webex webinar invitation: FENCE WAIVER HEARING - IN PERSON/VIRTUAL/HYBRID - Case No: UA-2025-0026-FW- 7708 Battle Grove Road - Steven Salamony, Acacia  
**Attachments:** Webex\_webinar.ics

**CAUTION:** This message from messenger@webex.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments. Do not click on any link and fill any request asking for your username and password at any time. BCG OIT will never ask for your username and password over email. Use the "Phish Alert Report" button to report.

FENCE WAIVER HEARING  
IN PERSON/VIRTUAL/HYBRID  
ADDRESS OF IN PERSON HEARING - Jefferson Building, 105 West Chesapeake Avenue, Room 205,  
Towson, MD  
Legal Owners: Christian Baly/Acacia Dean  
Property Address: 7708 Old Battle Grove Road  
-----



**Donna L. Mignon is inviting you to a scheduled Webex webinar.**

Wednesday, January 7, 2026  
10:00 AM | (UTC-05:00) Eastern Time (US & Canada) | 1 hr

Add to calendar Google · O365



**More ways to join:**

Join from the webinar link

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=me51ab2dda2d076936e159e9659663d50>

**Join by the webinar number**

Webinar number (access code): 2315 813 6644

Webinar password: 4321 (4321 when dialing from a phone or video system)

**Tap to join from a mobile device (attendees only)**

+1-415-655-0001,,23158136644#4321# US Toll

Some mobile devices may ask attendees to enter a numeric password.

**Join by phone**

+1-415-655-0001 US Toll

Global call-in numbers

Need help? Go to <https://help.webex.com>



**More ways to join:**

**Join from the webinar link**

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=m59208bcd27c329bc78a6a5a7ca6e4aaf>

**Join by the webinar number**

Webinar number (access code): 2315 813 6644

Webinar password: 4321 (4321 when dialing from a phone or video system)

Panelist password: 1234 (1234 when dialing from a phone or video system)

**Tap to join from a mobile device (attendees only)**

+1-415-655-0001,,23158136644#4321# US Toll

Some mobile devices may ask attendees to enter a numeric password.

**Join by phone**

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Dial 23158136644@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your webinar number.

If you are a host, click [here](#) and login site to view host information.

Need help? Go to <https://help.webex.com>

**Debra L. Wiley**

---

**From:** Debra L Wiley  
**Sent:** Wednesday, December 10, 2025 1:21 PM  
**To:** 'Chris Baly'  
**Cc:** Donna L. Mignon; Kristèn Lewis  
**Subject:** CONFIRMATION - SCHEDULING of FORMAL DEMAND FOR HEARING - Fence Waiver - Case No. UA-2025-0026-FW - IN-PERSON/VIRTUAL-HYBRID - 1/7/26 - 10 AM - 7708 Old Battle Grove Road - Christian Baly / Steven Salamony & Acacia Dean  
**Attachments:** UA-2025-0026-FW - Jan 7 - 10 AM - 7708 Battle Grove Rd - Salamony & Dean.docx; Sign Posters-Approved 10.22.2024 Updated.pdf

Good Morning,

This acknowledges our email conversations to confirm the above-referenced matter with a hearing date of **Wednesday, January 7, 2026 @ 10:00 AM**. As you may recall, the gentleman who requested the Formal Demand does not have an email address or computer, and he will be sent a copy of this email notice via US mail.

Our last email indicated this would be an in-person hearing. However, after speaking to the Administrative Law Judge (“ALJ”), we will treat this as a “hybrid” hearing – meaning that anyone can chose which platform to attend. The gentleman who requested the Formal Demand will attend in person along with the ALJ. You and your client(s) can chose to attend in-person or virtually. This is to allow everyone their due process by not mandating which platform to attend.

You will be sent a WebEx invitation shortly in the event you chose to attend virtually. Please accept and **do not forward OR share your invitation with anyone**.

If you have anyone that needs to be invited to the hearing for attending virtually, please reply to Donna Mignon and myself and include their names and email addresses so that we can send a WebEx invitation asap. Please allow at least 48 hours prior to the hearing.

As you may recall, your case does not require that it be advertised in a newspaper.

**It is your responsibility to have the property posted with a sign by an approved sign poster (by December 17, 2025) to now include the new hearing information. For sign posting information, please see attached two (2) documents.**

For your convenience, a link has been provided to you in reference to submitting hearing exhibits (due: **January 2, 2026**); please take a few moments to visit the link below. Please be advised that any paperwork that you’ve submitted previously to the Office of Zoning Review will now be required for our office. These exhibits will be shared on the screen during your hearing.

<https://www.baltimorecountymd.gov/departments/adminhearings/testimony-request>

Please see attached documents and make sure you're meeting all necessary requirements; please reach out with any questions you may have regarding this process.

Thanks and have a great and safe day!

---

**From:** Chris Baly <[chris.baly@superiorfenceandrail.com](mailto:chris.baly@superiorfenceandrail.com)>

**Sent:** Tuesday, December 9, 2025 2:12 PM

**To:** Debra L Wiley <[dwiley@baltimorecountymd.gov](mailto:dwiley@baltimorecountymd.gov)>

**Subject:** Re: SCHEDULING of FORMAL DEMAND FOR HEARING - Fence Waiver - Case No. UA-2025-0026-FW - 7708 Old Battle Grove Road - Christian Baly / Steven Salamony & Acacia Dean

**CAUTION:** This message from [chris.baly@superiorfenceandrail.com](mailto:chris.baly@superiorfenceandrail.com) originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments. Do not click on any link and fill any request asking for your username and password at any time. BCG OIT will never ask for your username and password over email. Use the "Phish Alert Report" button to report.

Understood. Thank you!

Regards,  
Chris

On Tue, Dec 9, 2025 at 1:54 PM Debra L Wiley <[dwiley@baltimorecountymd.gov](mailto:dwiley@baltimorecountymd.gov)> wrote:

Good Afternoon,

Great, I'll send the confirmation packet tomorrow morning. As far as your presence, we cannot provide legal advice so that is entirely up to you and your clients.

Thank you.

---

**From:** Chris Baly <[chris.baly@superiorfenceandrail.com](mailto:chris.baly@superiorfenceandrail.com)>

**Sent:** Tuesday, December 9, 2025 1:32 PM

**To:** Debra L Wiley <[dwiley@baltimorecountymd.gov](mailto:dwiley@baltimorecountymd.gov)>

**Subject:** Re: SCHEDULING of FORMAL DEMAND FOR HEARING - Fence Waiver - Case No. UA-2025-0026-FW - 7708 Old Battle Grove Road - Christian Baly / Steven Salamony & Acacia Dean

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KATHERINE A. KLAUSMEIER  
County Executive

MAUREEN E. MURPHY  
Chief Administrative Law Judge  
ANDREW M. BELT  
Administrative Law Judge  
DEREK J. BAUMGARDNER  
Administrative Law Judge

December 10, 2025

## NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a hybrid hearing (In-Person & Virtual via WebEx) on the property identified herein as follows:

**Case Number: UA-2025-0026-FW (IN-PERSON/VIRTUAL-HYBRID)**

Property Address: 7708 OLD BATTLE GROVE ROAD

Location:

Election District: 15 Council District: 7

Legal Owner: Steven Salamony, Acacia Dean

Contract Purchaser: No Contract Purchaser was set.

**FENCE WAIVER:**

Pursuant to Baltimore County Zoning Regulations ("BCZR"), Section 427.1.E and F, 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 ft. in lieu of the maximum allowed 42 inches (3.5 ft.) when the fence is situated within ten feet of the adjoining front yard property line.

**IN-PERSON/VIRTUAL-HYBRID Hearing:** Wednesday- 01/07/2026 - 10:00 AM,  
JEFFERSON BUILDING, 105 WEST CHESAPEAKE AVENUE, TOWSON, MD 21204,  
ROOM 205

In addition, it is a requirement that you have the property posted with a Zoning Notice Sign by an approved poster on the property by December 21, 2025. For your convenience, please see attached listing of Approved Sign Posters, and provide them this notice. If you do not have your property posted by this date, your hearing will be cancelled.

Office of Administrative Hearings  
105 West Chesapeake Avenue, Suite 103 / Towson, Maryland 21204 / Phone 410-887-3868  
[www.administrativehearings@baltimorecountymd.gov](mailto:www.administrativehearings@baltimorecountymd.gov)

**BALTIMORE COUNTY DEPARTMENTS OF PERMITS APPROVALS & INSPECTIONS**

**APPROVED SIGN POSTERS**

John Altmeyer  
Cell: 410-382-6580  
jaltmeyer@aol.com

J. Lawrence Pilson, R.S.  
Cell: 443-834-8162  
lpilson@hotmail.com

Troy Slevin, LEED AP, BD+C®  
Work Direct 443.589.2442  
Main Office 443.589.2400  
tslevin@kleinfelder.com

Richard Hoffman  
Cell: 443-243-7360  
dick\_e@comcast.net

Linda O'Keefe  
Work: 410-666-5366  
Cell: 443-604-6431  
luckylinda1954@yahoo.com

Bruce E. Doak  
Work: 443-900-5535  
Cell: 410-419-4906  
bdoak@bruceedoakconsulting.com

Eric Hadaway  
Work: 410-296-3333  
ehadaway@dmw.com

David Billingsley  
Work: 410-679-8719  
dwb0209@yahoo.com

Martin Ogle  
Cell: 443-629-3411  
mert1114@aol.com

Sgt. Robert A. Black  
Cell: 410-499-7940  
1opie@comcast.net

The petitioner must use one of the sign posters on this approval list. Any reposting must also be done by one of these approved posters. If you wish to select a sign poster not shown on the list above, prior approval by the Department of Permits, Approvals and Inspections, Zoning Review Office, is required.

This department is not associated with any of the above posters, nor do we recommend any specific one. We do suggest that you contact a number of them to compare prices, since their charges may vary.

## Debra L Wiley

---

**From:** Debra L Wiley  
**Sent:** Wednesday, December 10, 2025 1:09 PM  
**To:** Chris Baly  
**Subject:** RE: SCHEDULING of FORMAL DEMAND FOR HEARING - Fence Waiver - Case No. UA-2025-0026-FW - 7708 Old Battle Grove Road - Christian Baly / Steven Salamony & Acacia Dean

Great, thanks for getting back to our office; it is appreciated.

We will send confirmation email shortly.

---

**From:** Chris Baly <chris.baly@superiorfenceandrail.com>  
**Sent:** Wednesday, December 10, 2025 1:07 PM  
**To:** Debra L Wiley <dwiley@baltimorecountymd.gov>  
**Subject:** Re: SCHEDULING of FORMAL DEMAND FOR HEARING - Fence Waiver - Case No. UA-2025-0026-FW - 7708 Old Battle Grove Road - Christian Baly / Steven Salamony & Acacia Dean

**CAUTION:** This message from chris.baly@superiorfenceandrail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments. Do not click on any link and fill any request asking for your username and password at any time. BCG OIT will never ask for your username and password over email. Use the "Phish Alert Report" button to report.

Good afternoon,

Thanks for the update. Yes, we should be able to get the sign up before the December 17th deadline.

