

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: 11944 Falls Rd, Cockeysville, MD

Tax Account Number: 0803067175

Applicant/Owner: Timothy Scherer

Applicant/Owner Address: 11944 Falls Rd Phone (Cell): 443-602-5637

Cockeysville, MD 21030 Phone (Home): _____

Email: Schererbusiness@gmail.com

Corner Lot: Yes OR No Fence is located in: Front Yard OR Side Yard OR Rear Yard

The undersigned applicant hereby applies for a waiver to the height limitations requirements of the following sections of the Baltimore County Zoning Regulations (check the appropriate box below):

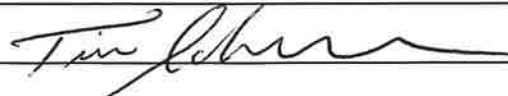
Pursuant to Section 427.1.B, BCZR, to permit a Fence to be erected in the front yard with a Fence Height of 4 feet in lieu of the maximum allowed Fence Height of 42 inches (3.5 feet). (Attach fence location drawing)

Pursuant to Section 427.1.C, BCZR, to permit a Fence to be erected in the side or rear yard with a Fence Height of _____ feet in lieu of the maximum allowed Fence Height of 6 feet. (Attach fence location drawing)

Pursuant to Section 427.1.C, BCZR, to permit a Fence to be erected in the side or rear yard with a Fence Height of _____ feet when the fence is set back from the property line a horizontal distance of two feet for every vertical foot of height in excess of six feet. (Attach fence location drawing)

Pursuant to Section 427.1.E and F, BCZR, to permit a Fence to be erected in the rear or side yard of a lot which adjoins the front yard of another lot on which a residence has been built with a Fence Height of _____ 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: Requesting to build a 4-foot-tall fence in the side yard and front yard.

Applicant's Signature:  Date: 2/13/2026

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

Waiver Number UA-20 26-0005 -FW (County Use Only)

Date Property Posted: 2/24/26 Closing Date: 3-11-26 (15 days after posting date)

