

M E M O R A N D U M

DATE: April 9, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0230-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 8, 2019. 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(6507 Sherwood Road)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
David A. & Kimberly R. Nacrelli	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0230-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, David A. and Kimberly R. Nacrelli (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit an attached garage addition with a side yard setback of 3.5 ft. in lieu of the required 10 ft. set back. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 16, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 3-8-19

By EW

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 8th day of **March, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit an attached garage addition with a side yard setback of 3.5 ft. in lieu of the required 10 ft. setback, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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, Petitioners would be required to return the subject property to its original condition.

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:dlw

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Date 3-8-19

By dlw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 6507 Sherwood Rd, Baltimore, MD Currently zoned DR 5.5
 Deed Reference 26453/00120 10 Digit Tax Account # 0913754660
 Owner(s) Printed Name(s) David & Kimberly Nacrelli

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X ADMINISTRATIVE VARIANCE from Section(s) 1B02.3.C.1 RZ22 TO PERMIT an attached garage addition with a side yard setback of 3.5 FT in lieu of the required 10 FT setback of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. _____ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

David Nacrelli, Kimberly Nacrelli
 Name #1 – Type or Print Name #2 – Type or Print

[Signature] [Signature]
 Signature #1 Signature #2

6507 Sherwood Rd, Baltimore, MD
 Mailing Address City State

21239 / 443220-1744 / Kim.Nacrelli@am.jll.com
 Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Robin Hoory
 Name – Type or Print

[Signature]
 Signature

2300 Fife Ct, Forest Hill MD
 Mailing Address City State

21050 / 410 688 0934 / robinhoory@gmail.com
 Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0230-A Filing Date 2/7/19 Estimated Posting Date 2/17/19 Reviewer CF

ORDER RECEIVED FOR FILING

Rev 5/5/2016

Date 3-8-19

By [Signature]

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 6507 Sherwood Rd Baltimore MD 21239
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

Please see attachment 1

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

[Signature]
Signature of Owner (Affiant)

David Nacrelli
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Kimberly Nacrelli
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30 day of January, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: David Nacrelli Kimberly Nacrelli

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Ellen Sheridan
Notary Public

8/28/2021
My Commission Expires

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

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Print or Type Address of property City State Zip Code

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Please see attachment 1

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Signature of Owner (Affiant)

David Nacrelli

Name- Print or Type

Signature of Owner (Affiant)

Kimberly Nacrelli

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30 day of January, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: David Nacrelli Kimberly Nacrelli

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Ellen Sheridan
Notary Public

8/28/2021
My Commission Expires



ADMINISTRATIVE ZONING PETITION
 FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING
 To be filed with the Department of Permits, Approvals and Inspections

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

Address 6507 Sherwood Rd, Baltimore, MD Currently zoned DR 5.5
 Deed Reference 26453/00120 10 Digit Tax Account # 0913754660
 Owner(s) Printed Name(s) David & Kimberly Nacrelli

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

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1. X ADMINISTRATIVE VARIANCE from Section(s) 1B02.3.C.1 BC2R TO PERMIT AN
attached garage addition with a side yard setback of
3.5 FT in lieu of the required 10 FT setback
 of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. _____ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

David Nacrelli / Kimberly Nacrelli
 Name #1 – Type or Print Name #2 – Type or Print
[Signature] [Signature]
 Signature #1 Signature #2

6507 Sherwood Rd, Baltimore, MD
 Mailing Address City State

21239 / 443220-1744 / Kim.Nacrelli@am.jll-c
 Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Robin Hoory
 Name – Type or Print
[Signature]
 Signature

2300 Fife Ct, Forest Hill MD
 Mailing Address City State

21050 / 410 688 0934 / robinhoory@gmail.com
 Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0230-A Filing Date 2/7/19 Estimated Posting Date 2/17/19 Reviewer CF

ORDER RECEIVED FOR FILING

Rev 5/5/2016

Date 3-8-19

By [Signature]