Regards,  
Chris

On Wed, Dec 10, 2025 at 9:53 AM Debra L Wiley <dwiley@baltimorecountymd.gov> wrote:

Good Morning,

You're welcome.

Before I send your confirmation email, I wanted to bring to your attention that the sign posting requirement is for 15 days prior to the hearing and not 20 days as I previously mentioned. This would mean that the sign would have to be posted by December 17. Will this allow you enough time to do so?

My apologies.

## Debra L. Wiley

---

**From:** Debra L Wiley  
**Sent:** Wednesday, December 10, 2025 11:52 AM  
**To:** 'Acacia Dean'  
**Subject:** FW: SCHEDULING of FORMAL DEMAND FOR HEARING - Fence Waiver - Case No. UA-2025-0026-FW - 7708 Old Battle Grove Road - Christian Baly / Steven Salamony & Acacia Dean

**FYI**

---

**From:** Debra L Wiley  
**Sent:** Wednesday, December 10, 2025 9:54 AM  
**To:** 'Chris Baly' <[chris.baly@superiorfenceandrail.com](mailto:chris.baly@superiorfenceandrail.com)>  
**Subject:** RE: SCHEDULING of FORMAL DEMAND FOR HEARING - Fence Waiver - Case No. UA-2025-0026-FW - 7708 Old Battle Grove Road - Christian Baly / Steven Salamony & Acacia Dean

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My apologies.

---

**From:** Chris Baly <[chris.baly@superiorfenceandrail.com](mailto:chris.baly@superiorfenceandrail.com)>  
**Sent:** Tuesday, December 9, 2025 2:12 PM  
**To:** Debra L Wiley <[dwiley@baltimorecountymd.gov](mailto:dwiley@baltimorecountymd.gov)>  
**Subject:** Re: SCHEDULING of FORMAL DEMAND FOR HEARING - Fence Waiver - Case No. UA-2025-0026-FW - 7708 Old Battle Grove Road - Christian Baly / Steven Salamony & Acacia Dean

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Understood. Thank you!

Regards,  
Chris

On Tue, Dec 9, 2025 at 1:54 PM Debra L Wiley <[dwiley@baltimorecountymd.gov](mailto:dwiley@baltimorecountymd.gov)> wrote:

Good Afternoon,

**Debra L Wiley**

---

**From:** Debra L Wiley  
**Sent:** Monday, December 8, 2025 12:06 PM  
**To:** Acacia Dean  
**Cc:** Donna L. Mignon  
**Subject:** RE: FW: SCHEDULING of FORMAL DEMAND FOR HEARING - Fence Waiver - Case No. UA-2025-0026-FW - 7708 Old Battle Grove Road - Christian Baly / Steven Salamony & Acacia Dean

You're welcome.

---

**From:** Acacia Dean <adean@cuomolawfirm.com>  
**Sent:** Monday, December 8, 2025 11:57 AM  
**To:** Debra L Wiley <dwiley@baltimorecountymd.gov>  
**Subject:** Re: FW: SCHEDULING of FORMAL DEMAND FOR HEARING - Fence Waiver - Case No. UA-2025-0026-FW - 7708 Old Battle Grove Road - Christian Baly / Steven Salamony & Acacia Dean

**CAUTION:** This message from [adean@cuomolawfirm.com](mailto:adean@cuomolawfirm.com) originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments. Do not click on any link and fill any request asking for your username and password at any time. BCG OIT will never ask for your username and password over email. Use the "Phish Alert Report" button to report.

Received. Thank You!!

On Mon, Dec 8, 2025 at 11:08 AM Debra L Wiley <[dwiley@baltimorecountymd.gov](mailto:dwiley@baltimorecountymd.gov)> wrote:

Good Morning,

Per our telephone conversation, please see below.

Thanks and have a great and safe day.

---

**From:** Debra L Wiley  
**Sent:** Thursday, December 4, 2025 3:45 PM  
**To:** [chris.baly@superiorfenceandrail.com](mailto:chris.baly@superiorfenceandrail.com)  
**Cc:** Donna L. Mignon <[dmignon@baltimorecountymd.gov](mailto:dmignon@baltimorecountymd.gov)>  
**Subject:** SCHEDULING of FORMAL DEMAND FOR HEARING - Fence Waiver - Case No. UA-2025-0026-FW - 7708 Old Battle Grove Road - Christian Baly / Steven Salamony & Acacia Dean

Good Afternoon,

## Debra L Wiley

---

**From:** Debra L Wiley  
**Sent:** Monday, December 8, 2025 11:09 AM  
**To:** 'adean@cuomolawfirm.com'  
**Cc:** Donna L. Mignon  
**Subject:** FW: SCHEDULING of FORMAL DEMAND FOR HEARING - Fence Waiver - Case No. UA-2025-0026-FW - 7708 Old Battle Grove Road - Christian Baly / Steven Salamony & Acacia Dean

Good Morning,

Per our telephone conversation, please see below.  
Thanks and have a great and safe day.

---

**From:** Debra L Wiley  
**Sent:** Thursday, December 4, 2025 3:45 PM  
**To:** chris.baly@superiorfenceandrail.com  
**Cc:** Donna L. Mignon <dmignon@baltimorecountymd.gov>  
**Subject:** SCHEDULING of FORMAL DEMAND FOR HEARING - Fence Waiver - Case No. UA-2025-0026-FW - 7708 Old Battle Grove Road - Christian Baly / Steven Salamony & Acacia Dean

Good Afternoon,

The Baltimore County Office of Administrative Hearings is now in receipt of the above-referenced case file, and we're reaching out in order to have this matter scheduled for an in-person hearing.

Please be advised that pursuant to Baltimore County Zoning Regulations ("BCZR"), Section 427.4.C.4, "If a public hearing is requested, notice shall be further provided by posting the property for an additional 15 days." There are no requirements to have this matter published in a public newspaper.

I can offer **Wednesday, January 7, 2026 @ 10:00 AM**, and the new sign would have to be posted by December 21, 2025.

Please be advised that the gentleman who requested the Formal Demand does not have an email address or computer. Therefore, the hearing will be scheduled in-person. I took the liberty of reaching out to him today and he confirmed that he's available with the date above. Please confirm your and/or your client's availability with the scheduled date and time. Once confirmed, an email confirmation packet will be forwarded to include the sign posting information, etc.

Thanks and have a great and safe day!

**Debra L Wiley**

---

**From:** Debra L Wiley  
**Sent:** Thursday, December 4, 2025 3:45 PM  
**To:** chris.baly@superiorfenceandrail.com  
**Cc:** Donna L. Mignon  
**Subject:** SCHEDULING of FORMAL DEMAND FOR HEARING - Fence Waiver - Case No. UA-2025-0026-FW - 7708 Old Battle Grove Road - Christian Baly / Steven Salamony & Acacia Dean

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Thanks and have a great and safe day!

Debra Wiley  
Executive Secretary  
Baltimore County Office of Administrative Hearings  
Jefferson Building  
105 W. Chesapeake Avenue, Suite 103  
Towson, MD 21204  
410-887-3868

**Debra L Wiley**

---

**From:** Debra L Wiley  
**Sent:** Tuesday, December 9, 2025 1:54 PM  
**To:** 'Chris Baly'  
**Subject:** RE: SCHEDULING of FORMAL DEMAND FOR HEARING - Fence Waiver - Case No. UA-2025-0026-FW - 7708 Old Battle Grove Road - Christian Baly / Steven Salamony & Acacia Dean

Good Afternoon,

Great, I'll send the confirmation packet tomorrow morning. As far as your presence, we cannot provide legal advice so that is entirely up to you and your clients.

Thank you.

---

**From:** Chris Baly <chris.baly@superiorfenceandrail.com>  
**Sent:** Tuesday, December 9, 2025 1:32 PM  
**To:** Debra L Wiley <dwiley@baltimorecountymd.gov>  
**Subject:** Re: SCHEDULING of FORMAL DEMAND FOR HEARING - Fence Waiver - Case No. UA-2025-0026-FW - 7708 Old Battle Grove Road - Christian Baly / Steven Salamony & Acacia Dean

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Good afternoon Debra,

We'd like to confirm our availability for Wednesday, January 7, 2026 @ 10:00 AM. However, we were wondering if my presence, being the contractor, is mandatory for the in-person hearing?

Thanks,  
Chris

On Thu, Dec 4, 2025 at 3:45 PM Debra L Wiley <dwiley@baltimorecountymd.gov> wrote:

Good Afternoon,

The Baltimore County Office of Administrative Hearings is now in receipt of the above-referenced case file, and we're reaching out in order to have this matter scheduled for an in-person hearing.

Please be advised that pursuant to Baltimore County Zoning Regulations ("BCZR"), Section 427.4.C.4, "If a public hearing is requested, notice shall be further provided by posting the property for an additional 15 days." There are no requirements to have this matter published in a public newspaper.

**Donna L. Mignon**

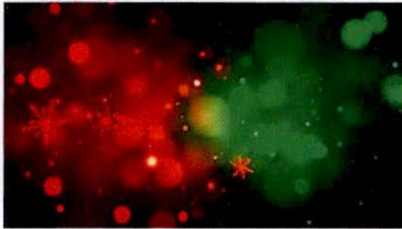
---

**From:** Donna L. Mignon  
**Sent:** Wednesday, December 10, 2025 2:22 PM  
**To:** Debra L Wiley

Fyi – Ms. Toni came by and picked up the envelope for Mr. Hunt.

*Donna L. Mignon*  
Legal Administrative Secretary  
Office of Administrative Hearings for Baltimore County  
Jefferson Building  
105 West Chesapeake Avenue, Suite 103  
Towson, MD 21204  
410-887-3868

Happy Holidays



**Debra L Wiley**

---

**From:** Debra L Wiley  
**Sent:** Wednesday, December 10, 2025 2:32 PM  
**To:** 'Acacia Dean'  
**Cc:** 'Chris Baly'; Donna L. Mignon  
**Subject:** RE: FW: SCHEDULING of FORMAL DEMAND FOR HEARING - Fence Waiver - Case No. UA-2025-0026-FW - 7708 Old Battle Grove Road - Christian Baly / Steven Salamony & Acacia Dean  
**Attachments:** CONFIRMATION - SCHEDULING of FORMAL DEMAND FOR HEARING - Fence Waiver - Case No. UA-2025-0026-FW - IN-PERSON/VIRTUAL-HYBRID - 1/7/26 - 10 AM - 7708 Old Battle Grove Road - Christian Baly / Steven Salamony & Acacia Dean

Good Afternoon.

The email confirmation was forwarded to the contractor who's representing you with an explanation in reference to the hearing, and he should be sharing this information with you. However, as a courtesy, I have attached that email.

Thanks.

---

**From:** Acacia Dean <adean@cuomolawfirm.com>  
**Sent:** Wednesday, December 10, 2025 2:26 PM  
**To:** Debra L Wiley <dwiley@baltimorecountymd.gov>  
**Subject:** Re: FW: SCHEDULING of FORMAL DEMAND FOR HEARING - Fence Waiver - Case No. UA-2025-0026-FW - 7708 Old Battle Grove Road - Christian Baly / Steven Salamony & Acacia Dean

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Thank you.

