



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 22, 2024

William and Kathryn McConnell – wdoc1@aol.com
6141 Barroll Road
Baltimore, MD 21209

RE: Petition for Variance
Case No. 2024-0039-A
Property: 6141 Barroll Road

Dear Petitioners:

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

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink that reads "Maureen E. Murphy".

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlm
Enclosure

c: Bruce E. Doak – bdoak@bruceedoakconsulting.com
Asa Roberson – asajroberson@gmail.com
Bella – belladebendictis4@gmail.com
Matt Stewart – mstewart6@students.towson.edu

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

IN RE: PETITION FOR VARIANCE
(6141 Barroll Road)
9th Election District
2nd Council District
William & Kathryn McConnell
Legal Owners

Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS OF
* BALTIMORE COUNTY
* **CASE NO. 2024-0039-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by William and Kathryn McConnell (“Petitioners”) for property located at 6141 Barroll Rd., Baltimore (the “Property”). The Petitioners are requesting Variance relief from Baltimore County Zoning Regulations (“BCZR”), §400.1 to permit an accessory structure (garage) to be located in the front yard, and from BCZR, §400.3 to permit an accessory structure (garage) with a height of 17 ft., in lieu of the maximum height of 15 ft.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. The Petitioners appeared at the hearing in support of the Petition. Bruce E. Doak, licensed surveyor of Bruce E. Doak Consulting, LLC prepared a site plan (the “Site Plan”). (Pet. Ex. 1). There were no Protestants or other interested persons who attended the hearing.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”), Department of Environmental Protection Sustainability (“DEPS”), and Development Plans Review (“DPR”)/Department of Public Works and Transportation (“DPWT”) which agencies did not oppose the requested relief.

The Property consists of 2 parcels measuring 3.56 acres +/-, and is improved with a single-family dwelling constructed in 1953 where the Petitioners have lived since 1993. (Pet. Ex. 2). The Property is zoned Density Residential (DR 1). (Pet. Ex. 3). The Property previously had a detached garage located in the front yard which has since been razed by the Petitioners. It is unclear the date which the former garage was constructed and there has not been any previous zoning relief filed for the Property. Petitioners explained that the former garage was leaking through the roof even after they had the roof replaced, and that it had a tarp over it for an extensive period of time. The leak caused extensive damage to the exterior wood on the garage weakening its structural integrity.

The Property is uniquely shaped as shown on the Site Plan and also has extensive steep slopes. (Pet. Ex. 1). As shown on the aerial photograph, the rear yard is not only steep but is wooded with mature trees and abuts Lake Roland. (Pet. Ex. 4). The home and the former garage were constructed on the only flat areas of the Property. Petitioners seek to construct a 520-sf replacement garage in the same location with an additional 2 ft. in height beyond the height permitted in BCZR, §400.3. To construct the replacement garage in the rear yard would require extensive and additional grading as the existing paved driveway already extends to that location. Petitioners also seek the additional 2 ft. in height to match the roof pitch on the home and to prevent ice damming. Architectural renderings show a proposed double, front-loaded garage with windows. (Pet. Ex. 6A-6D). Street view photographs of the Property show the area where the garage is proposed is surrounded by mature Evergreen trees. The adjoining and nearby neighbors provided letters of support. (Pet. Ex. 7).

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

- (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).

I find that the Property is unique due its irregular shape and steep slopes. The unique features generate the need to locate the garage in the front yard which is the same location as the former garage. The location is already extensively buffered with mature Evergreen and other trees such that it will be screened from neighboring properties. I find that the Petitioners would suffer a practical difficulty and unreasonable hardship if the proposed location of the garage in the front yard, and additional 2 ft. in height were not granted because they would not be able to construct a new garage to replace the one which was deteriorating. The location of the garage is lower in elevation than the home and therefore I find the additional 2 ft. in height is necessary to match the roof pitch of the home such that the Variance relief will prevent the replacement garage from appearing short and flat as compared to the home. I also find that the requested variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury to the health, safety or general welfare, particularly in light of the support of the neighboring property owners.

THEREFORE, IT IS ORDERED, this 22nd day of **March 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to BCZR, §,400.1 to permit an accessory structure (garage) to be located in the front yard, be, and it is hereby **GRANTED**; and

IT IS FURTHER ORDERED, that the Petition for Variance relief pursuant to BCZR §400.3 to permit an accessory structure (garage) with a height of 17 ft., in lieu of the maximum height of 15 ft. be, and it 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, Petitioners would be required to return the subject property to its original condition.
2. Petitioners and subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The detached garage shall not contain any sleeping quarters, living area, bathroom facilities or kitchen facilities.
3. The detached garage shall not have a separate utility or electric connection and shall connect all electrical to the home.
4. The detached garage shall not be used for commercial or industrial purposes.
5. The Petitioners and all subsequent owners shall maintain the existing trees, vegetation and landscaping surrounding the detached garage including replacement, when necessary,
6. The Site Plan (Pet. Ex. 1), a copy of which is attached hereto, is incorporated herein in its entirety.