Affidavit Attachment #1

In support of Request for Administrative Variance

6507 Sherwood Road, Idlewylde, MD 21239

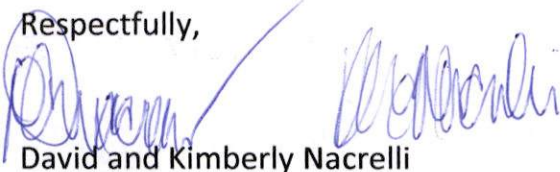
This letter is in support of our request for a variance to the setback requirement for a new structure on our single-family property. The intention is to build an attached two-car garage to the existing home at the rear of the current driveway. We are a working couple who live in this residence and own two vehicles that are regularly used to commute to and from work and other necessities. The primary requirement for a garage is to provide protection against inclement weather. A garage is needed to provide enclosed access to and from vehicles during rainy, icy or snowy conditions and especially when carrying groceries and other heavy items. Currently there is no covered pathway from the driveway to the house, and all entrances to the house require the use of outdoor stairways, which are increasingly dangerous in inclement weather. The attached garage, with an internal / enclosed stairway to the house will provide a safe and protected path for us as we age, and for our guests. Not having an enclosure currently is creating an increasing hardship.

Additionally, a garage will provide additional security for our vehicles and outdoor equipment. We were victims of theft in 2013, when our primary vehicle was stolen directly from our driveway. Since then, we have been increasingly worried about continued theft in the neighborhood, and a garage will provide an extra layer of security for our personal belongings.

The garage will be in keeping with the style of the home and neighborhood, and provide both protection and security. Note, the garage addition is zoned in a non-historical area. The proposed addition would be an improvement to the property and result in an overall increase in property value and tax base created by improvement.

Thank you for your consideration.

Respectfully,



David and Kimberly Nacrelli

2019-0230-A

Zoning Property Description
For
6507 Sherwood Rd, Baltimore MD 21239

ZONING PROPERTY DESCRIPTION FOR 6507 SHERWOOD ROAD:

Beginning at a point north side of Sherwood Road which is 60 feet wide at a distant of 300 feet north of the centerline of the nearest improved intersecting street of Register Avenue which is 45 feet wide: Thence the following courses and distances: (1st Point of Call-"POC") N89*57'W. 195', (2ND POC) NO3* E, 100', (3RD POC) S 89* 57', 195', (4TH POC) S 03*W, 100' back to point of beginning as recorded in Deed Libber (26453), Folio (120), containing (19,500 square feet). Located in (5) Election District and (9) Council District.

2019-0230-A

(AV) 3-4-19

Debra Wiley

From: Marty Ogle <mert1114@aol.com>
Sent: Friday, March 01, 2019 3:17 PM
To: Administrative Hearings
Subject: 2019-0230-A

RECEIVED
MAR 04 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

2nd set of certificates

CERTIFICATE OF POSTING

CASE NO. 2019-0230-A
PETITIONER/DEVELOPER
Robins Hooty
DATE OF HEARING/CLOSING
3/4/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:
LADIES AND GENTLEMAN:
THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT
6507 SHERWOOD RD

THIS SIGN(S) POSTED ON February 16, 2019 March 1, 2019
(MONTH, DAY, YEAR)

SINCERELY,
Marty Ogle
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411

ZONING NOTICE
ADMINISTRATIVE
VARIANCE
PUBLIC HEARING ?

3/1/19

CERTIFICATE OF POSTING

CASE NO. 2019-0220-A

PETITIONER/DEVELOPER

Rosin Hoesy

DATE OF HEARING/CLOSING

3/4/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMAN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

6507 SHERWOOD RD

SIGN #2

THIS SIGN(S) POSTED ON February 16, 2019
(MONTH, DAY, YEAR)

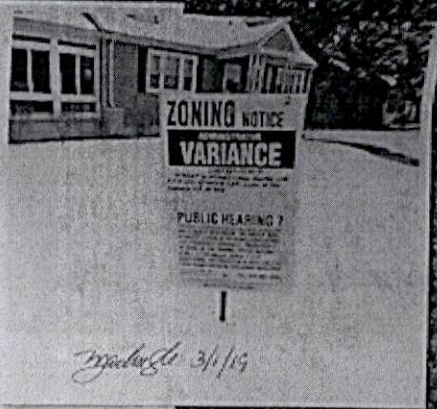
March 1, 2019

SINCERELY,

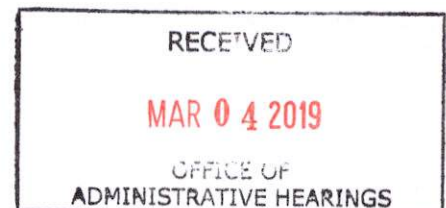
Martin Ogle 3/4/19

SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD 21234
443-629-3411



Sent from my iPhone



CERTIFICATE OF POSTING

CASE NO. 2019-0230-A

PETITIONER/DEVELOPER

ROBIN HOORY

DATE OF HEARING/CLOSING

3/4/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION :

LADIES AND GENTLEMAN :

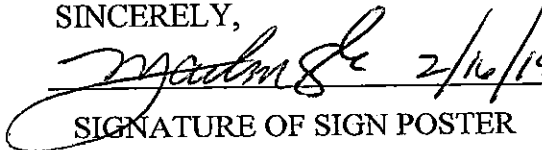
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THE PROPERTY LOCATED AT

6507 SHERWOOD RD

SIGN #2

THIS SIGN(S) POSTED ON February 16, 2019
(MONTH, DAY, YEAR)

SINCERELY,

 2/16/19

SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411

6/11/19 2/12/19
M. J. Smith

PUBLIC HEARING ?
PURSUANT TO SECTION 20-123 IN THE NATIONAL ZONING CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 P.M. ON MONDAY, MARCH 4, 2019
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
TOWNSHIP, 3RD FLOOR
TEL. 410-887-3391
OFFICE OF THE ZONING ADMINISTRATOR

CLASS 2019-0230-A
TO RESIDENT AT ATTACHED GARAGE ADJACENT WITH
A SIDE YARD SETBACK OF 3.5 FT TO LINE OF THE
REQUIRED 10 FT SETBACK

ZONING NOTICE
ADMINISTRATIVE
VARIANCE

2

CERTIFICATE OF POSTING

CASE NO. 2019-0230-A

PETITIONER/DEVELOPER

ROBIN HOORY

DATE OF HEARING/CLOSING

3/4/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

6507 SHERWOOD RD

SIGN #1

THIS SIGN(S) POSTED ON February 16, 2019

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 2/16/19

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

ZONING NOTICE
ADMINISTRATIVE
VARIANCE

CASE# 2019-0230-A

TO PERMIT AN ATTACHED GARAGE ADDITION WITH
A SIDE YARD SETBACK OF 3.5 FT IN LIEU OF THE
REQUIRED 10 FT SETBACK

PUBLIC HEARING ?

PURSUANT TO SECTION 22-122(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 P.M. ON MONDAY, MARCH 4, 2019
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE
TOWSON, MD 21204



TEL. 410-687-3391

NO POST REQUIRED FROM 10:00 AM TO 10:00 PM, AFTER MONDAY, MARCH 4, 2019

MEETING IS HANDICAP ACCESSIBLE

mycmlng 2/14/19

**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: _____

Property Address: 6507 Sherwood Rd, Baltimore, MD

Property Description: _____

Legal Owners (Petitioners): David & Kimberly Nacrelli

Contract Purchaser/Lessee: Robin Hoory

PLEASE FORWARD ADVERTISING BILL TO:

Name: David & Kimberly Nacrelli

Company/Firm (if applicable): _____

Address: 6507 Sherwood Rd, Baltimore MD 21239

Telephone Number: 443 220-1744

THE UNITED STATES OF AMERICA
DEPARTMENT OF THE INTERIOR

BUREAU OF LAND MANAGEMENT

WATER RESOURCES DIVISION
NATIONAL WATER RESEARCH INSTITUTE
1415 NORTH 16TH AVENUE
DENVER, COLORADO 80202
TELEPHONE (303) 236-7000
FACSIMILE (303) 236-7001

WATER RESOURCES DIVISION
NATIONAL WATER RESEARCH INSTITUTE
1415 NORTH 16TH AVENUE
DENVER, COLORADO 80202
TELEPHONE (303) 236-7000
FACSIMILE (303) 236-7001

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DENVER, COLORADO 80202
TELEPHONE (303) 236-7000
FACSIMILE (303) 236-7001

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0230-A -A Address 6507 Sherwood Rd Rd

Contact Person: Christina Fink Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2-7-19 Posting Date: 2-17-19 Closing Date: 3-4-19