I received the Webinar invite. However, I am confused as you stated this was strictly in person but the invite has the option for virtual/phone/hybrid. Please advise.

Thank you.

On Wed, Dec 10, 2025 at 11:52 AM Debra L Wiley <dwiley@baltimorecountymd.gov> wrote:

**FYI**

---

**From:** Debra L Wiley  
**Sent:** Wednesday, December 10, 2025 9:54 AM  
**To:** 'Chris Baly' <chris.baly@superiorfenceandrail.com>

## Debra L Wiley

---

**From:** Debra L Wiley  
**Sent:** Wednesday, December 10, 2025 1:21 PM  
**To:** Chris Baly  
**Cc:** Donna L. Mignon; Kristen Lewis  
**Subject:** CONFIRMATION - SCHEDULING of FORMAL DEMAND FOR HEARING - Fence Waiver - Case No. UA-2025-0026-FW - IN-PERSON/VIRTUAL-HYBRID - 1/7/26 - 10 AM - 7708 Old Battle Grove Road - Christian Baly / Steven Salamony & Acacia Dean  
**Attachments:** UA-2025-0026-FW - Jan 7 - 10 AM - 7708 Battle Grove Rd - Salamony & Dean.docx; Sign Posters-Approved 10.22.2024 Updated.pdf

Good Morning,

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You will be sent a WebEx invitation shortly in the event you chose to attend virtually. Please accept and **do not forward OR share your invitation with anyone**.

If you have anyone that needs to be invited to the hearing for attending virtually, please reply to Donna Mignon and myself and include their names and email addresses so that we can send a WebEx invitation asap. Please allow at least 48 hours prior to the hearing.

As you may recall, your case does not require that it be advertised in a newspaper.

**It is your responsibility to have the property posted with a sign by an approved sign poster (by December 17, 2025) to now include the new hearing information. For sign posting information, please see attached two (2) documents.**

For your convenience, a link has been provided to you in reference to submitting hearing exhibits (due: **January 2, 2026**); please take a few moments to visit the link below. Please be advised that any paperwork that you’ve submitted previously to the Office of Zoning Review will now be required for our office. These exhibits will be shared on the screen during your hearing.

<https://www.baltimorecountymd.gov/departments/adminhearings/testimony-request>

Please see attached documents and make sure you're meeting all necessary requirements; please reach out with any questions you may have regarding this process.

Thanks and have a great and safe day!

---

**From:** Chris Baly <[chris.baly@superiorfenceandrail.com](mailto:chris.baly@superiorfenceandrail.com)>

**Sent:** Tuesday, December 9, 2025 2:12 PM

**To:** Debra L Wiley <[dwiley@baltimorecountymd.gov](mailto:dwiley@baltimorecountymd.gov)>

**Subject:** Re: SCHEDULING of FORMAL DEMAND FOR HEARING - Fence Waiver - Case No. UA-2025-0026-FW - 7708 Old Battle Grove Road - Christian Baly / Steven Salamony & Acacia Dean

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Understood. Thank you!

Regards,  
Chris

On Tue, Dec 9, 2025 at 1:54 PM Debra L Wiley <[dwiley@baltimorecountymd.gov](mailto:dwiley@baltimorecountymd.gov)> wrote:

Good Afternoon,

Great, I'll send the confirmation packet tomorrow morning. As far as your presence, we cannot provide legal advice so that is entirely up to you and your clients.

Thank you.

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**Sent:** Tuesday, December 9, 2025 1:32 PM

**To:** Debra L Wiley <[dwiley@baltimorecountymd.gov](mailto:dwiley@baltimorecountymd.gov)>

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**CAUTION:** This message from [chris.baly@superiorfenceandrail.com](mailto:chris.baly@superiorfenceandrail.com) originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments. Do not click on any link and fill any

Good afternoon Debra,

We'd like to confirm our availability for Wednesday, January 7, 2026 @ 10:00 AM. However, we were wondering if my presence, being the contractor, is mandatory for the in-person hearing?

Thanks,

Chris

On Thu, Dec 4, 2025 at 3:45 PM Debra L Wiley <[dwiley@baltimorecountymd.gov](mailto:dwiley@baltimorecountymd.gov)> wrote:

Good Afternoon,

The Baltimore County Office of Administrative Hearings is now in receipt of the above-referenced case file, and we're reaching out in order to have this matter scheduled for an in-person hearing.

Please be advised that pursuant to Baltimore County Zoning Regulations ("BCZR"), Section 427.4.C.4, "If a public hearing is requested, notice shall be further provided by posting the property for an additional 15 days." There are no requirements to have this matter published in a public newspaper.

I can offer **Wednesday, January 7, 2026 @ 10:00 AM**, and the new sign would have to be posted by December 21, 2025.

Please be advised that the gentleman who requested the Formal Demand does not have an email address or computer. Therefore, the hearing will be scheduled in-person. I took the liberty of reaching out to him today and he confirmed that he's available with the date above. Please confirm your and/or your client's availability with the scheduled date and time. Once confirmed, an email confirmation packet will be forwarded to include the sign posting information, etc.

Thanks and have a great and safe day!

Debra Wiley

Executive Secretary

Baltimore County Office of Administrative Hearings

Jefferson Building

105 W. Chesapeake Avenue, Suite 103

Towson, MD 21204

410-887-3868

CONNECT WITH BALTIMORE COUNTY



[www.baltimorecountymd.gov](http://www.baltimorecountymd.gov)

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**Christian Baly** | *General Manager*

**Superior Fence & Rail of Delaware Valley**

M: 646.427.7961

W: [superiorfenceandrail.com](http://superiorfenceandrail.com)

--

**Christian Baly** | *General Manager*

**Superior Fence & Rail of Delaware Valley**

M: 646.427.7961

W: [superiorfenceandrail.com](http://superiorfenceandrail.com)

## Debra L Wiley

---

**From:** Debra L Wiley  
**Sent:** Wednesday, December 10, 2025 1:21 PM  
**To:** Chris Baly  
**Cc:** Donna L. Mignon; Kristen Lewis  
**Subject:** CONFIRMATION - SCHEDULING of FORMAL DEMAND FOR HEARING - Fence Waiver - Case No. UA-2025-0026-FW - IN-PERSON/VIRTUAL-HYBRID - 1/7/26 - 10 AM - 7708 Old Battle Grove Road - Christian Baly / Steven Salamony & Acacia Dean  
**Attachments:** UA-2025-0026-FW - Jan 7 - 10 AM - 7708 Battle Grove Rd - Salamony & Dean.docx; Sign Posters-Approved 10.22.2024 Updated.pdf

Good Morning,

This acknowledges our email conversations to confirm the above-referenced matter with a hearing date of **Wednesday, January 7, 2026 @ 10:00 AM**. As you may recall, the gentleman who requested the Formal Demand does not have an email address or computer, and he will be sent a copy of this email notice via US mail.

Our last email indicated this would be an in-person hearing. However, after speaking to the Administrative Law Judge (“ALJ”), we will treat this as a “hybrid” hearing – meaning that anyone can chose which platform to attend. The gentleman who requested the Formal Demand will attend in person along with the ALJ. You and your client(s) can chose to attend in-person or virtually. This is to allow everyone their due process by not mandating which platform to attend.

You will be sent a WebEx invitation shortly in the event you chose to attend virtually. Please accept and **do not forward OR share your invitation with anyone**.

If you have anyone that needs to be invited to the hearing for attending virtually, please reply to Donna Mignon and myself and include their names and email addresses so that we can send a WebEx invitation asap. Please allow at least 48 hours prior to the hearing.

As you may recall, your case does not require that it be advertised in a newspaper.

**It is your responsibility to have the property posted with a sign by an approved sign poster (by December 17, 2025) to now include the new hearing information. For sign posting information, please see attached two (2) documents.**

For your convenience, a link has been provided to you in reference to submitting hearing exhibits (due: **January 2, 2026**); please take a few moments to visit the link below. Please be advised that any paperwork that you’ve submitted previously to the Office of Zoning Review will now be required for our office. These exhibits will be shared on the screen during your hearing.

<https://www.baltimorecountymd.gov/departments/adminhearings/testimony-request>

Please see attached documents and make sure you're meeting all necessary requirements; please reach out with any questions you may have regarding this process.

Thanks and have a great and safe day!

**From:** Chris Baly <[chris.baly@superiorfenceandrail.com](mailto:chris.baly@superiorfenceandrail.com)>

**Sent:** Tuesday, December 9, 2025 2:12 PM

**To:** Debra L Wiley <[dwiley@baltimorecountymd.gov](mailto:dwiley@baltimorecountymd.gov)>

**Subject:** Re: SCHEDULING of FORMAL DEMAND FOR HEARING - Fence Waiver - Case No. UA-2025-0026-FW - 7708 Old Battle Grove Road - Christian Baly / Steven Salamony & Acacia Dean

**CAUTION:** This message from [chris.baly@superiorfenceandrail.com](mailto:chris.baly@superiorfenceandrail.com) originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments. Do not click on any link and fill any request asking for your username and password at any time. BCG OIT will never ask for your username and password over email. Use the "Phish Alert Report" button to report.

Understood. Thank you!

Regards,  
Chris

On Tue, Dec 9, 2025 at 1:54 PM Debra L Wiley <[dwiley@baltimorecountymd.gov](mailto:dwiley@baltimorecountymd.gov)> wrote:

Good Afternoon,

Great, I'll send the confirmation packet tomorrow morning. As far as your presence, we cannot provide legal advice so that is entirely up to you and your clients.

Thank you.

