

M E M O R A N D U M

DATE: July 26, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0299-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 25, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
(7 Barstad Ct.)		
8 th Election District	*	OF ADMINISTRATIVE
3 rd Council District		
Leonard C. Redmond, III &	*	HEARINGS FOR
Shelley R. Redmond		
<i>Legal Owners</i>	*	BALTIMORE COUNTY
Petitioners		
	*	CASE NO. 2018-0299-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Leonard C. Redmond, III, and Shelley R. Redmond, the legal owners of the subject property (“Petitioners”). Petitioners are requesting variance relief from §400.1 of the Baltimore County Zoning Regulations (“BCZR”) to permit an existing garage (accessory structure) located in the front yard in lieu of the required rear yard. A site plan was marked as Petitioners’ Exhibit 1.

Leonard & Shelley Redmond appeared in support of the petition. The adjacent neighbors attended the hearing and opposed the request. The Petition was advertised and posted as required by the BCZR. The Department of Planning (“DOP”) indicated in its zoning comment that it does not object to the requested variance.

The site is approximately 2.61 acres in size and split-zoned RC-5 & RC-2. The property is improved with a single-family dwelling constructed in 1955. Petitioners purchased the property in 2016, and last year they constructed (without obtaining a permit) a garage in the front of their home. The adjacent neighbors contend the garage has interfered with the view from their home and that the roof of the structure casts a reflection directly into their house.

A variance request involves a two-step process, summarized as follows:

ORDER RECEIVED FOR FILING

Date 6/25/18

By Sen

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Cromwell and similar cases emphasize that it is the physical attributes of the property itself which must be examined to determine if a variance is justified.

The subject property has irregular dimensions, environmental features including a stream and wetlands, and a significant grade change from the front to the rear of the lot. In my opinion these attributes render the property unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be required to locate the garage in the rear of their home which (in addition to steep slopes) has an existing in-ground pool and septic reserve area which greatly constrain the available building envelope. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. I am mindful of the concerns expressed by the neighbors and as noted below Petitioners will be required to provide a vegetative buffer to screen their view of the garage.

THEREFORE, IT IS ORDERED, this 25th day of **June, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to BCZR §400.1 to permit an existing garage (accessory structure) located in the front yard in lieu of the required rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners 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 Order is reversed,

ORDER RECEIVED FOR FILING

Date 6/25/18

By Sen

- Petitioners would be required to return the subject property to its original condition.
2. Petitioners shall submit for approval by the Baltimore County landscape architect (within 45 days of the date hereof) a landscape plan which provides a vegetative buffer between the garage and the dwelling at 3 Barstad Ct.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 6/25/18

By sln



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 7 Barstad Court, Lutherville-Timonium, MD 21093 which is presently zoned RC 5
Deed References: Book: 37699, Page: 374 10 Digit Tax Account # 08-13-023450
Property Owner(s) Printed Name(s) Leonard C. Redmond, III & Shelley R. Redmond

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a **Variance** from Section(s)

Art. 4, Special Regulations Section 400.1 BCZR, To permit an existing shed (accessory structure) located in the front yard in lieu of the required rear yard,

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Leonard C. Redmond, III / Shelley R. Redmond
Name #1 - Type or Print Name #2 - Type or Print

Leonard C. Redmond Shelley R. Redmond
Signature #1 Signature #2

7 Barstad Court, Lutherville-Timonium, Maryland
Mailing Address City State

21093 / 410.377.7800 / lcredmond@gmail.com
Zip Code Telephone # Email Address

Representative to be contacted:

BRIAN DIETZ
Name - Type or Print

Brian Dietz
Signature

8119 OAKLEIGH Rd BALTO MD
Mailing Address City State

21234 / 410-64-3160 / BDIETZ@DIETZSURVIVING.NET
Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
Date 6/25/18
By SEN

CASE NUMBER 2018-0299-A Filing Date 5/2/18 Do Not Schedule Dates: _____ Reviewer SA

Brian R. Dietz
Professional Land Surveyor #21080
7867 Oakdale Avenue, Baltimore, MD 21237
Phone 410-686-1198 Fax 410-682-6021

Zoning Description
For
7 Barstad court
March 5, 2018

Beginning on the South side of Barstad Court (50' R/W), distant 594 feet +/- from the center of Highview Drive (50' R/W), thence running with and binding on the South side of Barstad Court the following 3 lines viz.

1. By a curve to the right, having a radius of 50.00 feet for an arc length of 18.21 feet the chord of said arc bearing South 72 degrees 59 minutes 59 seconds East 18.11 feet,
2. By a curve to the left, having a radius of 45.00 feet for an arc length of 46.71 feet the chord of said arc bearing North 87 degrees 41 minutes 43 seconds East 44.64 feet
3. By a curve to the left, having a radius of 45.00 feet for an arc length of 46.12 feet the chord of said arc bearing North 28 degrees 35 minutes 57 seconds East 44.13 feet, thence leaving Barstad court and running with and binding on the land of the herein petitioner
4. South 89 degrees 15 minutes 43 seconds East 359.96 feet,
5. South 12 degrees 14 minutes 25 seconds East 94.19 feet,
6. South 05 degrees 22 minutes 55 seconds West 100.00 feet,
7. South 11 degrees 54 minutes 05 seconds East 50.00 feet,
8. South 53 degrees 46 minutes 05 seconds East 100.00 feet,
9. South 70 degrees 50 minutes 14 seconds West 280.00 feet,
10. South 70 degrees 50 minutes 14 seconds West 139.00 feet,
11. North 20 degrees 31 minutes 35 seconds West 424.23 feet, to the place of beginning.

Containing 3.51 Ac. or 152,896 sq.ft. of land more or less. Being known as 7 Barstad Court and located in the 8th Election District, 3rd Councilmanic District.

CERTIFICATE OF POSTING

Date: 6-17-18

RE: Case Number: 2018-0-299-A RECERT

Petitioner/Developer: Leonard Redmond

Date of Hearing/Closing: 6-22-18

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 7 Barstad Ct

The signs(s) were posted on Recert on 6-17-18
(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)

410-343-1443
(Telephone Number of Sign Poster)

#1

ZONING NOTICE

CASE # 2018-0299-A

**A PUBLIC HEARING WILL BE HELD BY
THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD**

PLACE: JEFFERSON BUILDING ROOM 205

105 W. CHESAPEAKE AVE. TOWSON 21204

DATE AND TIME: FRIDAY JUNE 22, 2018 10 AM

REQUEST: VARIANCE TO PERMIT AN EXISTING
SHED (ACCESSORY STRUCTURE) LOCATED IN THE
FRONT YARD IN LIEU OF THE REQUIRED REAR YARD

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

#2

ZONING NOTICE

CASE # 2018-0299-A

**A PUBLIC HEARING WILL BE HELD BY
THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD**

PLACE: JEFFERSON BUILDING ROOM 205
105 W. CHESAPEAKE AVE TOWSON 21204

DATE AND TIME: FRIDAY JUNE 22, 2018 10AM

REQUEST: VARIANCE TO PERMIT AN EXISTING SHED
(ACCESSORY STRUCTURE) LOCATED IN THE FRONT
YARD IN LIEU OF THE REQUIRED REAR YARD

UPDATE / MESSAGE FORM

DATE: 4/27/17

INSPECTOR: Rowe

CASE: CB 1700779

ADDRESS: 7 BARSTAD CT

COMMENTS: VISITED SAFE GARAGE BUZZT NO
PERMITS NO INSPECTIONS LEFT C/P
PO. 12/8/17 H.R. (LP)

UPDATE / MESSAGE FORM

DATE: 3/23/14

INSPECTOR: Asuc

CASE: CB 1700779

ADDRESS: 8 BARSTAD CT

COMMENTS: OWNER APPLYING FOR VARIANCE P.O.

4/27/15 H.R. [signature]

Entered into Accela _____

Baltimore County
Permits, Approvals
And Inspections

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Plumbing Inspection: 410-887-3620

Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. CB1700779 Property No. 0813023450 Zoning: _____
Name(s): LEONARD & SHELLEY BALMOR
Address: 7 BAYSTAR CT TIMONETON MD 21093
Violation Location: SAME

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

BALTIMORE COUNTY CODE 2003 BUSINESS REGULATIONS ARTICLE 35
SUBTITLE 3 BUILDINGS PERMITS SEC. 35-2-304 BILL 17-776 312
OBTAIN PERMIT AND RECEIVED INSPECTION FOR
GARAGE

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: 12/5/17 DATE ISSUED: 11/24/17

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1,000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

INSPECTOR: [Signature] PRINT NAME: Rowe

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: _____ DATE ISSUED: _____

INSPECTOR: _____ PRINT NAME: _____

COPIES: PINK - AGENCY, YELLOW - VIOLATION SITE, GOLD - DEFENDANT, WHITE - INSPECTOR



Department of Permits, Approvals & Inspections Complaint Report

Record Id: CB1700779

<u>Record ID</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Received Date</u>	<u>Status</u>	<u>Compliance Date</u>	<u>Hearing Date</u>
CB1700779	Hunter Rowe	11/16/2017	11/16/2017	Inspection Scheduled		

Complaint Description: Description: My neighbor has built a garage without obtaining a permit. The garage is near a stream and I believe it built partially onto another lot, in violation of zoning.

<u>Property</u>	<u>Owner</u>	<u>Complainant</u>
7 BARSTAD CT LUTHERVILLE, MD 21093 Tax Id: 0813023450	REDMOND LEONARD C REDMOND SHELLEY R 7 BARSTAD CT LUTHERVILLE TIMONIUM, MD 21093-0000	Paul Herman 3 Barstad Court Lutherville MD, 21093 4438236662 polpaulgm@gmail.com

Inspection Details

<u>Inspector</u>	<u>Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>	<u>Complied On</u>
Hunter Rowe		Initial Inspection	Scheduled		

Lien Information - No Lien

Comments Detail - No Comments

CALLED
11/22/17



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 5622840

Sold To:

Leonard Redmond, III - CU00657565
7 Barstad Ct
Lutherville Timonium, MD 21093-3501

Bill To:

Leonard Redmond, III - CU00657565
7 Barstad Ct
Lutherville Timonium, MD 21093-3501

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

May 31, 2018

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 public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2018-0299-A
7 Barstad Court
S/S Barstad Court, west of Highview Court
8th Election District - 3rd Councilmanic District
Legal Owner(s) Leonard & Shelley Redmond

Variance: to permit an existing shed (accessory structure) located in the front yard in lieu of the required rear yard.

Hearing: Friday, June 22, 2018 at 10:00 a.m in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

05/31/18 5622840

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

JB 6-22-18
10 AM

Debra Wiley

From: Larry Pilson <lpilson@hotmail.com>
Sent: Sunday, June 17, 2018 11:04 AM
To: Administrative Hearings; June Wisnom
Subject: 2018-0299-A Recert
Attachments: Barstad Recert.pdf; DSC_0484.JPG; DSC_0485.JPG

Please let me know that you rec'd this. Larry Pilson

RECEIVED
JUN 18 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

CERTIFICATE OF POSTING

Date: 6-17-18

RE: Case Number: 2018-0-299-A RECERT

Petitioner/Developer: Leonard Redmond

Date of Hearing/Closing: 6-22-18

RECEIVED
JUN 18 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

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 7 Barstad Ct

The signs(s) were posted on Recert on 6-17-18
(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)

410-343-1443
(Telephone Number of Sign Poster)

1954

1954

1954

1954

#1

ZONING NOTICE

CASE # 2018-0299-A

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THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD**

PLACE: JEFFERSON BUILDING ROOM 205
105 W. CHESAPEAKE AVE. TOWSON 21204

DATE AND TIME: FRIDAY JUNE 22, 2018 10AM

REQUEST: VARIANCE TO PERMIT AN EXISTING
SHED (ACCESSORY STRUCTURE) LOCATED IN THE
FRONT YARD IN LIEU OF THE REQUIRED REAR YARD

RECEIVED
JUN 18 2018
OFFICE OF
ADMINISTRATIVE HEARING

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

#2

ZONING NOTICE

CASE # 2018-0299-A

**A PUBLIC HEARING WILL BE HELD BY
THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD**

PLACE: JEFFERSON BUILDING ROOM 205
105 W. CHESAPEAKE AVE TOWSON 21204

DATE AND TIME: FRIDAY JUNE 22, 2018 10AM

REQUEST: VARIANCE TO PERMIT AN EXISTING SHED
(ACCESSORY STRUCTURE) LOCATED IN THE FRONT
YARD IN LIEU OF THE REQUIRED REAR YARD

RECEIVED
JUN 18 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

CERTIFICATE OF POSTING

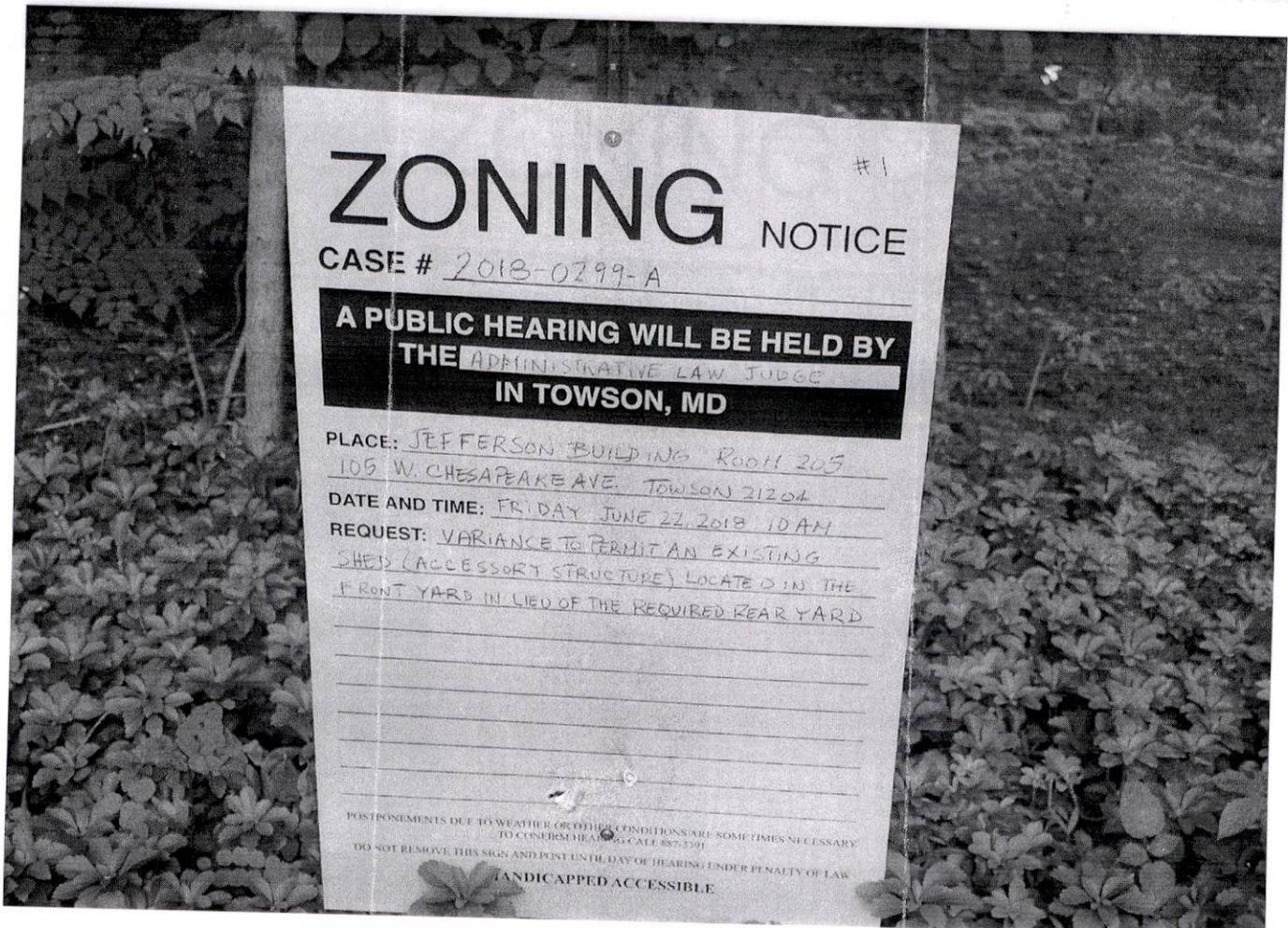
Date: 6-1-18

RE: Case Number: 2018-0299-A

Petitioner/Developer: Leonard Redmond

Date of Hearing/Closing: 6-22-18 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 7 Barstad Ct





KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

May 16, 2018

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 public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2018-0299-A

7 Barstad Court
S/s Barstad Court, west of Highview Court
8th Election District – 3rd Councilmanic District
Legal Owners: Leonard & Shelley Redmond

Variance to permit an existing shed (accessory structure) located in the front yard in lieu of the required rear yard.

Hearing: Friday, June 22, 2018 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Redmond, 7 Barstad Court, Lutherville 21093
Brian Dietz, 8119 Oakleigh Road, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 2, 2018.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 31, 2018 Issue - Jeffersonian

Please forward billing to:

Leonard Redmond, III
7 Barstad Court
Lutherville, MD 21093

410-661-3160

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 public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2018-0299-A

7 Barstad Court

S/s Barstad Court, west of Highview Court

8th Election District – 3rd Councilmanic District

Legal Owners: Leonard & Shelley Redmond

Variance to permit an existing shed (accessory structure) located in the front yard in lieu of the required rear yard.

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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
7 Barstad Court; S/S Barstad Court, W 594'	*	
to c/line of Highview Court	*	OF ADMINSTRATIVE
8 th Election & 3 rd Councilmanic Districts	*	
Legal Owner(s): Leonard & Shelley Redmond	*	HEARINGS FOR
Peitioner(s)	*	BALTIMORE COUNTY
	*	2018-299-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED
MAY 10 2018

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of May, 2018, a copy of the foregoing Entry of Appearance was mailed to Brian Dietz, 8119 Oakleigh Road, Baltimore, Maryland 21234, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2018-0299-A

Property Address: 7 Barstad Court 21093

Property Description: _____

Legal Owners (Petitioners): Leonard C. Redmond, Jr. - Shelley R. Redmond

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Leonard C. Redmond, Jr.