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019- 0230 -A Address 6507 Sherwood Rd

Petitioner's Name David Macrell: Kimberly Macrell: Telephone 443-226-1744

Posting Date: 2-17-19 Closing Date: 3-4-19

Wording for Sign: To Permit An attached garage addition with a side yard setback of 3.5 Ft in lieu of The Required 10 Ft Setback

Revised 6/30/2019

RECEIVED

Date: 2-7-69

BUSINESS ACTUAL TIME DRU
2/08/2019 2/07/2019 09:15:52 3

REC-1555 WALKIN CAM
 RECEIPT 306732 2/07/2019 OFLN

5 528 ZONING VERIFICATION

DD	Debit Tot	\$	75.00	
			75.00	00 CF

Baltimore County, Maryland

Total: 75.00

Rec: 6507 Sherwood 22

For: Administrative variance
2019-0230-A

DISTRIBUTION

WHITE - CASHIER

PINK-AGENCY.

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

2019-0230-A

1/28/2019

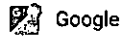
6507 Sherwood Rd - Google Maps

6507 Sherwood Rd

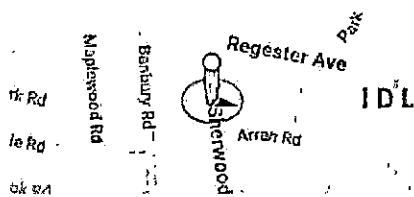


Image capture: Jun 2017 © 2019 Google

Baltimore, Maryland



Street View - Jun 2017



2019-0230-A

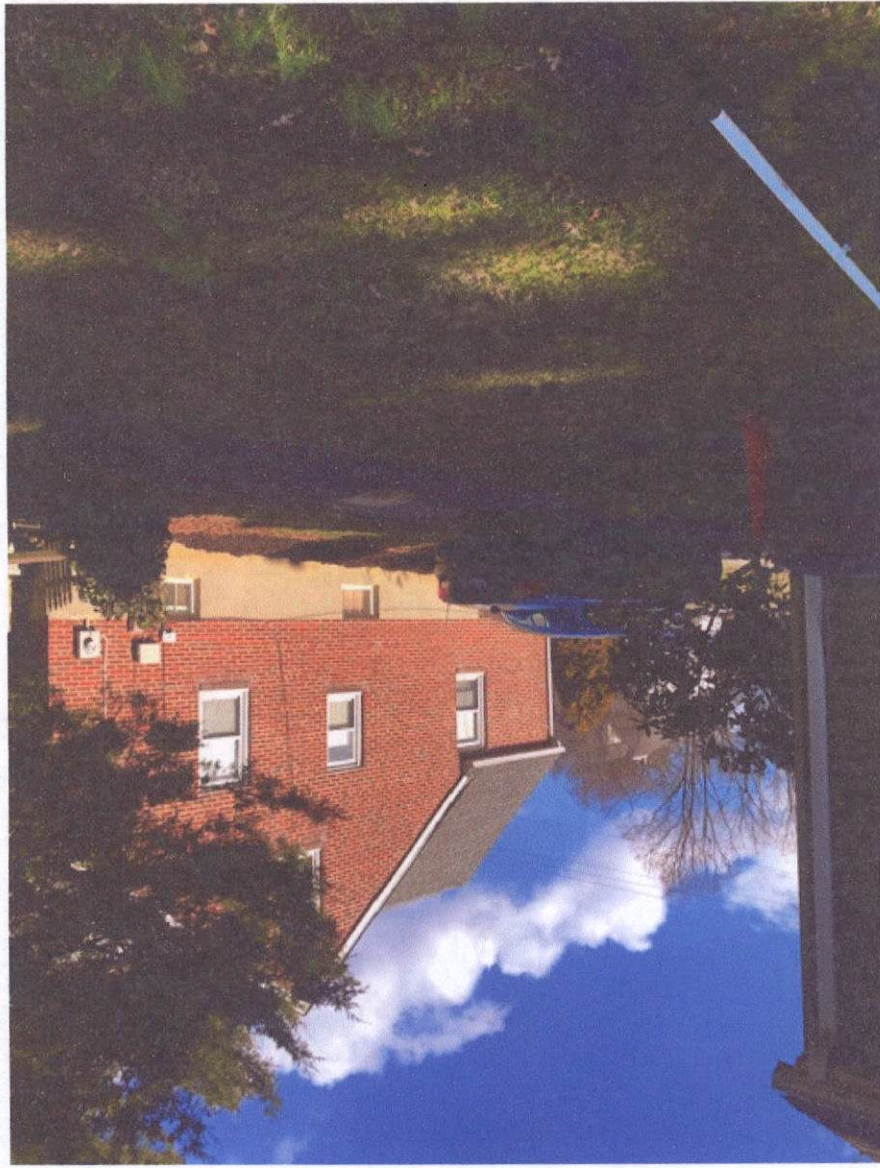


Photo of Site showing area from rear of house.

2019-0230-A

2/5/2019

IMG_0572.jpeg



2019-02-30-A

2/5/2019

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2-38-2019-1-1-3-11

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IMG_0566.jpeg

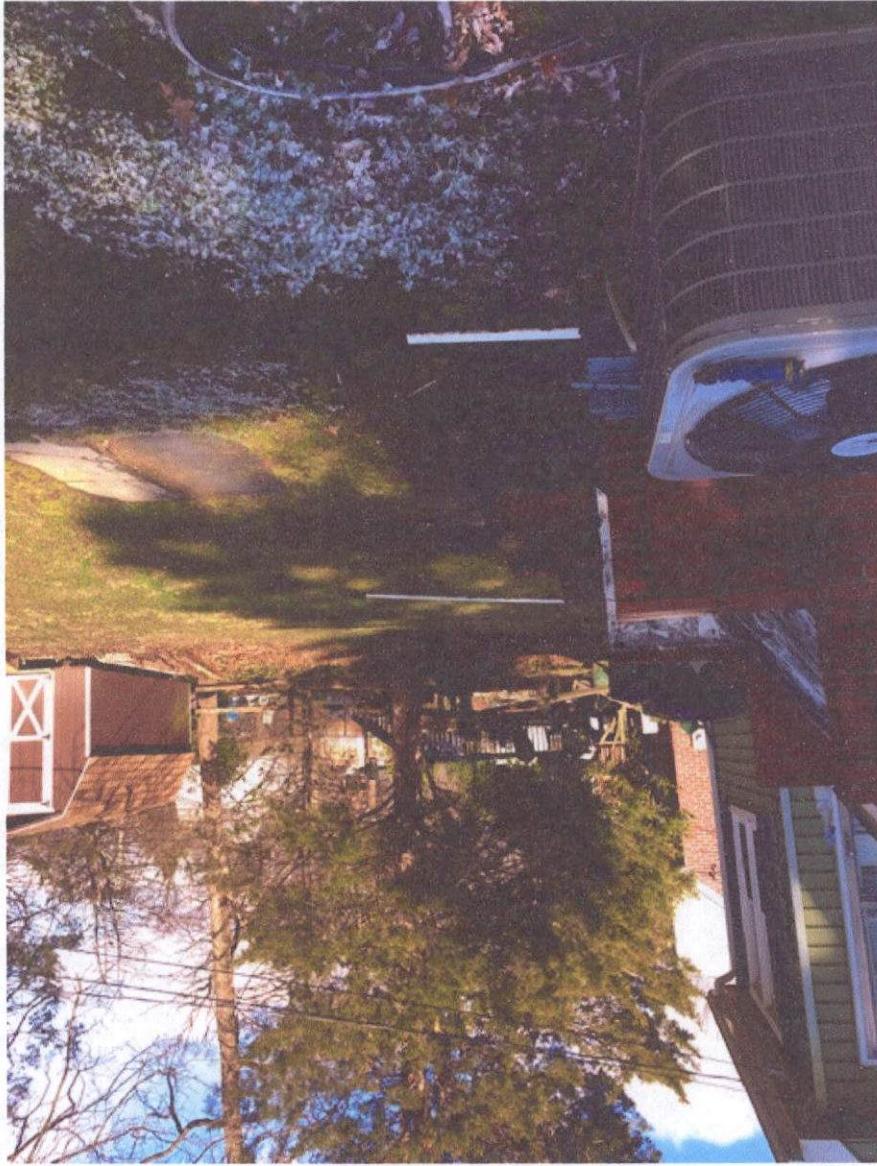


Another photo of site

2019-0230-A

2/5/2019

IMG_0569.jpeg



Construction site facing driveway.

