

## Christina Y Frink

---

**From:** Peter Gutwald  
**Sent:** Tuesday, August 15, 2023 4:18 PM  
**To:** Armina M  
**Cc:** PAI Zoning; Shaun Crawford; Christina Y Frink  
**Subject:** RE: Waiver of Fence Height Limitations No. UA-2023-0004FW at 7 Barranco Ct

Confirming Receipt

Christina please put in file for record.

C. Pete Gutwald, Director  
Permits, Approvals and Inspections

---

**From:** Armina M <arminam@cbaincorp.com>  
**Sent:** Tuesday, August 15, 2023 3:52 PM  
**To:** Peter Gutwald <cpgutwald@baltimorecountymd.gov>  
**Cc:** PAI Zoning <paizoning@baltimorecountymd.gov>; Shaun Crawford <scrawford@baltimorecountymd.gov>; Christina Y Frink <cfrink@baltimorecountymd.gov>  
**Subject:** Waiver of Fence Height Limitations No. UA-2023-0004FW at 7 Barranco Ct

**CAUTION:** This message from [arminam@cbaincorp.com](mailto:arminam@cbaincorp.com) originated from a non-Baltimore County Government or non-BCPL email system. Hover over any links before clicking and use caution opening attachments.

**RE:** Withdraw application for Fence Height Restrictions  
Address: 7 Barranco Ct Towson MD 21204  
Application No.: UA-2023-0004FW - Waiver of Fence Height Limitations

Dear Mr. Pete Gutwald,

I hereby withdraw my application for Waiver of Fence Height Limitations. (Attached Copy)

In order to have peace and harmony with my neighbors, I have decided not to pursue any longer.

Please note that my existing fence height is less than 42" height and it is within my property boundary line, therefore no more hearing is requested or required.

Sincerely,

Armina Moshtagi, MS Eng Mgt  
President

**C.B.A.**

**Capital Builders & Associates**

Certifications: CBE – MDOT – DDOT – HUBZONE - EDWOSB  
CBE No.: LSDZ60978082025 - MDOT: Cert #15-404 DDOT: Cert #14-11-03N  
1926 Martin Luther King Jr. Ave, SE Suite C Washington, DC 20020  
cell 202.725.0007 | phone 202.330-5504 | fax 202.330-5308 | Email:[arminam@cbaincorp.com](mailto:arminam@cbaincorp.com)

IN RE: PETITION FOR FENCE WAIVER	*	BEFORE THE
7 Barranco Court, Towson, Maryland		
Moshtagi Armina	*	OFFICE OF ADMINISTRATIVE
Legal Owner	*	HEARINGS OF
Petitioner	*	BALTIMORE COUNTY
	*	Case No. UA-2023-0004-FW
* * * * *		

**REQUEST FOR POSTPONEMENT**

Garry Cutting and Maureen Cutting (“the Cuttings”) and Carol Coughlin and Frank Griffin (“the Coughlin/Griffins”), by their undersigned counsel request a postponement of the hearing in this matter, presently set for August 2, 2023 and state:

1. Baltimore County has advised that it has set a hearing on the Request for Fence Height Waiver.
2. On Friday, July 28, 2023, counsel’s office received a call from Shaun Crawford, Project Manager, Zoning Review, advising that the fence waiver hearing is now set for Wednesday, August 2, 2023.
3. This matter should not be set on a Friday for a Wednesday hearing.
4. Undersigned counsel has requested information about whether the property has again been posted regarding the swiftly scheduled hearing date but I am not yet certain that notice has been posted.
5. There are two (2) new neighbors on Barranco Court who may be adversely impacted by this fence waiver matter and they should receive notice of the planned hearing. They reside at 5 and 8 Barranco Court.
6. Undersigned counsel’s clients, the Cuttings (4 Barranco Court) and the Coughlin/Griffins (403 Woodbine Avenue) are both out-of-town this week on vacations in New England.
7. Undersigned counsel requests that this matter be postponed and that the Zoning Office coordinate a re-scheduled date with counsel and his clients (Cutting and Coughlin/Griffin) so that this matter may be properly heard.

WHEREFORE, it is requested that the scheduled August 2, 2023 hearing be postponed to be reset at a future date coordinated with all interested persons.



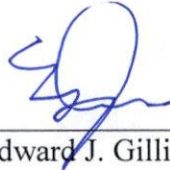
---

Edward J. Gilliss  
Royston, Mueller, McLean & Reid, LLP  
102 W. Pennsylvania Avenue, Suite 600  
Towson, Maryland 21204  
410-823-1800  
[egilliss@rmmr.com](mailto:egilliss@rmmr.com)

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this   4   day of August, 2023, I mailed a copy of the foregoing Request for Postponement to the following:

Moshtagi Armina  
7 Barranco Court  
Towson, Maryland 21204



---

Edward J. Gilliss

Real Property Data Search ( )  
 Search Result for BALTIMORE COUNTY

<a href="#">View Map</a>	<a href="#">View GroundRent Redemption</a>	<a href="#">View GroundRent Registration</a>
<b>Special Tax Recapture:</b> None		
<b>Account Identifier:</b>	District - 09 Account Number - 1800000374	
<b>Owner Information</b>		
<b>Owner Name:</b>	MOSH TAGI ARMINA	<b>Use:</b> RESIDENTIAL
		<b>Principal Residence:</b> YES
<b>Mailing Address:</b>	7 BARRANCO CT TOWSON MD 21204-4203	<b>Deed Reference:</b> /45851/ 00317
<b>Location &amp; Structure Information</b>		
<b>Premises Address:</b>	7 BARRANCO CT TOWSON 21204-4203	<b>Legal Description:</b> 2.49 AC NE COR CHESAPEAKE AV EL DORADO HILLS
<b>Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:</b>		
0069 0012 0173 9040057.04 0000 4 2023 Plat Ref: 0043/ 0076		
<b>Town:</b> None		
<b>Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use</b>		
1980 8,635 SF 2,4900 AC 04		
<b>StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements</b>		
2 YES STANDARD UNITFRAME/6 5 full/ 2 half 1 Attached		

**Value Information**

	Base Value	Value		
		As of 01/01/2023	As of 07/01/2022	As of 07/01/2023
<b>Land:</b>	241,200	241,200		
<b>Improvements</b>	1,132,200	1,429,300		
<b>Total:</b>	1,373,400	1,670,500	1,373,400	1,472,433
<b>Preferential Land:</b>	0	0		

**Transfer Information**

<b>Seller:</b> KAZAZIAN KIRKOR	<b>Date:</b> 11/22/2021	<b>Price:</b> \$1,250,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /45851/ 00317	<b>Deed2:</b>
<b>Seller:</b> KAZAZAIN KIRKOR	<b>Date:</b> 04/13/1988	<b>Price:</b> \$550,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /07835/ 00720	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

**Exemption Information**

<b>Partial Exempt Assessments:</b>	<b>Class</b>	<b>07/01/2022</b>	<b>07/01/2023</b>
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