Company/Firm (if applicable): _____

Address: 7 Barstad Court
Lutherville-Timmin MD 21093

Telephone Number: 410.377-7800

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

No. **168036**

Date **5/2/18**

RAID RECEIPT

BUSINESS ACTUAL TIME TRW
 5/03/2018 5/02/2018 09:14:29

W302 WALKIN JEE
 RECEIPT # 051954 5/02/2018 OFLA

5 528 ZONING VERIFICATION
 168036

Rec Tot \$75.00
 \$75.00 OK \$0.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount	Dep
001	806	0000		6.50				75.00	CR

Total **75.00**

Rec From **Leonard Redmond**

For **7 Boasted Court**

2018-0299-A

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

CASHIER'S VALIDATION



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

June 13, 2018

Leonard C & Shelley R Redmond
7 Barstad Court
Lutherville-Timonium MD 21093

RE: Case Number: 2018-0299 A, Address: 7 Barstad Court

Dear Mr. & Ms. Redmond:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 2, 2018. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Brian Dietz, 8119 Oakleigh Road, Baltimore MD 21234

Date: 5/7/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

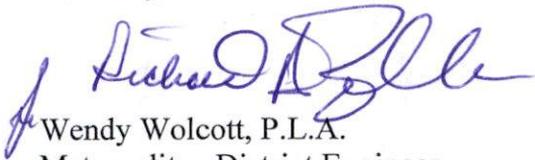
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2018-0299-A

Variance
Leonard C. & Shelly R. Redmond
7 Barstad Court.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 5/24/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-299



INFORMATION:

Property Address: 7 Barstad Court
Petitioner: Leonard C. Redmond, III, Shelley R. Redmond
Zoning: RC 5
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit an existing garage to be located in the front yard in lieu of the required rear yard.

The Department has no objections to the requested variance.

For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:


Jessie A. Bialek

Deputy Director:


Jeff Mayhew

AVA/JM/JAB/

c: Wally Lippincott
Brian Dietz, Dietz Surveying Company
Office of the Administrative Hearings
People's Counsel for Baltimore County

6-22

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: May 9, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0299-A
Address 7 Barstad Court
(Redmond Property)

Zoning Advisory Committee Meeting of **May 17, 2018**

X The Department of Environmental Protection and Sustainability has no comment on the above-referenced zoning item.

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: June 5, 2018

FROM: *VCD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 17, 2018
Item No. 2018-0294-A, 0295-A, 0297-A, 0298-SPH, 0299-A, and 0300-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

* * * * *

VKD: cen
cc: file

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM**

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 5/24/2018

FROM: Andrea Van Arsdale
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AVA/JM/JAB/

c: Wally Lippincott
Brian Dietz, Dietz Surveying Company
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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Address 7 Barstad Court
(Redmond Property)

Zoning Advisory Committee Meeting of **May 17, 2018**

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Case No.: 2018-0299-A 7 Bowstead Ct.

Exhibit Sheet

Petitioner/Developer

LOW
7-26-18

Protestants

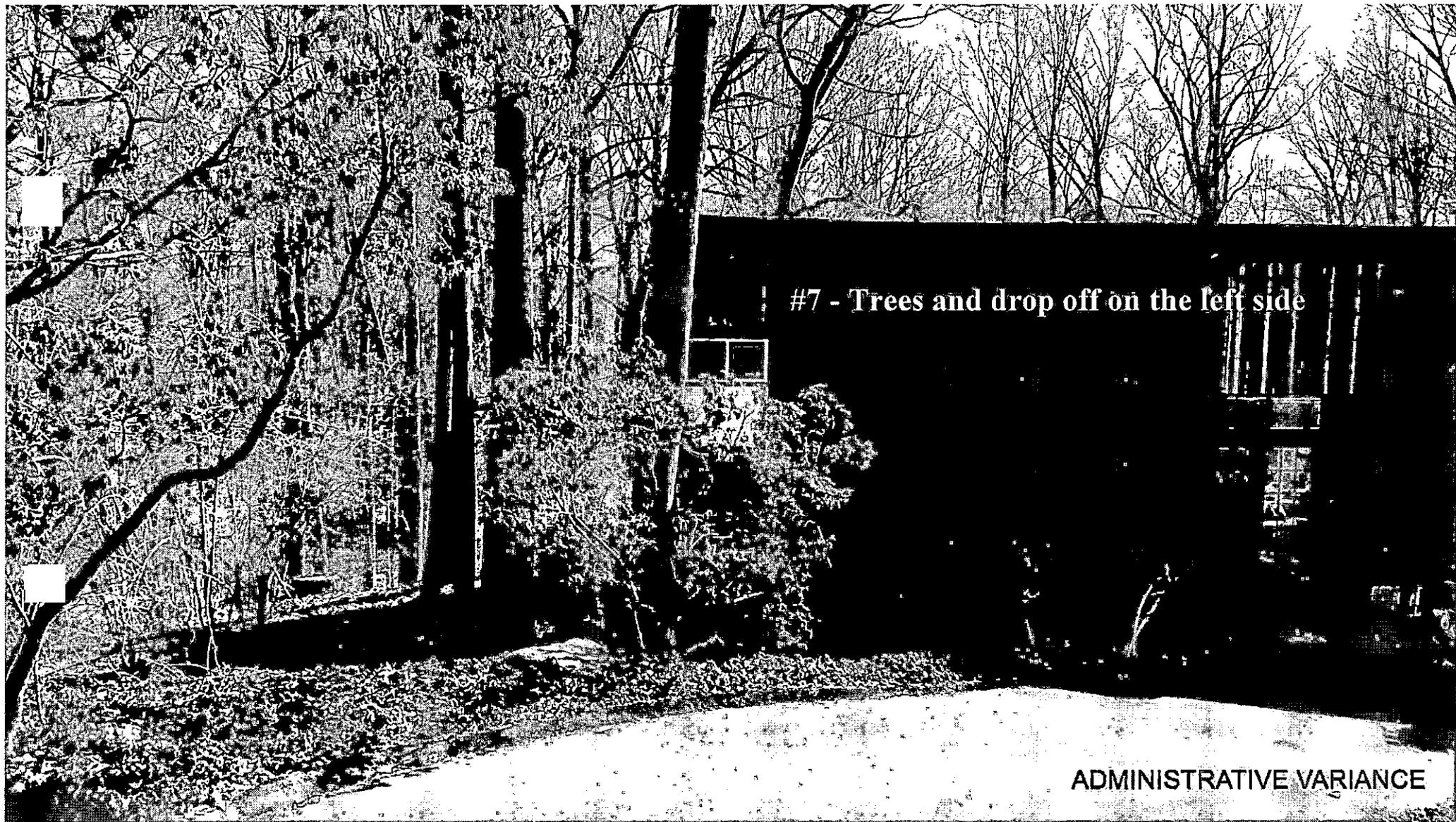
SEN
6-25-18

No. 1	Site plan	
No. 2	Site photos	
No. 3	Motorcycle Photos	
No. 4	E-mails	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

A black and white photograph showing a wooded area. A path or road leads from the foreground towards the background, where a structure is visible on the right. The left side of the image is dominated by dark, dense foliage and trees. The right side shows a lighter, more open area with a structure that appears to be a shed or a small building. The overall scene is a natural, outdoor setting.

#8 - The drop off to the left.

ADMINISTRATIVE VARIANCE



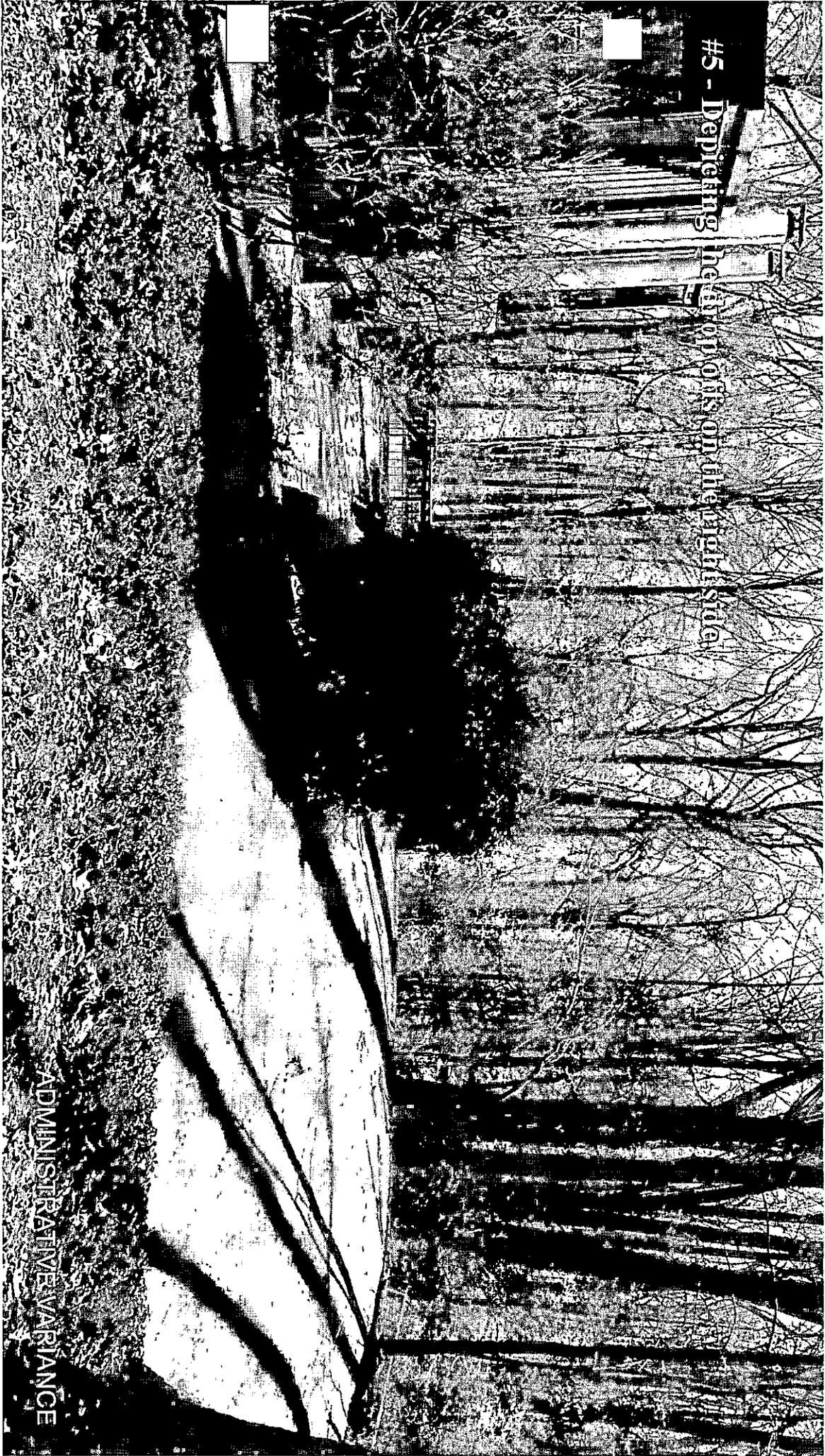
#7 - Trees and drop off on the left side

ADMINISTRATIVE VARIANCE



#6 - From the parking pad eastward towards Dipping Pond Run

ADMINISTRATIVE VARIANCE



#5 - Depicting the proportion on the right side

ADMINISTRATIVE VARIANCE

#4 - Right side of our house.

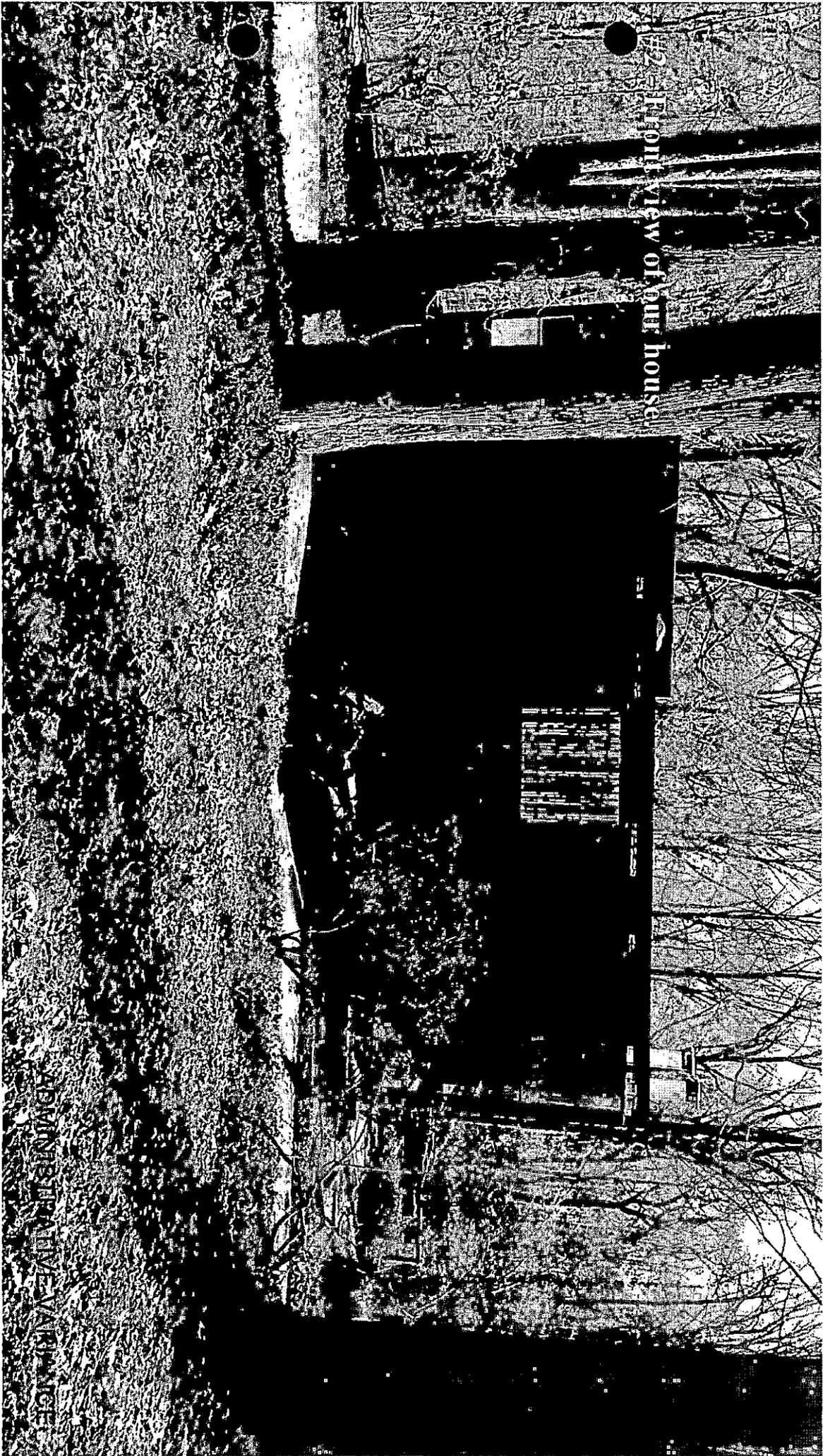
ADMINISTRATIVE VARIANCE



#3 To the right of our house

ADMINISTRATIVE VARIANCE



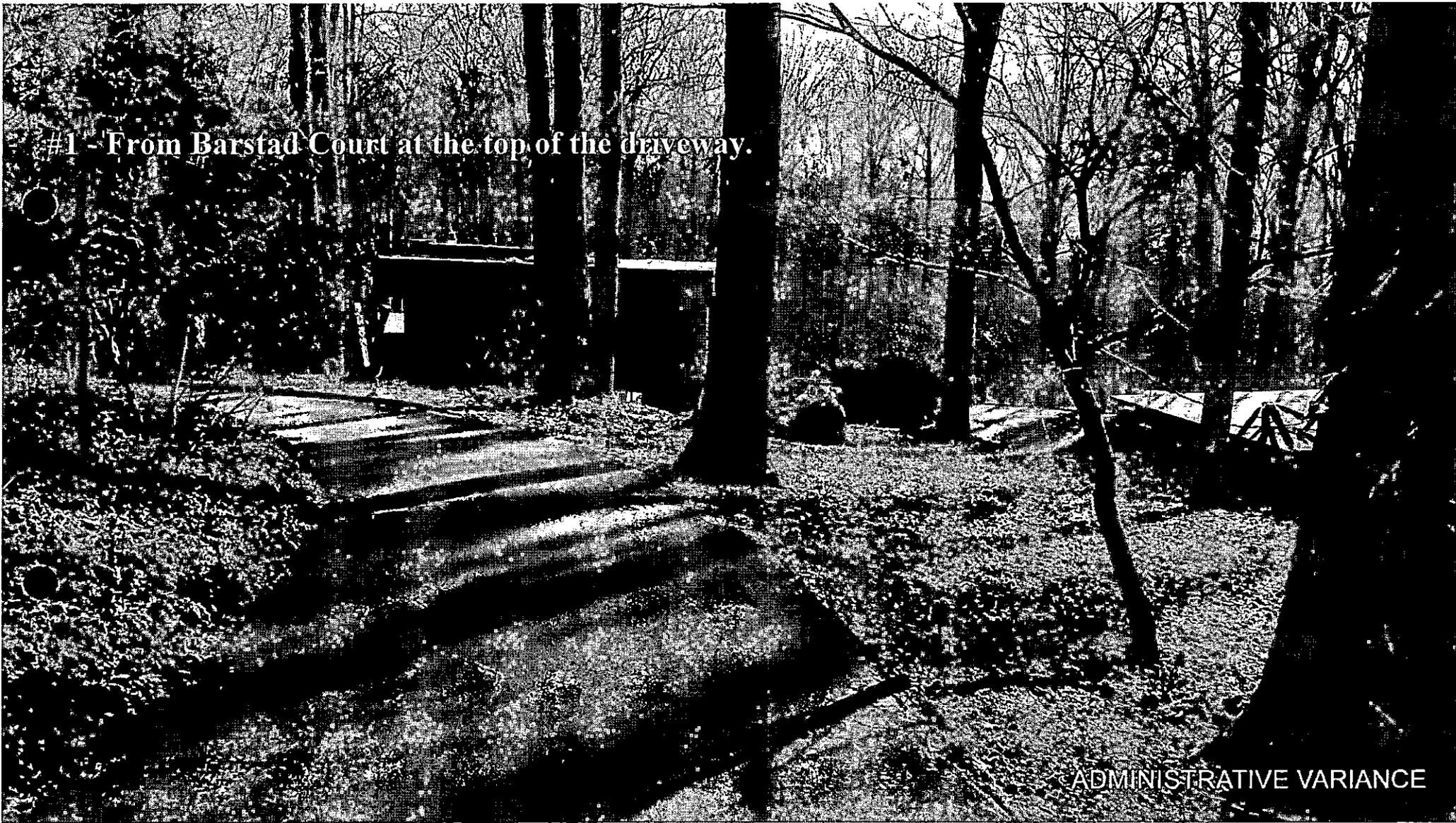


#2 - Front view of our house

DOMINUS ILLUMINAVIT Oculum meum

#1 - From Barstad Court at the top of the driveway.