**From:** Chris Baly <[chris.baly@superiorfenceandrail.com](mailto:chris.baly@superiorfenceandrail.com)>

**Sent:** Tuesday, December 9, 2025 1:32 PM

**To:** Debra L Wiley <[dwiley@baltimorecountymd.gov](mailto:dwiley@baltimorecountymd.gov)>

**Subject:** Re: SCHEDULING of FORMAL DEMAND FOR HEARING - Fence Waiver - Case No. UA-2025-0026-FW - 7708 Old Battle Grove Road - Christian Baly / Steven Salamony & Acacia Dean

**CAUTION:** This message from [chris.baly@superiorfenceandrail.com](mailto:chris.baly@superiorfenceandrail.com) originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments. Do not click on any link and fill any

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 15 Account Identifier - 1900006421

**Owner Information**

Owner Name: SALAMONY STEVEN W JR Use: RESIDENTIAL  
 DEAN ACACIA Principal Residence: YES  
 Mailing Address: 7708 OLD BATTLE GROVE RD Deed Reference: /49125/ 00492  
 BALTIMORE MD 21222

**Location & Structure Information**

Premises Address: 7708 OLD BATTLE GROVE RD Legal Description: 18960 SQ FT 0.4353 A  
 BALTIMORE 21222 ANTHONY T WILLIAMS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0104	0008	0224	15120107.04	0000			1	2024	
									Plat Ref: 0049/ 0031

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1926	1,722 SF		18,960 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	1/2	YES	STANDARD UNIT	ASBESTOS SHINGLE/	3	2 full/ 1 half	1 Detached

**Value Information**

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2025	07/01/2026
Land:	76,700	82,400		
Improvements	116,900	165,400		
Total:	193,600	247,800	229,733	247,800
Preferential Land:	0	0		

**Transfer Information**

Seller: HUGHES CHRISTALYNN F	Date: 06/17/2024	Price: \$250,000
Type: ARMS LENGTH IMPROVED	Deed1: /49125/ 00492	Deed2:
Seller: WILLIAMS FREDA B	Date: 04/16/2015	Price: \$126,500
Type: ARMS LENGTH IMPROVED	Deed1: /36069/ 00271	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

**Exemption Information**

Partial Exempt Assessments:	Class		07/01/2025	07/01/2026
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:

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 15 Account Identifier - 1900006422

**Owner Information**

Owner Name: HUNT WILLIAMS F Use: RESIDENTIAL  
 Principal Residence: YES  
 Mailing Address: 7706 OLD BATTLE GROVE RD Deed Reference: /49518/ 00018  
 DUNDALK MD 21222-3509

**Location & Structure Information**

Premises Address: 7706 OLD BATTLE GROVE RD Legal Description: 22638 SQ FT 0.5197 A  
 DUNDALK 21222-3509 ANTHONY T WILLIAMS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0104	0008	0224	15120107.04	0000			2	2024		0049/ 0031

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1984	1,200 SF		22,638 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	NO	STANDARD UNIT	SIDING/	3	1 full/ 1 half	1 Detached	

**Value Information**

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
Land:	77,600	01/01/2024	07/01/2025	07/01/2026
Improvements	109,400	84,300		
Total:	187,000	159,100		
Preferential Land:	0	243,400	224,600	243,400

**Transfer Information**

Seller: WILLIAMS DAVID ANTHONY Date: 10/22/2024 Price: \$110,000  
 Type: ARMS LENGTH IMPROVED Deed1: /49518/ 00018 Deed2:

Seller: Date: 03/01/2013 Price: \$0  
 Type: NON-ARMS LENGTH OTHER Deed1: /33247/ 00461 Deed2:

Seller: Date: Price:  
 Type: Deed1: Deed2:

**Exemption Information**

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

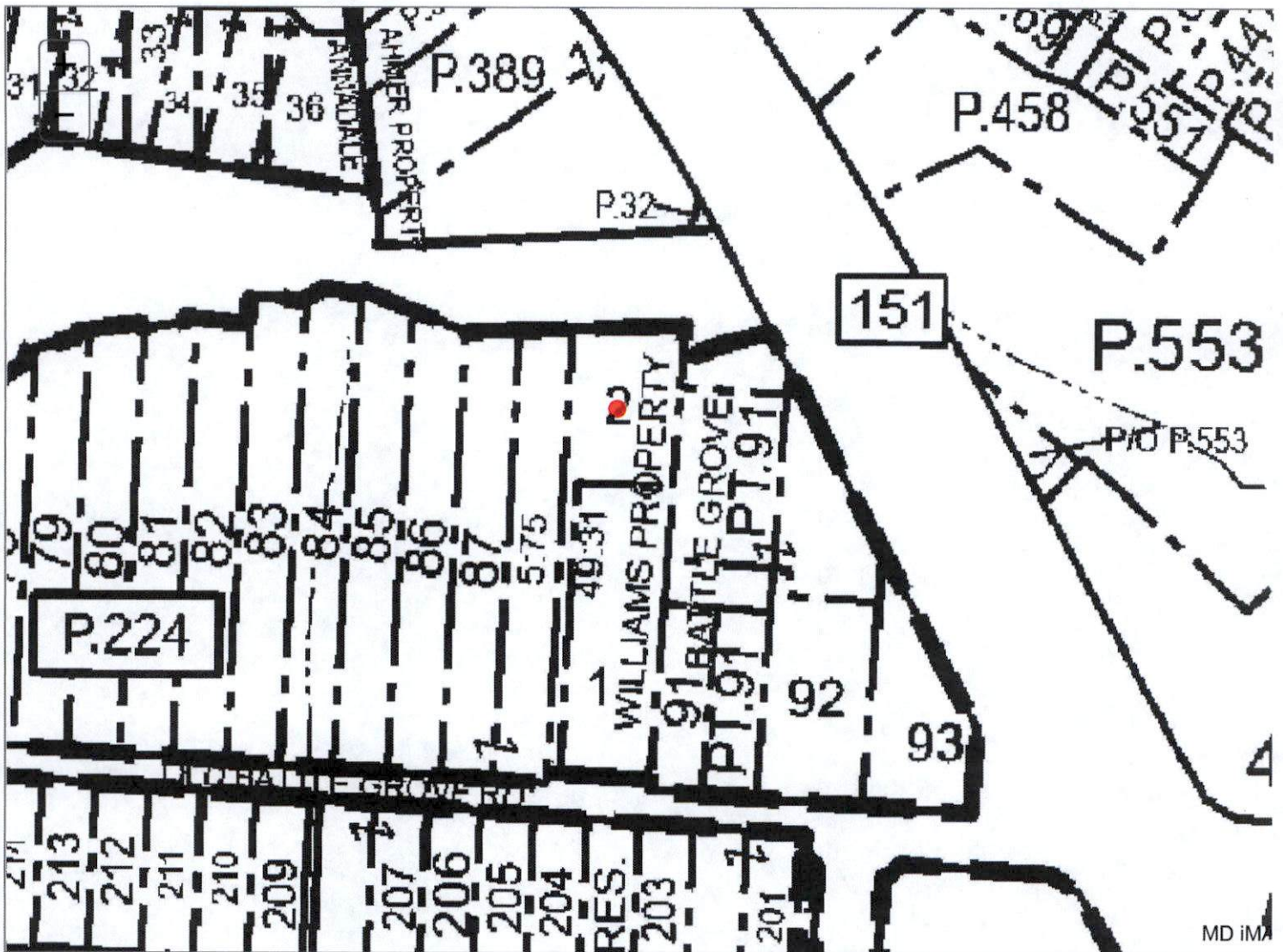
**Homestead Application Information**

Homestead Application Status: Approved 12/06/2024

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application Date:

District: **15** Account Number: **1900006422**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are encouraged to notify the Maryland Department of Planning, Parcel Data & Mapping Unit, 120 E. Baltimore St., Suite 2000, Baltimore, MD 21202. [mailto:dldmpvhelpdesk\\_mdp@maryland.gov](mailto:dldmpvhelpdesk_mdp@maryland.gov) ([mailto:dldmpvhelpdesk\\_mdp@maryland.gov](mailto:dldmpvhelpdesk_mdp@maryland.gov)).

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at [www.plats.net](http://www.plats.net) (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <https://planning.maryland.gov/Pages/OurWork/PDM/Property-Maps/Property-Map-Products.aspx> (<https://planning.maryland.gov/Pages/OurWork/PDM/Property-Maps/Property-Map-Products.aspx>).

Case No.: VA 2025 - 0026 - EW

Exhibit Sheet

**Applicants**  
Petitioner/Developer

Protestants **William Hunt**

No. 1 A-D	Application Waiver	Street View Photo 1A-1B Hunt Driveway - East
No. 2	<del>Site Plan</del> Survey	Street View Photo 2A-2B Hunt Front House
No. 3	GIS My Neighborhood	Street View Photo 3A-3B Hunt Front Yard - East
No. 4 A-C	Street View Photos.	Street View Photo 4A-4B Hunt Driveway - East
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

11/15/25  
DM

11/15/25  
DM

Applicants Exh. No.

### 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: 7708 Old Battle Grove Rd. Baltimore, MD 21222

Tax Account Number: 33-1533738

Applicant/Owner: Superior Fence and Rail (Christian Baly)

Applicant/Owner Address: 54 Albe Dr, Suite D, Newark, DE 19702 Phone (Cell): \_\_\_\_\_

Phone (Home): 302-986-5151

Email: chris.baly@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 would like to have a 6' high privacy fence installed within 10' of her backline rather than 42".

Applicant's Signature: Christian Baly Date: 11/14/2025

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

Waiver Number UA-20 \_\_\_\_\_ -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: \_\_\_\_\_

Code Official or Designee: \_\_\_\_\_ Date: \_\_\_\_\_

App A

## WAIVER APPLICATION SITE PLAN FILING REQUIREMENTS

1. **Scale:** For property area less than 40 acres use 1 inch equals 20, 30, 40 or 50 feet. If larger, use 1 inch equals 100 feet.
2. **Property Boundaries:** Depict using heavy bold line with dimensions. Show north arrow.
3. **Streets/Rights-of-Way:** Show boundary streets and rights-of way; show internal roads and rights-of-way; show impervious areas such as paving and widths.
4. **Adjacent Ownership:** Show names and addresses of owners of your lot and all adjacent lots.
5. **Buildings & Setbacks:** Show building front and side setbacks and indicate with an arrow the locations of the fronts of all buildings.
6. **Aerial Map:** Provide an aerial map view of requested fence location. (This may be obtained by visiting the following web site: <https://bcgis.baltimorecountymd.gov/myneighborhood/> or by visiting the Zoning Review Office in person at Room 124 of the County Office Building, 111 W. Chesapeake Ave., Towson, Maryland).
7. **Fence:** Include fence type, height, location and setbacks from the property lines.
8. **Pictures:** Include two (2) photographs of the affected fence location.

All of the above information must be complete and accurate or the application will not be processed

### FEE SCHEDULE FOR UNCONTESTED WAIVER

1. \$100.00 fee for uncontested Waiver.
2. Required sign posting. Price varies by sign posting contractor.

### FEE SCHEDULE FOR CONTESTED WAIVER

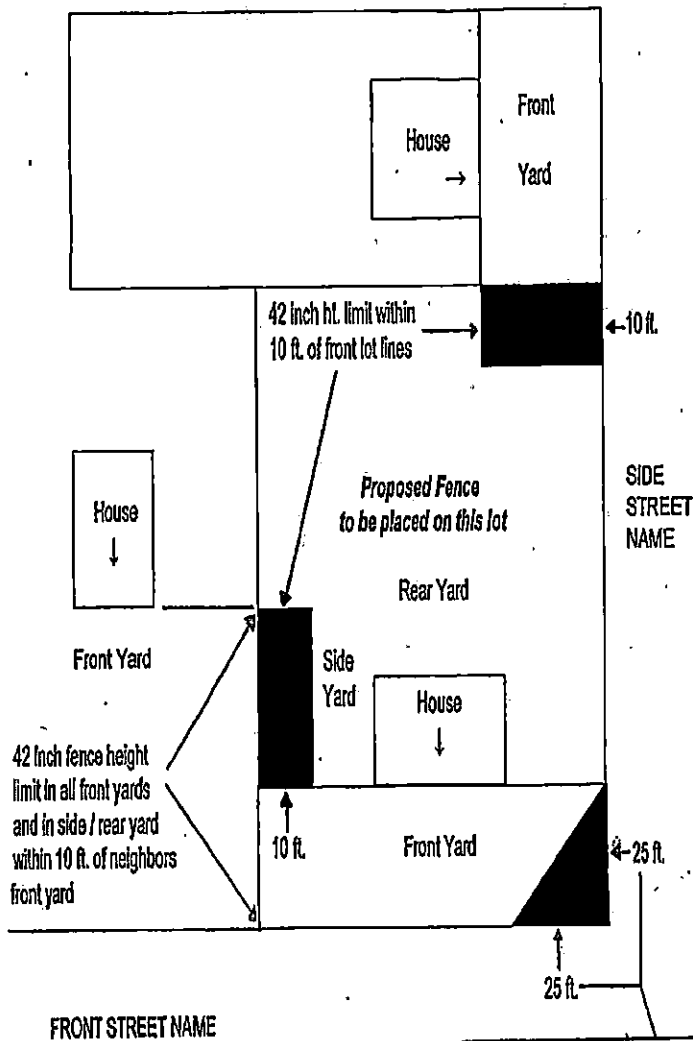
1. Contested Waiver Hearing. \$60.00 to be paid by contestor
2. Required sign reposting paid by applicant. Price varies by sign posting contractor.