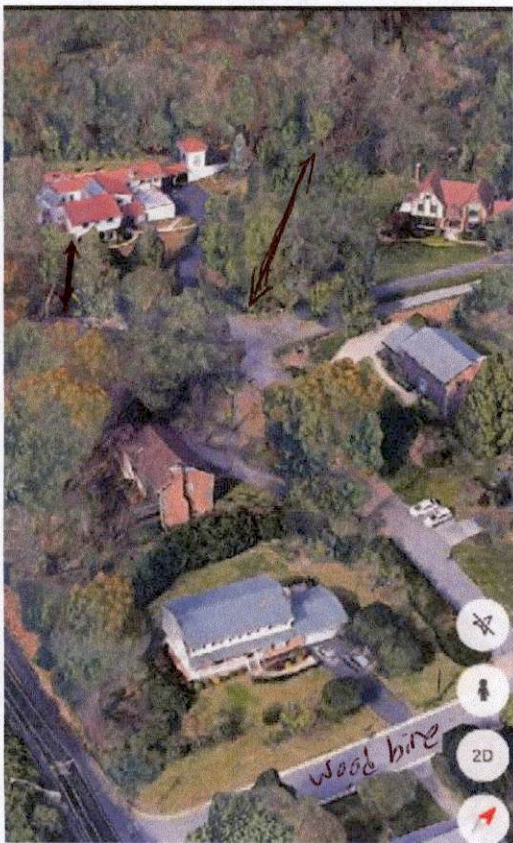
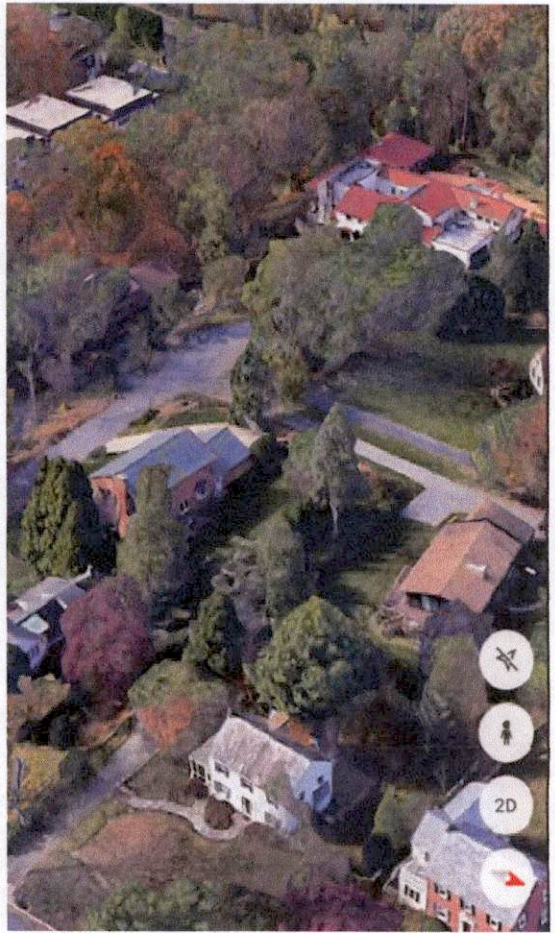
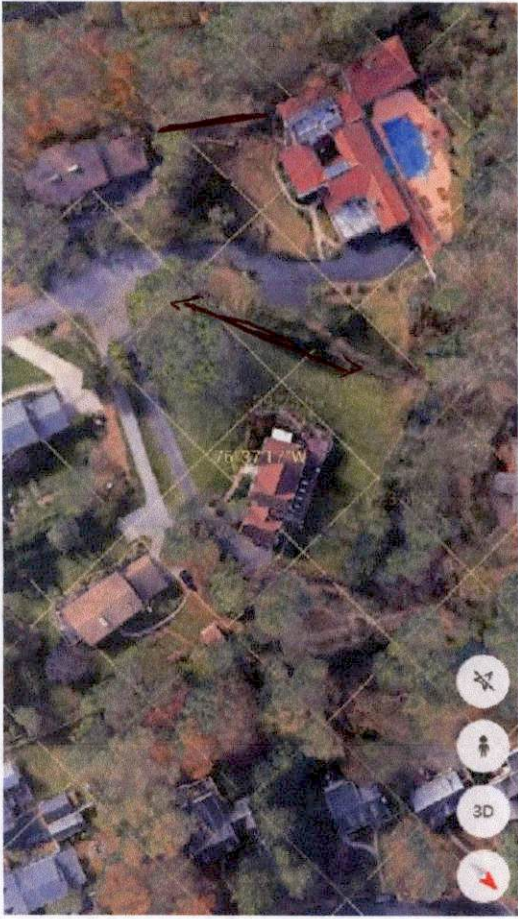
**Homestead Application Information**

Homestead Application Status: Approved 11/29/2021

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application Date:

Aerial  
view  
of  
fence  
location



# ROYSTON

ROYSTON, MUELLER, McLEAN & REID, LLP

Edward J. Gilliss, Esq.  
[egilliss@rmmr.com](mailto:egilliss@rmmr.com)

The Royston Building  
Suite 600  
102 West Pennsylvania Avenue  
Towson, Maryland 21204-4575

Tel: 410.823.1800  
Fax: 410.828.7859  
[www.rmmr.com](http://www.rmmr.com)

April 11, 2023

VIA HAND DELIVERY

Zoning Review Office  
Department of Permits, Approvals and Inspections  
111 W. Chesapeake Avenue, Room 111  
Towson, Maryland 21204

Re: 7 Barranco Court  
Towson, Maryland 21204  
Fence Waiver No. UA-2023-0004-FW

Dear Sirs:

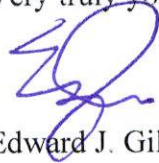
I represent Philip A. De-Bodene and Kristin Tensuan, the owners of the property known as 5 Barranco Court. My clients' property adjoins the property at 7 Barranco Court which is the subject of the above-referenced fence waiver matter.

With this letter I request a hearing on this matter. Enclosed are:

1. Formal Demand for Hearing; and
2. Check payable to Baltimore County in the sum of \$60.00.

If you require further information from me please advise. Otherwise, I will look forward to hearing from you as soon as a hearing date is set.

Very truly yours,



Edward J. Gilliss

EJG/vrk

Enclosures

cc: Mr. Philip A. De-Bodene (via email)

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

Case Number: UA-2023-0004-FW

Property Address: 7 Barranco Court, Towson, Maryland 21204

Legal Owners (Petitioners): Moshtagi Armina

TO THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY:

Protestant #1 Philip De-Bodene and Kristin Tensuan 202-341-1644  
Protestant Name(s) - Type or Print Telephone # (Cell) Alternate Phone #  
pde-bodene@thepds.com  
Email Address

the ( x ) Owner(s) or ( ) Occupant(s) of

5 Barrano Court Towson MD 21204  
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.

 04.11.2023  
Signature Edward J. Gilliss Date

102 W. Pennsylvania Avenue, Suite 600  
Signature Towson, Maryland 21204 Date  
410-823-1800  
egilliss@rmmr.com  
Counsel for Protestants

Dear Zoning Review Office.

April 07, 2023

Re: Fence Waiver # 2023-0004-FW 7 BARRANCO CT

We are writing to express strong opposition to the issuance of a waiver for our neighbor's fence, which is currently in violation of the county code. As a concerned homeowner and citizen, I believe that granting a waiver would not only set a dangerous precedent but also pose serious risks to the safety and well-being of our shared neighborhood cul-de-sac and long standing community values of Barranco Ct.

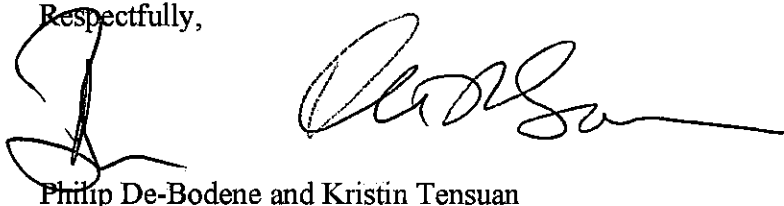
In addition to being too large and exceeding the maximum height permitted under county code, the fence belongs to a homeowner who owns three large attack dogs that will be allowed to roam their yard. This is a serious safety concern for our family and other residents in the surrounding area, particularly if the dogs are not properly secured or trained. On the occasions the dogs are let out in the fenced rear yard, they all bark aggressively in our direction. We live in a cul-de-sac and the house in question is at the top of that cul-de-sac; therefore, the dogs have only one view and that is towards our house.

Furthermore, granting a waiver for this fence could potentially lower the value of surrounding homes, as the unsightly and non-compliant fence would detract from the overall appeal of our community. Our neighborhood is known for its natural environs with diverse and mature flora and fauna. We frequently see fox and deer crossing through the court, native species of Maryland birds (including a hawk) nesting in the trees. We often see neighborhood residents taking walks with their children and dogs around the court. The fence that the owners of 7 Barranco are planning to install will visually and physically disrupt this lively natural environment. It is imperative that we uphold the county code and maintain the integrity of our zoning and land use regulations to protect our property values and quality of life.

The fence would set a precedent that could be exploited by other individuals or businesses seeking to circumvent local zoning and land use regulations and dramatically alter the neighborhood aesthetic. A waiver would not only pose a safety risk but also send the wrong message to other property owners in our community that they can disregard county code. The neighbor in question has already erected some 100 to 150 feet of that fence before the county ordered them to stop as it was not being installed to code.

We request a public hearing on this waiver request. We also request that the current fence violating code that has been erected be removed until this matter is resolved.

Respectfully,



Philip De-Bodene and Kristin Tensuan

5 Barranco Ct Towson, MD 21204

Zoning Review Office

RE: Fence Waiver #2023-004-FW

Photos of fence that is not to code, subject of the requested waiver, already installed along 8 Barranco and planned to be installed along 5 Barranco property lines.



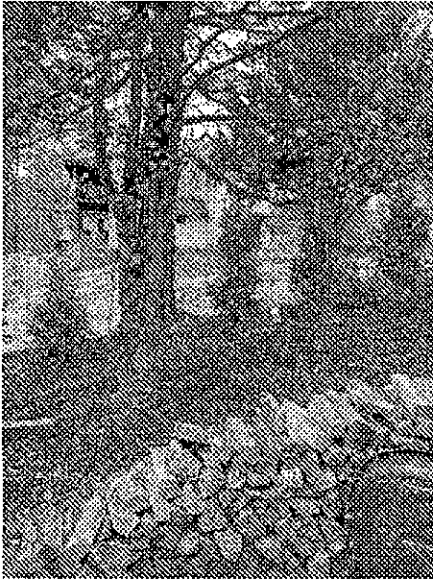
View from front of 5 Barranco driveway, facing the cul-de-sac shared court. Flagged stake marks property line between 5 Barranco and 7 Barranco.

Fence subject of the waiver request, already installed along property line at the front of 8 Barranco and 7 Barranco.



Fence subject of the waiver request, already installed - this is the front of 7 Barranco.

View is from the front of 5 Barranco driveway; shrubs mark the property line between 5 Barranco and 7 Barranco.



View from the front of 5 Barranco driveway to front of 7 Barranco.

Fence subject of the waiver request - owner of 7 Barranco has sections staged to be installed.



# 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:

UA-2023-0004-FW  
Fence Waiver Number

### NOTICE

A request has been made for a waiver to construct a fence higher than allowed in accordance with PART 122.4 of the Baltimore County Building Code.