ADMINISTRATIVE VARIANCE



GENERAL VIEW



ADMINISTRATIVE VARIANCE



ADMINISTRATIVE

Garage #3

Garage #4

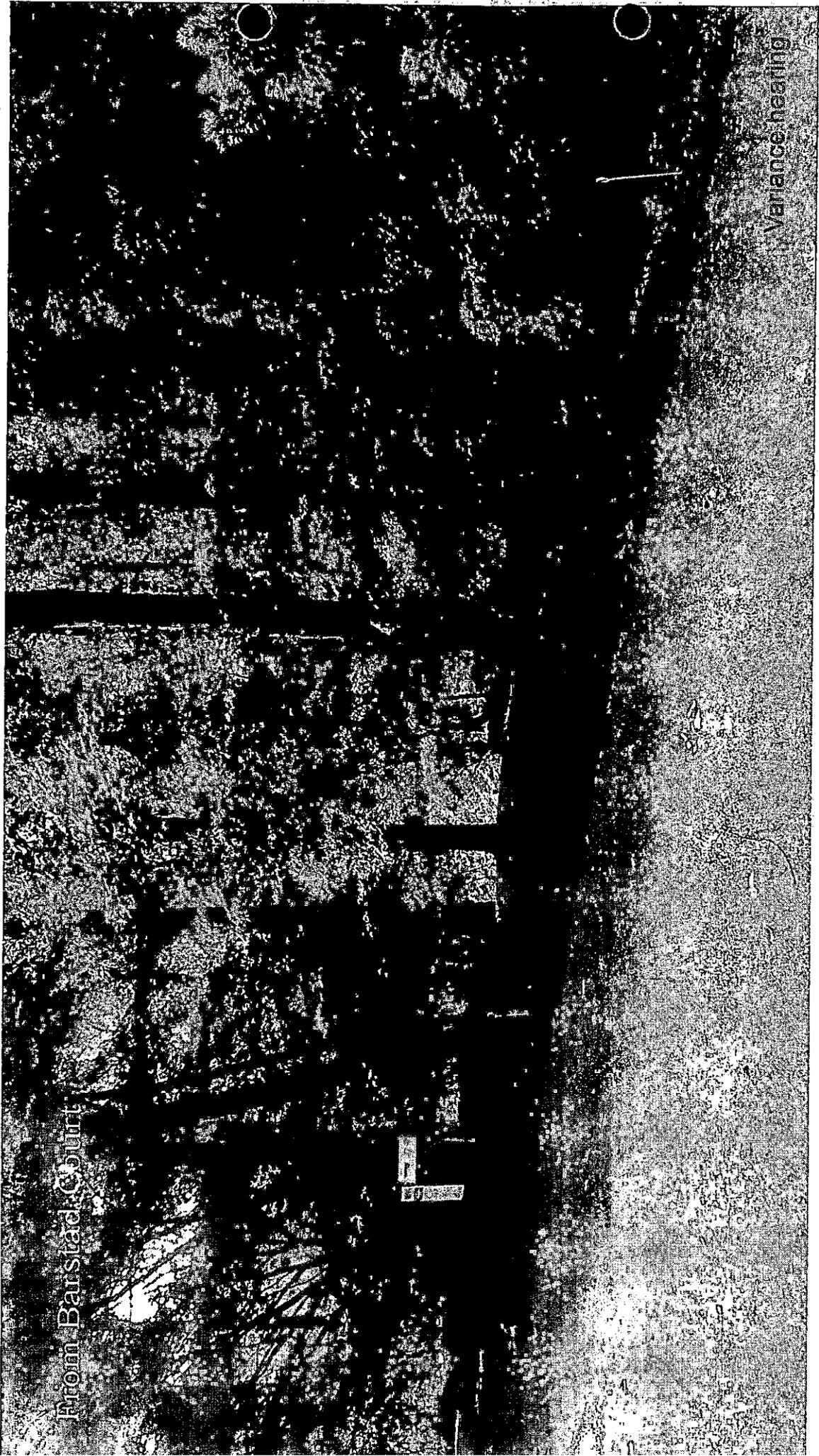


ADMINISTRATIVE VARIANCE



ADMINISTRATIVE ARRANGEMENTS

Garage #2



From Barsiad Court

Variance hearing



Top of Driveway

Variance hearing

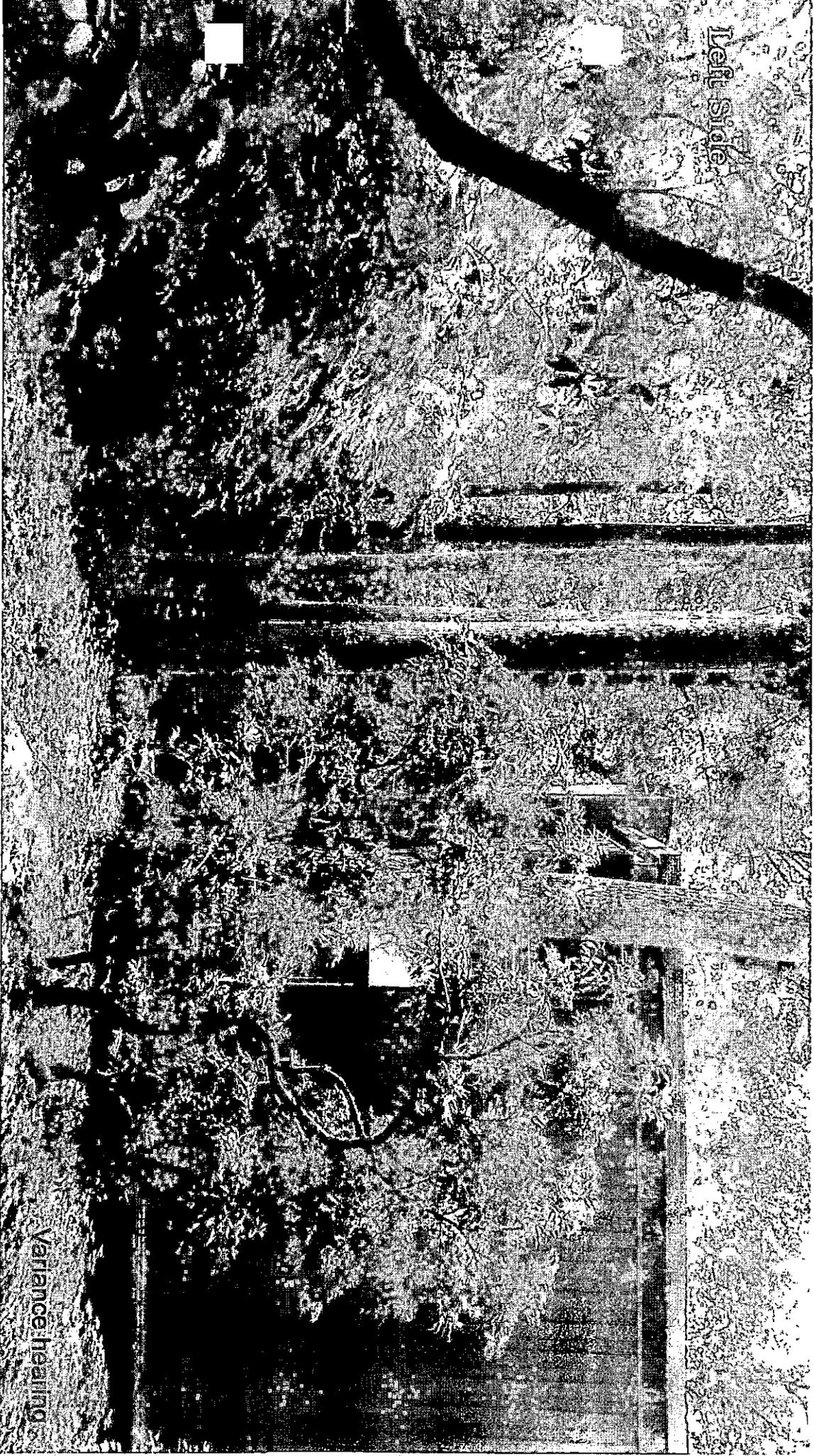
30 from top of Driveway

Variance hearing



General View

Variance hearing



Left side

Variance healing

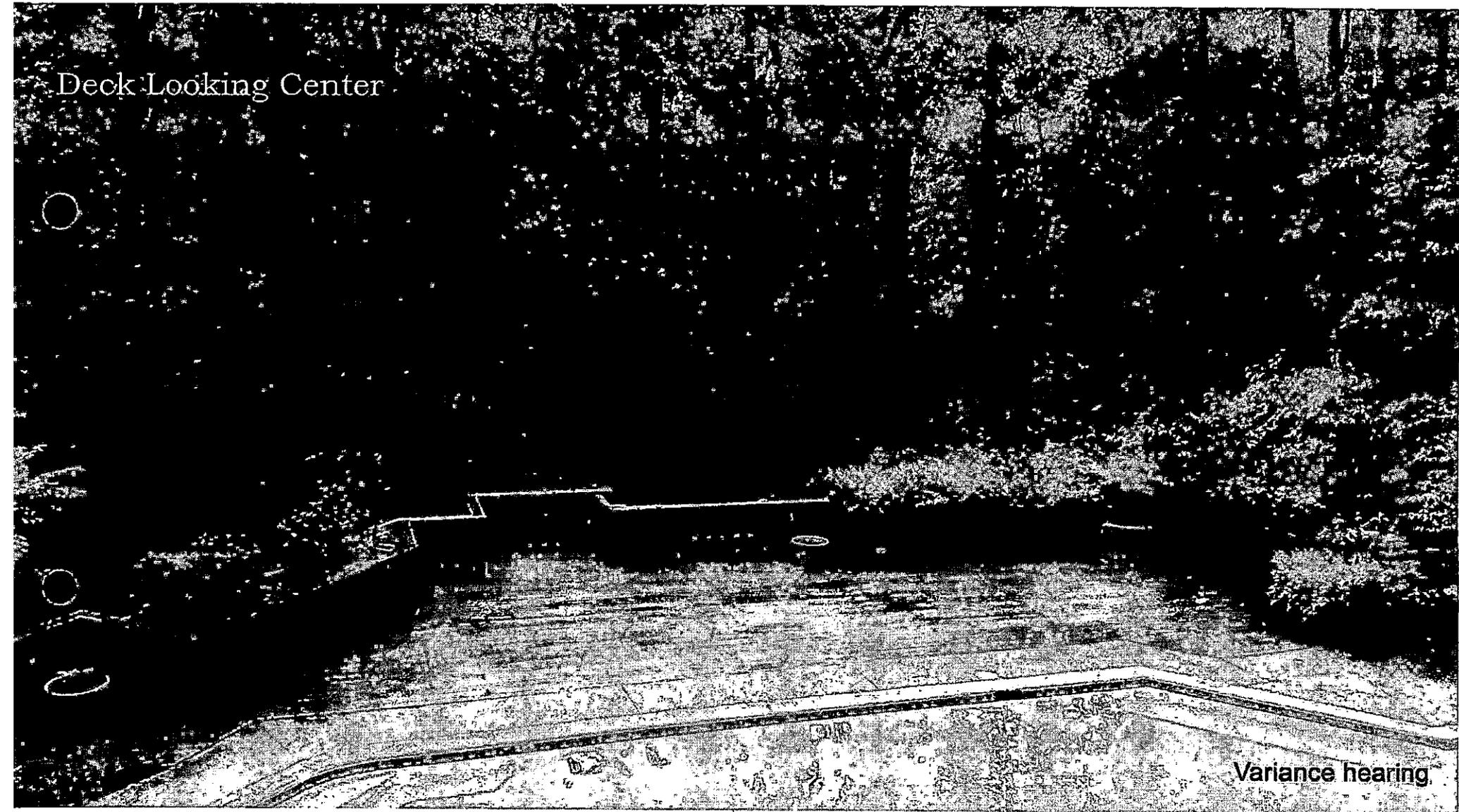
East Side 2

Variance hearing



Deck Looking Center

Variance hearing



Deck Looking to the Right



Variance hearing

Deck Looking Towards Dipping Pond Ruin

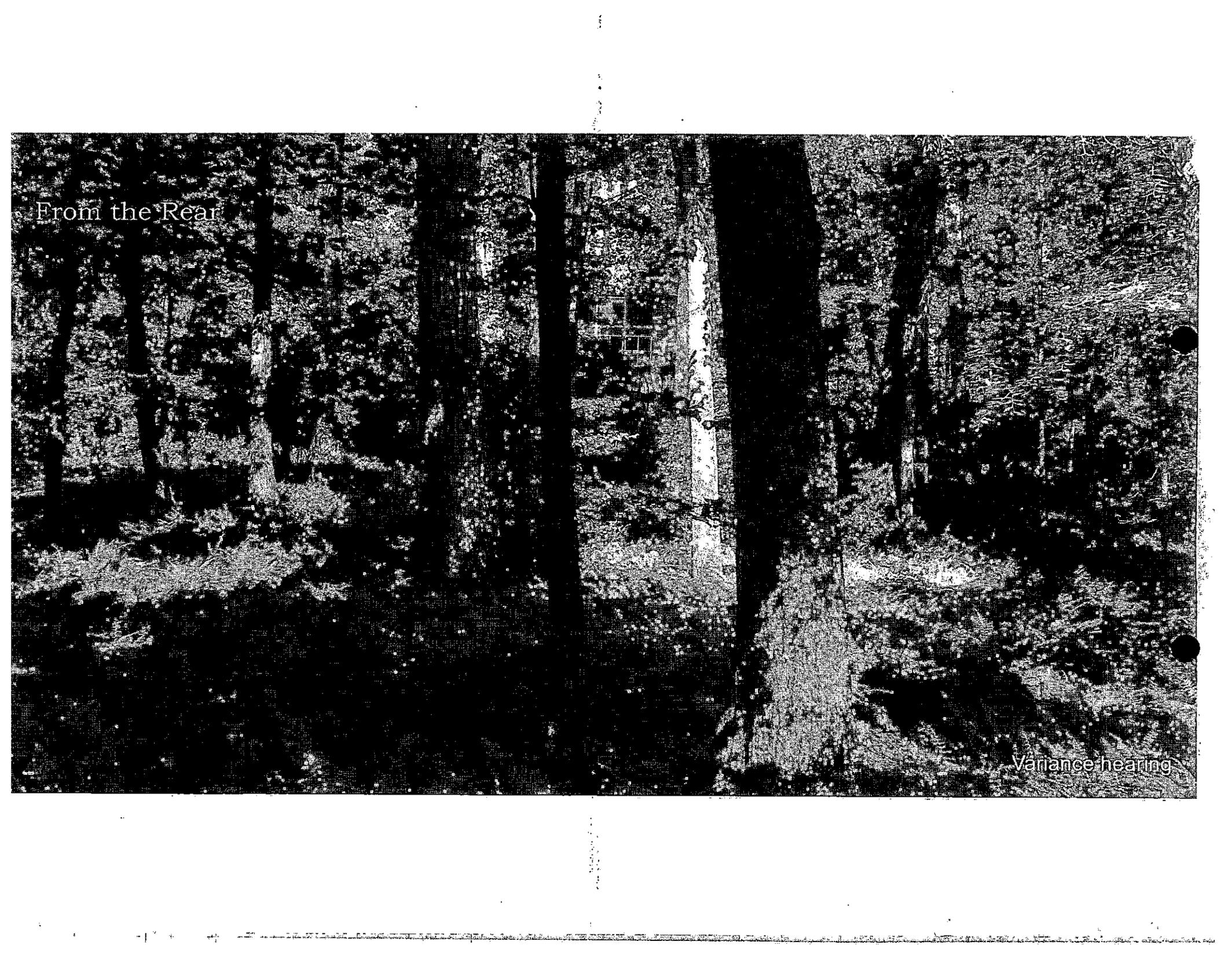
Variance hearing



Deck Looking Toward Dipping Pond Run 2

Variance hearing





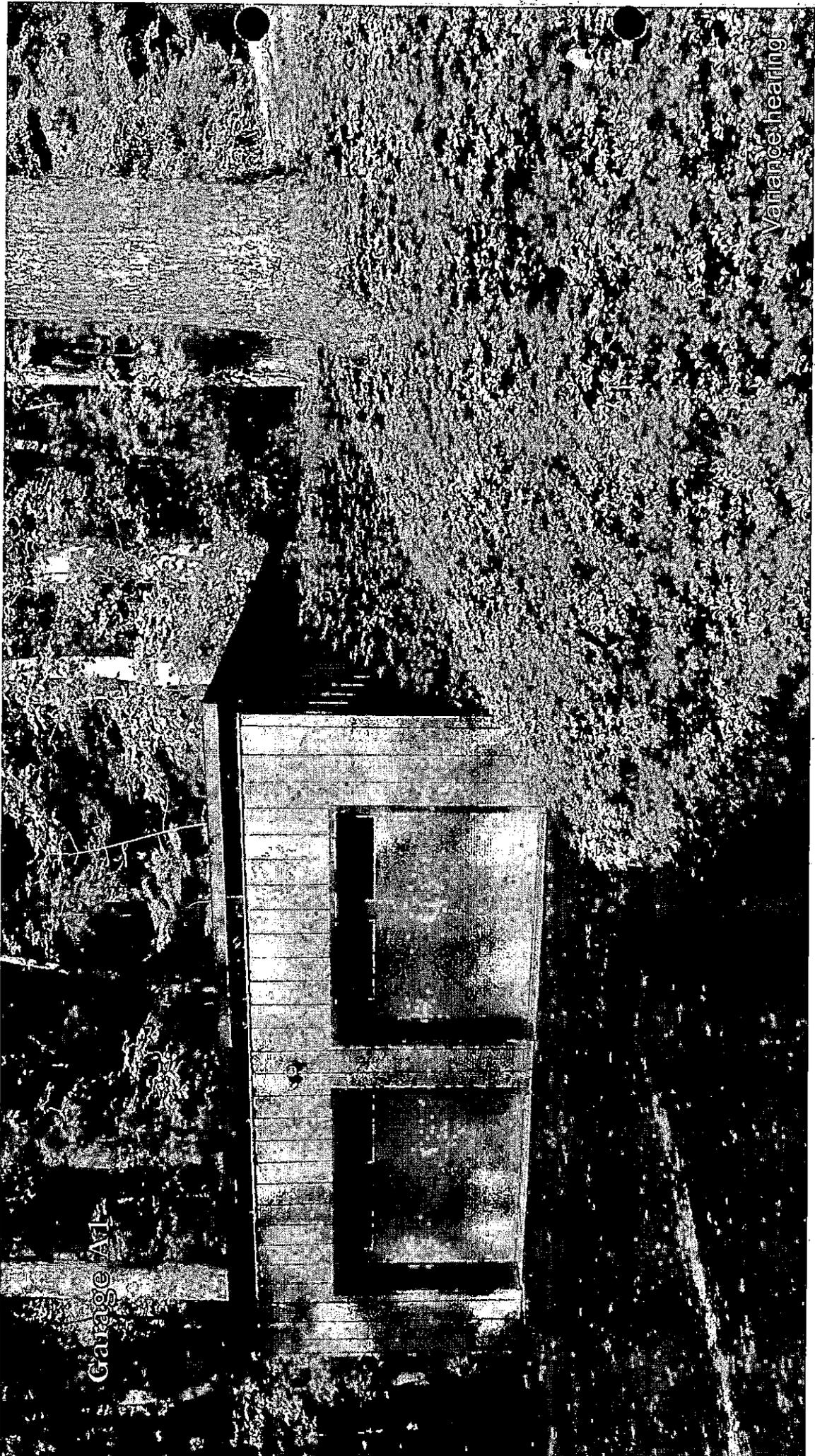
From the Rear

Variance hearing

Garage A

Variance hearing





Garage A1-

Variance hearing



Garage A3

Variance hearing

ADMINISTRATIVE VARIANCE

Garage #1





Leonard Redmond <lcredmond@gmail.com>

Garage 7 Barstad

Paul Herman <polpaulgm@gmail.com>
To: lcredmond@gmail.com

Fri, Mar 30, 2018 at 2:04 PM

Hi, Lenny. I got your note last week and while I truly regret any bad feelings that may result from this matter, I will not be submitting a withdrawal of the zoning violation complaint to the County. I hope you'll see my point of view. Your garage is built in the front yard, it is huge and conspicuous from our vantage point. It increases dramatically the amount and velocity of unfiltered water being discharged directly into the stream and required a major regrading of an environmentally sensitive hill as well as removal of many trees and shrubs. It creates a jarring distraction from the wooded setting I once enjoyed from my living room. Imagine how you would feel spending a considerable sum to improve your view of the woods, only to have a huge building plopped into the once-idyllic scene. But the worst part of all was what followed--your stated intention to develop even further.