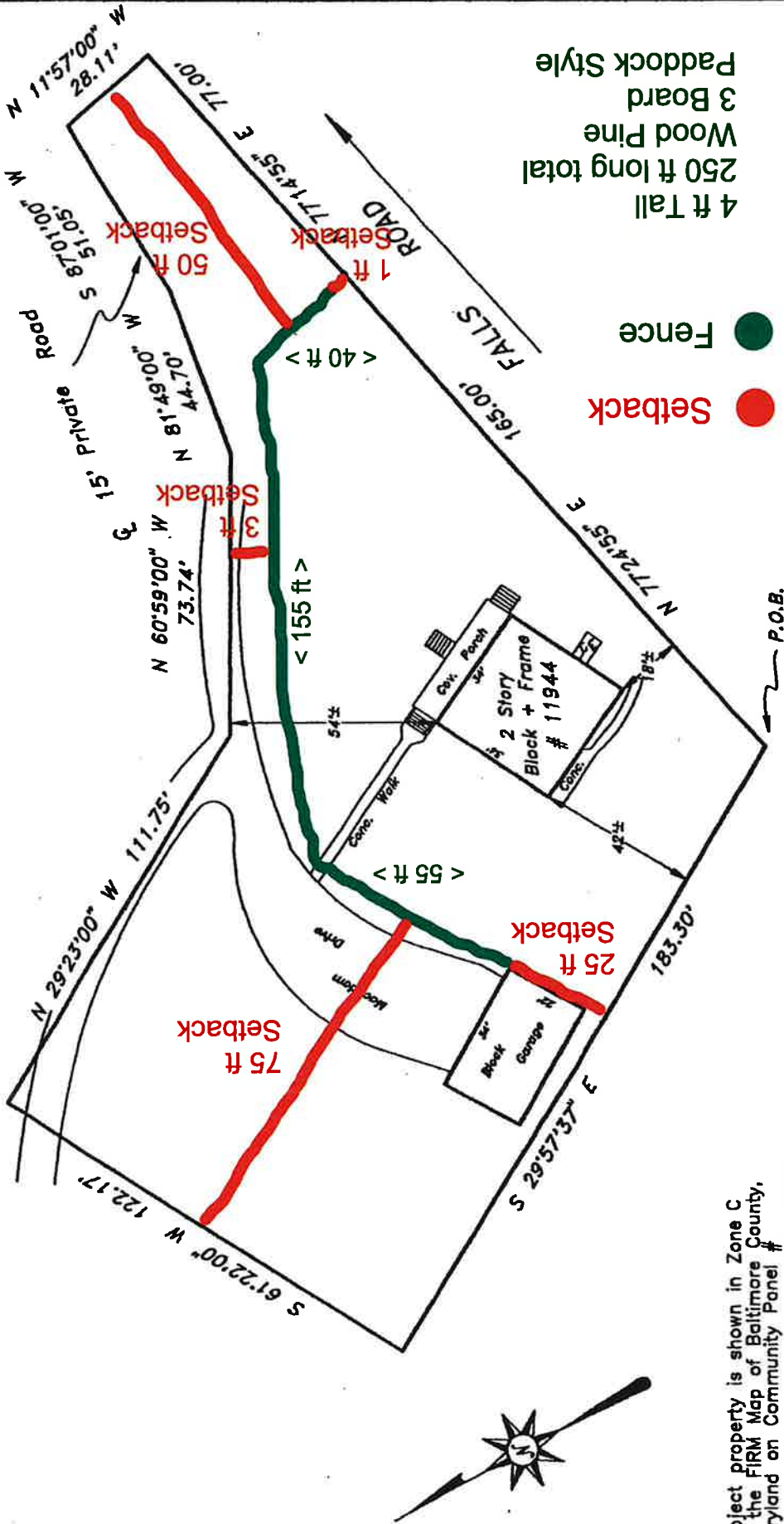
Input/comments/protests received within 15 days? Yes No

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

Final Disposition: APPROVED

Code Official or Designee:  Date: 3/16/26

- NOTES:**
- 1) B.B.L. information, if shown, was obtained from existing record plat or local agencies and is not guaranteed by NTT, Inc.
 - 2) Building line and/or Flood Zone information is subject to the accuracy of the information furnished by the originator.
 - 3) NTT, Inc. does not certify to unknown or unrecorded encroachments or overlaps.
 - 4) Property markers NOT found, or guaranteed by this location.
 - 5) Setback distances accurate to 1/2"



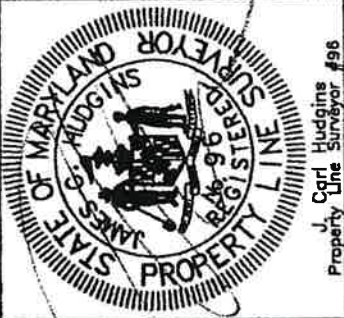
4 ft Tall
 Wood Pine
 3 Board
 Paddock Style

● Fence
 ● Setback

Subject property is shown in Zone C on the FIRM Map of Baltimore County, Maryland on Community Panel # 240010 0230 B. Effective March 2, 1981

This is to certify that I have surveyed the property shown hereon, being known as
 11944 Falls Road
 and recorded among the land records of Baltimore County, Maryland in Liber 8251, folio 732 for the purpose of locating the improvements thereon.

- This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing purposes.
- This plat is not to be relied upon for the establishment of location of fences, garages, buildings, or other existing or future structures.
- This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or for securing financing or refinancing.