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



MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM/dlm

GENERAL INFORMATION

- Ownership: William D. McConnell & Kathryn B. McConnell
6141 Barroll Road Baltimore, MD 21209
- Address: 6141 Barroll Road Baltimore, MD 21209
- Deed references: 9629/534 (parcels 1 & 2)
- Area: 3.56 acres total (based on a 1992 survey by Purdum & Jeschke)
- Tax Map / Parcels / Tax account #: 79 / 49 & 50 / 09-04-000161 & 09-04-000160
- ADC Map: GIS tile: 06983 Position sheet: 31NW6
Census tract: 490400 Census block: 240054904002006
School: West Towson ES Dumbarton MS Towson HS
- The boundary shown hereon is based on a 1992 survey by Purdum & Jeschke. All other information shown hereon was taken from Baltimore County GIS tile 06983 and the information provided by Baltimore County on the Internet.
- Improvements: one story dwelling and garage. The dwelling will remain and the garage will be replaced.

OFFICE OF ZONING

Zoning: D.R. 1

There are no previous zoning cases on the subject parcels.

DR 1 Setbacks for Residential Dwellings

Front: 50 feet from the property line
Side: 20 feet min. / 50 feet sum from any property line
Rear: 50 feet from the property line

Maximum dwelling height: 35 feet

Accessory structure setback: 2.5 feet from the property line
Accessory structure Height: 15 feet

ENVIRONMENTAL

Watershed: Jones Falls URDL land type: 1

- The existing dwelling is served by a private well and septic system.
- There are no underground storage tanks on the subject property.
- The subject property is not in the Chesapeake Bay Critical Area.
- The subject property is not located within a 100 year flood plain.

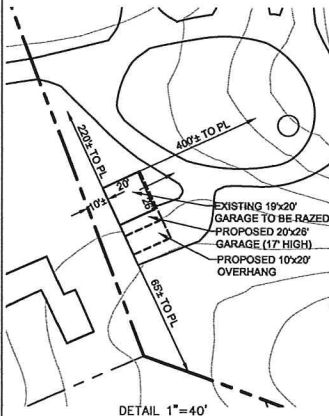
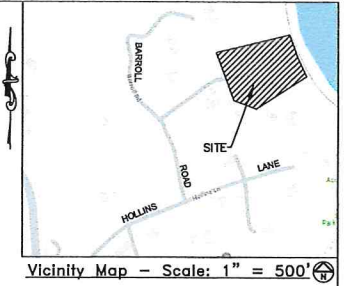
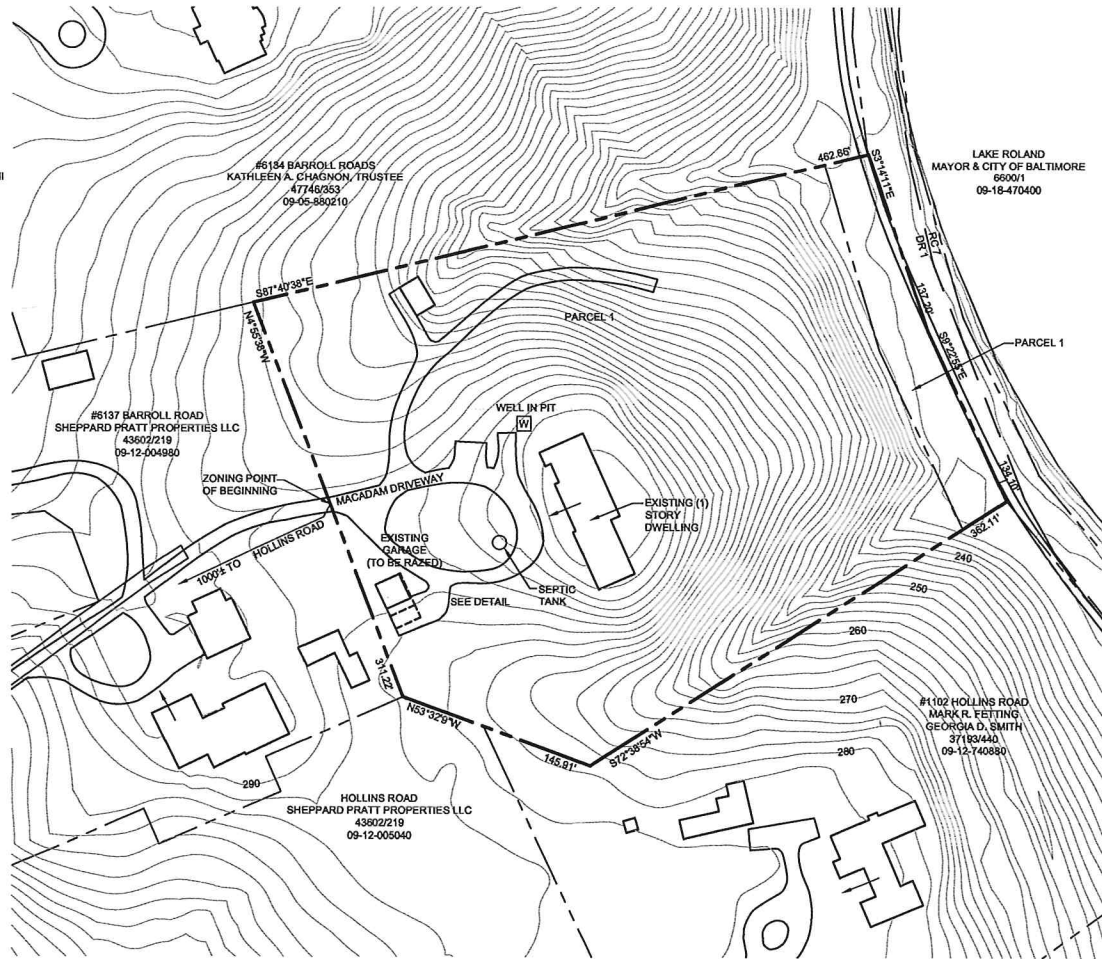
OFFICE OF PLANNING