I disagree that there were no alternatives available to you: you could have placed the garage onto the existing impermeable asphalt or adjacent to your house. Had you asked, there are a number of suggestions neighbors might have offered to make the garage less obvious. But you did not ask. You informed us you were building and your demeanor, while not unfriendly, frankly did not appear amenable to suggestion. And by proceeding without a variance hearing process, you denied us the formal opportunity to properly evaluate the scale and precise location of the project and to offer input.

You then proceeded to deploy surveyors who made clear your desire to develop the adjacent lots despite clear environmental constraints specifically precluding their development. There were, and perhaps still are, remediation steps that can be taken to mollify the environmental and esthetic impact of the garage. But further development of the adjacent lots between us is not acceptable by any scenario or conceivable combination of remediation efforts. With your unwillingness to sufficiently self-regulate development in full evidence, I felt it necessary to take steps to ensure compliance and preserve legal and administrative avenues of redress going forward.

I moved to Greenspring Valley to enjoy the wooded setting and low density of housing. I will do what I can to maintain those characteristics, at a minimum insisting that development adhere to existing zoning and environmental regulations and holding public officials accountable for their enforcement. I have the commitment of a number of neighbors to do the same. While I value our continuing as cordial neighbors, I value more the environmental and esthetic integrity of this magnificent forest and stream entrusted to us as its stewards.

Pet. No. 4



Leonard Redmond <lcredmond@gmail.com>

Garage

Leonard Redmond <lcredmond@gmail.com>

Fri, Apr 20, 2018 at 8:29 AM

Reply-To: lcredmond@gmail.com

To: Paul Herman <polpaulgm@gmail.com>

Cc: Shelley Redmond <srredmond@gmail.com>, Luke Redmond <lukecredmond@gmail.com>

Paul,

It is certainly regrettable that you did not take the time to discuss your worries when we started work on the garage, as it would have presented an opportunity for you to express your concerns and for me to explain the reason for the garage location, and, contrary to your claim, the steps we have taken to preserve the integrity of the land. Frankly, the misrepresentations in your email and your belief that you have a right to dictate to us what we may or may not do with our property are unfortunate and, yes, your action has created “bad feelings”. Notwithstanding the clearly stated opposition to what we have done and what we may do in the future set forth in your email of 30 March 2018, because we are and will be neighbors in the years ahead, I shall provide you with the basis for our decision for the garage location.

Your suggestion that it be placed “onto the existing impermeable asphalt [sic] or adjacent to [our] house” would not have obviated the need for a zoning variance. [See, Baltimore County Code, Section 400.1 Location; lot coverage. which provides, *inter alia*, as follows: “Accessory buildings in residence zones... shall be located only in the rear yard...”] In addition, the garage, as built, is partially below grade from your view and could be further camouflaged should we decide to add plantings. Our goal was to mirror the design of our house and, to the extent possible, reduce its impact on the natural appearance of our property. If it had been placed on the asphalt as you suggest, all of it would have been above grade and visually intrusive.

We did not remove “many trees and shrubs” as you stated. When we moved here I was concerned about the health of the trees, especially those close to the house, which could cause considerable damage if taken down by a storm. I spoke to a neighbor who recommend an arborist who, along with someone from a tree trimming company, walked the property with me. I told him that we were considering a garage in the area where it has been located. He suggested that many trees be trimmed and that two be removed: one tree on the side of our house next to Lot 18; and, one near the garage location because he was of the view that they were not solid and would be susceptible to damage from high winds. We removed those two trees and trimmed others that were close to the house and near the garage location.

During a thunder storm several months after we moved in, I parked my car on the asphalt apron where the garage is now located and stepped into ankle deep water which was cascading down the hill from Barstad Court. A week later, while removing debris, we discovered that approximately ten feet of the apron was covered with six inches of soil which had, over some years, washed down the hill from Barstad. (We plan to replace the topsoil and plant pachysandra on the upper slope to improve its appearance and reduce further erosion.). The water washing down the hill combined with the flow of water down the driveway was eroding the lower slope from the apron towards Lot 16. There was evidence of previous, but clearly unsuccessful, attempts to correct the problem. The best solution was to reduce the slope, install a retaining wall and divert the flow of water.

When resurfacing portions of the driveway and apron, we had a drain installed which diverted the flow away from both the eroding lower slope and Dipping Pond Run. The slope of the hill from Barstad was reduced by reinforcing the garage wall such that it serves as a retaining wall and using dirt removed when digging the garage foundation to increase the hill's lower elevation. Further, we installed a drain approximately 10 feet

east of the retaining wall which connects to the driveway drain. The erosion from the apron towards Lot 16 has substantially subsided.

You may recall that shortly after we moved in I asked you if you had a location survey done when you purchased the property as we did not. I told you that I was interested in locating our lot lines. You responded that you did not. Nauman did have a survey which depicted the lot line between Lots 17 and 18, so it was not necessary to survey that line. The surveyors were here simply to locate the lot lines between Lots 16 and 17, and Lots 16 and 15; and not for the purpose of development as you stated. This does not mean that we are not going to develop Lot 16. As I told you last year, we had no intention to develop it until my son indicated an interest in building there. Despite your assertion that there are "...clear environmental constraints specifically precluding [its] development", if our son decides that he would like to build on it and, if it is permitted by the relevant code provisions, the lot will be deeded to him.

Filing a complaint about our garage was certainly within your rights; however, by doing so you have not only engendered hard feelings but you have also caused us to incur expenses; expenses that reduce what we have to spend on maintaining and improving the land.

Len

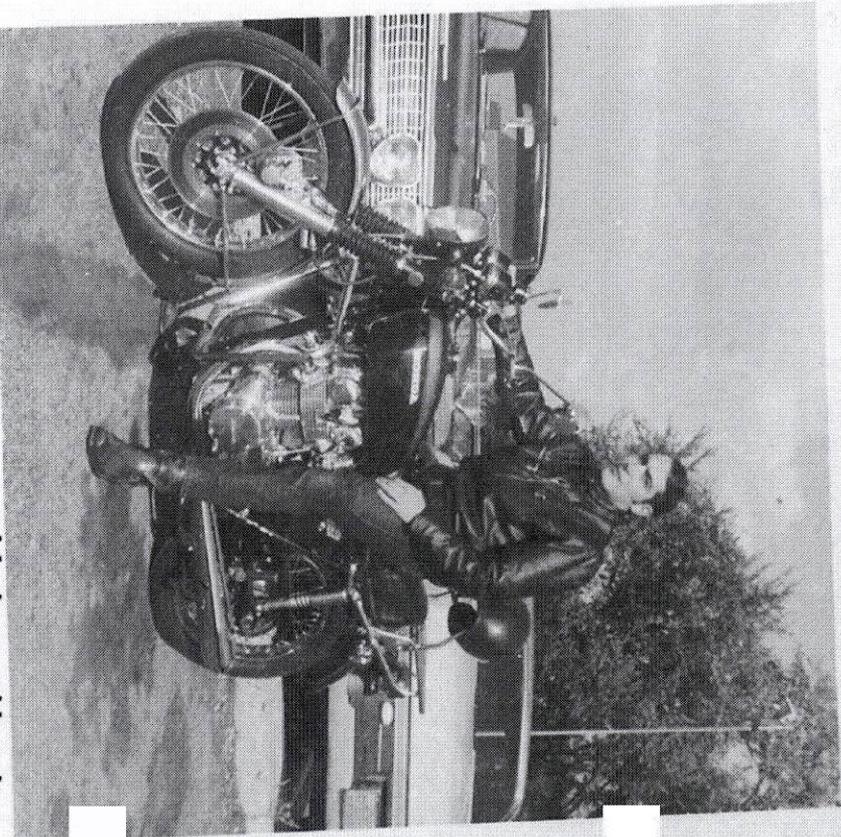
--

Leonard C. Redmond, III
115 West Saratoga Street
Baltimore, Maryland, 21201
410.752.1555
410.752.1064 (Fax)

Advisory Notice: Email is covered by the Electronic Communications Privacy Act and is legally privileged, but inherently insecure. Content may be subject to alteration: email addresses may incorrectly identify the sender. This email transmission, and any documents, files, or previous email messages attached to it may be privileged and confidential, and are intended only for the use of the recipient(s) named in the address field. If the reader of this message is not an intended recipient, or the employee or agent responsible to deliver it to the recipient, you are hereby notified that any dissemination, distribution, or copying of this message or its contents is strictly prohibited. If you have received this message in error, please notify me by telephone or return email and delete it and any attachments from your computer. Thank you.