Fence location: 7 BARRANCO CT TOWSON MD 21204  
Height allowed: 42"  
Height requested: 5.5 FT in the FRONT yard on both sides

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: APRIL 6, 2023  
Address: 7 BARRANCO CT TOWSON MD 21204

Am



---

**Jason Rapalski**

3 Barranco Ct  
Towson, MD 21204  
(410) 296-1630  
jtrapalski@gmail.com

15 April 2023

**Zoning Review Office**

Department of Permits, Approvals and Inspections  
111 W. Chesapeake Ave., Room 111  
Towson, MD 21204

Subject: Fence Waiver Number UA-2023-0004-FW

Zoning Review Office Personnel,

I am writing in regards to the fence waiver request for the property at 7 Barranco Ct, Towson, MD. As a property owner in the 1,000 ft vicinity of the 7 Barranco Ct property, I would like to express concern for allowing the waiver to proceed and to request information regarding the reason for a high fence. If the answers are best provided in a public hearing, then I would request that hearing and to receive notice of it should it be scheduled.

Within the neighborhood there are multiple properties with front yard fences, but the ones I am aware of are within the building code's established height limits. I think establishing a high fence in the front yard may create the appearance of a compound instead of the more open environment that exists in the neighborhood today. I also would like to know what the fence would be there for so as to assess the full nature of the waiver request.

Given the short nature of time between posting and the requesting of comments, I have not learned what such a change would or could do to the surrounding property values. If the county already has that information, I would appreciate the opportunity to review it.

Accordingly, I am writing informing the office of my concern regarding the waiver and a request for either additional information and a decision delay or a decision to deny the waiver for the use of the high fence in the front yard.

Thank you for your consideration,



R

Jason T Rapalski  
3 Barranco Ct  
Towson, MD 21204-4203

BALTIMORE MD 212

18 APR 2023 PM 1 L



Zoning Review Office  
Dept. of Permits, Approvals & Inspections  
111 West Chesapeake Ave., Rm 111  
Towson, MD 21204

21204-460236



CP

4 Barranco Court  
Towson, MD 21204

Dear Zoning Review Office

We are writing regarding the request for a fence waiver at 7 Barranco Court (UA-2023-0004-FW). We have lived on Barranco Court for 34 years and have enjoyed good relations among the neighbors and sharing of the Court for mutual benefit. We note that none of the current properties on the Court have a fence surrounding their property.

We do not know what plans were submitted for the original fence permit and we are unsure as to why a waiver is being requested.

Therefore, it would be helpful if the following could be addressed in a public hearing

- 1) Plans for the fence, which would helpfully include
  - a. proximity to relevant property lines.
  - b. placement of any entry gate.
  - c. efforts to harmonize the color and appearance of the fence with current landscaping of the owner and adjacent properties.
- 2) Reason that a height waiver is being requested, to include
  - a. How installation will be modified to ensure that an over-height fence will be stable.
  - b. Any plans for mitigation of the appearance of the over-height fence such as plantings in front of the fence in the front yard on both sides.
- 3) Steps that will be taken to allow continued access to the entire Court to enable turning of larger vehicles such as emergency vehicles, snow plows, sanitation trucks and so forth.
  - a. How will the fence be placed relative to the circular portion of the Court that is used for vehicle turn-around.
  - b. If a gate is being planned, could it be set back so that vehicles obtaining access to 7 Barranco Court will not encroach upon the shared turn around portion of the Court.

Thank you for the opportunity to bring these issues to your office

Sincerely,



Garry Cutting



Maureen Cutting

C

Maureen Cutting  
4 Barranco Ct  
Towson, MD 21204

BALTIMORE MD 212

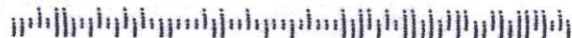
18 APR 2023 PM 1 L



Department of Permits, Approvals + Inspections  
111 W. Chesapeake Ave.  
Rm. 111

Towson, MD 21204

21204-460236



Friday, March 24, 2023 12:07 PM



From view of 7 barranco Ct



driveway view of 7 barranco

Left side view of fence location



Right side of fence location



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

No. 222700

Date: 4-10-2023

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				60.00

Total: 60.00

Rec From: 7 BARRENDS CT

For: Demand P/R Acctg

LA-2023-0004-FW

CASHIER'S VALIDATION

CF

**DISTRIBUTION**

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

WARNING: SECURITY SCREEN ON FRONT AND BACK. MICROPRINTING FRONT AND BACK. MAGNIFY TO VERIFY ORIGINAL DOCUMENT.

**ROYSTON, MUELLER, McLEAN & REID, LLP**  
 ATTORNEYS AT LAW  
 102 WEST PENNSYLVANIA AVENUE, SUITE 600  
 TOWSON, MARYLAND 21204

PNC BANK, N.A. 040  
 MARYLAND  
 15-3/540

57414

PAY TO THE ORDER OF: Baltimore County, Maryland    DATE: 4/11/2023    AMOUNT: \$60.00

ROYSTON, MUELLER, McLEAN & REID, LLP

*[Handwritten Signature]*

⑈057414⑈ ⑆054000030⑆ 5501005718⑈

April 10, 2023

Dear Zoning Review Office,

I am writing to express my opposition to the issuance of a waiver for the homeowners of 7 Barranco Court, 21204, to install a fence that does not conform to Baltimore county code. As a homeowner in the West Towson neighborhood for 23+ years, I do not want this to set a precedent that would detract from the charm of our community. I feel that approving a 5 &  $\frac{1}{2}$  foot high fence in the front yard could encourage other property owners to want to follow suit, leading to lower appeal and lower home values in our neighborhood.

Respectfully,



Sheri Kebrich  
414 Woodbine Avenue



Ms. Sheri Kebrich  
414 Woodbine Ave.  
Towson, MD 21204

To The Zoning Review Office,

April 07, 2023

We're writing to express our extreme opposition to the 5.5 foot fence which has been illegally erected at 7 Barranco Court. Not only is its height and location a violation of code, but its presence negatively affects the incredible view from our property of 23 years, and therefore causes our house to be valued lower. This is very concerning to us as we're putting our house on the market one month from now on 5/10/23. We only found out we had recourse in the removal of this fence when they posted a notice of waiver on 4/6/23 (quite hidden in the bushes near their property line.) We were horrified when they put up such a gaudy eye-sore white fence months ago, but as of the posting of their notice we now know they're also in violation of part 122.4 of the Baltimore County Building code.

Fence Waiver # 2023-0004-FW

This fence not only goes against our long time community aesthetic, but it is so shoddily installed that their three 180 lb. Shepherd dogs it is meant to enclose would have no problem pushing it over. This is a grave concern, as our dog, and neighborhood children regularly use our yard (which is right next to this fence) for a play area. The homeowners of 7 Barranco Ct. have already stated that their dogs must be fenced, as they don't get along with other dogs or children. If this fence is allowed to stand, it would only be a matter of time before tragedy strikes.

If the owners of 7 Barranco Ct. had wanted to erect this type of fence for privacy and security, there were many properties out in Baltimore County with large amounts of land between them that they could've purchased, vs. in our close community of respectful neighbors.

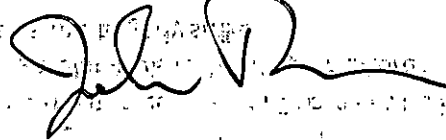
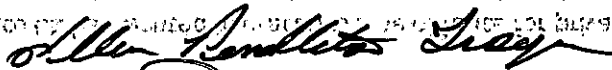
We would respectfully request that the owners of 7 Barranco Ct. take this fence down immediately, and that there be a public hearing on this matter.

Sincerely,

The owners of  
8 Barranco Ct. Towson,  
MD 21204

Ellen Pendleton Troyer

Dr. John K. Troyer



*Handwritten signature or scribble*

1850

1850

*Handwritten scribble*

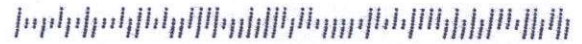
2112A PENNSYLVANIA 11074  
Dr. John K. Troyer  
8 Barranco Ct.  
Towson, MD  
21204