Regional Planning District: Ruxton District Code: 314

- The subject property is not in a National Register Historic District.
- Growth Tier: 1

PROPOSED DEVELOPMENT

To build a replacement garage in the same place as the existing one.



GARAGE LEFT ELEVATION

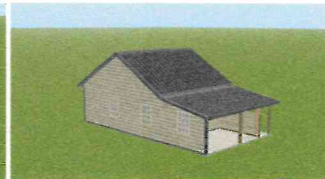
GARAGE FRONT ELEVATION

GARAGE RIGHT ELEVATION

GARAGE REAR ELEVATION



GARAGE FRONT



GARAGE REAR



REVISION

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Preston, MD 21155
304-413-9000-5535 m 410-419-1306
bdoak@bruceedoakconsulting.com



PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#6141 BARROLL ROAD

BALTIMORE COUNTY, MARYLAND
9th ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT

Date: 1/30/2024

Scale: 1"=60'

PET. EX. #1



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 6141 BARROLL ROAD which is presently zoned DR1
 Deed References: 96291534 10 Digit Tax Account # 0904000161
 Property Owner(s) Printed Name(s) WILLIAM D. MCCONNELL & KATHRYN B. MCCONNELL

(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)

SEE ATTACHED PAGE

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 THE 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):

WILLIAM D. MCCONNELL KATHRYN B. MCCONNELL
 Name #1 - Type or Print Name #2 - Type or Print
William D. McConnell Kathryn B. McConnell
 Signature #1 Signature #2
6141 BARROLL ROAD BALTIMORE MD
 Mailing Address City State
21209 410-328-0881 WDOOC1@AOL.COM
 Zip Code Telephone # Email Address

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING LLC
 Name - Type or Print
Bruce E. Doak
 Signature
3901 BAKER SCHOOLHOUSE ROAD FREELAND MD
 Mailing Address City State
21053 410-419-4906
 Zip Code Telephone # Email Address
BDOAK@BRUCEEDOAKCONSULTING.COM
 Email Address

CASE NUMBER 2024-0039-A Filing Date 2/16/24 Do Not Schedule Dates: _____ Reviewer JS

Zoning Hearing Petitions Being Requested

Case # 2024-0039-A

Variance to permit an accessory structure (garage) to be located in the front yard per Section 400.1 BCZR

Variance to permit an accessory structure (garage) with a height of 17 feet in lieu of the required maximum height of 15 feet per Section 400.3 BCZR



Zoning Description

6141 Barroll Road. 3.56 Acres Total
Ninth Election District Second Councilmanic District
Baltimore County, Maryland

Beginning at a point which is the intersection of the centerline end of Barroll Road and the outlines of the subject property, said point being northeasterly 1000 feet, more or less, from the centerline of Hollins Road, thence leaving the end of Barroll Road and running with and binding on the outlines of the subject property, based on a 1992 survey by Purdum & Jeschke, the seven following courses and distances, viz.

- 1) North 04 degrees 55 minutes 38 seconds West 161.64 feet,
- 2) South 87 degrees 40 minutes 38 seconds East 462.86 feet,
- 3) South 03 degrees 14 minutes 11 seconds East 137.20 feet,
- 4) South 09 degrees 22 minutes 55 seconds East 134.10 feet,
- 5) South 72 degrees 38 minutes 54 seconds West 362.11 feet,
- 6) North 53 degrees 32 minutes 09 seconds West 145.91 feet and
- 7) North 04 degrees 55 minutes 38 seconds West 149.58 feet to the point of beginning.