Len September 30, 1970



Pat October 6, 1970

Variance Hearing

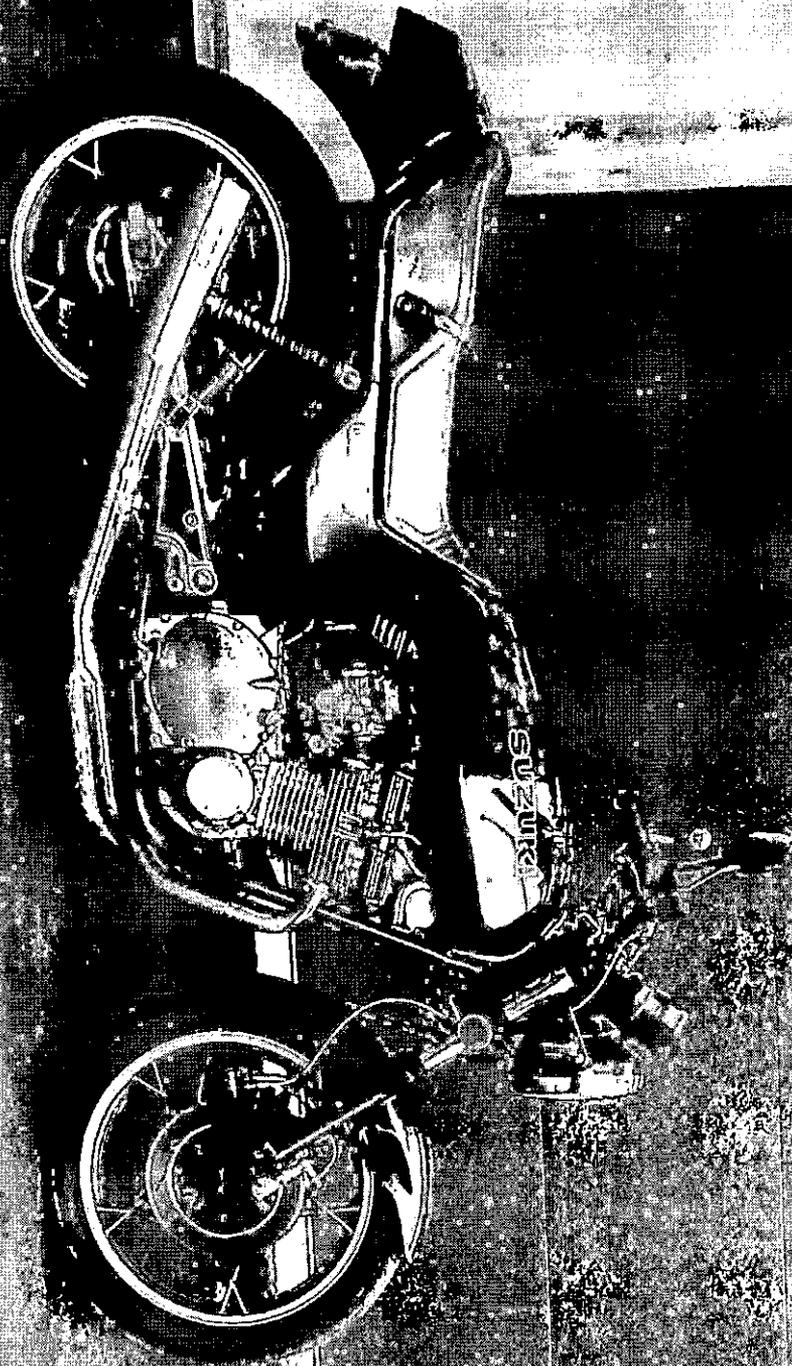
Pet. No. 3



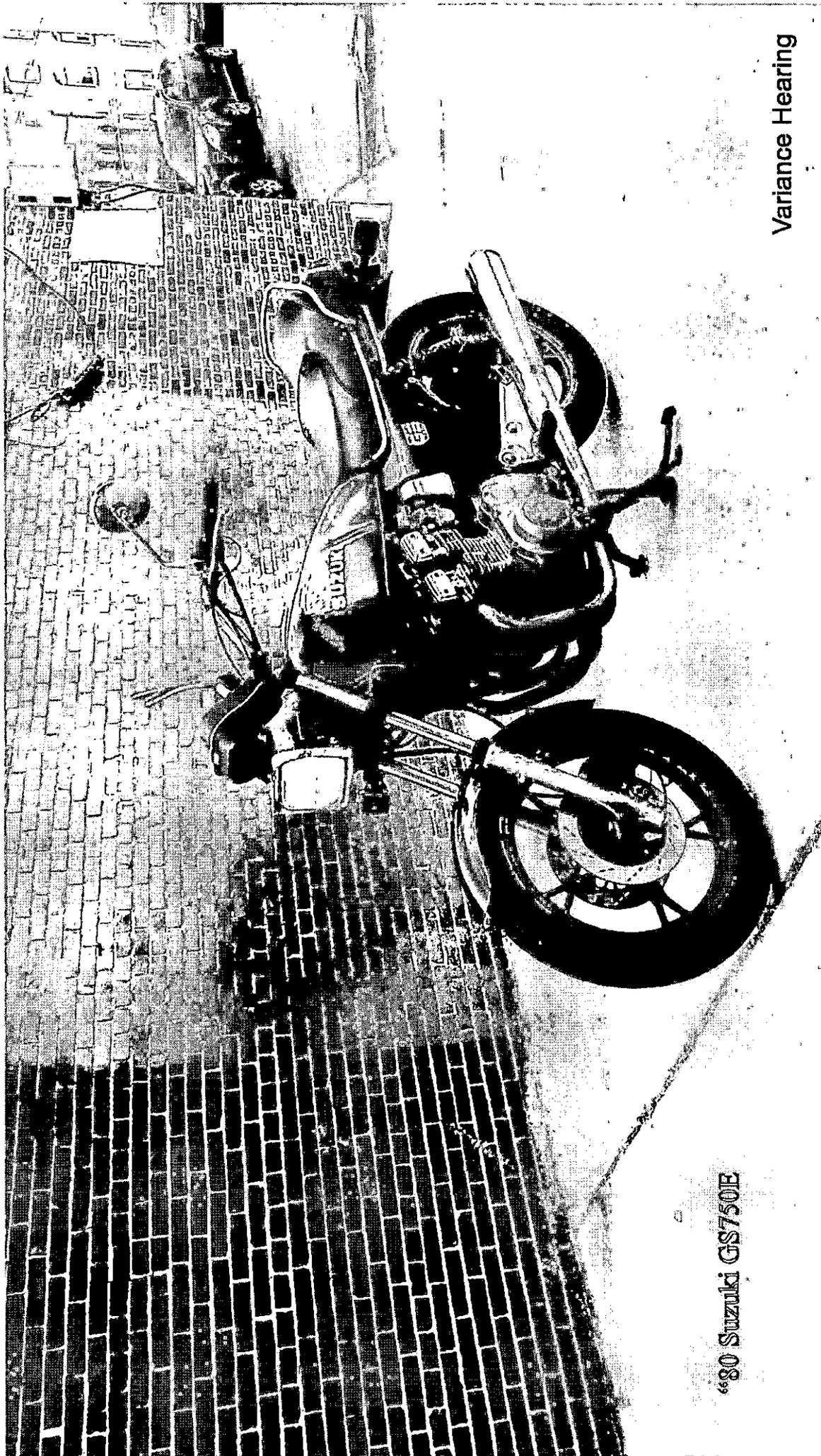
Passo del Sellaio April 2014

Passo del Sellaio

'82 Suzuki GS1100E

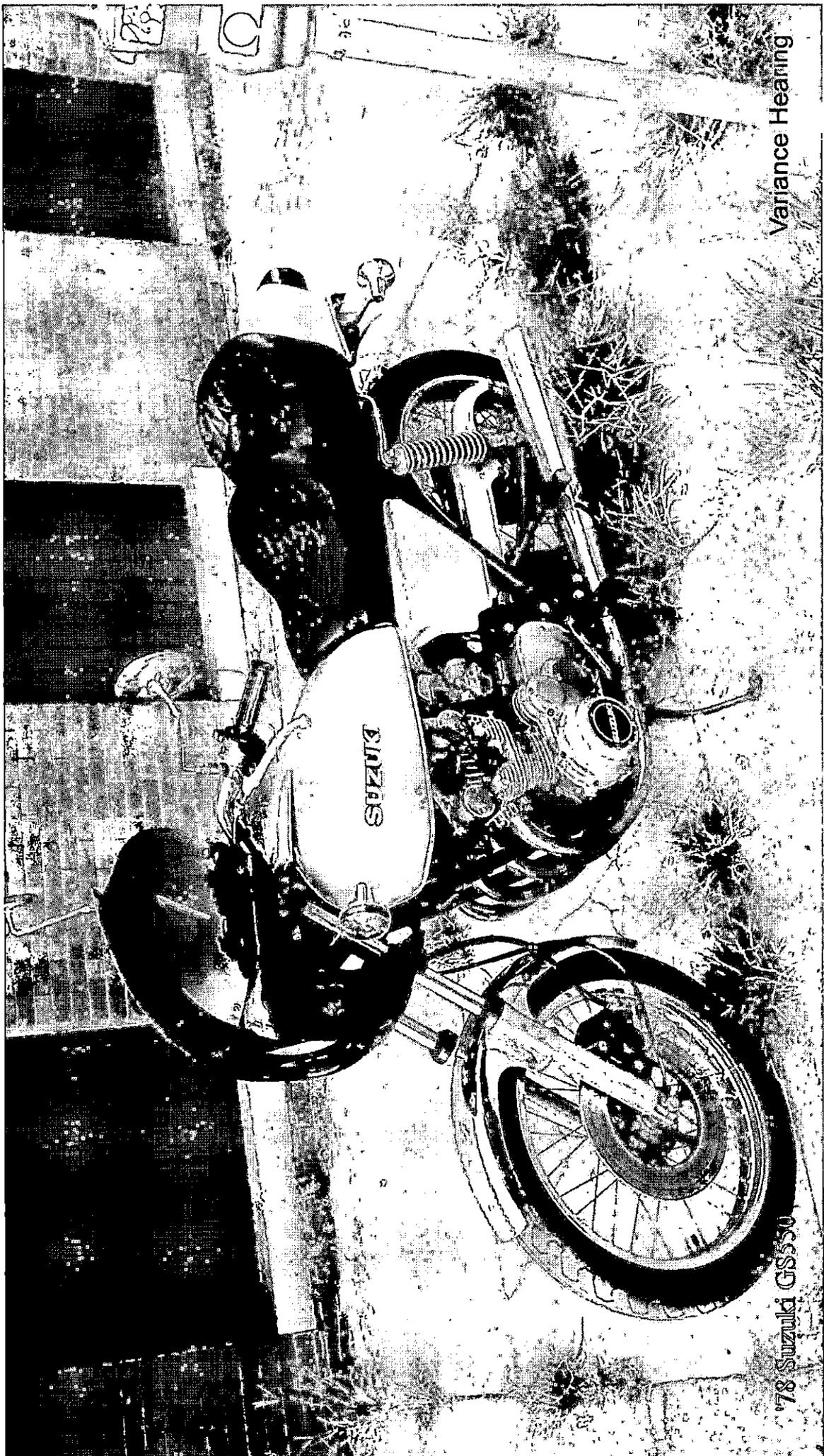


Variance Hearing



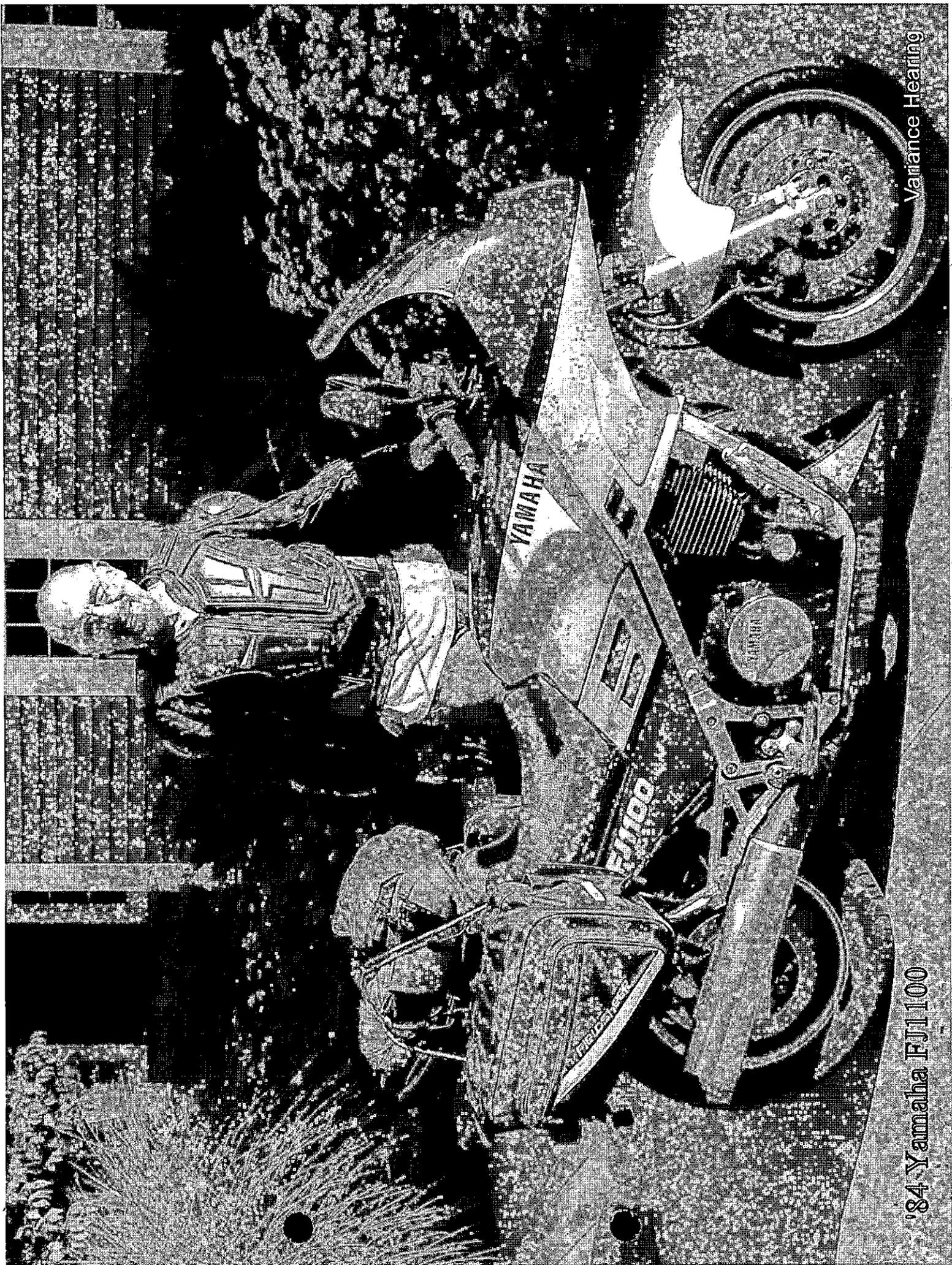
'80 Suzuki GS750E

Variance Hearing



Variance Hearing

'78 Suzuki GS550



'84 Yamaha FJ1100

Variance Hearing



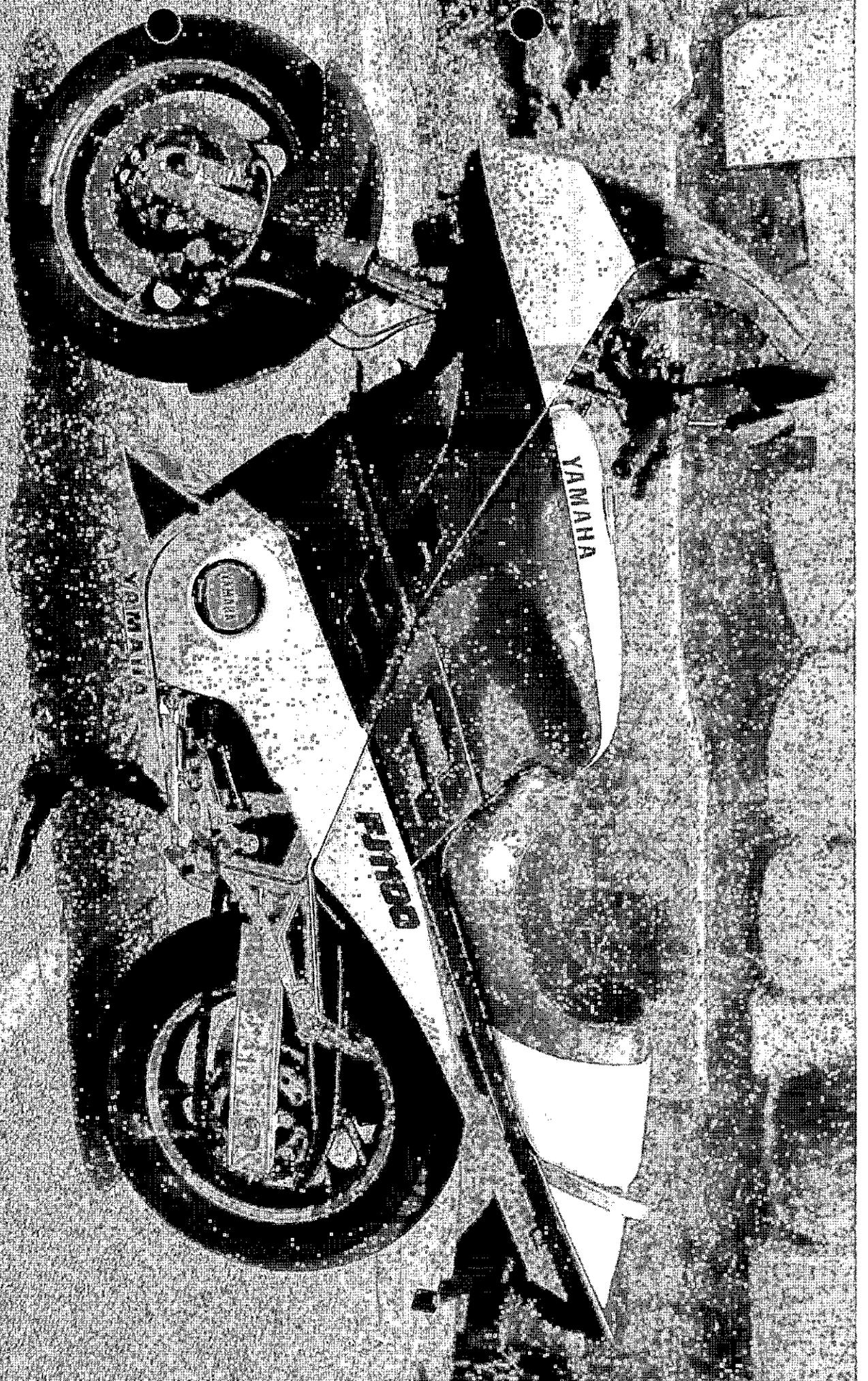
'81 BMW R65

VarianceHearing



'83 Suzuki GS750B

Variance Hearing



'85 Yamaha FJ1100

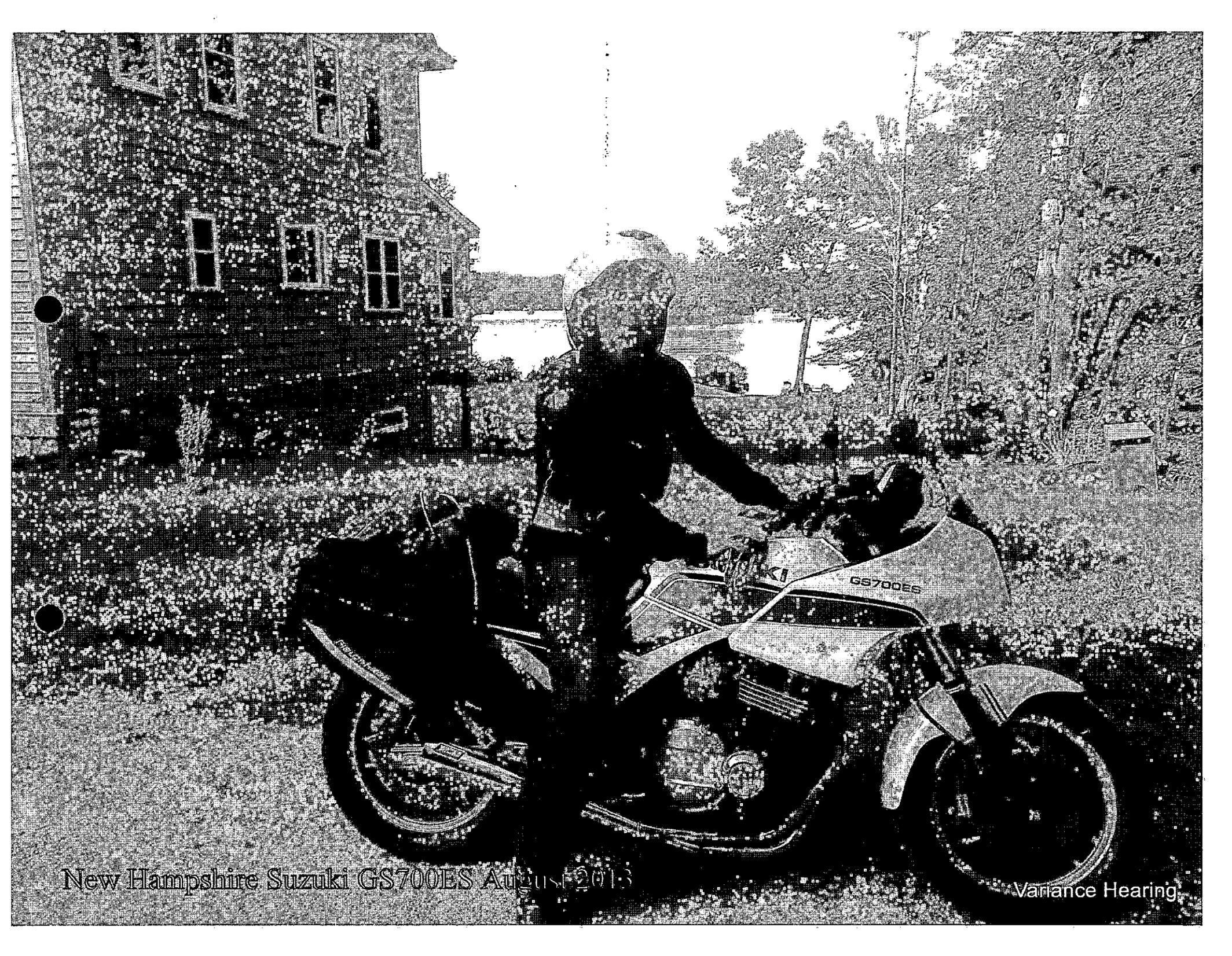
0/1/2011 14:22

Variance Hearing

'05 Stella



Variance Hearing



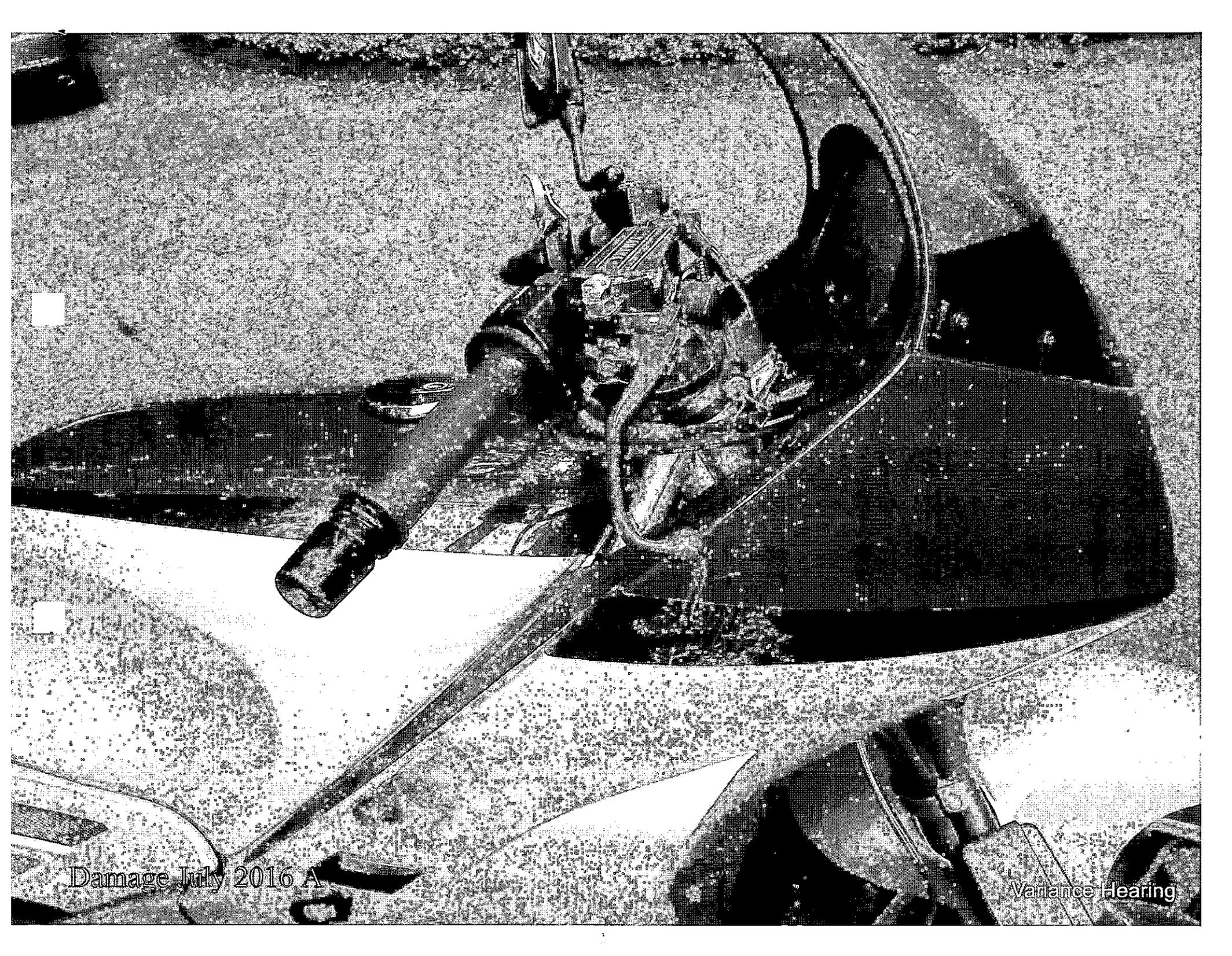
New Hampshire Suzuki GS700ES August 2013