2019-0230-A

114

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2/5/2019

IMG_0580.jpeg



2019-0230-A

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A - 15 C. 1 - 100.



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

March 6, 2019

David Nacrelli & Kimberly Nacrelli
6507 Sherwood Road
Baltimore MD 21239

RE: Case Number: 2019-0230-A, 6507 Sherwood Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 7, 2019. 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Robin Hoory 2300 Fife Court Forest Hill MD 21050

Date: 2/25/19

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

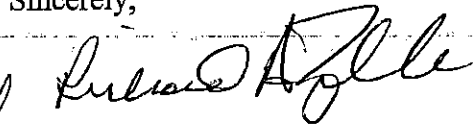
Dear Ms. Lewis:

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. 2019-0230-A.

*Administrative Variance
David & Kimberly Macrelli
6507 Sherwood Road.*

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

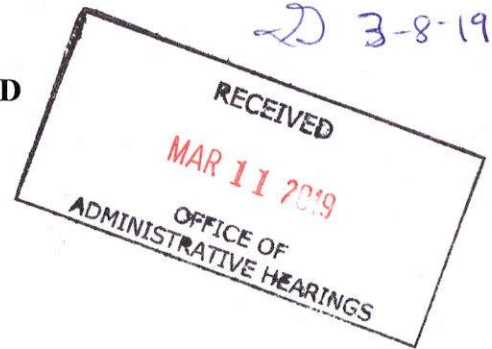
WW/RAZ

314

2D 3-8-19

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: March 11, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0230-A
Address 6507 Sherwood Road
(Nacrelli Property)

Zoning Advisory Committee Meeting of **February 25, 2019.**

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

Reviewer: Steve Ford

CASE NO. 2019- 0230-AC H E C K L I S T

| <u>Comment
Received</u> | <u>Department</u> | <u>Support/Oppose/
Conditions/
Comments/
No Comment</u> |
|---------------------------------|---|---|
| _____ | DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____) | _____ |
| _____ | DEPS
(if not received, date e-mail sent _____) | _____ |
| _____ | FIRE DEPARTMENT | _____ |
| _____ | PLANNING
(if not received, date e-mail sent _____) | _____ |
| <u>2-25</u> | STATE HIGHWAY ADMINISTRATION | <u>No objection</u> |
| _____ | TRAFFIC ENGINEERING | _____ |
| _____ | COMMUNITY ASSOCIATION | _____ |
| _____ | ADJACENT PROPERTY OWNERS | _____ |
| <hr/> | | |
| ZONING VIOLATION | (Case No. _____) | |
| PRIOR ZONING | (Case No. _____) | |
| <hr/> | | |
| NEWSPAPER ADVERTISEMENT | Date: _____ | |
| SIGN POSTING (1 st) | Date: <u>2-16-19</u> | by <u>Ogle</u> |
| SIGN POSTING (2 nd) | Date: <u>3-1-19</u> | by <u>"</u> |
| <hr/> | | |
| PEOPLE'S COUNSEL APPEARANCE | Yes ☐ No ☐ | |
| PEOPLE'S COUNSEL COMMENT LETTER | Yes ☐ No ☐ | |

Comments, if any: _____

Search Result for BALTIMORE COUNTY

3/4/2019

ZAC AGENDA

Case Number: 2019-0229-A **Reviewer:** Jun Fernando

Existing Use: **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Stephen & Wendy Mooney

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 7 **Council Dist:** 2

Property Address: 21510 ORWIG RD

Location: Southwest side of Orwing Road @ a distance of 75' northeast of the centerline of the nearest intersecting street heathcote road.

Existing Zoning: RC 2

Area: 4.89 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an accessory structure a detached garage with height of 25' in lieu of the required 15'

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2019-0230-A **Reviewer:** Christina Frink

Existing Use: **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: David & Kimberly Nacrelli

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 6507 SHERWOOD RD

Location: N/S Sherwood Road, 300 FT N of Register Ave

Existing Zoning: DR 5.5

Area: .4476

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an attached garage addition with a side yard set back of 3.5 FT in lieu of the required 10 Ft set back.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

2/5/2019

Attention: The Owners of 6511 Sherwood Road

Subject: Proposed Garage Addition

Greetings:

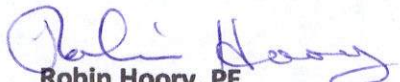
My name is Robin Hoory and I am a registered Professional Engineer hired by Mr. and Mrs. Nacrelli to provide engineering services to execute the project.