Containing 3.56 acres of land, more or less.

This description is part of a zoning hearing petition and is not intended for any conveyance purposes.



Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

2024-0039-A

BRUCE E DOAK 12-12
BRUCE E DOAK CONSULTING
 3801 BAKER SCHOOLHOUSE RD
 FREELAND, MD 21053-9738

3107
 15-3/540
 429

1/29/24 Date

Pay to the Order of BALTIMORE COUNTY MO \$ 75.⁰⁰
SEVENTY FIVE AND 00/1000 Dollars

 **PNCBANK**
 PNC Bank, N.A. 040

For MCCONNELL ZOOING FEE BE O MP

⑆054000030⑆ 5336741067⑆ 3107

**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/neighborhood 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 fifteen (15) 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: 2024-0039-A

Property Address: 6141 BARROLL ROAD BALTIMORE MD 21204

Property Description: 3.56 ACRES AT THE END OF BARROLL ROAD

Legal Owners (Petitioners): WILLIAM D. MCCONNELL & KATHRYN B. MCCONNELL

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRUCE E. DOAK

Company/Firm (if applicable): BRUCE E. DOAK CONSULTING, LLC

Address: 3801 BAKER SCHOOLHOUSE ROAD
FREELAND MD 21053

Telephone Number: 410-414-4906

Revised 5/20/2014

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 09 Account Number - 0904000161

Owner Information

Owner Name: MCCONNELL WILLIAM D
MCCONNELL KATHRYN B

Use: RESIDENTIAL
Principal Residence: YES

Mailing Address: 6141 BARROLL RD
BALTIMORE MD 21209

Deed Reference: /09629/ 00534

Location & Structure Information

Premises Address: 6141 BARROLL RD
BALTIMORE 21209

Legal Description: LT WS M&PRR
HOLLINS RD
HOLLINS RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:

0079 0004 0049 9010013.04 0000 2023 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use

1953 3,627 SF 3.4500 AC 04

StoriesBasementType Exterior QualityFull/Half BathGarage Last Notice of Major Improvements

1 YES STANDARD UNITSTONE/ 5 4 full 1 Detached
WOOD SHINGLE

Value Information

Base Value Value Phase-in Assessments

As of As of As of

01/01/2023 07/01/2023 07/01/2024

Land: 211,600 211,600

Improvements 476,200 551,300

Total: 687,800 762,900 712,833 737,867

Preferential Land: 0 0

Transfer Information

Seller: DAVENS EDWARD Date: 02/27/1993 Price: \$0

Type: NON-ARMS LENGTH OTHER Deed1: /09629/ 00534 Deed2:

Seller: Date: Price:

Type: Deed1: Deed2:

Seller: Date: Price:

Type: Deed1: Deed2:

Exemption Information

Partial Exempt Assessments: Class 07/01/2023 07/01/2024

County: 000 0.00

State: 000 0.00

Municipal: 000 0.00|0.00 0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 10/11/2008

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:



PETITION FOR ZONING HEARING(S)

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

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Address 6141 BARROLL ROAD which is presently zoned DR1
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2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
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SEE ATTACHED PAGE

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
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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.

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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):

WILLIAM D. MCCONNELL KATHRYN B. MCCONNELL
 Name #1 - Type or Print Name #2 - Type or Print
William D. McConnell Kathryn B. McConnell
 Signature #1 Signature #2
6141 BARROLL ROAD BALTIMORE MD
 Mailing Address City State
21209 410-432-8008 1 WDOC1@AOL.COM
 Zip Code Telephone # Email Address

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING LLC
 Name - Type or Print
Bruce E. Doak
 Signature
3901 BAKER SCHOOLHOUSE ROAD FREELAND MD
 Mailing Address City State
21053 410-419-9906
 Zip Code Telephone # Email Address
BDOAK@BRUCEEDOAKCONSULTING.COM
 Email Address

CASE NUMBER 2024-0039-A Filing Date 2/16/24 Do Not Schedule Dates: _____ Reviewer JS

Zoning Hearing Petitions Being Requested

Case # 2024-0039-A

Variance to permit an accessory structure (garage) to be located in the front yard per Section 400.1 BCZR

Variance to permit an accessory structure (garage) with a height of 17 feet in lieu of the required maximum height of 15 feet per Section 400.3 BCZR



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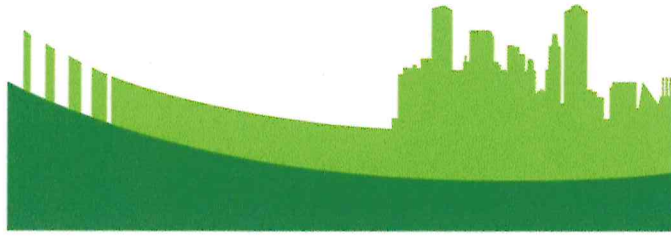
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This description is part of a zoning hearing petition and is not intended for any conveyance purposes.



Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

2024-0039-A



CERTIFICATE OF POSTING

February 23, 2024

_____ amended for second inspection

Re:

Zoning Case No. 2024-0039-A

Legal Owner: William & Kathryn McConnell

Hearing date: March 18, 2024

Baltimore County Department of Permits, Approvals & Inspections

County Office Building

111 West Chesapeake Avenue, Room 111

111 West Chesapeake Avenue Towson, MD 21204

Attention: Jeff Perlow

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **6141 Barroll Road**.

The signs were initially posted on **February 23, 2024**.

The subject property was also inspected on _____.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. E. Doak". The signature is stylized with a large "B" and "D".

Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road

Freeland, MD 21053

410-419-4906 cell / 443-900-5535 office

bdoak@bruceedoakconsulting.com

ZONING HEARING

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

CASE # 2024-0039-A

6141 Barroll Road, Baltimore Maryland 21209
(NE side of Barroll Rd, 525'N of Hollins Lane)

Council District 2, Election District 9

Legal Owners: William & Kathryn McConnell

PETITION REQUEST: Variance: To permit an accessory structure (garage) to be located in the front yard per the Baltimore County Zoning Regulations (BCZR), Section 400.1 and to permit an accessory structure (garage) with a height of 17 ft. in lieu of the maximum height of 15 ft. per BCZR, Section 400.3

Hearing Date: Monday, March 18, 2024 at 1:30 p.m.

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

Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103 / Towson, Maryland 21204 Phone 410-857-3800, ext. 200
Email: administrativehearings@baltimorecountymd.gov

HANDICAPPED ACCESSIBLE

ZONING HEARING

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Council District 2, Election District 9

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Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103 / Towson, Maryland 21204 / Phone 410-887-1600, ext. 0
Email: administrativehearings@baltimorecountymd.gov

HANDICAPPED ACCESSIBLE

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

Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103 / Towson, Maryland 21204 / Phone 410-587-3868, ext.0
Email: administrativehearings@baltimorecountymd.gov

HANDICAPPED ACCESSIBLE

ZONING HEARING

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

CASE # 2024-0039-A

6141 Barroll Road, Baltimore Maryland 21209
(NE side of Barroll Rd, 525'N of Hollins Lane)
Council District 2, Election District 9
Legal Owners: William & Kathryn McConnell

PETITION REQUEST: Variance: To permit an accessory structure (garage) to be located in the front yard per the Baltimore County Zoning Regulations (BCZR), Section 400.1 and to permit an accessory structure (garage) with a height of 17 ft. in lieu of the maximum height of 15 ft. per BCZR, Section 400.3

Hearing Date: Monday, March 18, 2024 at 1:30 p.m.

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

Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103 / Towson, Maryland 21204 / Phone 410-387-3868
Email: administrativehearings@baltimorecountymd.gov

HAND

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: February 23, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0039-A
Address: 6141 BARROLL RD
Legal Owner: William & Kathryn McConnell

Zoning Advisory Committee Meeting of February 23, 2024.

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

Additional Comments:

Reviewer: Earl D Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: February 21, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0039-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: No comment

DPW-T: No Exception taken

Landscaping: No comment.

Recreations & Parks: No Greenways affected.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 2/26/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0039-A

INFORMATION:

Property Address: 6141 Barroll Road
Petitioner: William D. McConnell/Kathryn B. McConnell
Zoning: DR 1
Requested Action: Variance

The Department of Planning has reviewed the petition for the following:

Variance(s) -

1. Variance to permit an accessory structure (garage) to be located in the front yard per Section 400.1 BCZR.
2. Variance to permit an accessory structure (garage) with a height of 17 feet in lieu of the required maximum height of 15 feet per Section 400.3 BCZR.

The proposed site is approximately a 3.56-acre property zoned DR 1. It is surrounded by predominantly residential uses. The site has no previous Zoning history and is not located in a historic district.

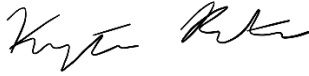
The existing land use is currently a residential property zoned DR 1. The requested zoning relief, as said in above request, does not appear to adversely impact the public right-of-way or the surrounding dwellings. The petitioner proposes to raze the existing accessory structure (garage) and erect a replacement. The dimensions of the proposed accessory structure will be 20x26. The height is proposed at 17 feet and the location (front yard) of the dwelling is consistent with what is currently existing. The accessory structure will be a double front-loaded garage. The structure will not be visible from the public right-of-way and is proposed to be sited 10 feet from the shared adjacent property line of 6137 Barroll Road.