Any questions, contact the Zoning Review Office by phone at 410-887-3391 and in person at Room 124, County Office Building, 111 W. Chesapeake Avenue, Towson, MD 21204.

# GENERAL RESIDENTIAL FENCE DETAIL FOR CERTAIN BALTIMORE COUNTY ZONING REGULATIONS

This is a basic diagram and it is not intended to address all possible variations

This form is not intended to give legal advice



Fences higher than 42 inches require a permit from Baltimore County.

Fence Height Limit is 6 feet in a side or rear yard Unless otherwise limited as shown on this detail.

Access or Walkway Easements MAY NOT be fenced.

Fence must be on the owner's property and cannot be within a street or alley right of way.

The Property Owner IS RESPONSIBLE for the accuracy of all information provided for the fence permit reviews.

If property owner is uncertain of the location of the property lines, a survey of the lot line(s) is strongly suggested to avoid problems involving lot line location disputes.

Fence regulations for pools should also be discussed with your Building Inspector.

Contact the Permit Processing Office of the Department of Permits, Approvals & Inspections to apply for a fence permit.

FRONT STREET NAME

Extend the front wall line across the yard to establish the front yard area

A street corner has a 3 ft. limit for all fences or plants within the triangle.  
 At a street and alley the height limit is 15 x 15 ft.  
 At an alley and alley the height limit is 10 x 10 ft.

Revised 12/5/2024

App IC

**BCZR Section 427 - Fences**

**§ 427.1. Conditions for use; exceptions.**

**A. Applicability.**

1. Subsections D and E of this section do not apply to a fence required by § 13-6-101 of the Baltimore County Code, as revised, to be constructed in order to screen a swimming pool.

2. Subsections D and E of this section do not apply if the residences on the adjoining lots are more than 200 feet apart.

**B. Front Yards.** The maximum height permitted for any residential occupancy fence shall be 42 inches above normal grade in a front yard.

**C. Side and rear yards.** The maximum height permitted for any residential occupancy fence shall be six feet above normal grade in a side and rear yard. A fence may be erected up to ten feet high in a side or rear yard 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.

**D.** Notwithstanding any other provisions of this Code or the Baltimore County Code, in a D.R. or R.C. 5 zone located in a historic district, the maximum height of a residential occupancy fence is 42 inches if the fence is erected in the side yard of a lot that adjoins a public road.

**E.** A residential occupancy fence may not be erected in the rear or side yard of a lot which adjoins the front yard of another on which a residence has been built, except in accordance with the provisions of this section.

**F.** The fence may not exceed 42 inches in height if situated within ten feet of the adjoining front yard property line.

**BCC Section 13-6-101. – Swimming Pool Enclosure.**

(a) **Required.** A person who owns land on which there is a swimming pool that contains 24 inches (610 mm) or more of water in depth at any point shall erect and maintain on the land an adequate enclosure surrounding either the property or pool area sufficient to make the body of water inaccessible to small children.

(b) **Height.** A swimming pool enclosure, including gates, may not be less than 4 feet above the underlying ground, except that for a semi-public swimming pool located outdoors without a lifeguard on duty, the enclosure, including gates, may not be less than 5 feet above the underlying ground and may not have more than a two-inch gap from the ground to the bottom of the fence.

(c) **Gates.** All gates shall be self-latching with latches placed 4 feet above the underlying ground and otherwise made inaccessible.

**2021 International Swimming Pool and Spa Code Section 305 – Barrier Requirements**

**§ 305.2.1 Barrier height and clearances.** Barrier heights and clearances shall be in accordance with all of the following:

1. The top of the barrier shall be not less than 48 inches (4 feet) above grade where measured on the side of the barrier that faces away from the pool or spa. Such height shall exist around the entire perimeter of the barrier and for a distance of 3 feet (36 inches) measured horizontally from the outside of the required barrier.

2. The vertical clearance between grade and the bottom of the barrier shall not exceed 2 inches for grade surfaces that are not solid, such as grass or gravel, where measured on the side of the barrier that faces away from the pool or spa.

3. The vertical clearance between a surface below the barrier to a solid surface, such as concrete, and the bottom of the required barrier shall not exceed 4 inches where measured on the side of the required barrier that faces away from the pool or spa.

**§ 305.3 Doors and gates.** Doors and gates in barriers shall comply with the requirements of Sections 305.3.1 through 305.3.3 and shall be equipped to accommodate a locking device. Pedestrian access doors and gates shall open outward away from the pool or spa, shall be self-closing and shall have a self-latching device.

**§ 305.3.1 Utility or service doors and gates.** Doors and gates not intended for pedestrian use, such as utility or service doors and gates, shall remain locked when not in use.

**§ 305.3.2 Double or multiple doors and gates.** Double doors and gates or multiple doors and gates shall have not fewer than one leaf secured in place and the adjacent leaf shall be secured with a self-latching device.

**§ 305.3.3 Latch release.** For doors and gates in barriers, the door and gate latch release mechanisms shall be in accordance with the following:

1. Where door and gate latch release mechanisms are accessed from the outside of the barrier and are not of the self-locking type, such mechanism shall be located above the finished floor or ground surface in accordance with the following:

1.2 At residential pools and spas, not less than 54 inches (4.5 feet).

2. Where door and gate latch release mechanisms are of the self-locking type such as where the lock is operated by means of a key, an electronic opener or the entry of a combination into an integral combination lock, the lock operation control and the latch release mechanism shall be located above the finished floor or ground surface in accordance with the following:

2.2 At residential pools and spas, at not greater than 54 inches (4.5 feet).






3. At private pools, where the only latch release mechanism of a self-latching device for a gate is located on the pool and spa side of the barrier, the release mechanism shall be located at a point that is at least 3 inches below the top of the gate.

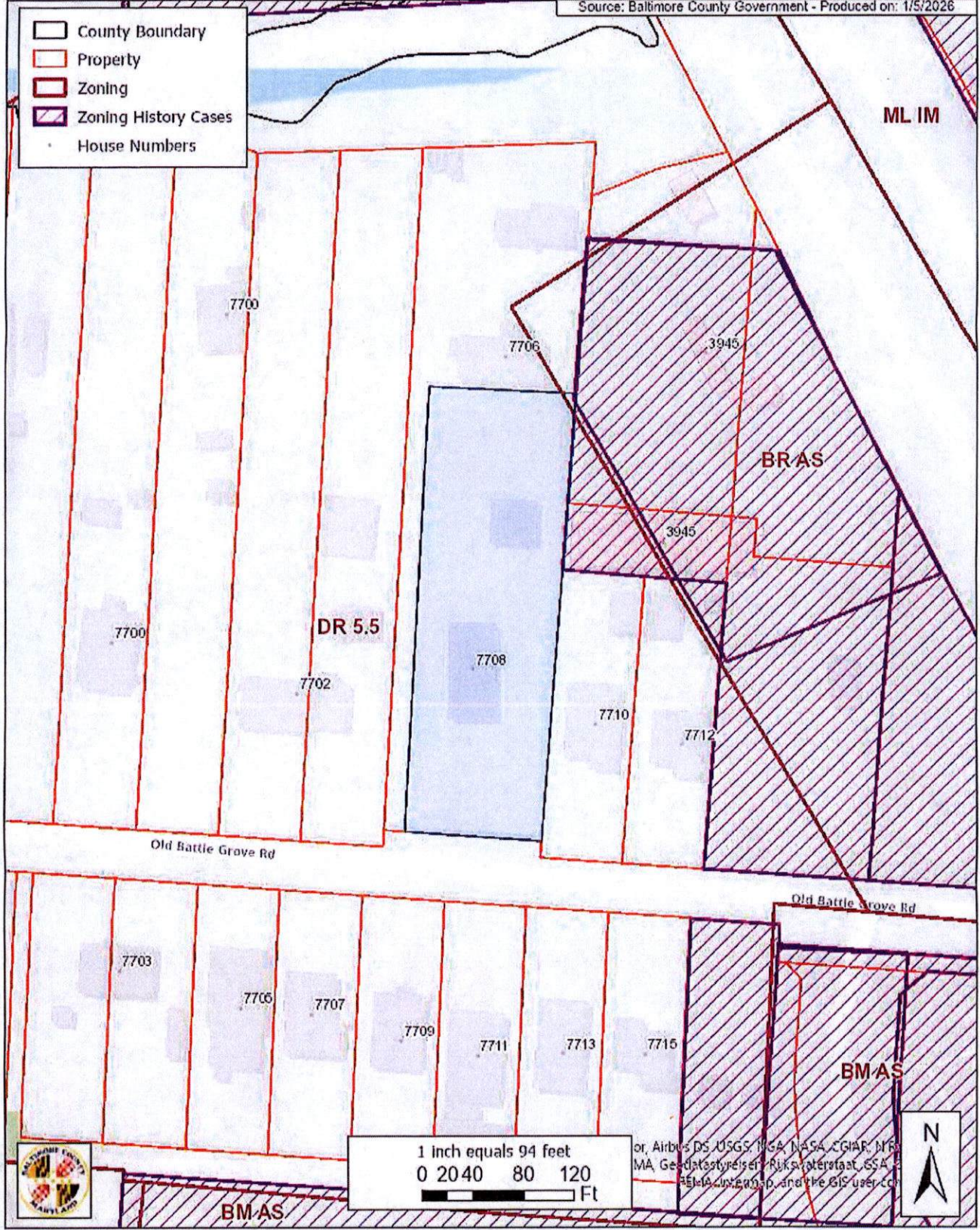
**§ 305.3.4 Barriers adjacent to latch release mechanisms.** Where a latch release mechanism is located on the inside of a barrier, openings in the door, gate and barrier within 18 inches (1.5 feet) of the latch shall not be greater than one half inch (.5 inch) in any dimension.



# Baltimore County - My Neighborhood

Source: Baltimore County Government - Produced on: 1/5/2026

-  County Boundary
-  Property
-  Zoning
-  Zoning History Cases
-  House Numbers



1 inch equals 94 feet  
 0 20 40 80 120  
 Ft

or, Airbus DS, USGS, NOAA, NASA, CGIAR, INRA, MA, Geodatastyrene, Rijkswaterstaat, ESA, B...  
 BEMA, and the GIS user co...