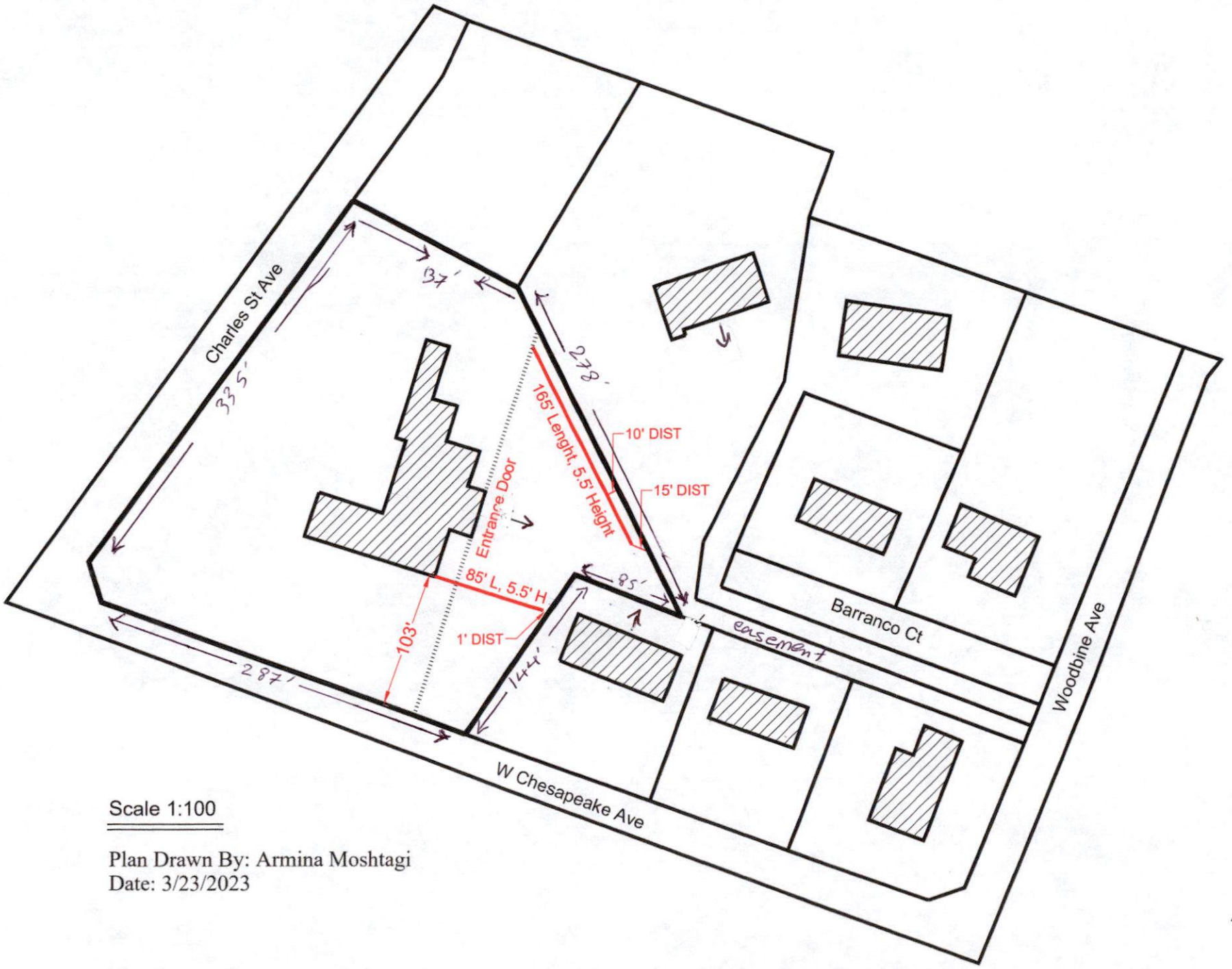
BALTIMORE MD 212  
7 APR 2023 PM 4 L



Dept. of Permits, Approvals and Inspections  
111 West Chesapeake Ave.  
Room 111  
Towson, MD  
21204

21204-460236



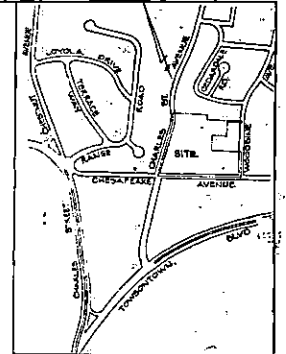


Scale 1:100

Plan Drawn By: Armina Moshtagi  
 Date: 3/23/2023



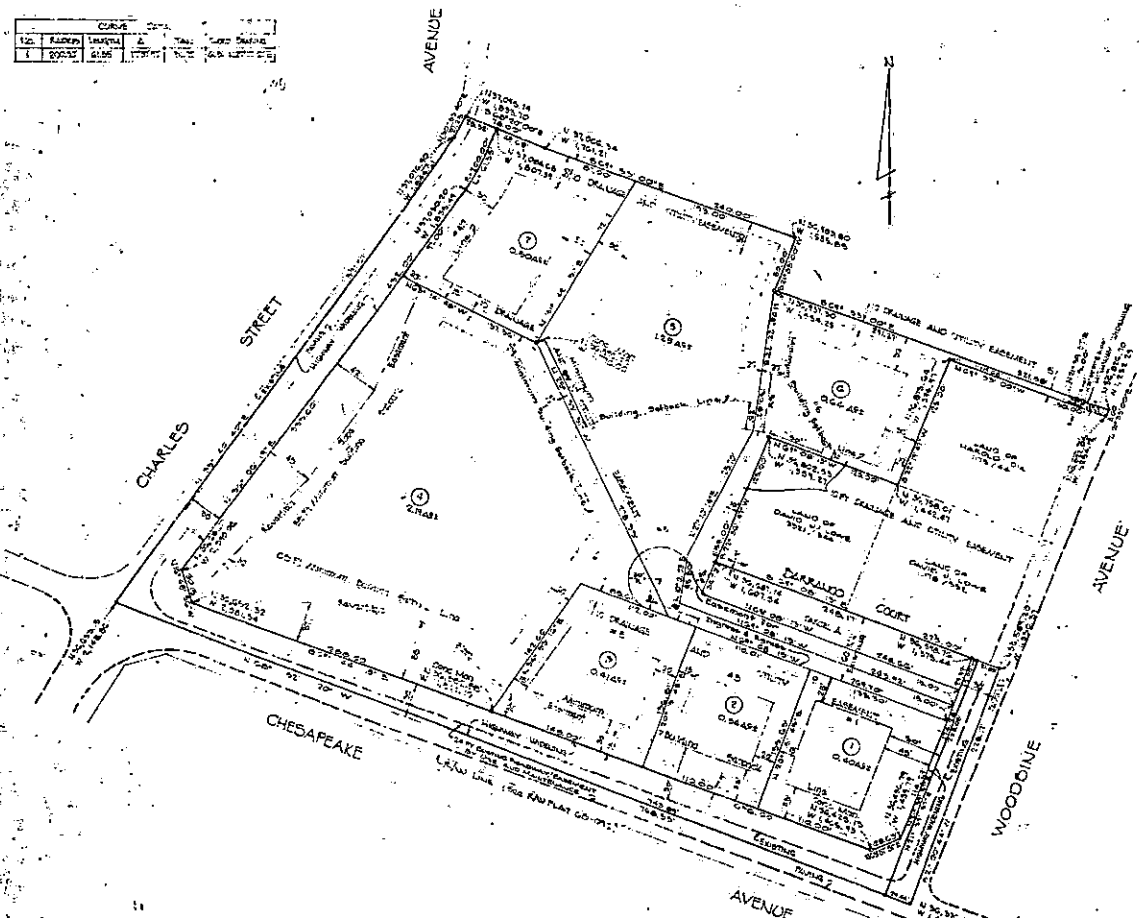
CURB		LAND SETBACK	
1/2	3/4	1/2	3/4
1	2	1	2



VICINITY MAP  
SCALE: 1"=50'

DEENSITY DATA	OR. DD
1 EXISTING DENSITY	0.50
2 GROSS ACRESAGE	0.40
3 AREA OF FOLD RIGHT OF WAY	1.00
4 AREA OF EXISTING	0.11
5 NET ACRESAGE	0.75
6 ALLOWABLE NET DENSITY	35 UNITS/ACRE
7 ACTUAL NET DENSITY	20 UNITS
8 NUMBER OF UNITS ALLOWED	7 UNITS
9 NUMBER OF UNITS PROPOSED	

NOTE:  
1. ALL LOTS TO BE DEVELOPED WITH PERMITTED FRONT YARD SETBACK.  
2. FOR DEVELOPMENT WITH TYPICAL FRONT YARD AND SIDE YARD SETBACKS, SEE PROPOSED SETBACKS OF THE STREET FRONTAGE AND SET INTO THE EXISTING CURBLINE.  
3. "X" INDICATES OFFICE BUILDINGS.



E.H.K. JR. 43 FOLD 76

PREPARED FOR  
DATE: SEP 15 1978

*Albert Zapata*  
OWNER

FIRST AMENDED  
**EL DORADO HILLS**  
9TH ELECTION DISTRICT BALTIMORE CO. MARYLAND  
SCALE: 1"=50' SCALE: 1"=50'

DEVELOPER  
**DR. ALBERT ZAPATA**  
2907 MARCADOPT ROAD  
TIMONIUM, MARYLAND, 21093

W. W. S. Consulting, **WOLF P.H.**  
PLANNING FIRM, INC.  
Represented by **Albert Zapata**  
Date: **09/15/78**

HUCKINS ASSOCIATES, INC.  
100 NORTH MAIN STREET  
DEL MAR, MARYLAND, 2064  
FILE NO. 12-084

NOTE: THE PURPOSE OF THIS PLAN IS TO REVISE THE SETBACK ON LOT 1 FROM 40' TO 25' ALONG BANCROFT COURT

APPROVED: BALTIMORE COUNTY PLANNING BOARD <i>[Signature]</i> DATE: 9/15/78
APPROVED: COUNTY ENGINEER <i>[Signature]</i> DATE: 7/15/78
APPROVED: DEPUTY STATE & COUNTY HEALTH OFFICER <i>[Signature]</i> DATE: 7/15/78

NOTE:  
THE STREETS AND/OR ROADS SHOWN HEREON AND THE WIDTHS THEREIN IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE, THE FEDERAL TITLE TO THIS DEED THEREON IS EXPRESSLY RESERVED IN THE HANDS OF THE DEED TO WHICH THIS PLAN IS ATTACHED, THESE MARKS AND ARRANGEMENTS.