The Department of Planning has no objection to the requested relief conditioned upon the following:

1. The garage will not be converted into living quarters.
2. Coordinate with the Baltimore County Landscape Architect to comply with any additional landscaping requirements.
3. All other accessory structure requirements outlined in BCZR Section 400 are met.
4. Any additional conditions set forth by the Administrative Law Judge.

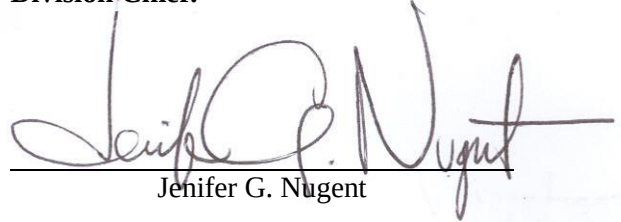
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

Bruce E. Doak, Bruce E. Doak Consulting LLC
David Birkenthal, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

RC 7

0918470400

069B3

0902851460

6134

0905880210

6140

0901270000

2 CD

NW 8-B

0904000161

6141

6138

0904003880

9 ED

0912004980

6137

1995-0313-SPH

0912740880

DR 1

2005-0251-A

0912005040

2006-0163-A

0916750780

BARROLL RD

HOLLINS LN

079B1

1800013887

1100

1800013886

0914650473

0902003190

1103

1101

0920000301

1115

PAI # 090266

Lot # 1A

1800012456

Pt. Bk./Folio # 045037

Pt. Bk./Folio # 045039

Pt. Bk. 000000 , Folio 0039

22000009629

Lot # 2A

PAI # 090266

1111

1700009777

Pt. Bk./Folio # 035137

1700008625

PAI # 090569

Pt. Bk./Folio # MPXX182

1205 PAI # 090569

2100010584 PAI # 090569

Lot # PAI # 090569

RC 7

DR 2A

R3-5 LN

1700011180

RC 7

0918470400

069B3

0902851460

6134

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6140

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2 CD

NW 8-B

6138

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6141

9 ED

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6137

1995-0313-SPH

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DRIVEWAY

DR 1

2005-0251-A

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2006-0163-A

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079B1

BARROLL RD

HOLLINS LN

1103

1101

0902003190

0920000301

1115

PAI # 090266

Lot # 1A

1800012456

Pt. Bk. 0000045, Folio 0037

Pt. Bk. 000000, Folio 0039

2200009629

PAI # 090266

Lot # 2A

Pt. Bk. 000000, Folio 035137

1111

1700009777

Lot # 2

PAI # 090569

Pt. Bk. 000000, Folio MPXX182

1205

PAI # 090569

2100010584

Lot # PAI # 090569

2100010568

1700008625

RC 7

DR 2

CLARK LN

R 3.5

GENERAL INFORMATION

- 1. Ownership: William D. McConnell & Kathryn B. McConnell
6141 Barroll Road Baltimore, MD 21209
- 2. Address: 6141 Barroll Road Baltimore, MD 21209
- 3. Deed references: 9629/534 (parcels 1 & 2)
- 4. Area: 3.56 acres total (based on a 1992 survey by Purdum & Jeschke)
- 5. Tax Map / Parcels / Tax account #: 79 / 49 & 50 / 09-04-000161 & 09-04-000160
- 6. ADC Map: GIS tile: 069B3 Position sheet: 31NW6
Census tract: 490400 Census block: 240054904002006
Schools: West Towson ES Dumbarton MS Towson HS
- 7. The boundary shown hereon is based on a 1992 survey by Purdum & Jeschke. All other information shown hereon was taken from Baltimore County GIS tile 069B3 and the information provided by Baltimore County on the internet.
- 8. Improvements: one story dwelling and garage. The dwelling will remain and the garage will be replaced.

OFFICE OF ZONING

Zoning: D.R. 1
There are no previous zoning cases on the subject parcels.

DR 1 Setbacks for Residential Dwellings

Front: 50 feet from the property line
Side: 20 feet min. / 50 feet sum from any property line
Rear: 50 feet from the property line

Maximum dwelling height: 35 feet

Accessory structure setback: 2.5 feet from the property line
Accessory structure Height: 15 feet

ENVIRONMENTAL

Watershed: Jones Falls URDL land type: 1

- 1. The existing dwelling is served by a private well and septic system.
- 2. There are no underground storage tanks on the subject property.
- 3. The subject property is not in the Chesapeake Bay Critical Area.
- 4. The subject property is not located within a 100 year flood plain.