*App 3*



App 4B



20260105\_083936.jpg

1/6/26, 11:39 AM



App 4C

**Debra L Wiley**

---

**From:** Debra L Wiley  
**Sent:** Wednesday, January 14, 2026 1:29 PM  
**To:** 'Chris Baly'; 'Acacia Dean'  
**Cc:** Administrative Hearings; Donna L. Mignon  
**Subject:** Case No. UA-2025-0026-FW - EXHIBITS - Rick Hunt  
**Attachments:** Case Number\_ UA-2025-0026-FW.pdf

Good Afternoon,

Please find attached exhibits/photos that were provided to our office from Rick Hunt.

Thanks.

Debra Wiley  
Executive Secretary  
Baltimore County Office of Administrative Hearings  
Jefferson Building  
105 W. Chesapeake Avenue, Suite 103  
Towson, MD 21204  
410-887-3868

## Debra L Wiley

---

**From:** Maureen E Murphy  
**Sent:** Wednesday, January 14, 2026 11:10 AM  
**To:** Administrative Hearings  
**Subject:** RE: Case Number: UA-2025-0026-FW

Just realized that Mr. Hunt's brother did not send his photos to the Applicants. Would you forward them? Mr. Hunt was showing me the photos using his phone at the hearing but Ms. Dean was not provided the opportunity to see them. TY

*Maureen E. Murphy, Esquire  
Chief Administrative Law Judge  
Baltimore County Government  
Office of Administrative Hearings  
120 E. Chesapeake Ave., Ste 103  
Towson, MD 21204  
(410) 887-3868*

**From:** Administrative Hearings <[administrativehearings@baltimorecountymd.gov](mailto:administrativehearings@baltimorecountymd.gov)>  
**Sent:** Tuesday, January 13, 2026 9:25 AM  
**To:** Maureen E Murphy <[mmurphy@baltimorecountymd.gov](mailto:mmurphy@baltimorecountymd.gov)>  
**Subject:** RE: Case Number: UA-2025-0026-FW

I will save as an exhibit under his name, thanks.

**From:** Maureen E Murphy <[mmurphy@baltimorecountymd.gov](mailto:mmurphy@baltimorecountymd.gov)>  
**Sent:** Tuesday, January 13, 2026 9:13 AM  
**To:** Administrative Hearings <[administrativehearings@baltimorecountymd.gov](mailto:administrativehearings@baltimorecountymd.gov)>  
**Subject:** RE: Case Number: UA-2025-0026-FW

Yes – I asked them to send the photos. Mr. Hunt had technical difficulties and likely never read your emails reminding him to send in his exhibits.

*Maureen E. Murphy, Esquire  
Chief Administrative Law Judge  
Baltimore County Government  
Office of Administrative Hearings  
120 E. Chesapeake Ave., Ste 103  
Towson, MD 21204  
(410) 887-3868*

**From:** Administrative Hearings <[administrativehearings@baltimorecountymd.gov](mailto:administrativehearings@baltimorecountymd.gov)>  
**Sent:** Tuesday, January 13, 2026 9:06 AM  
**To:** Maureen E Murphy <[mmurphy@baltimorecountymd.gov](mailto:mmurphy@baltimorecountymd.gov)>  
**Subject:** FW: Case Number: UA-2025-0026-FW

Protestants  
EXHIBITS

Debra L Wiley

---

**From:** Rick Hunt <ricky225@comcast.net>  
**Sent:** Monday, January 12, 2026 4:51 PM  
**To:** Administrative Hearings  
**Subject:** Case Number: UA-2025-0026-FW

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This message from ricky225@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments. Do not click on any link and fill any request asking for your username and password at any time. BCG OIT will never ask for your username and password over email. Use the "Phish Alert Report" button to report.

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Attn: KATHERINE A. KLAUSMEIER,