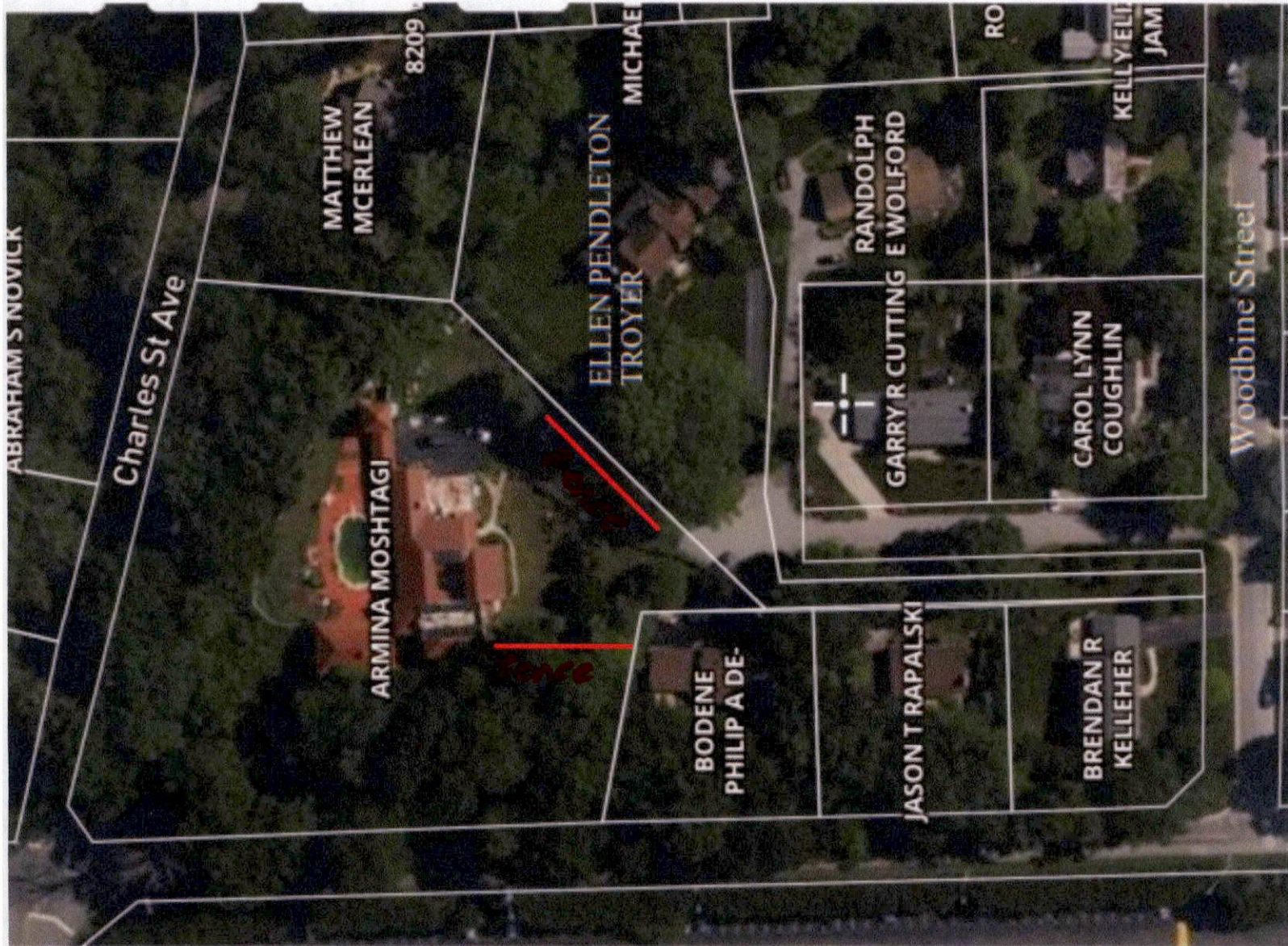
OWNER'S CERTIFICATE  
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAN HEREBY CERTIFIES THAT TO THE BEST OF HIS/HER KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-105 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THE PLAN AND SETTING OF THE MARKERS.  
*Albert Zapata*  
DATE: 9/15/78

SURVEYOR'S CERTIFICATE  
THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOING SOLELY AS SUCH, CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAN AND THAT THE LAND SHOWN ON THE PLAN HAS BEEN LAID OUT, AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH PARAGRAPHS 272 OF SECTION 3-105 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERNS THE MAKING OF THE PLAN AND SETTING OF THE MARKERS.  
*William E. Huckins*  
DATE: 9/15/78  
WILLIAM E. HUCKINS, REGISTERED  
MSR 554-1236-5935



BALTIMORE COUNTY CIRCUIT COURT (Sobowalek Plan, SA) File Case No. 84-41-D-76, MSB, 5334, 5735. Date entered: 12/28/1978. Fee: \$107.00.

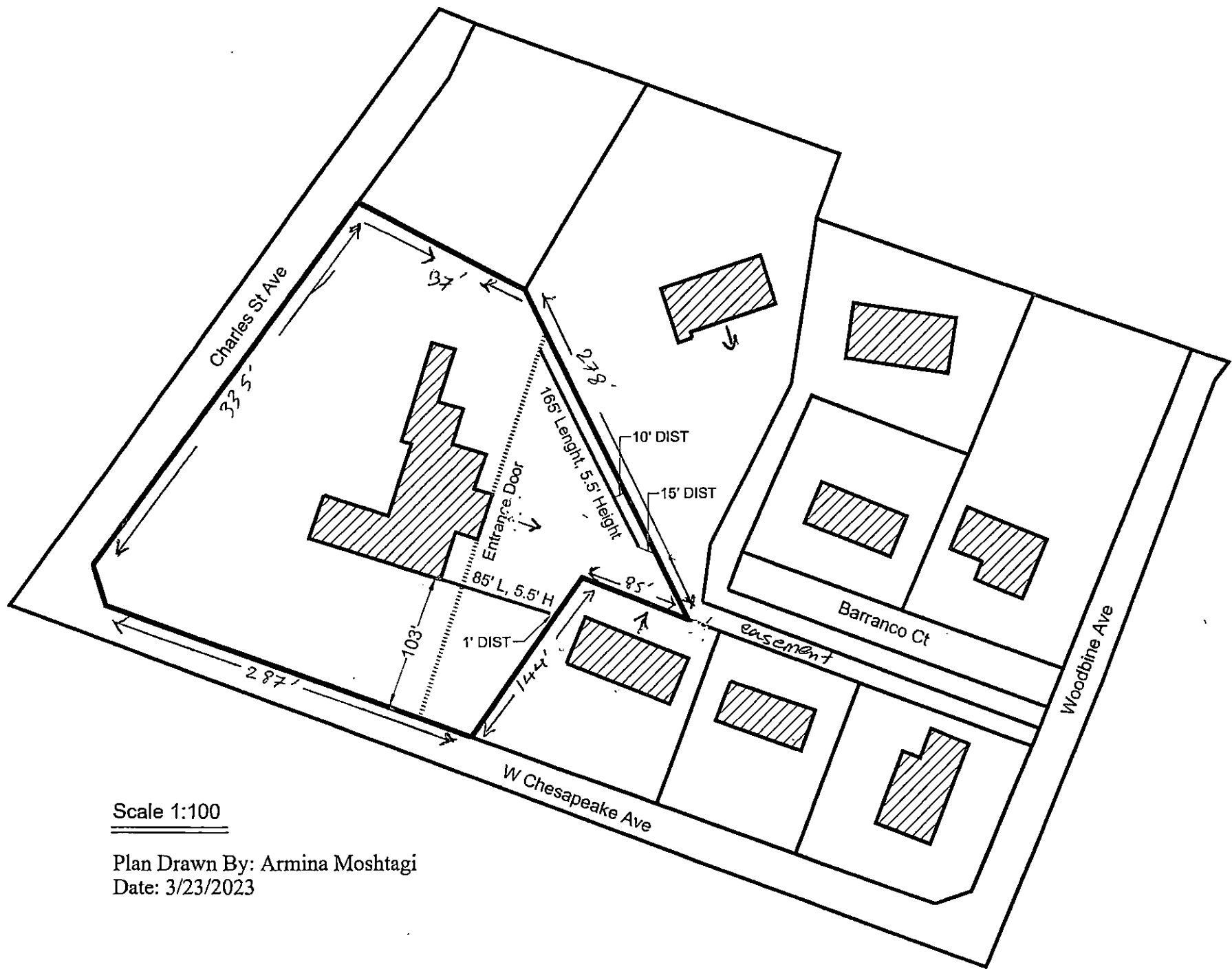
Name of Neighbors owners



Handwritten text at the top of the page, possibly a title or header, which is mostly illegible due to fading.