J. Carl Hudgins
 Property Line Surveyor #96

LOCATION DRAWING
 11944 Falls Road
 Baltimore County, Maryland

Scale:	1" = 40'
Date:	10.19.97
Field By:	bp
Drawn By:	bp
Drawing #	C97-2206.C

NTT Associates, Inc.
 16205 Old Frederick Road
 Mt. Airy, Maryland 21771
 Ph. (410)442-2031
 Fax No. (410)442-1315



Baltimore County Department of Permits, Approvals and Inspections

Zoning Review Office
111 West Chesapeake Avenue, Room 124
Towson, MD 21204
410-887-3391

FORMAT FOR NOTICE OF FILING OF APPLICATION FOR FENCE HEIGHT WAIVER

The sign to be posted must be obtained from any of the county's list of approved sign posters. The sign will be the standard 24" x 36" size used for zoning variances, and will contain the following language:

Waiver Number UA-20 26-0005 FW

WAIVER NOTICE

Corner Lot: Yes OR No

Fence is located in: Front Yard OR Side Yard OR Rear Yard

A request has been made for a waiver to construct a fence higher than allowed in accordance with Section 427.1 of the Baltimore County Zoning Regulations (check the appropriate box below):

to permit a Fence to be erected in the front yard with a Fence Height of 4 feet in lieu of the maximum allowed Fence Height of 42 inches (3.5 feet)

to permit a Fence to be erected in the side or rear yard with a Fence Height of _____ feet in lieu of the maximum allowed Fence Height of 6 feet.

to permit a Fence to be erected in the side or rear yard with a Fence Height of _____ feet when the fence is set back from the property line a horizontal distance of two feet for every vertical foot of height in excess of six feet.

to permit a Fence to be erected in the rear or side yard of a lot which adjoins the front yard of another lot on which a residence has been built with a Fence Height of _____ feet in lieu of the maximum allowed 42 inches (3.5 feet), when the fence is situated within ten feet of the adjoining front yard property line.

Anyone living within 1,000 feet of this property may request a public hearing on this matter if such request is made within 15 days of the posting date set forth below or submit written comments for consideration to the address below.

Posting Date: 2/24/26 (CLOSING: 3/11/26)
Property Address: 11944 FALLS RD, COCKEYSVILLE, MD

WAIVER #
UA-2026-0005-FW

NOTICE

of the Baltimore County

In accordance with Section 421B of the Baltimore County Code, a request has been made for a waiver to construct a fence higher than allowed.

Request information:

Fence location: FRONT YARD

Height allowed: 42"

Height requested: 4 FEET

Anyone living within 1,000 feet of this property may request a public hearing on this matter if such request is made within 15 days of the posting date set forth below or submit written comments for consideration to the address below.

Posting Date: 2-24-2026 CLOSING DATE 3-11-26

Address: 11944 FALLS RA 21030

Please contact _____

for information 410-887-3391

ZONING REVIEW OFFICE

Department of Permits APPROVALS & INSPECTIONS
111 West Chesapeake Avenue, Rm. 124
Towson, Maryland 21284

CERTIFICATE OF POSTING

Date: 2-24-26

RE: Case Number: UA-2026-0005-FW

Petitioner/Developer: SCHERER

Date of Hearing/Closing: 3-11-26

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 11944 Falls Rd

The signs(s) were posted on 2-24-26
(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)



Permits, Approvals and Inspections

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353
WWW.BALTIMORECOUNTYMD.GOV

Operator: Jesse K.

05-2026 12:19:58P

Transaction **400002**
Disc Use Permit/
Administrative Approvals \$10

05-2026 12:20:19P
T CARD SALE \$10
3310

Obtain this copy for statement validation

05-2026 12:20:19P

00 | Method: CONTACTLESS

CREDIT XXXXXXXXXXXX8310

CARDHOLDER

Reference ID: 604400500165

Auth ID: 01981D

MID: *****2995

AID: A0000000031010

AthNtwkNm: VISA

***** REPRINT *****

Clover ID: Y69RG8VGHMFD2

Payment 4ND4226QR2RKG

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<https://clover.com/privacy>