Please see attached pictures for case number UA-2025-0026-FW

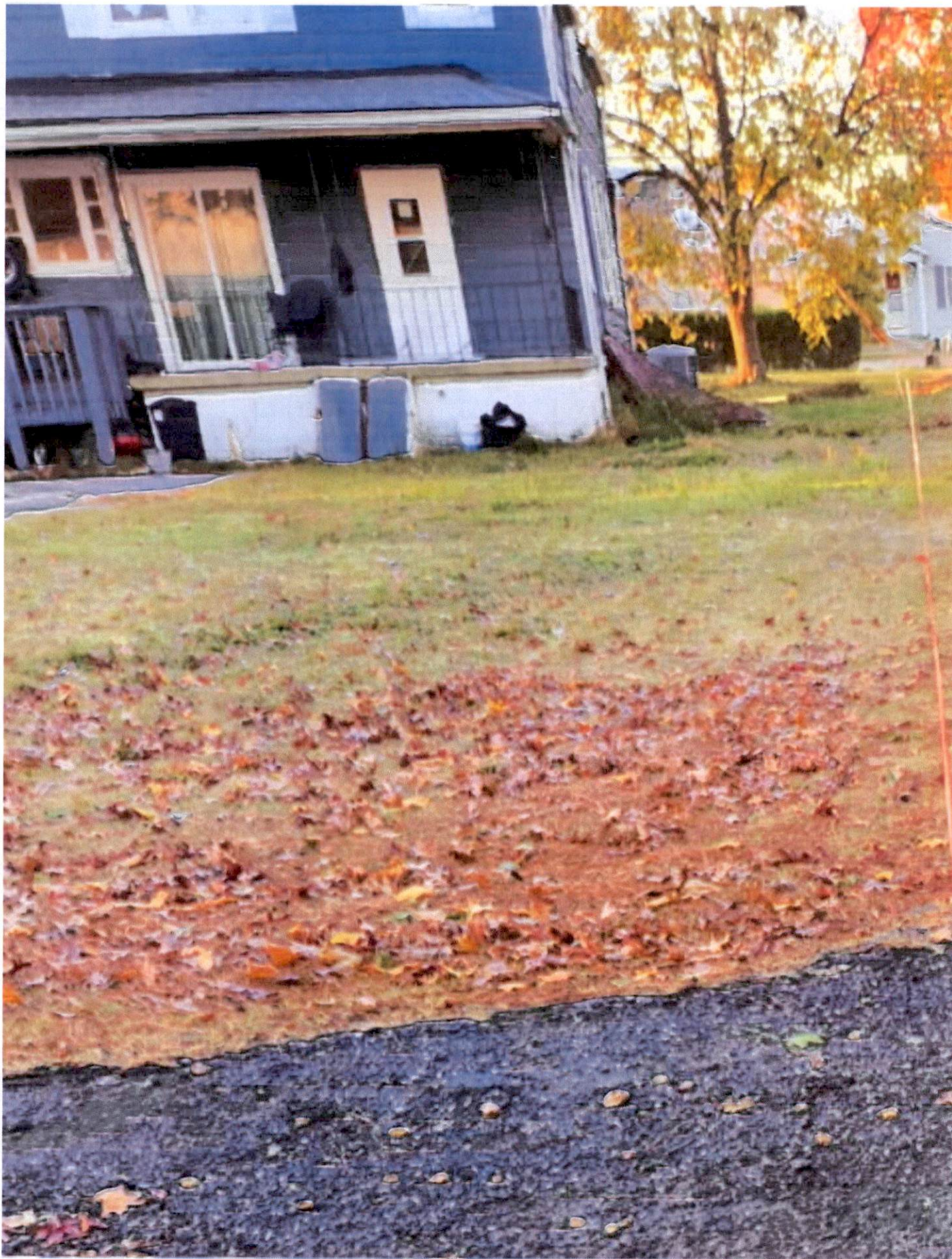


Thanks



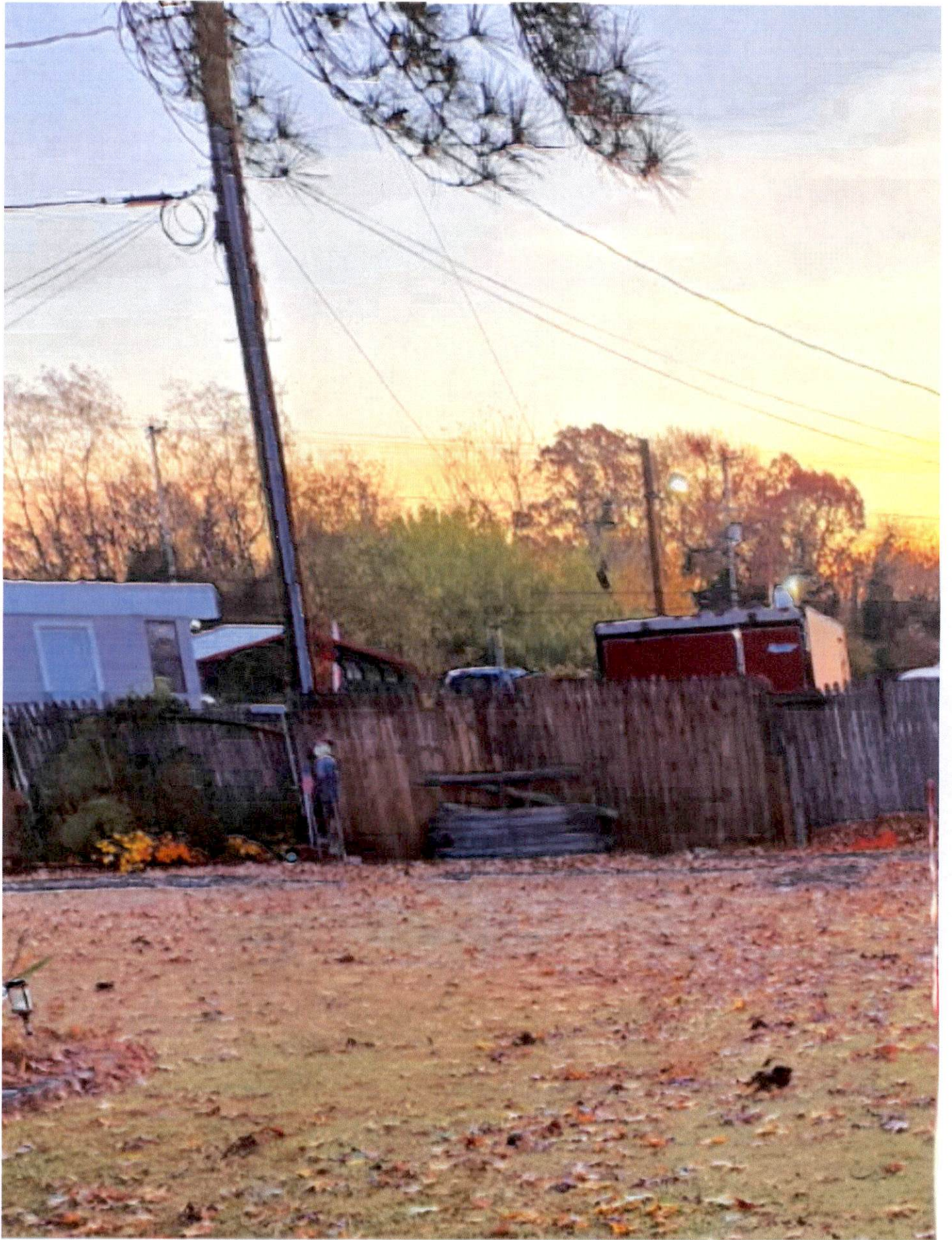


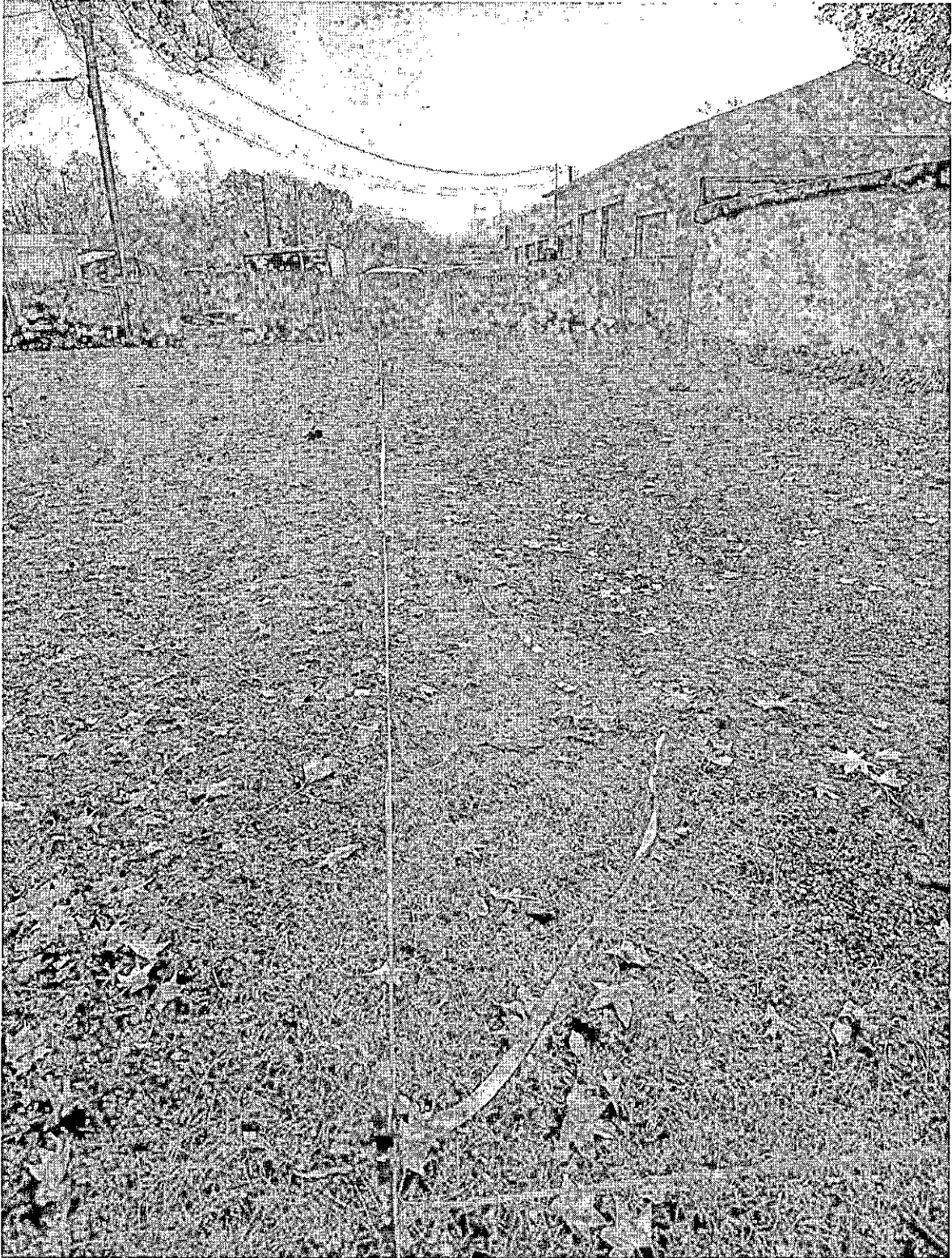
Hunt 1B





Hunt 2B



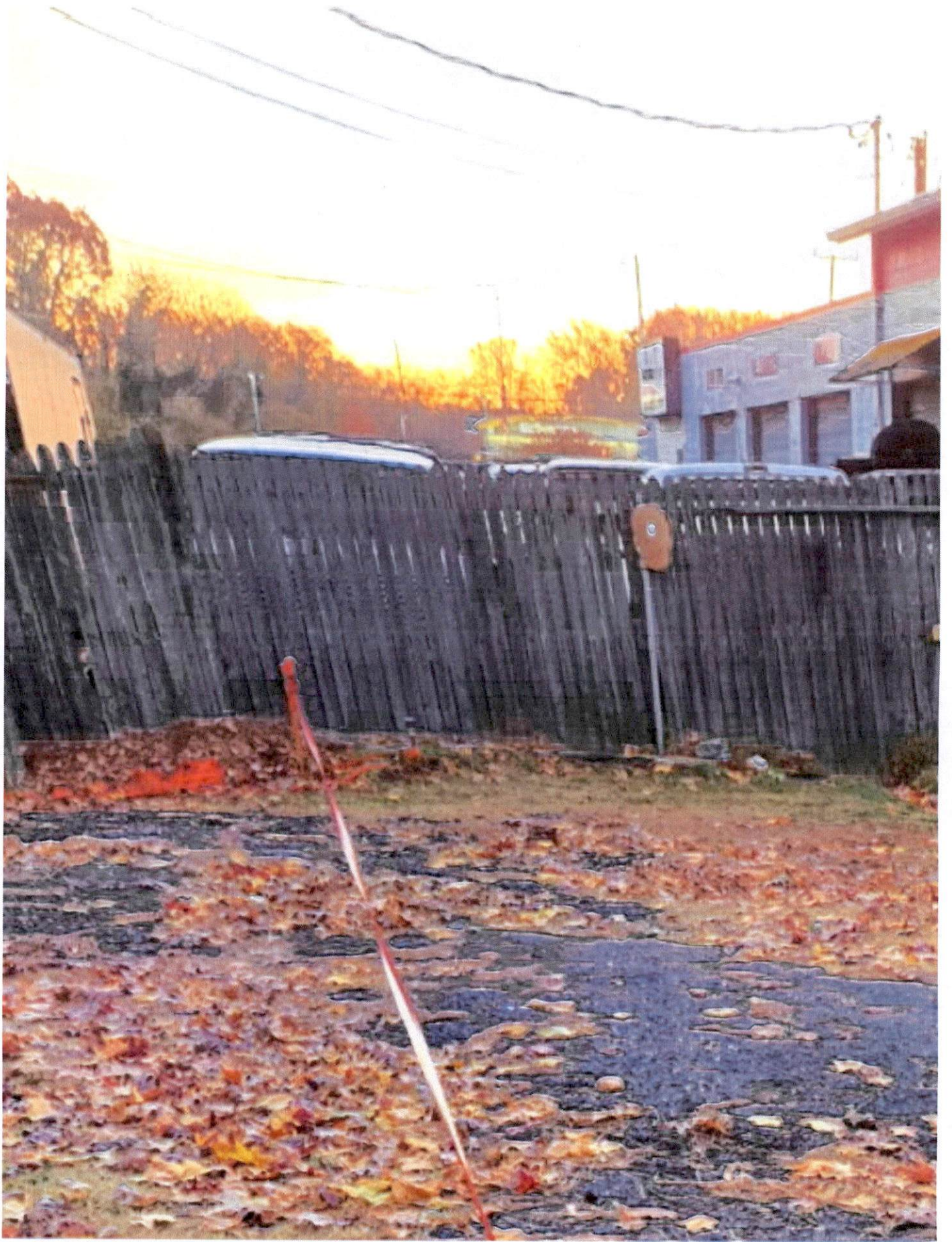


Hunt 3B



Thanks

Hunt 4A



BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plat, 50) Plat Book EHK, Jr. 49, p. 31, MSA\_S1235\_7099. Date available 1992/07/01. Printed 01/05/2025.

**NOTE:**  
THE STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THE PLOT IS ASSIGNED, THEIR HEIRS AND ASSIGNS.

**NOTE:**  
HIGHWAY AND HIGHWAY WIDENING, SLOPE EASEMENTS, AND DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY MARYLAND. THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS SHALL CONVEY SAID AREAS, BY DEED TO BALTIMORE COUNTY MARYLAND, AT NO COST.

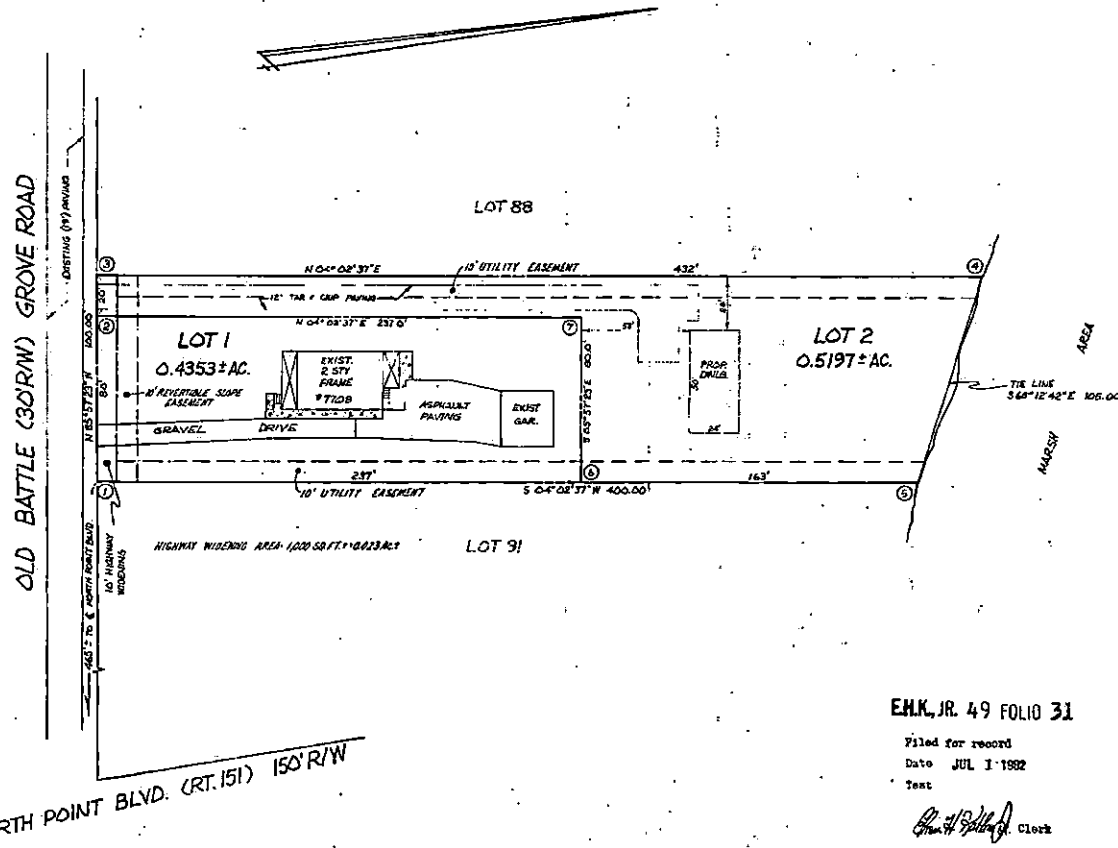
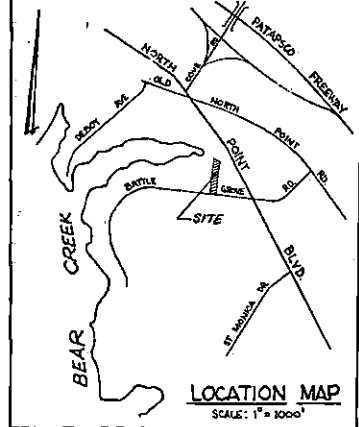
**NOTE:**  
THE COURSES AND DISTANCES SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED BY BALTIMORE COUNTY AND ARE REFERRED TO THE FOLLOWING TRAVERSE STATIONS:

11802	11577
S 8052.17	S 8193.14
E 39401.30	E 40069.61

**NOTE:**  
THIS RECORD PLAT MAY NOT BE HONORED BY BALTIMORE COUNTY AFTER FIVE YEARS FROM THE RECORDING DATE. SEE BALTIMORE COUNTY BILL NO. 61-79 (SECTION 22-33.1)

**COORDINATE SCHEDULE**

NO.	SOUTH	EAST
1	9341.652	40373.767
2	9336.011	40293.966
3	9334.600	40274.016
4	8903.676	40304.480
5	8942.649	40401.974
6	9103.242	40390.479
7	9099.601	40310.678



**GENERAL NOTES**

- EXISTING ZONINGS: DR 5.5
- ADJACENT ZONINGS: DR 5.5
- OWNER: ANTHONY WILLIAMS  
7108 OLD BATTLE GROVE RD.  
BALTO, MD. 21219
- GROSS AREA: 0.9550± AC.
- NET AREA: 0.9320± AC.
- GROUND COVER: GRASS
- SAUINARY SEWER: EXISTING
- WATER SERVICE: EXISTING
- EXISTING STREETS VOID OF CURBS & GUTTER
- DENSITY CALCULATIONS:  
NO. OF LOTS ALLOWED: 5  
NO. OF LOTS PROPOSED: 2
- OPEN SPACE REQUIRED: 0.9550 x 6% = 0.0573±  
OPEN SPACE W/AVENUE REQUESTED
- DEED REFERENCE: JMB 1545 PAGE 241
- PLAT REFERENCE: PLAT BOOK 5 PAGE 75
- LOWEST FLOOR (INCLUDING BASEMENT) OF ANY NEW STRUCTURE SHALL NOT BE LESS THAN 615.4

Non 65B

Called 6/14/92

EHK, JR. 49 FOLIO 31

Filed for record  
Date JUL 1 1992  
Text

*Robert Y. Coster, Jr.* Clerk

FINAL SUBDIVISION PLAN  
FOR THE LANDS OF  
**ANTHONY T. WILLIAMS**  
7108 OLD BATTLE GROVE ROAD  
15 TH ELECT. DIST. BALTIMORE COUNTY, MD.

A RESUBDIVISION OF LOTS 89 & 90  
"BATTLE GROVE" WPC 5-75

**APPROVED: BALTIMORE COUNTY PLANNING BOARD**

DATE: 5/6/82  
DIRECTOR: *James J. ...*  
DATE: 5/6/82  
COUNTY HEALTH OFFICER: *...*  
DATE: 5/6/82  
COUNTY ROADS ENGINEER: *...*

**OWNER'S CERTIFICATE**

THE REQUIREMENTS OF SECTIONS 72A TO 72D OF ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND, 1939 EDITION, CHAPTER 1016 OF THE ACTS OF 1945, AS AMENDED BY CHAPTERS 84 AND 298 OF THE ACTS OF 1947, AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THERETO SO FAR AS THEY CONCERN THE MAKING OF THIS PLAT AND SETTING OF MARKERS HAVE BEEN COMPLIED. OWNER OF THE LAND SHOWN HEREON:

**SURVEYOR'S CERTIFICATE**

I, ROBERT Y. COSTER, JR., A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH SECTIONS 72A TO 72E, INCLUSIVE OF ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND, 1939 EDITION, AS ENACTED OR AMENDED BY THE ACTS OF 1945 AND 1947, AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THERETO.

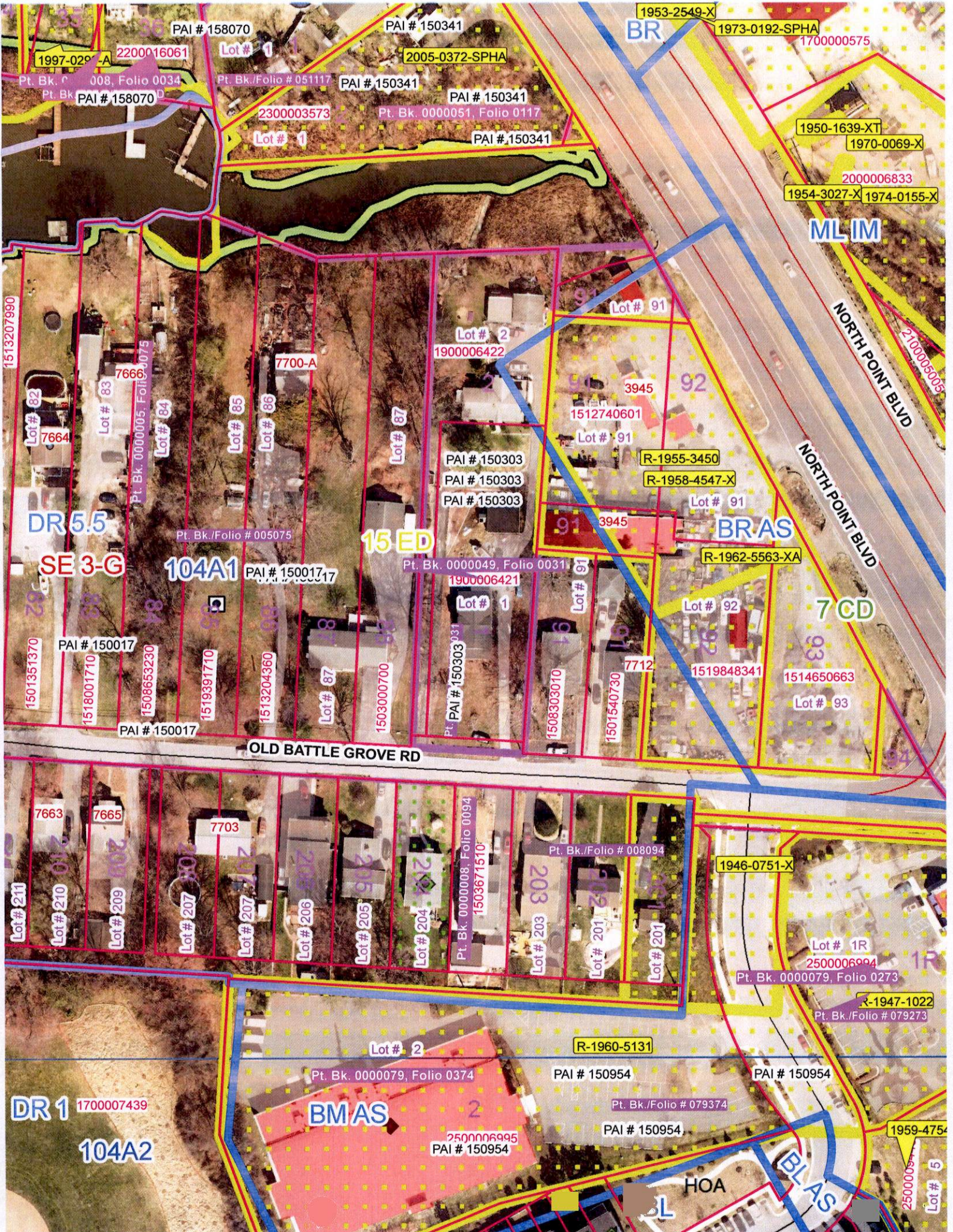
ROBERT Y. COSTER, JR. P.L.S. NO. 10583 DATE

HEAD  
ENGINEERING AND  
SURVEYS OF MARYLAND, INC.

6902 NORTH POINT ROAD - BALTIMORE, MD. 21219

SCALE: 1" = 40' JOB NO.: 181308  
DATE: DEC. 21, 1991 DWG. BY: J.C. RUSS, JR.

P 182042 MSA 991 12/26 70AR



PAI # 158070

PAI # 150341

1953-2549-X  
BR

1973-0192-SPHA

1700000575

2200016061

Lot # 1

2005-0372-SPHA

1997-029-A

Pt. Bk. 0008, Folio 0034

Pt. Bk./Folio # 051117

PAI # 150341

PAI # 150341

PAI # 158070

2300003573

Pt. Bk. 0000051, Folio 0117

PAI # 150341

1950-1639-XI

1970-0069-X

2000006833

1954-3027-X 1974-0155-X

MLIM

NORTH POINT BLVD

2100005005

1513207990

Lot # 82  
7664

Lot # 83  
7666

Pt. Bk. 0000005, Folio 0075

Lot # 84

Lot # 85

7700-A

Lot # 86

Lot # 87

Lot # 2  
1900006422

Lot # 91

3945

1512740601

Lot # 91

R-1955-3450

R-1958-4547-X

Lot # 91

DR 5.5

SE 3-G

104A1

15 ED

BRAS

R-1962-5563-XA

7 CD

Pt. Bk./Folio # 005075

PAI # 150017

Pt. Bk. 0000049, Folio 0031

1900006421

Lot # 1

Lot # 91

3945

Lot # 92

1519848341

1514650663

Lot # 93

1501351370

PAI # 150017

1518001710

1508653230

1519391710

1513204360

Lot # 87

1503000700

Pt. Bk. 0000031, Folio 0031

PAI # 150303

Lot # 91

1508303010

1501540730

7712

1519848341

PAI # 150017

OLD BATTLE GROVE RD

7663

7665

7703

Lot # 211

Lot # 210

Lot # 209

Lot # 208

Lot # 207

Lot # 206

Lot # 205

Lot # 204

Pt. Bk. 0000008, Folio 0094  
1503671510

Lot # 203

Lot # 201

Lot # 201

Pt. Bk./Folio # 008094

1946-0751-X

Lot # 1R

2500006994

1R

Pt. Bk. 0000079, Folio 0273

R-1947-1022

Pt. Bk./Folio # 079273

Lot # 2

R-1960-5131

Pt. Bk. 0000079, Folio 0374

PAI # 150954

PAI # 150954

DR 1 1700007439

BMAS

Pt. Bk./Folio # 079374

PAI # 150954

104A2

2500006995

PAI # 150954

HOA

BLAS

1959-4754

2500006995

Lot # 5