Four

Four



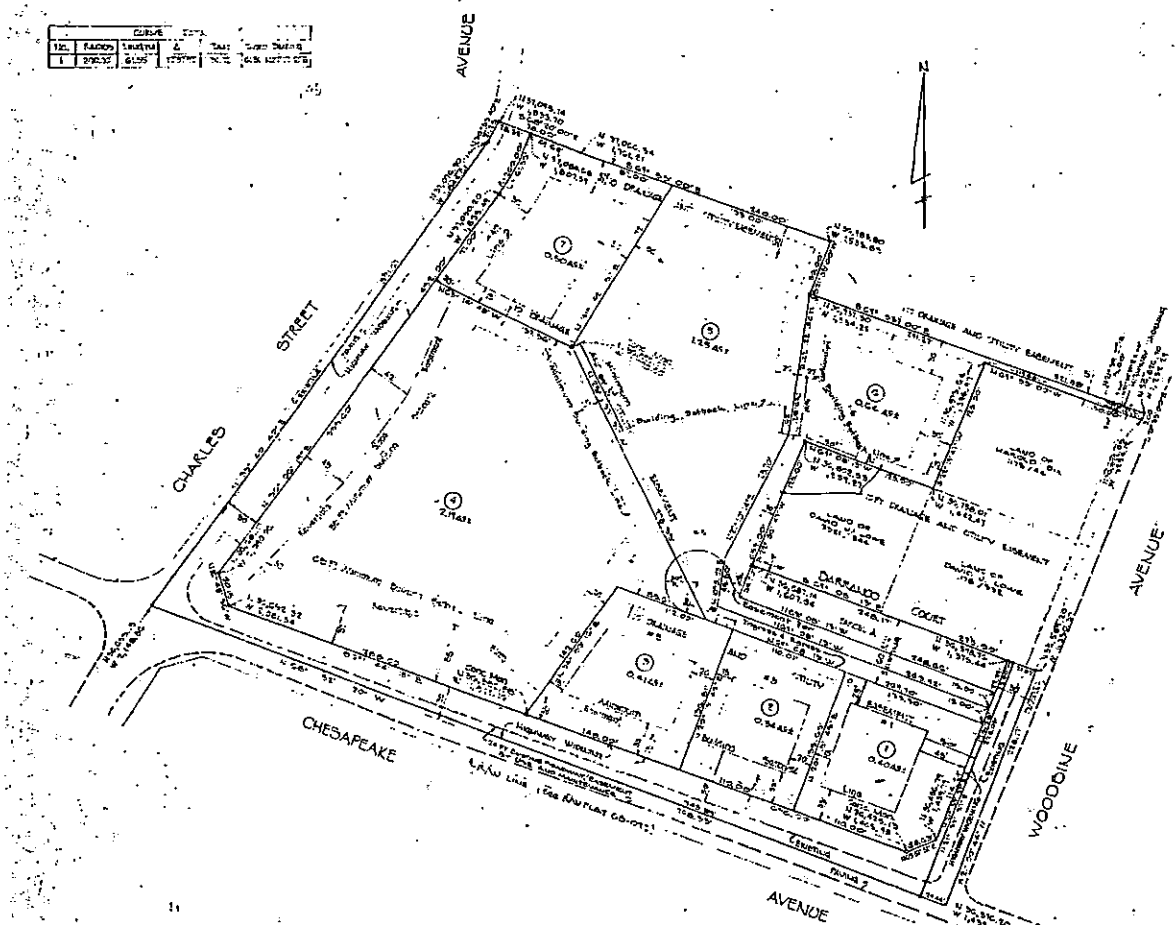
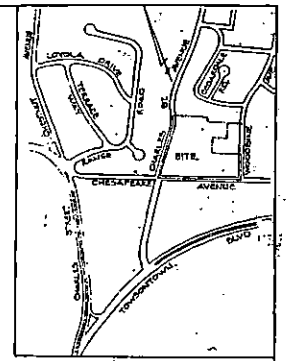
Scale 1:100

Plan Drawn By: Armina Moshtagi  
 Date: 3/23/2023



BALTIMORE COUNTY COURTY COURT (Election Precinct) (BALTIMORE PLAT) (BY THE BANK BOOK, J. 43, 74, 114, 1324, 5738. Date available: 11/19/2011. Phone: 410/767/0200.

NO.	FACTOR	UNIT	AREA	LAND	DATE
1	200.00	0.00	1.0000	1.0000	10/1/70



DEENSITY DATA

1 EXISTING DENSITY	OR 25
2 SHOW AVERAGE	0.75
3 AREA OF ROAD RIGHT OF WAY	1.00
4 AREA OF PAVED X	0.75
5 NET AVERAGE	0.75
6 AVAILABLE NET DENSITY	35 UNITS/ACRE
7 ACTUAL NET DENSITY	20 UNITS
8 NUMBER OF UNITS ALLOWED	1 UNITS
9 NUMBER OF UNITS PROPOSED	

NOTE:  
1. THERE IS TO BE A 10' SETBACK FROM THE ADJACENT SIDE OF THE LOT TO THE STREET AND 10' FROM THE ADJACENT SIDE OF THE LOT TO THE ADJACENT LOT.  
2. THERE IS TO BE A 10' SETBACK FROM THE ADJACENT SIDE OF THE LOT TO THE ADJACENT LOT AND 10' FROM THE ADJACENT SIDE OF THE LOT TO THE ADJACENT LOT.  
3. THERE IS TO BE A 10' SETBACK FROM THE ADJACENT SIDE OF THE LOT TO THE ADJACENT LOT.

ENCL. 43 FOLIO 76  
7/24/74 PAY RECEIVED  
LAW SEP 15 1978  
LAW  
*[Signature]*

FIRST AMENDED  
**EL DORADO HILLS**  
9TH ELECTION DISTRICT BALTIMORE CO. MARYLAND  
SCALE: 1"=50' SCALE 1"=50'

DEVELOPER  
**DR. ALBERT ZAPATA**  
2801 MARGROVE ROAD  
TIMONIA, MARYLAND, 21015  
2801 MARGROVE ROAD, BALTIMORE, MARYLAND

W. S. COMPANY **W.S. COMPANY**  
100 NORTH MAIN STREET  
BALTIMORE, MARYLAND, 21201  
FILE NO. 76-064

HUCKLEBERRY ASSOCIATES, INC.  
100 NORTH MAIN STREET  
BALTIMORE, MARYLAND, 21201  
FILE NO. 76-064

NOTE: THE PURPOSE OF THIS PLAT IS TO REVISE THE SETBACK FROM 10' TO 25' ALONG BARRANCO COURT

APPROVED: BALTIMORE COUNTY PLANNING BOARD <i>[Signature]</i> DATE: 7/1/78
APPROVED: COUNTY BOARD OF PUBLIC WORKS <i>[Signature]</i> DATE: 7/1/78
APPROVED: COUNTY STATE & COUNTY HEALTH OFFICERS <i>[Signature]</i> DATE: 7/1/78

NOTE:  
THE STREETS AND/OR ROADS SHOWN HEREON AND THE WIDTH THEREOF BY DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEPOSITED TO PUBLIC USE, THE REAL SIMPLE TITLE TO THE REAL ESTATE IS EXPRESSLY RESERVED BY THE GRANTORS OF THIS DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

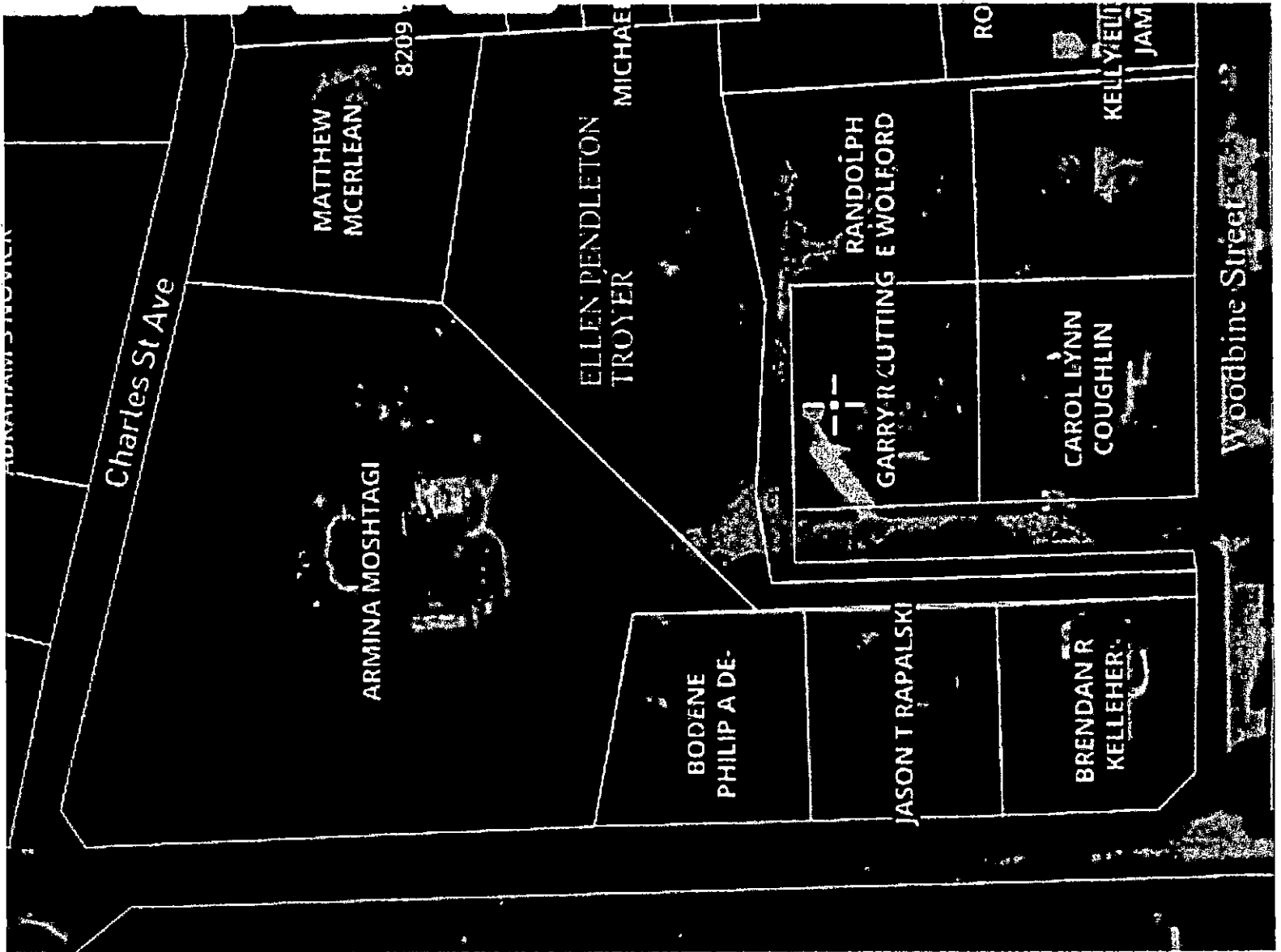
CHARTER'S CERTIFICATE  
THE UNDERSIGNED, OWNER OF THE LAID SHOWN ON THIS PLAT UNDER CERTAIN THAT TO THE BEST OF HIS/HER KNOWLEDGE, THE BOUNDARIES OF BARRANCO COURT (AS OF SECTION 3-102 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND), HAS BEEN COMPILED WITH CARE AND HAS BEEN CORRECTED TO THE BEST OF HIS/HER KNOWLEDGE AND BELIEF.  
*[Signature]*  
DATE: 7/1/78