Your neighbor, Mr. and Mrs. David and Kimberly Nacrelli at 6507 propose to construct a 32' x 28' garage adjacent to your lot. They are in the process of applying for a zoning permit from the Baltimore County permit Office. Please see attached drawing showing the location of the proposed garage.

It would be very helpful to indicate your non-objection to this addition. This is a courtesy notice to let you know in advance of this action.

Please call me at 410 688-0934 if you have any questions regarding the proposed construction. Please indicate your approval of project at the bottom of this letter or if you have any concerns.

Your corporation is greatly appreciated.


Robin Hoory, PE

Please Circle One:

☒ Concur

Non-concur

Signature: 

2/6/2019

Signature:

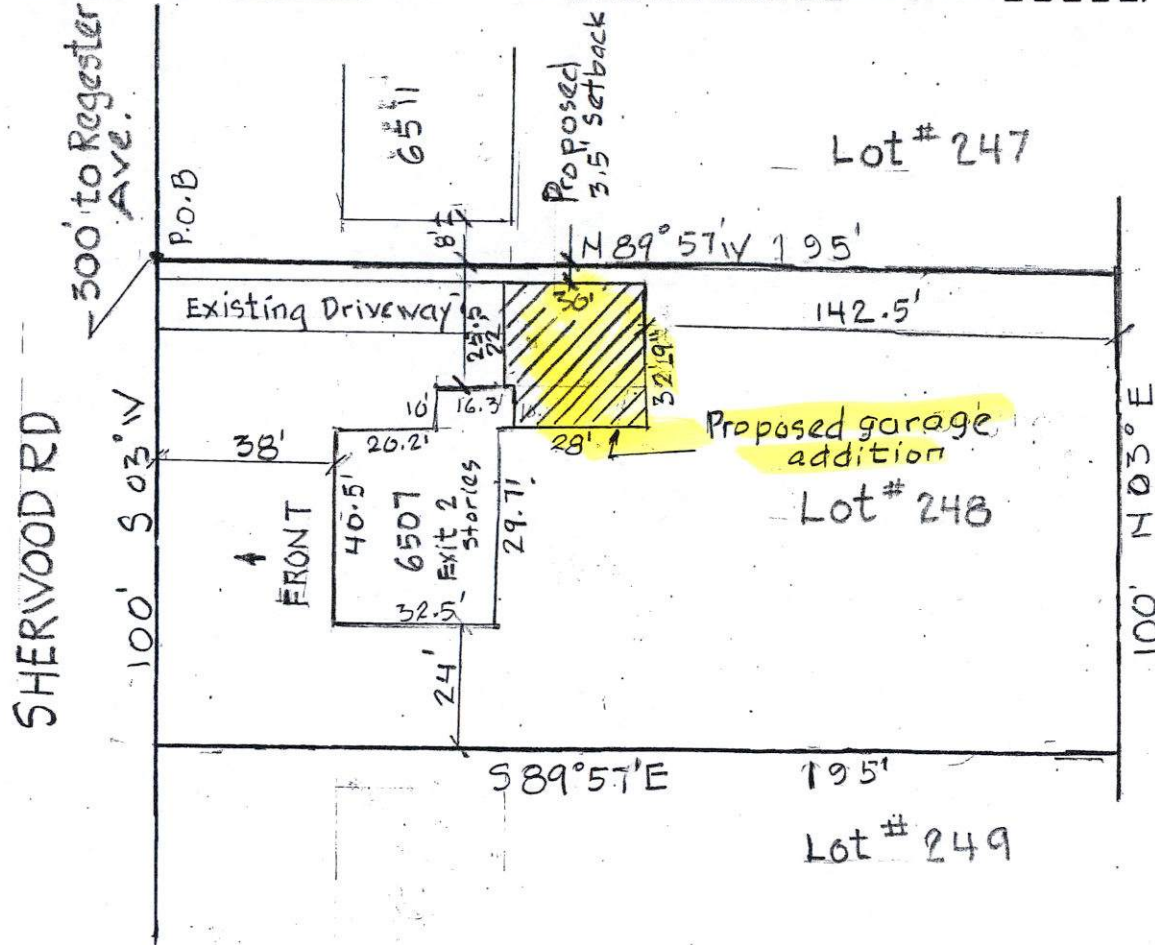
2019 -0230-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 6507 Sherwood Rd OWNER(S) NAME(S) David & Kimberly Nacrelli