Variance Hearing



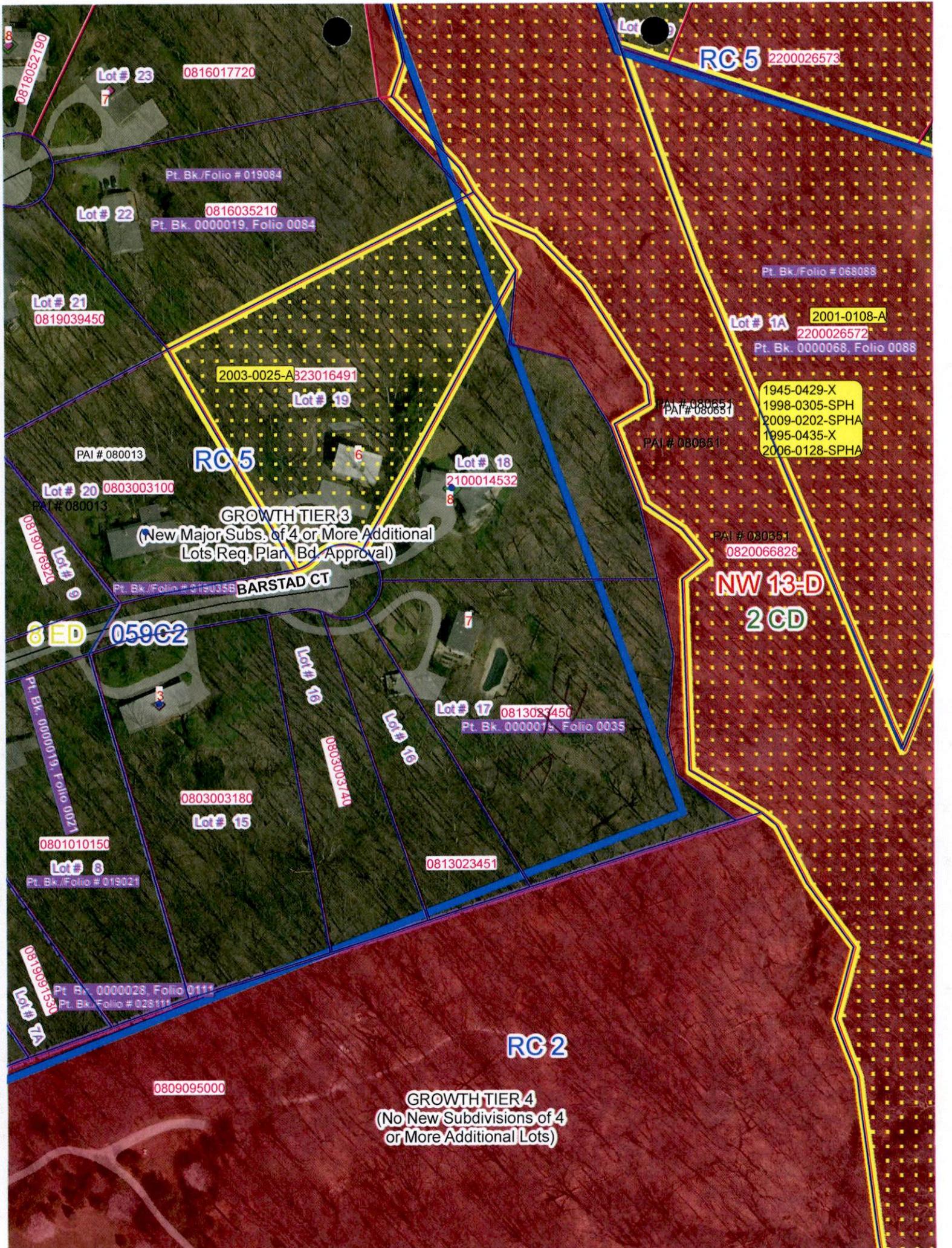
Damage July 2016

Variance Hearing



Damage July 2016 A

Variance Hearing



RC 5 2200026573

Lot# 23 0816017720

Pt. Bk./Folio # 019084

Lot# 22 0816035210
Pt. Bk. 0000019, Folio 0084

Lot# 21
0819039450

Pt. Bk./Folio # 068088

Lot# 1A 2001-0108-A
2200026572
Pt. Bk. 0000068, Folio 0088

2003-0025-A 323016491

Lot# 19

1945-0429-X
1998-0305-SPH
2009-0202-SPHA
1995-0435-X
2006-0128-SPHA

PAI # 080013

RC 5

Lot# 18
2100014532

Lot# 20 0803003100
PAI # 080013

GROWTH TIER 3
(New Major Subs. of 4 or More Additional
Lots Req. Plan. Bd. Approval)

Pt. Bk./Folio # 019035B

BARSTAD CT

PAI # 080351
0820066828

NW 13-D
2 CD

ED 059C2

Lot# 16

Lot# 17 0813023450
Pt. Bk. 0000015, Folio 0035

0803003180

Lot# 15

0801010150

Lot# 6

Pt. Bk./Folio # 019021

0813023451

Lot# 7A
Pt. Bk. 0000028, Folio 0111
Pt. Bk. Folio # 028111

RC 2

0809095000

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

Handwritten notes in the bottom left corner, including the number "100" and some illegible characters.

Handwritten notes in the bottom middle-left area, including the number "100" and some illegible characters.

A small handwritten mark or number in the bottom center.

Handwritten notes in the bottom middle-right area, including the number "100" and some illegible characters.

Handwritten notes in the bottom right corner, including the number "100" and some illegible characters.

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>6/5</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NO COMMENT</u>
<u>5/9</u>	DEPS (if not received, date e-mail sent _____)	<u>NO COMMENT</u>
	FIRE DEPARTMENT	
<u>5/25</u>	PLANNING (if not received, date e-mail sent _____)	<u>NO Objections</u>
<u>5/7</u>	STATE HIGHWAY ADMINISTRATION	<u>No Objection</u>
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. CB1700779)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 5/31/18

SIGN POSTING (1st) Date: 6/1/18 by Pulson

SIGN POSTING (2nd) Date: 6/17/18 by Pulson

PEOPLE'S COUNSEL APPEARANCE Yes No

PEOPLE'S COUNSEL COMMENT LETTER Yes No

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 08 Account Number - 0813023450								
Owner Information										
Owner Name:		REDMOND LEONARD C REDMOND SHELLEY R				Use:		RESIDENTIAL		
Mailing Address:		7 BARSTAD CT LUTHERVILLE TIMONIUM MD 21093				Principal Residence:		YES		
						Deed Reference:		/37699/ 00374		
Location & Structure Information										
Premises Address:		7 BARSTAD CT LUTHERVILLE TIMONIUM 21093-				Legal Description:				7 BARSTAD CT GREENWOOD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0059	0011	0309		0000	C		17	2017	Plat Ref: 0019/0035	
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1955		2,706 SF				2.6100 AC		04		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
2	NO	SPLIT LEVEL	FRAME	2 full						
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2017		07/01/2017		07/01/2018		
Land:		222,200		222,200						
Improvements		198,200		205,200						
Total:		420,400		427,400		422,733		425,067		
Preferential Land:		0						0		
Transfer Information										
Seller: SHAPIRO JACK J				Date: 06/28/2016		Price: \$332,000				
Type: ARMS LENGTH IMPROVED				Deed1: /37699/ 00374		Deed2:				
Seller: SHAW JONATHAN				Date: 09/21/1995		Price: \$255,000				
Type: ARMS LENGTH MULTIPLE				Deed1: /11225/ 00400		Deed2:				
Seller: MAHR MALCOLM D				Date: 10/26/1990		Price: \$1				
Type: ARMS LENGTH IMPROVED				Deed1: /08633/ 00808		Deed2:				
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00 0.00		0.00 0.00				
Tax Exempt:				Special Tax Recapture:						
Exempt Class:				NONE						
Homestead Application Information										
Homestead Application Status: Approved 02/02/2018										
Homeowners' Tax Credit Application Information										

Homeowners' Tax Credit Application Status: No Application

Date:



Garage A1

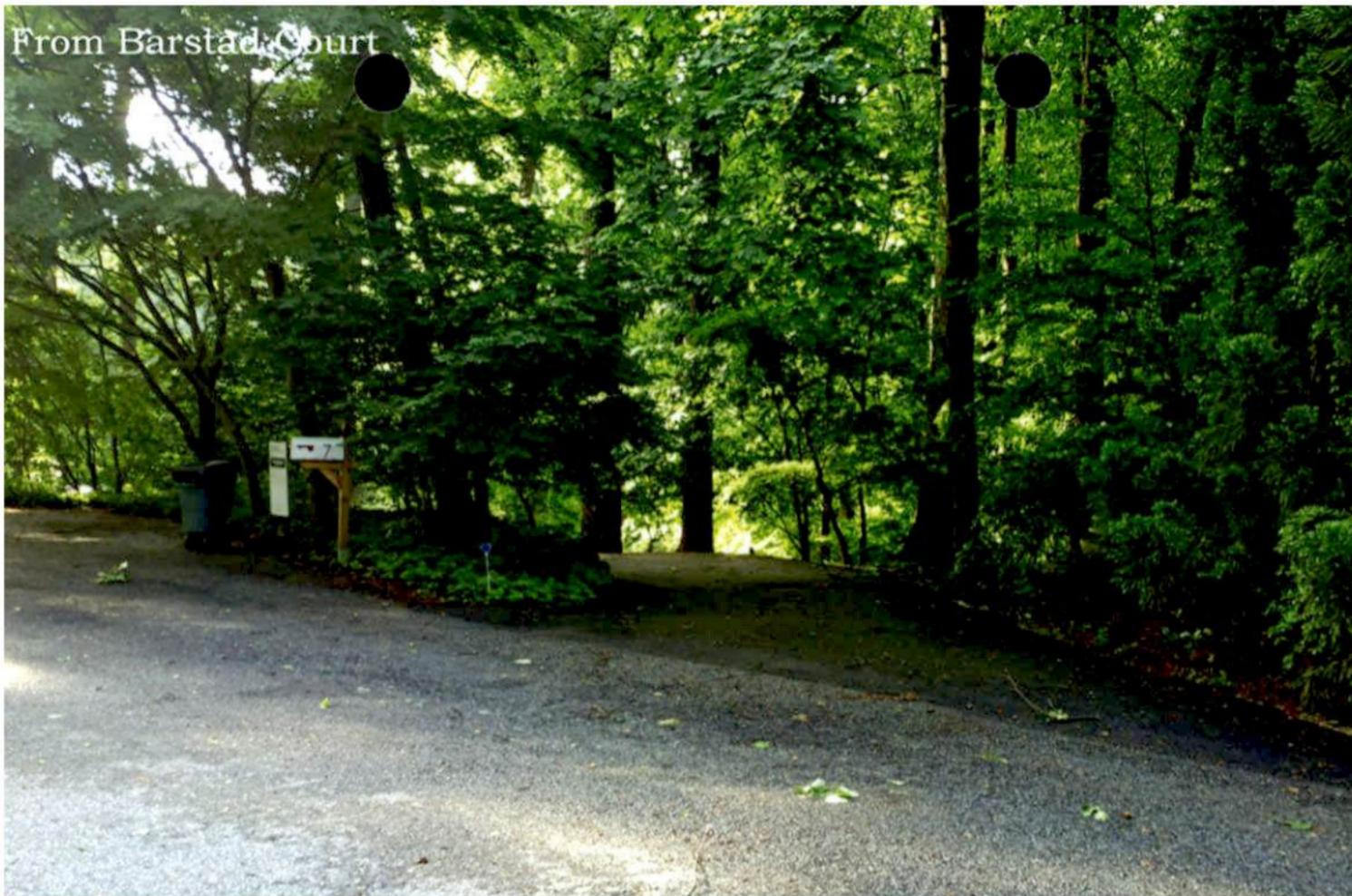
Garage A



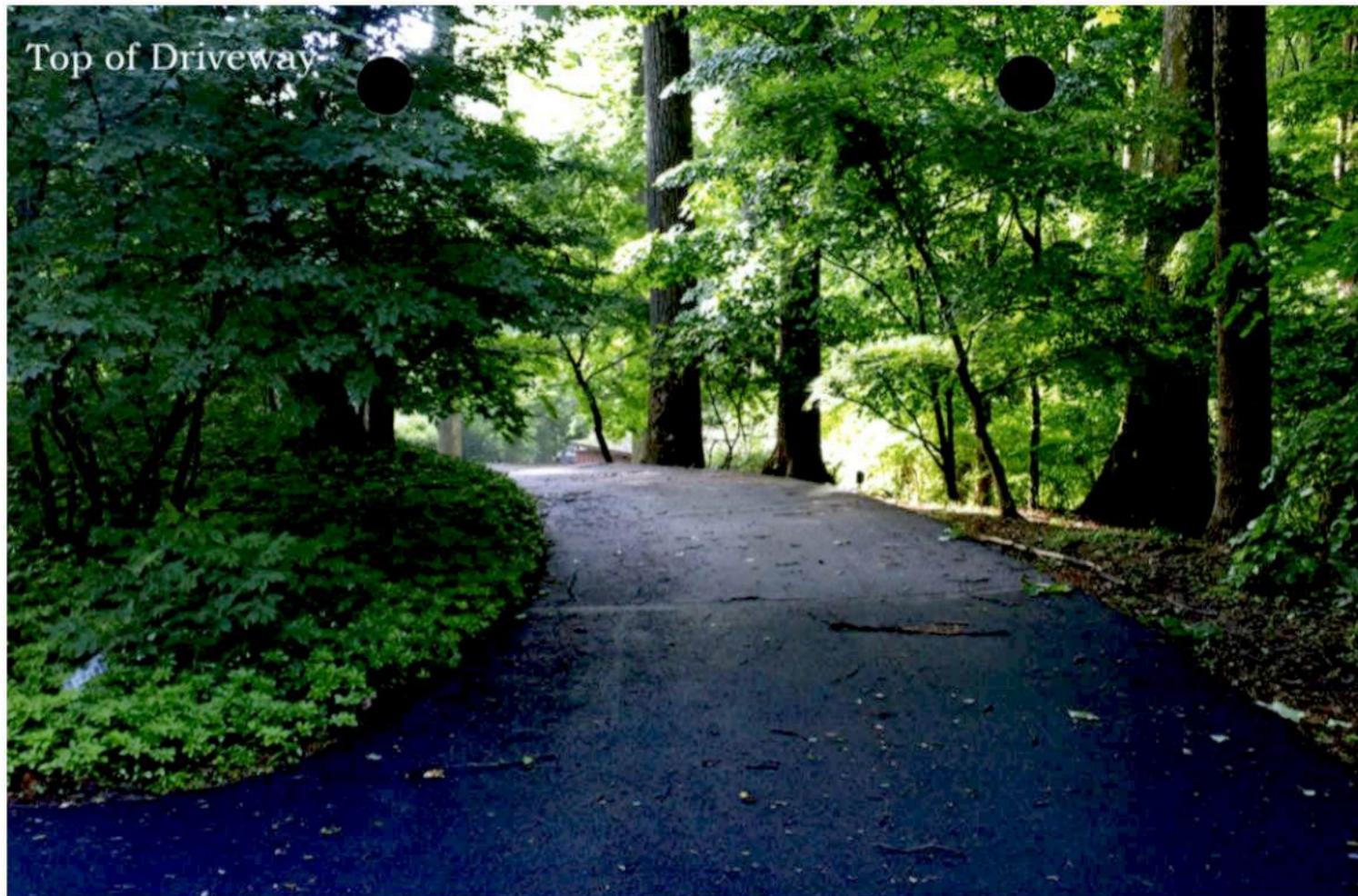
Garage A3



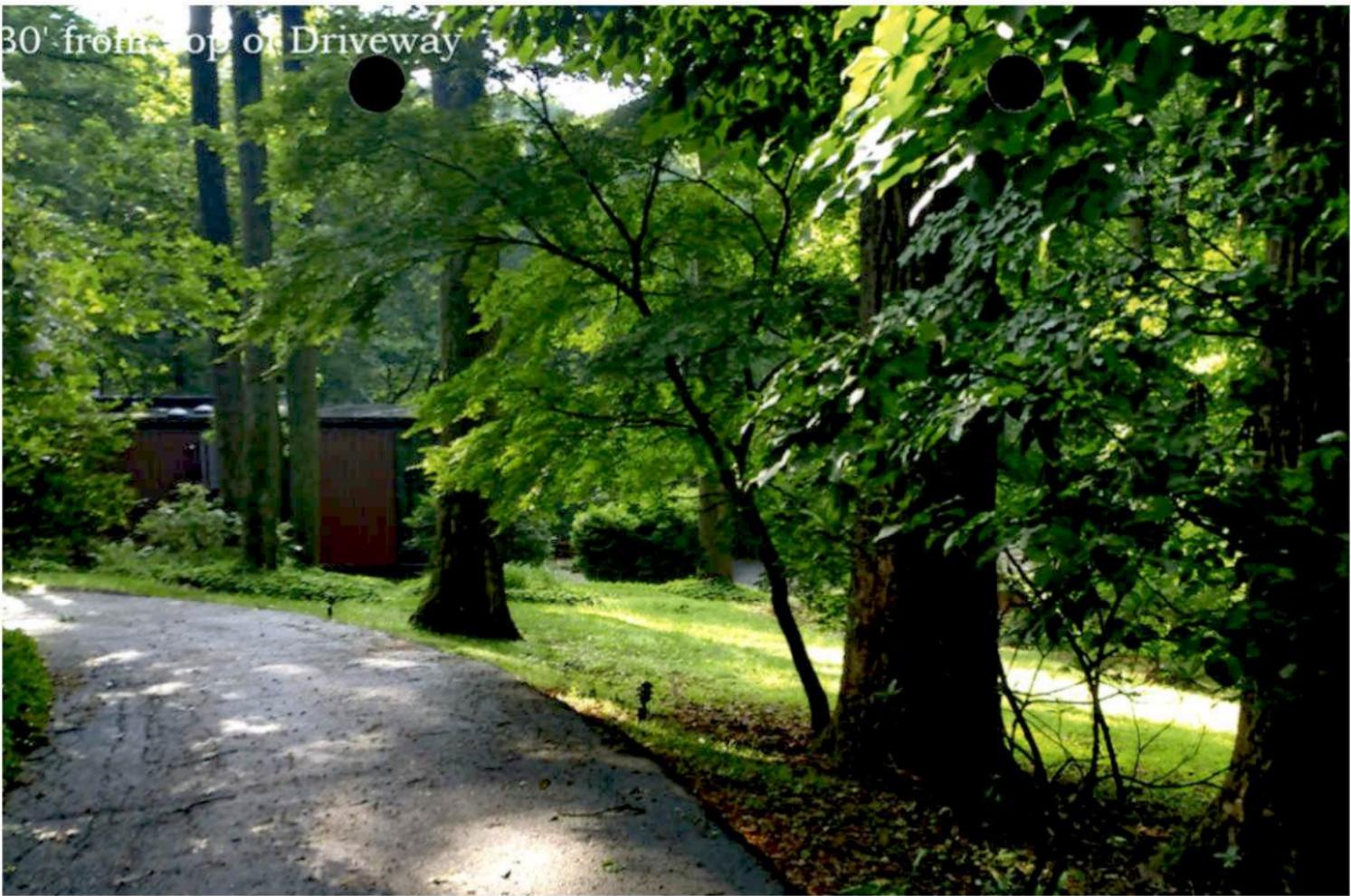
From Barstade Court



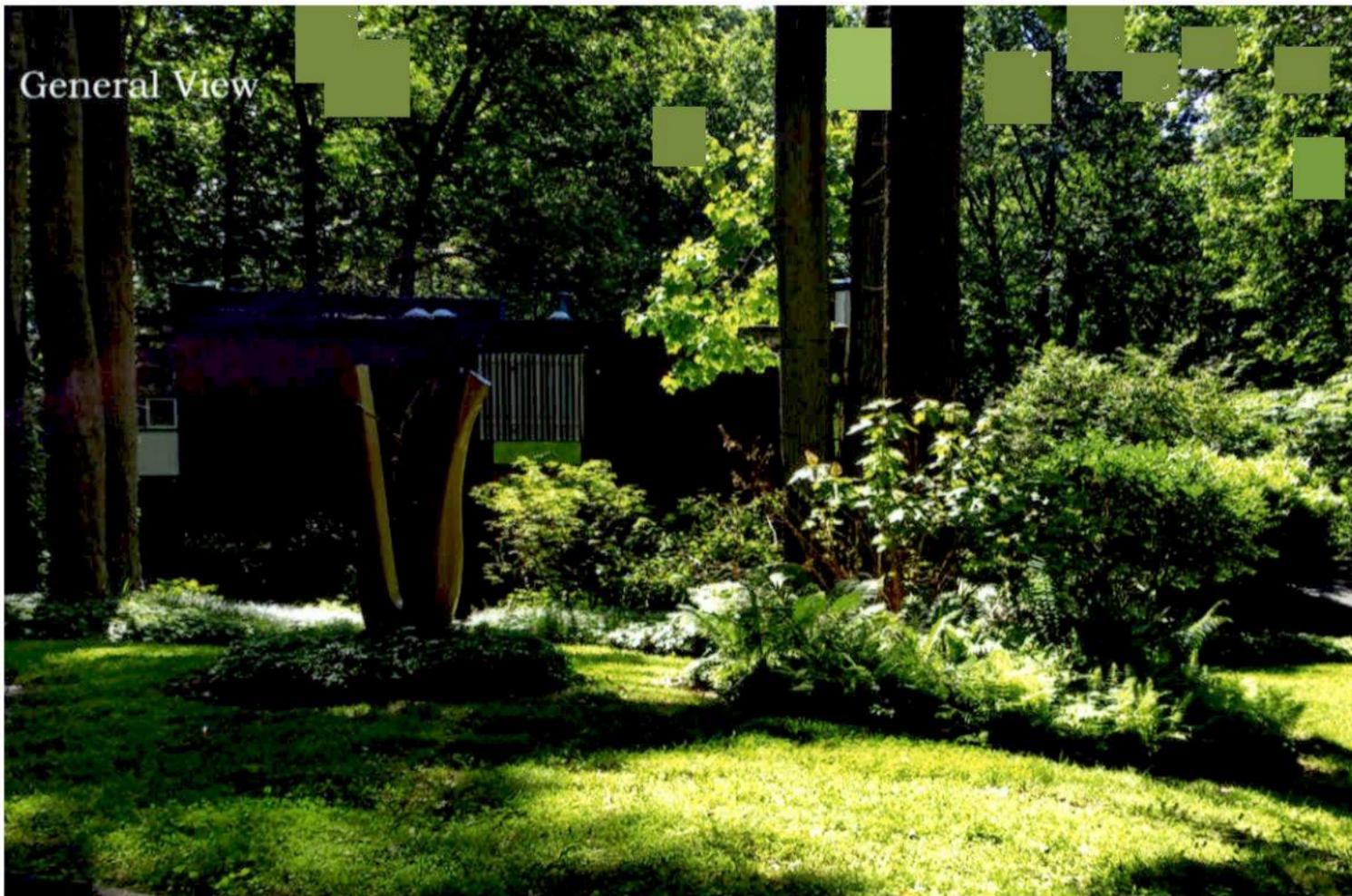
Top of Driveway



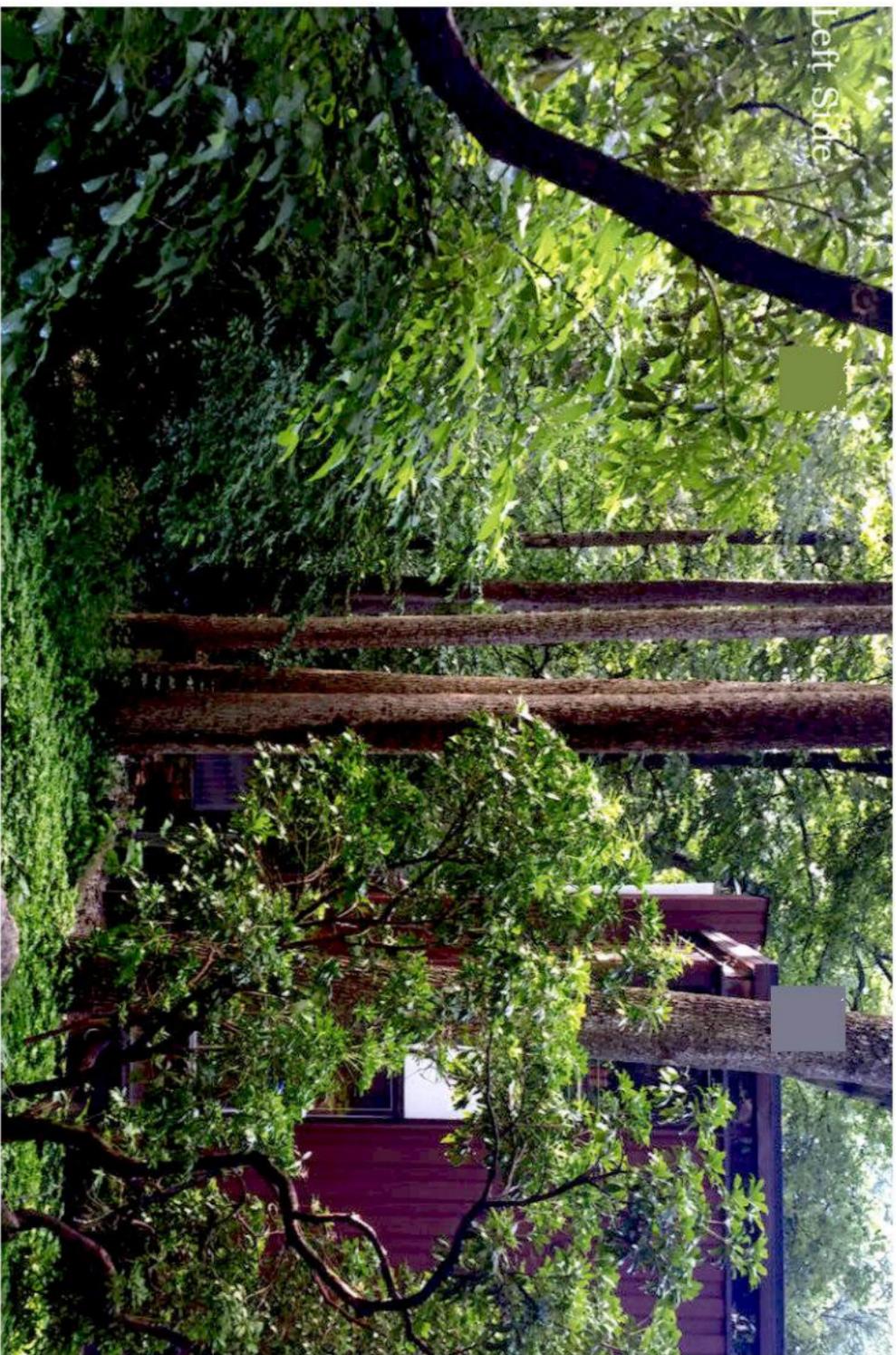
30' from top of Driveway



General View



Left Side



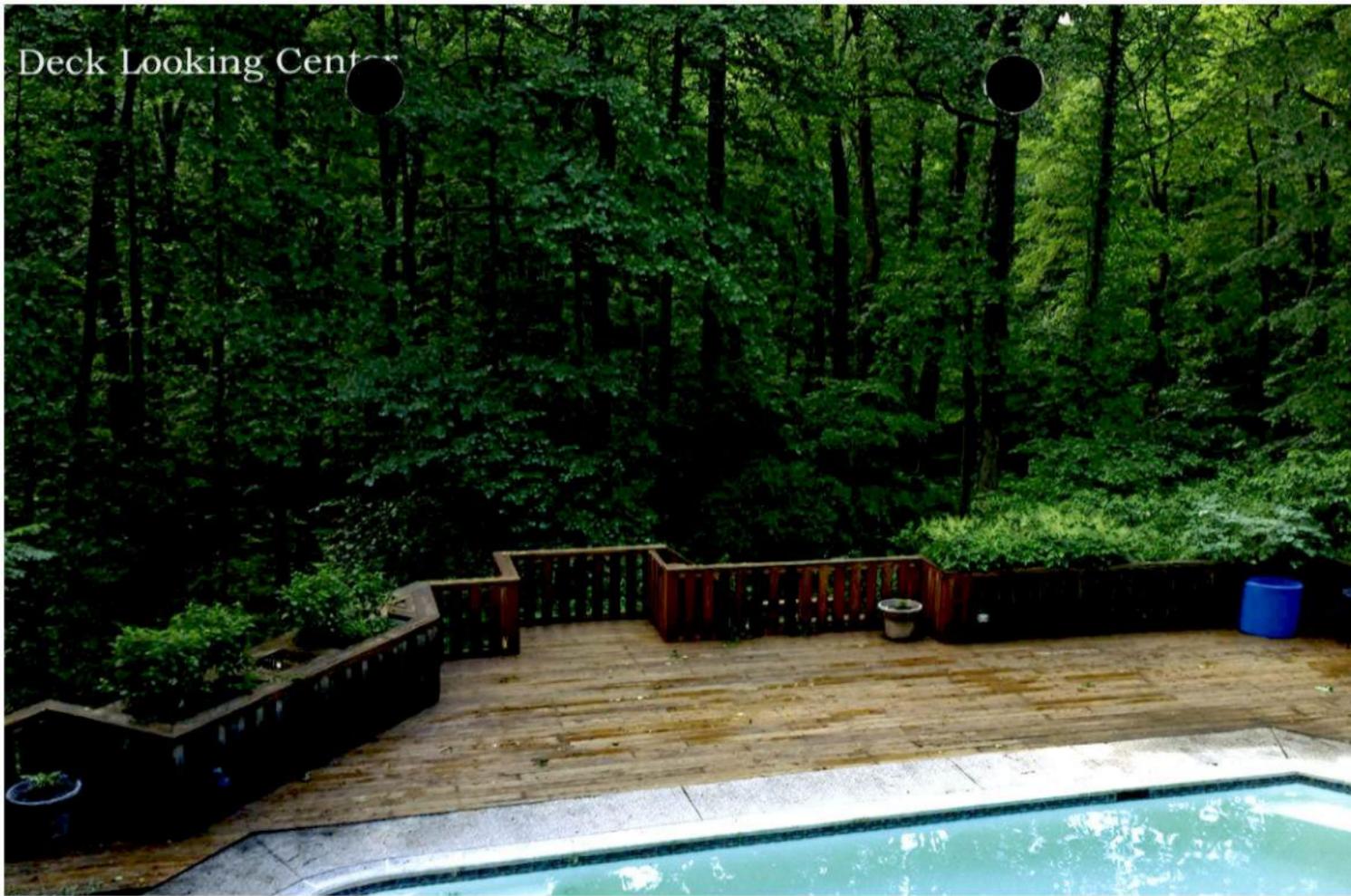


Stage 2



Varian

Deck Looking Center



Deck Looking to the Right





Deck Looking Towards Dipping Pond Run

Deck Looking Toward Dipping Pond Run 2



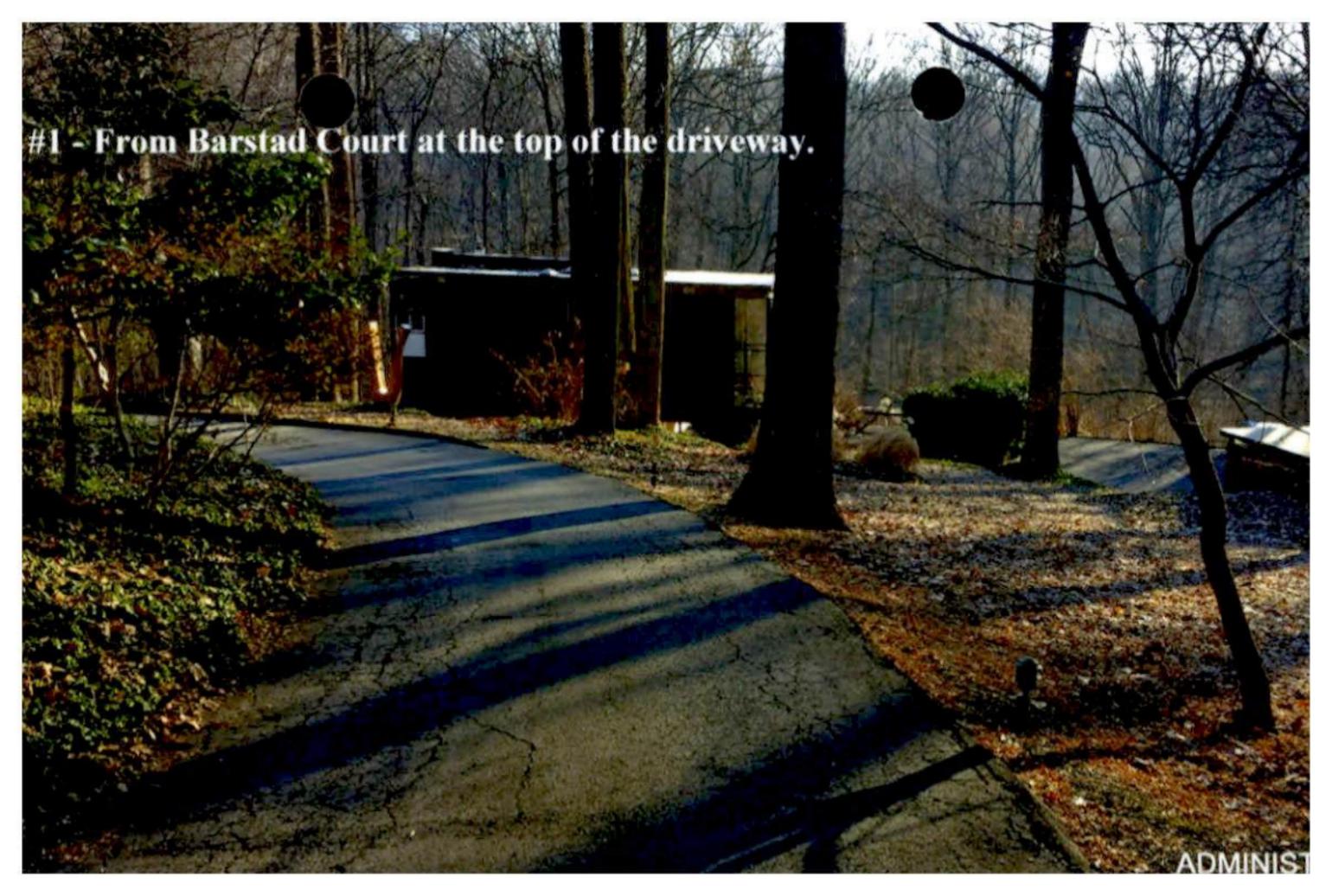
From the Rear



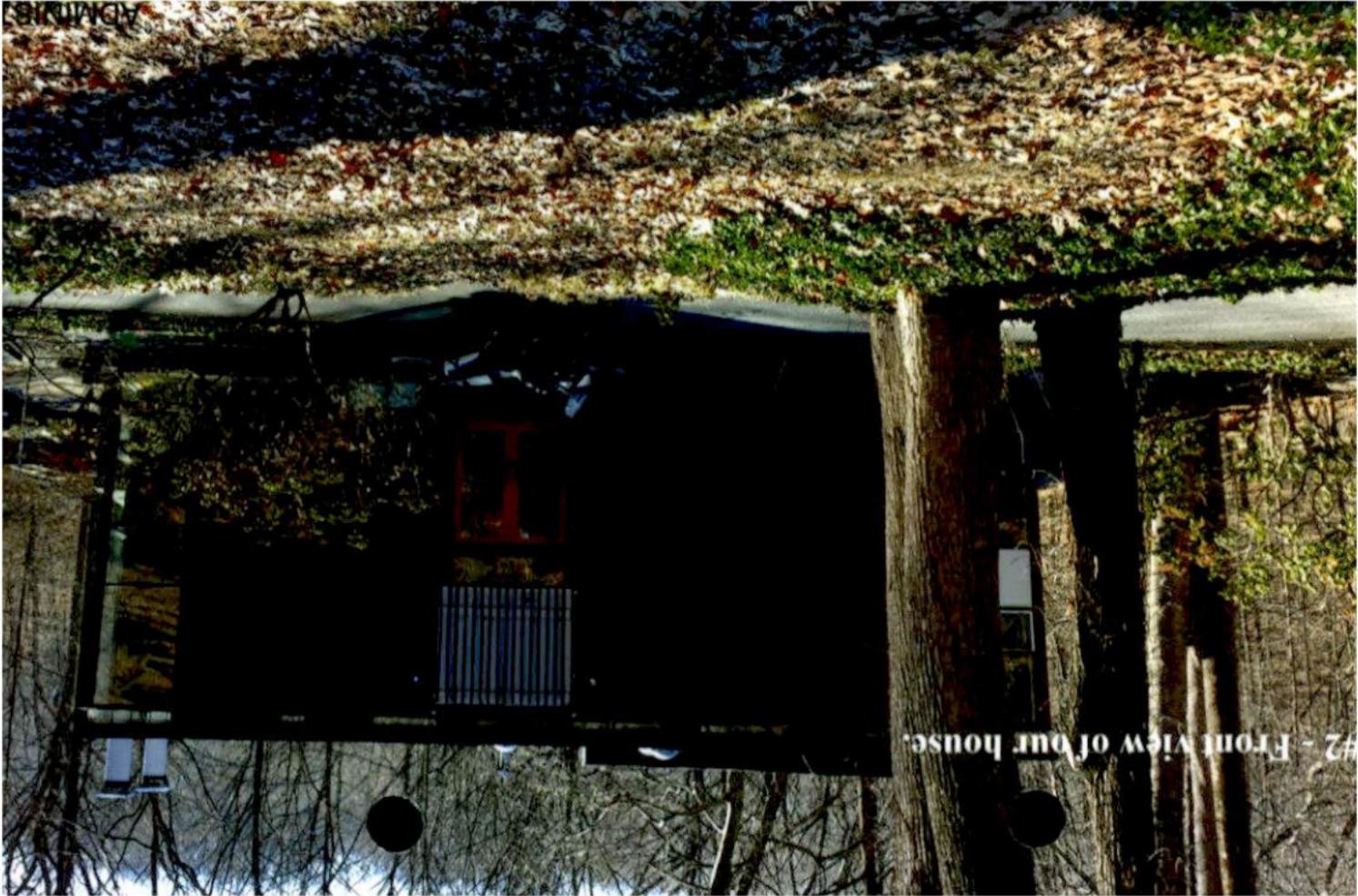
GENERAL VIEW



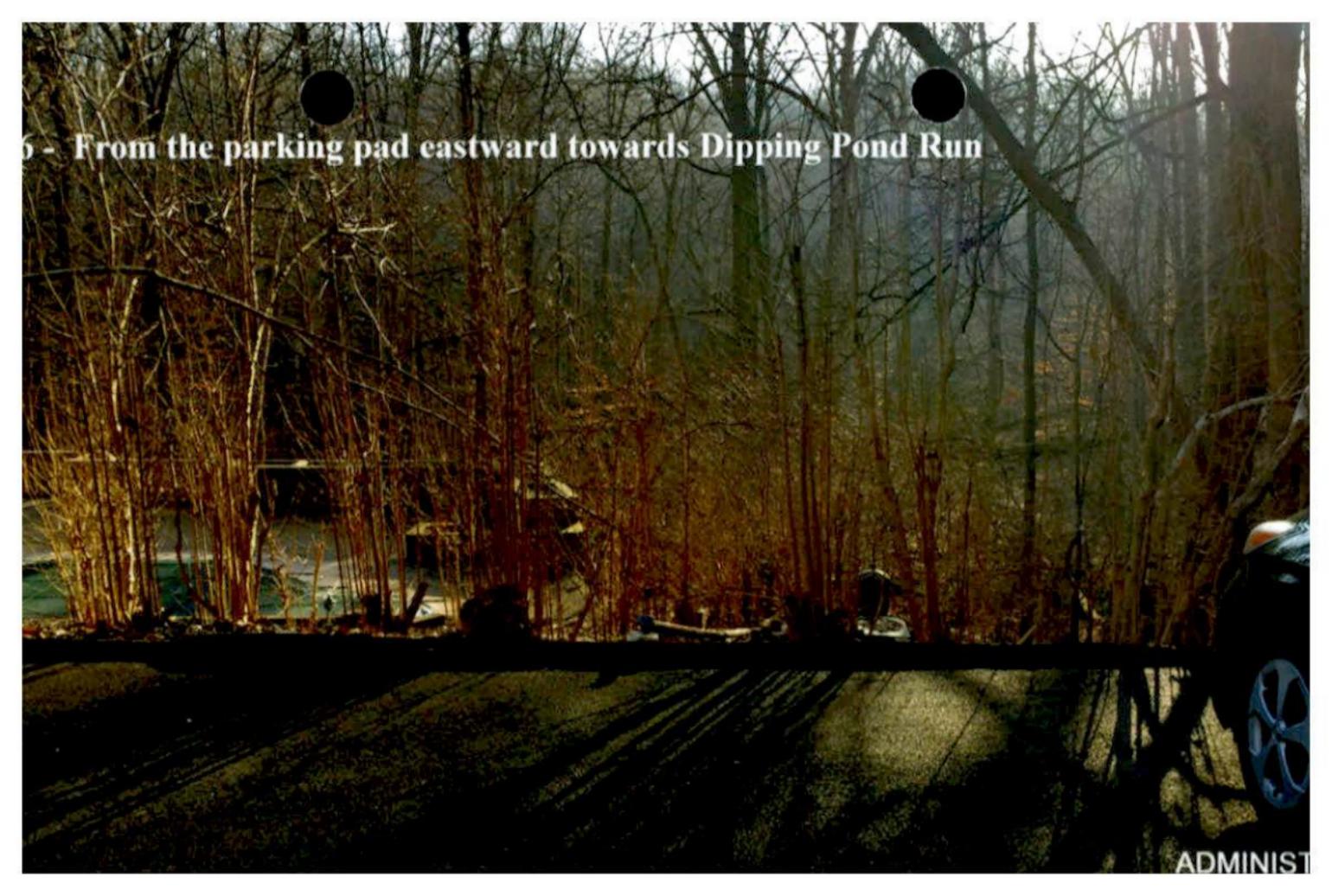
ADMINIS



#1 - From Barstad Court at the top of the driveway.



#2 - Front view of our house.



6 - From the parking pad eastward towards Dipping Pond Run



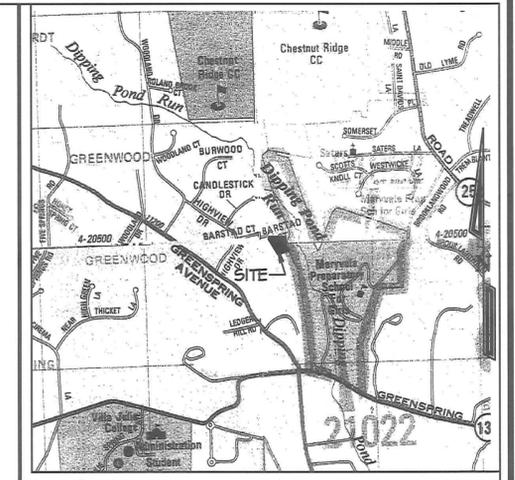
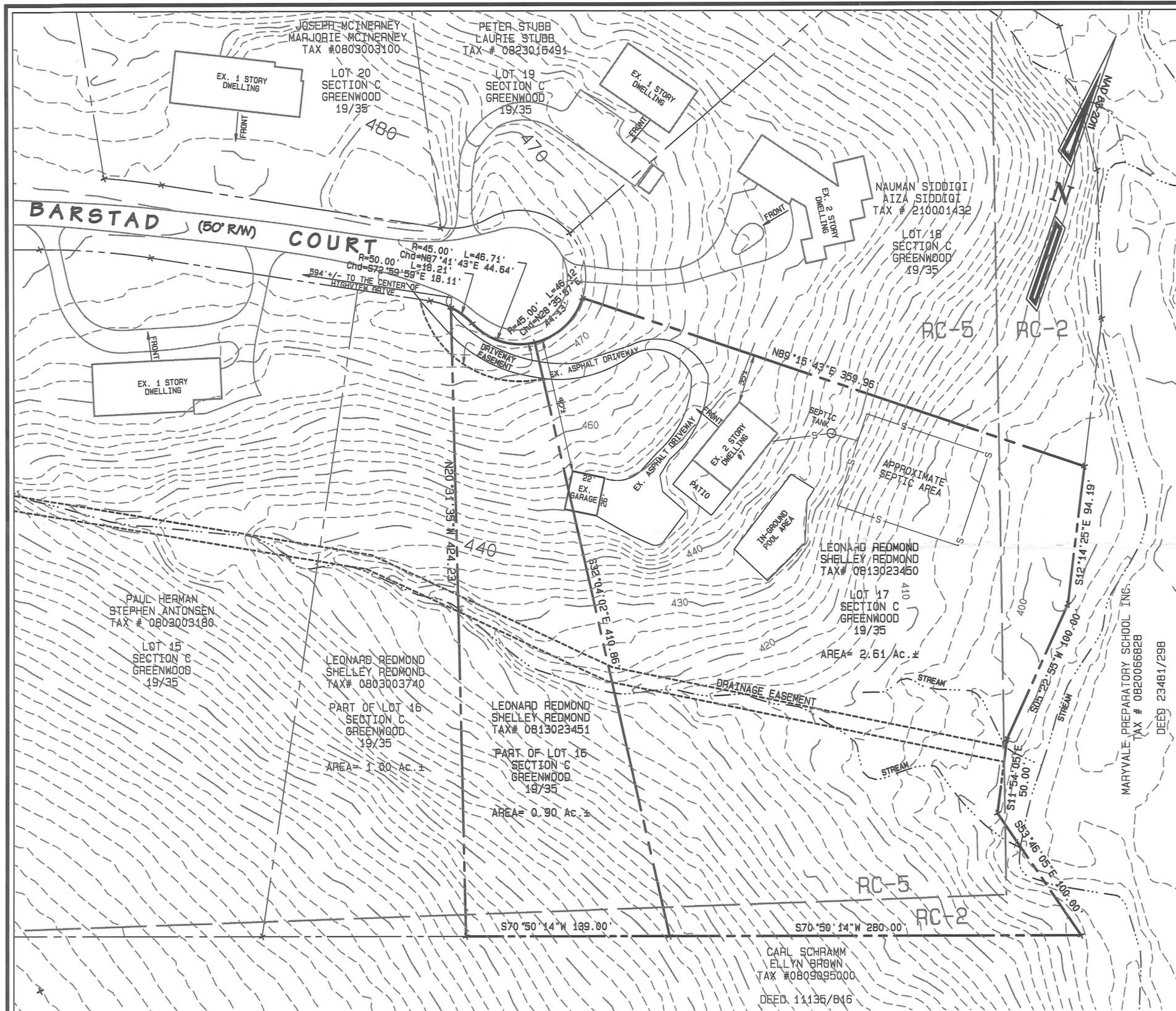
#7 - Trees and drop off on the left side

ADMINISTRATIVE V

#8 - The drop off to the left.



PET. No. 2



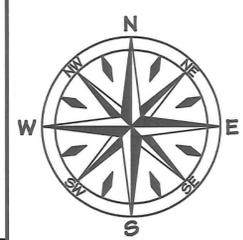
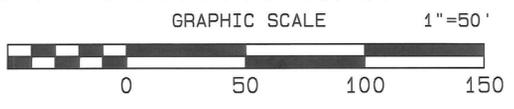
Vicinity Map Scale: 1" = 2000'

Notes

1. Owner: Leonard Redmond
7 Barstad Court
Lutherville Timonium, MD 21093
2. Being Lot 17, and half of Lot 16, Section C
Plat of Greenwood
Plat Liber 19, Folio 35
3. Area= 113,691 sq.ft. or 2.61 Ac. ±
4. Tax # 0813023450
5. Zoned: RC-5 & RC-2
6. This site is not in the Chesapeake Bay