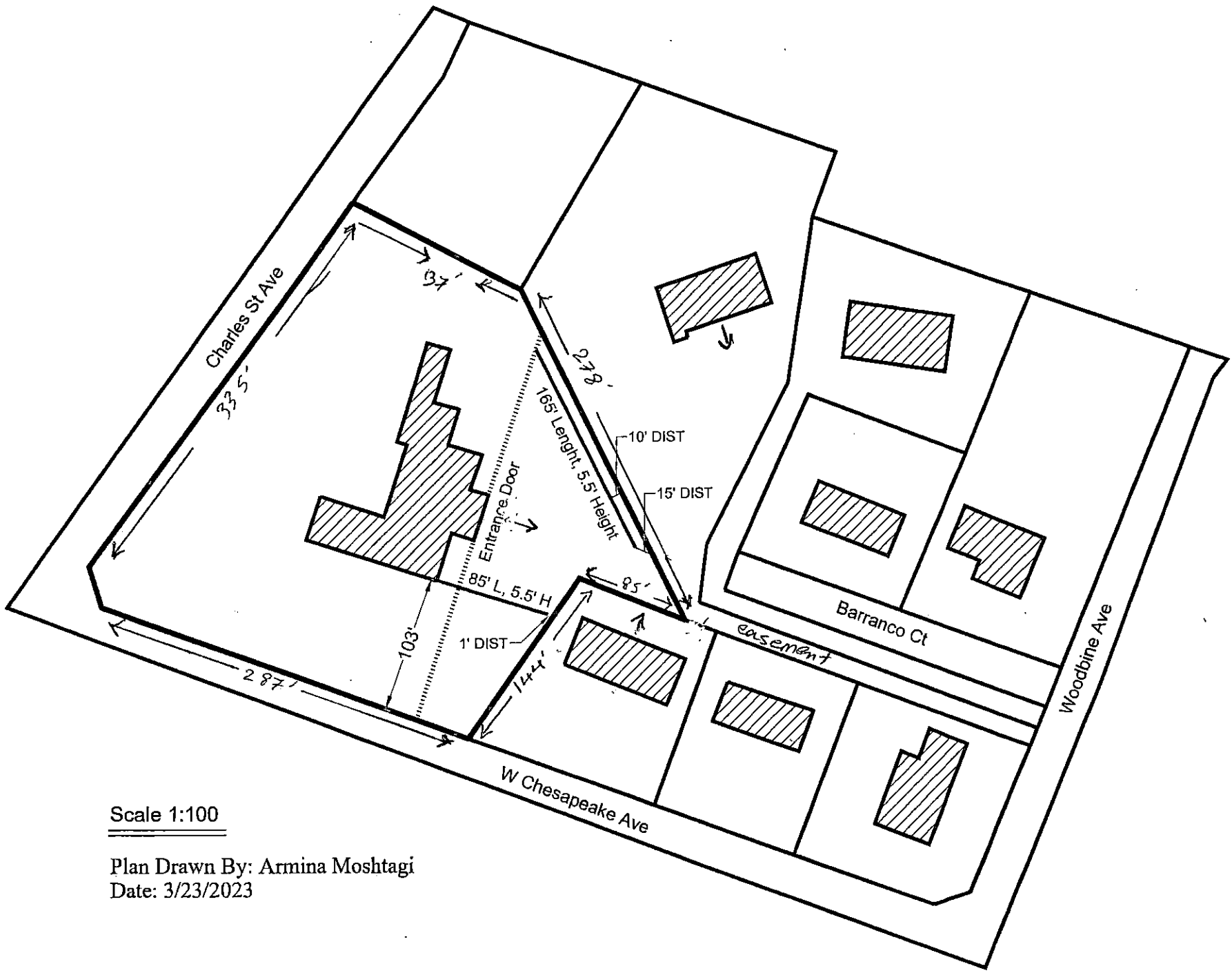
SURVEYOR'S CERTIFICATE  
THE UNDERSIGNED, A LICENSED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAID BOUNDARIES OF THE PLAT HAS BEEN LAID OUT, AND THE PLAT THEREON WAS PREPARED IN COMPLIANCE WITH REQUIREMENTS OF SECTION 3-102 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY NOTICES AND BARRANCO COURT THE BARRANCO COURT AND BARRANCO COURT OF THE MARKERS.  
*[Signature]*  
DATE: 7/1/78



PLAT NO. 76-064  
MSR 5541234-5738

Name of Neighbors owners



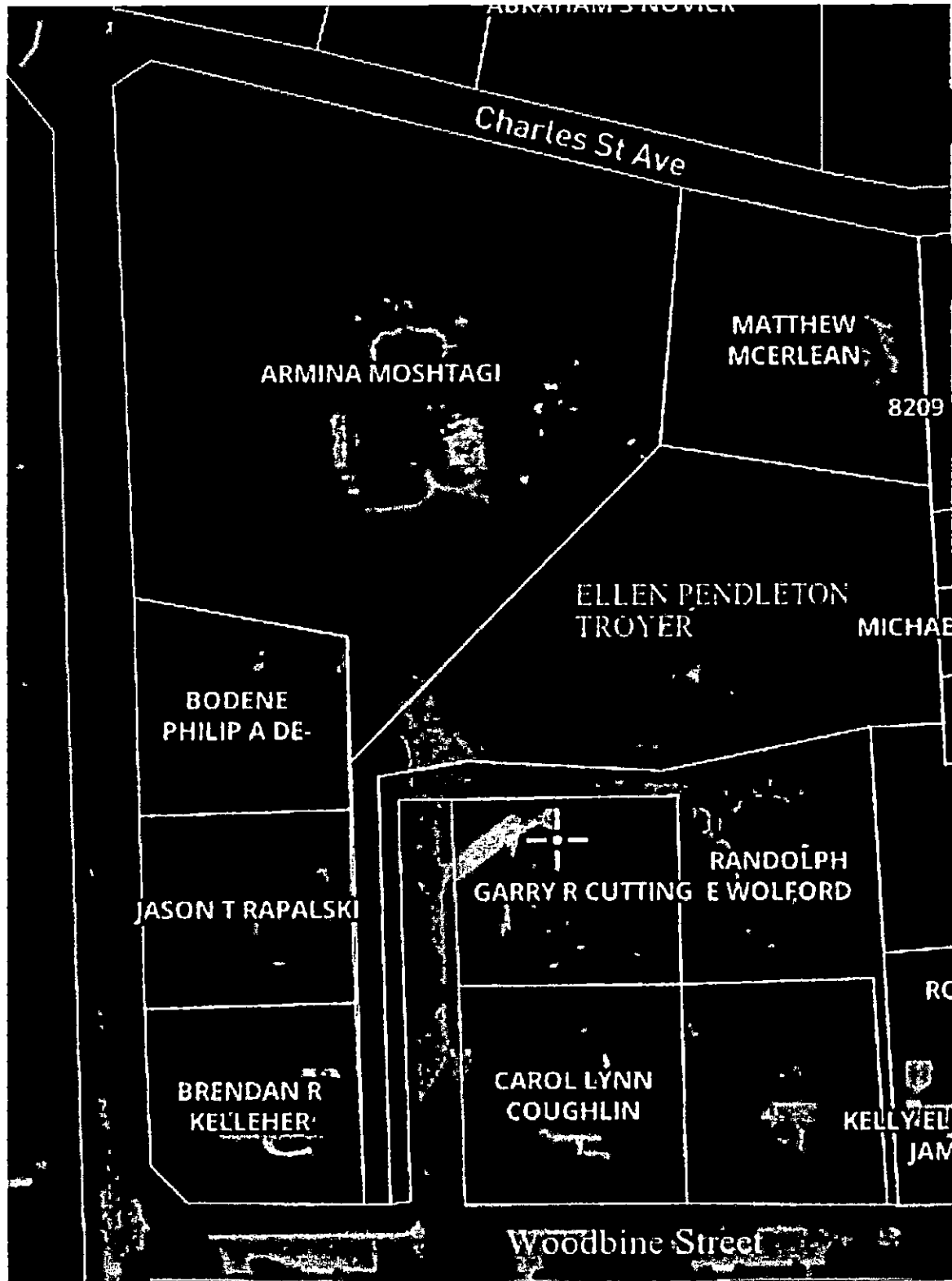


Scale 1:100

Plan Drawn By: Armina Moshtagi  
Date: 3/23/2023







*Name of Neighbors owners*



JOHN A. OLSZEWSKI, JR.