SUBDIVISION NAME Idlewyld LOT # 248 BLOCK # _____ SECTION # _____

PLAT BOOK # 12 FOLIO # 120 10 DIGIT TAX # 0913754660 DEED REF. # 26453/60120



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 080 B1

SITE ZONED DR 5.5

ELECTION DISTRICT 9 ED

COUNCIL DISTRICT 5 CD

LOT AREA ACREAGE 0.4476

OR SQUARE FEET 19,500

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY Robin Hoory DATE 1/27/19 SCALE: 1 INCH = 40 FEET

2019-0230-A

Per. Gar. 1



Pt. Bk. 0000012, Folio 0070

REGISTER AVE

Pt. Bk./Folio # 012070

PAI # 090005

NE 8-B

1700010465

Lot # 1

PAI # 090005

Pt. Bk. 0000040, Folio 0136

1700010466

Lot # 2

Pt. Bk./Folio # 040136B

1997-0126-A

1700010467

Lot # 3

0904500392 Lot # 368A

Lot # 372B 0913008020

6426

Lot # 372A 0919078250

5 CD

080B1

DR 5.5

Lot # 374 0923352350

NE 8-A

6422

6420

Lot # 376 2200000223

6416

Lot # 376 2200000222

6414

Lot # 378A 0923153840

6412

Lot # 380B 0926400950

Lot # 380A

0904500290

SHERWOOD RD

9 ED

Lot # 248

6507

0913754660

Pt. Bk. 0000007, Folio 0140

Lot # 249

0903004270

R-1946-0636

Lot # 249

0920662400

6501

Lot # 250A

0903003910

ARRAN RD

Lot # 293A

0907584070

1960-4908-A

0908800290

Lot # 293A

Lot # 293A

0919002450

905

907

Lot # 293C

0923158240

906

0919713500

906

Lot # 251

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0919000270

Lot # 243

0906202660

Lot # 244

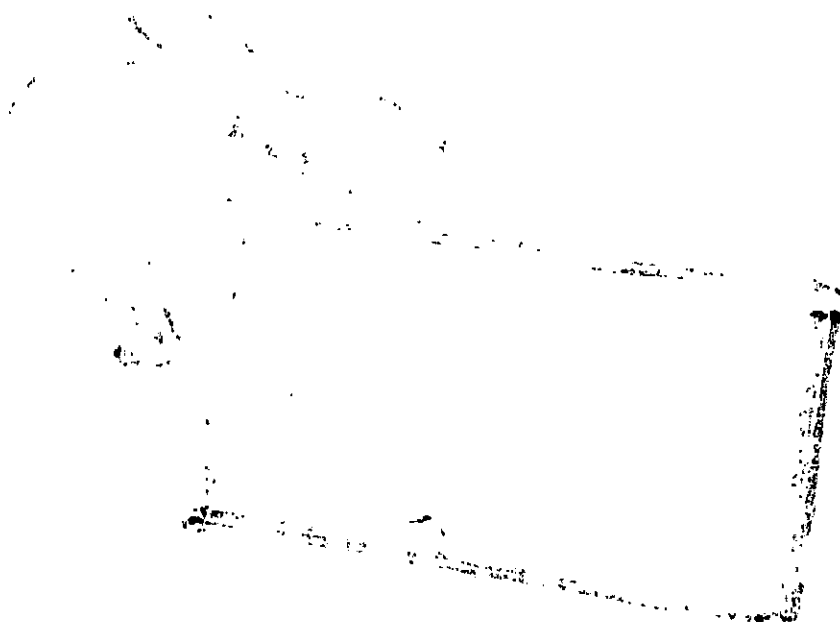
Lot # 244

0906200450

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