Critical Area or the 100 year flood plain.
7. There are no underground fuel tanks.
8. This is not a historic property/building.
9. This site is serviced by private well and septic system.
10. No prior Zoning Hearings.

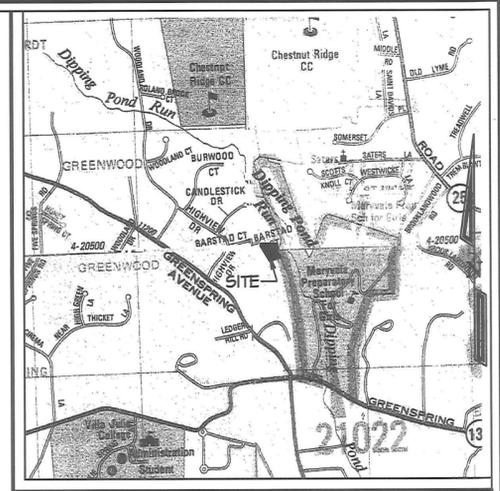
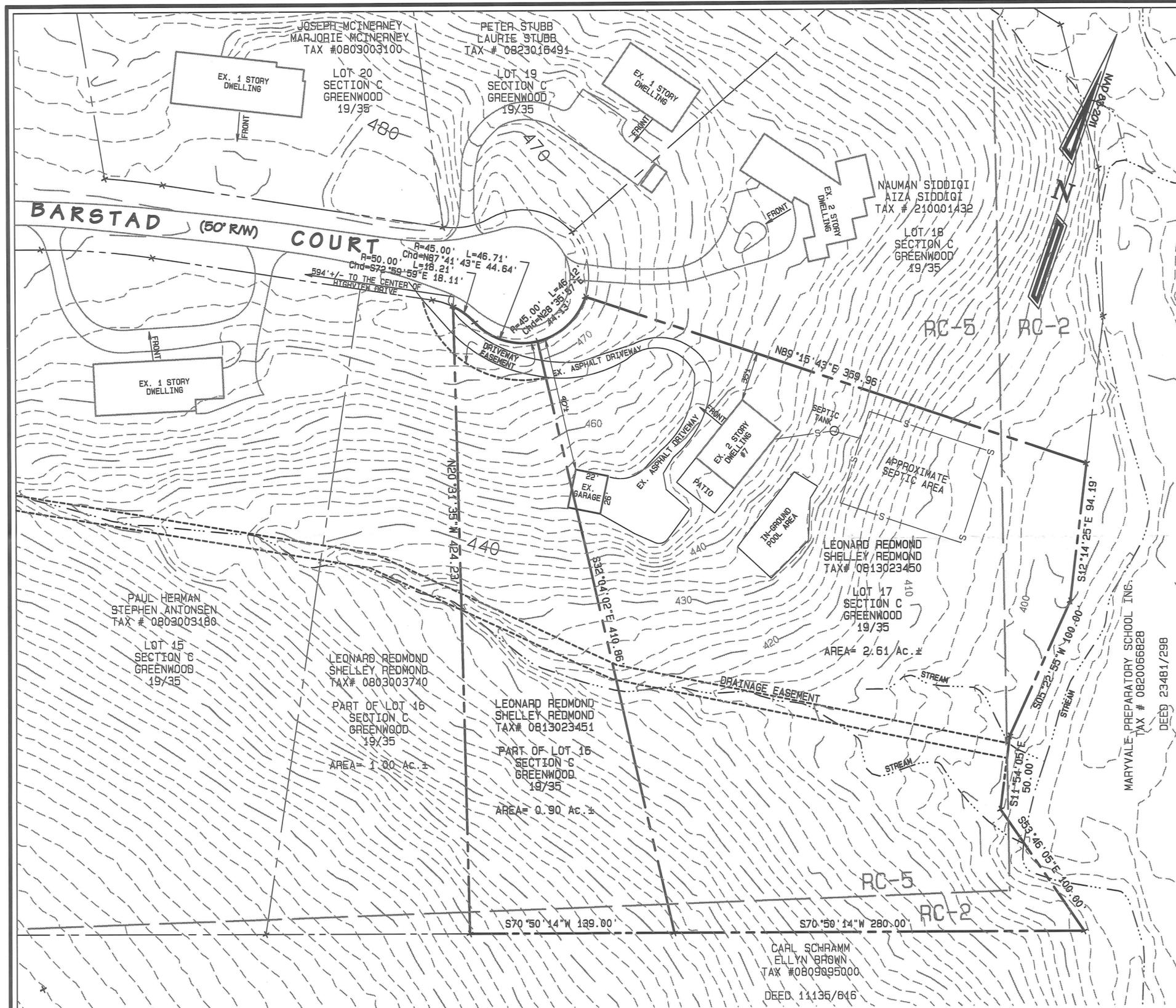
REQUESTED VARIANCE: TO SECTION 401.1 OF THE BCZR TO ALLOW AN ACCESSORY STRUCTURE IN THE FRONT YARD.

**Plat to Accompany
a Petition for an
Zoning Variance**
 of the
**Leonard and Shelley Redmond
Property**
7 Barstad Court
Baltimore County, Maryland
 8th Election District, 3rd Councilmanic District
 Scale: 1"=50' Date: January 5, 2018



Dietz Surveying Co.
Land Surveying and Land Planning
 8119 Oakleigh Road Baltimore MD 21234
 Ph 410-661-3160, Fax 410-661-3163
 www.dietzsurveying.net

Plot Date: 4/26/2018 Job No. 17197
 Party Chief: BRD



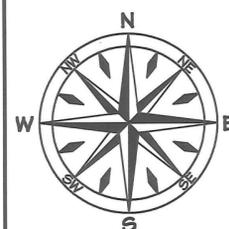
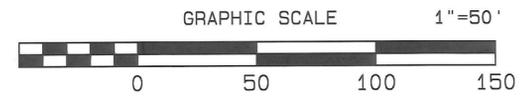
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8. This is not a historic property/building.
9. This site is serviced by private well and septic system.
10. No prior Zoning Hearings.

REQUESTED VARIANCE: TO SECTION 40.11 OF THE BCZR TO ALLOW AN ACCESSORY STRUCTURE IN THE FRONT YARD.

**Plat to Accompany
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 of the
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7 Barstad Court
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