*County Executive*

C. PETE GUTWALD, AICP

*Director, Department of Permits,*

*Approvals and Inspections*

### **NOTICE OF ZONING HEARING**

The Director of Baltimore County's Department of Permits, Approvals and Inspections will hold a fence waiver hearing on the property identified herein as follows:

**7 Barranco Court**

**9<sup>th</sup> Election District, 6<sup>th</sup> Council District**

**Legal Owner: MOSHTAGI ARMINA**

**CASE NUMBER: UA-2023-0004FW**

**Hearing: Tuesday, August 29, 2023 at 10AM**  
**Baltimore County Office Building**  
**111 W. Chesapeake Avenue Room 106**  
**Towson, Maryland 21204**

For information on how to participate, or questions regarding hearings, please email Zoning at [paizoning@baltimorecountymd.gov](mailto:paizoning@baltimorecountymd.gov) or call 410-887-3391.

Pete Gutwald

Director

PW/SC

**THE PETITIONER MUST HAVE THIS ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY**

# Application for Administrative Waiver Of Building Code Fence Height Limitations

**Instructions:** Fill out the information below above the signature line, sign & date. Prepare and submit a **Site Plan** (see requirements on the back of this page) and **Certification of Posting** (provided by the sign poster) to the Zoning Review Office, Room 124, County Office Building, 111 W. Chesapeake Avenue, Towson, MD 21204. Note that if no public hearing is requested, the waive decision will be based on evidence presented along with County maintained information about the site.

Property Address: 7 Barranco Ct, Towson, MD 21204

Owner: Armina Moshtagi Cell Phone #: 202 725 0007  
Owner Address: 7 Barranco Ct, Towson, MD 21204 Alternate Phone #: \_\_\_\_\_  
Email: arminam@cbaincorp.com

Corner Lot: Yes  OR No  Yes  Fence located in: Front Side OR Rear Yard Front  
Fence Height Allowed by Building Code 42" Fence Height Requested 66" (Attach fence location drawing.)

Basis for Request:  
To procet my large size dogs (German Shepherds) from jumping over the fence.  
Requested waivier height is for the left and right sides of the front yard where the dogs have plenty of room to run, chase and jump. Fence locations and details highlighted in red on the site plan.  
Left side fence: white aluminum, 5.5 ft height, 85 ft length in lieu of 42 " in height in the front yard.  
Right side fence: white aluminum, 5.5 ft height, 165 ft length in lieu of 42" in height in the front yard.

Applicant's Signature: Ar. Moshtagi Date: 3/20/2023

(County Use Only) Waiver Number WA-2023-0004-FW  
Date Property Posted \_\_\_\_\_  
Input/comments/protests received within 15 days? Yes/No  
Has Hearing been requested? Yes/No  
(If Yes, attach record of Hearing)  
Final Disposition:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Buildings Engineer: \_\_\_\_\_ Date: \_\_\_\_\_

# Certification of Posting

## Fence Waiver

Permit Number: UA 2023-0004 FW

Sign Posting Date: 4/6/23



7 Barranco Court – Towson, Md. 21204

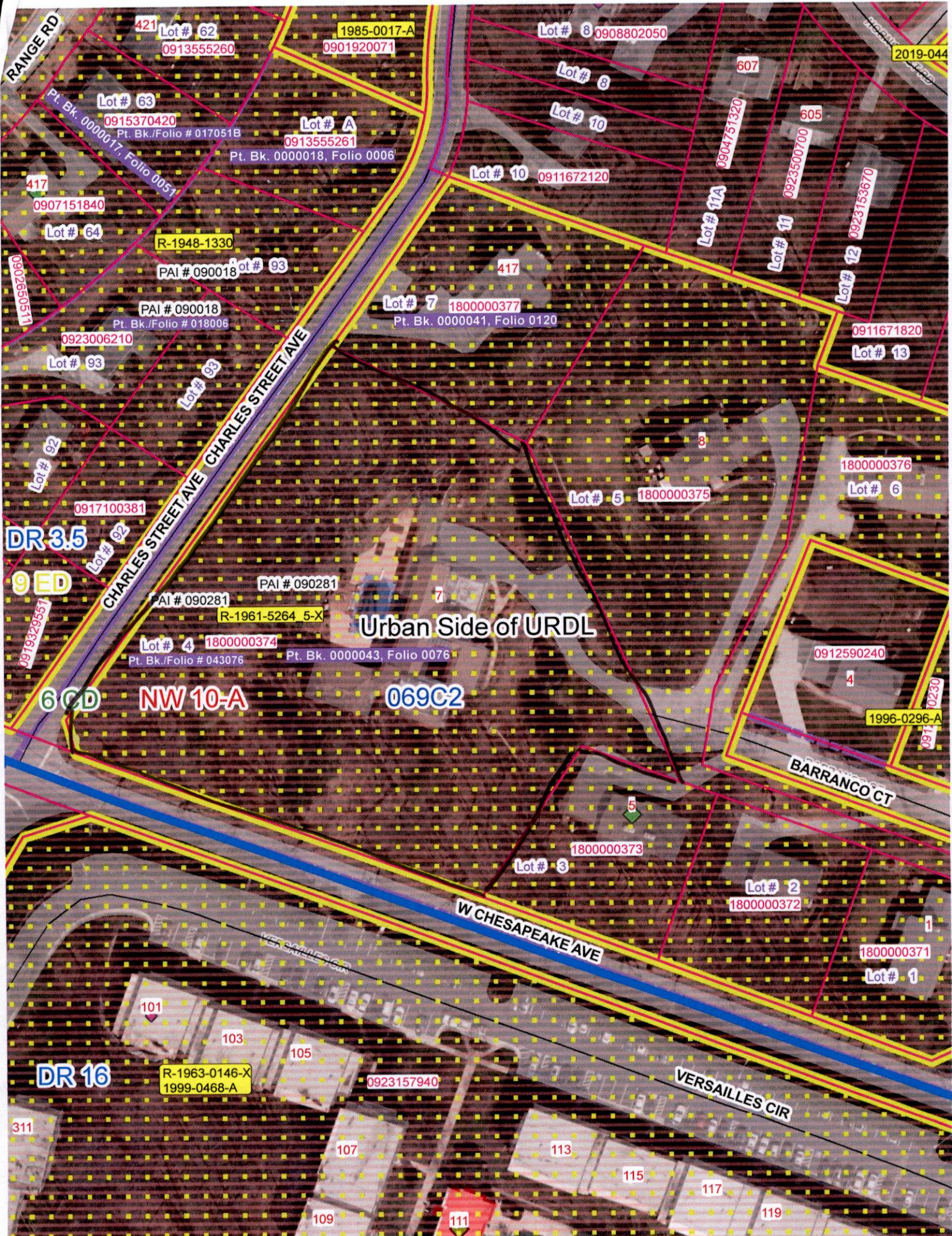
Richard E. Hoffman (signed) 4/6/23

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360



RANGE RD

DR 3.5

6 CD

DR 16

Lot # 62  
0913555260

Lot # 63  
0915370420  
Pt. Bk./Folio # 017051B

Lot # 64  
0907151840

Lot # 93  
0923006210

Lot # 92  
0917100381

Lot # 4  
1800000374  
Pt. Bk./Folio # 043076

Lot # 101  
1999-0468-A

1985-0017-A  
0901920071

Lot # A  
0913555261  
Pt. Bk. 0000018, Folio 0006

Lot # 7  
1800000377  
Pt. Bk. 0000041, Folio 0120

Pt. Bk. 0000043, Folio 0076

0923157940

Lot # 8  
0908802050

Lot # 8

Lot # 10  
0911672120

Lot # 7  
1800000377  
Pt. Bk. 0000041, Folio 0120

Lot # 5  
1800000375

Lot # 3  
1800000373

111

607

Lot # 11A  
0904751320

Lot # 11  
0923500700

Lot # 12  
0923153670

Lot # 13  
0911671820

Lot # 6  
1800000376

Lot # 4  
0912590240

Lot # 2  
1800000372

Lot # 1  
1800000371

113

115

117

2019-044

1996-0296-A

Urban Side of URDL

NW 10-A

069C2

BARRANCO CT

W CHESAPEAKE AVE

VERSAILLES CIR