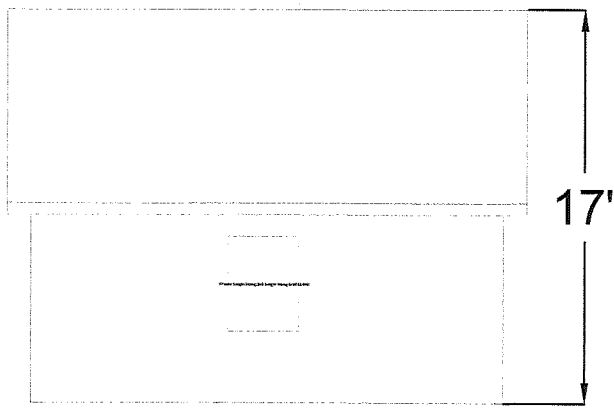
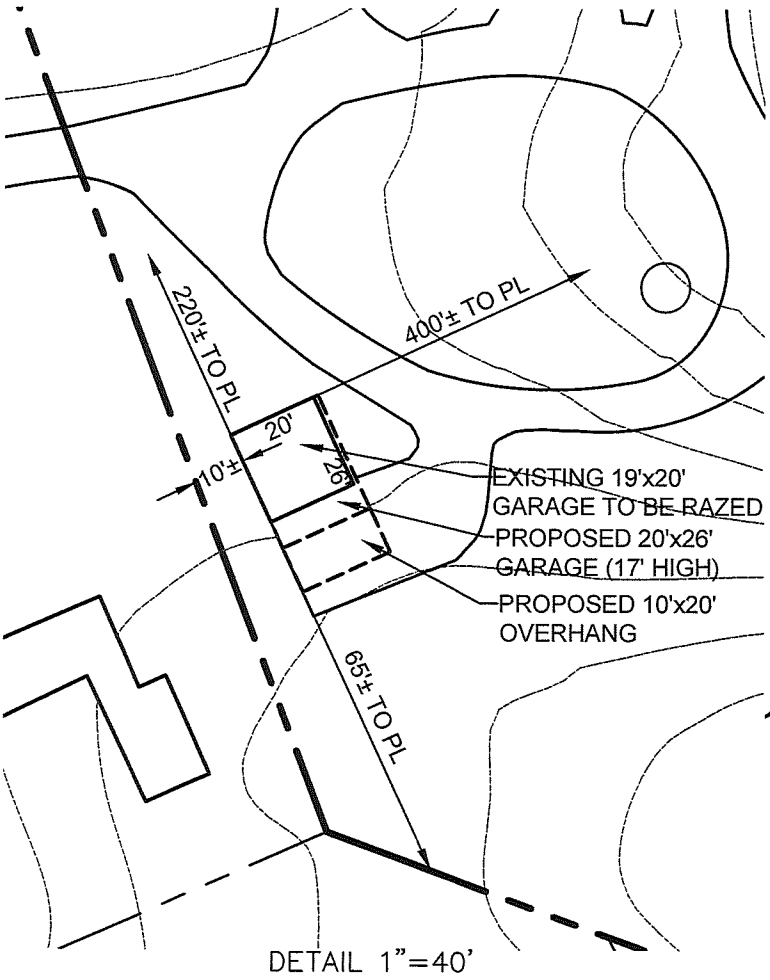
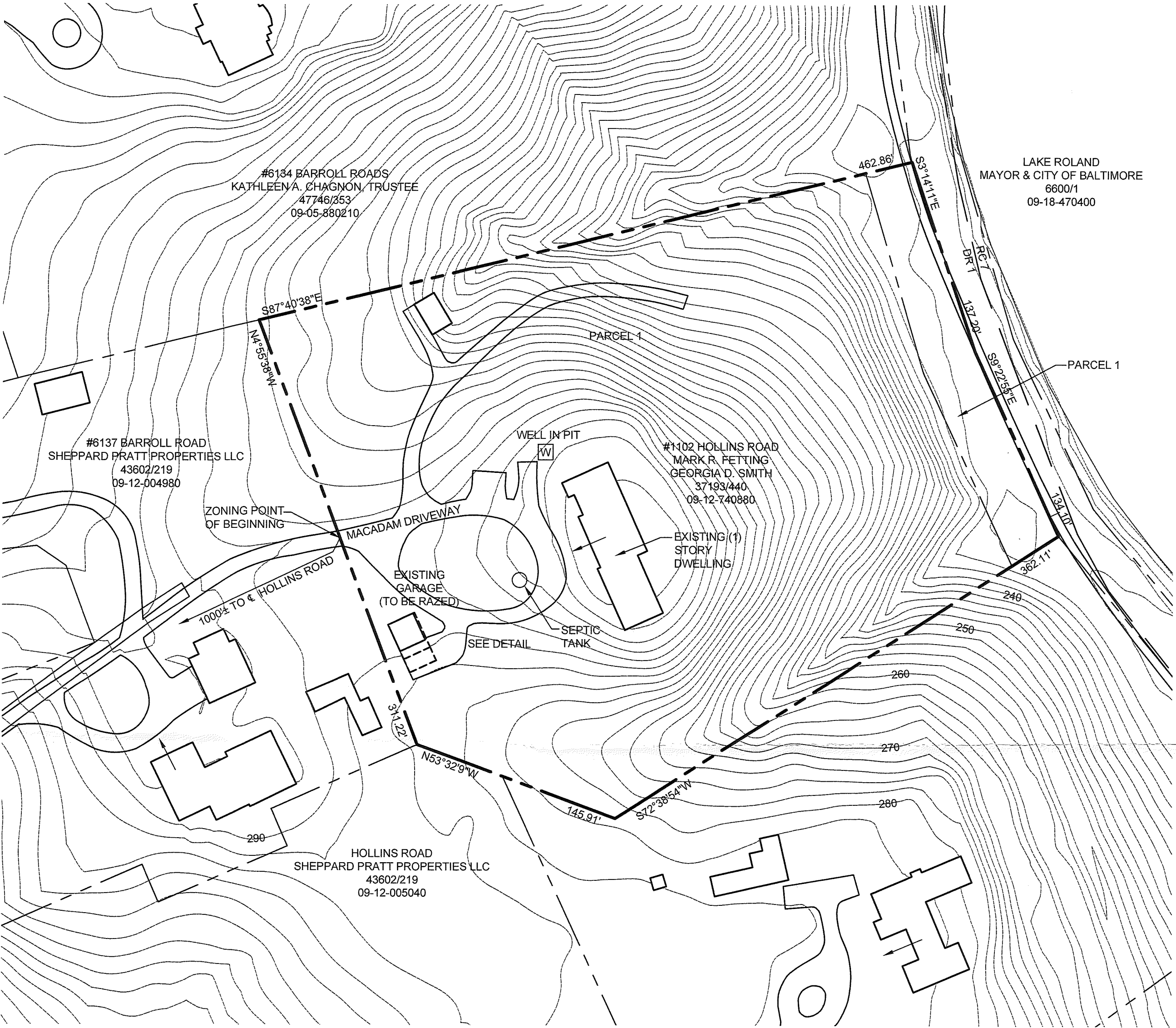
OFFICE OF PLANNING

Regional Planning District: Ruxton District Code: 314

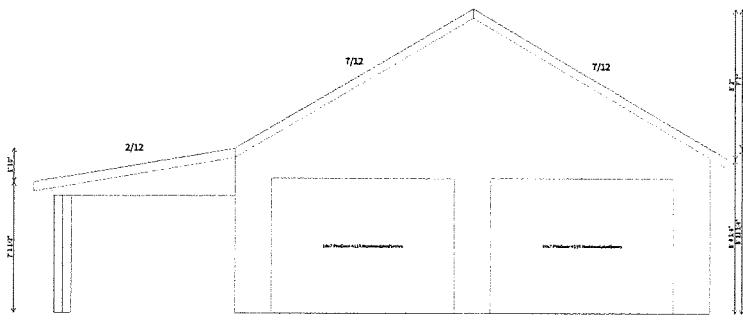
- 1. The subject property is not in a National Register Historic District.
- 2. Growth Tier: 1

PROPOSED DEVELOPMENT

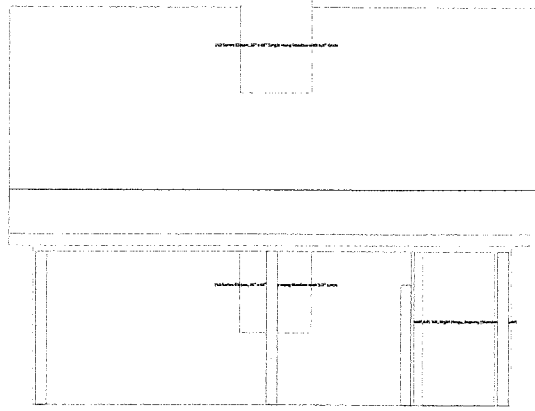
To build a replacement garage in the same place as the existing one.



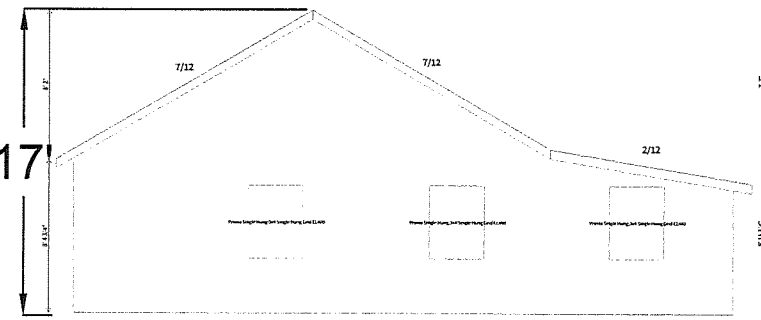
GARAGE LEFT ELEVATION



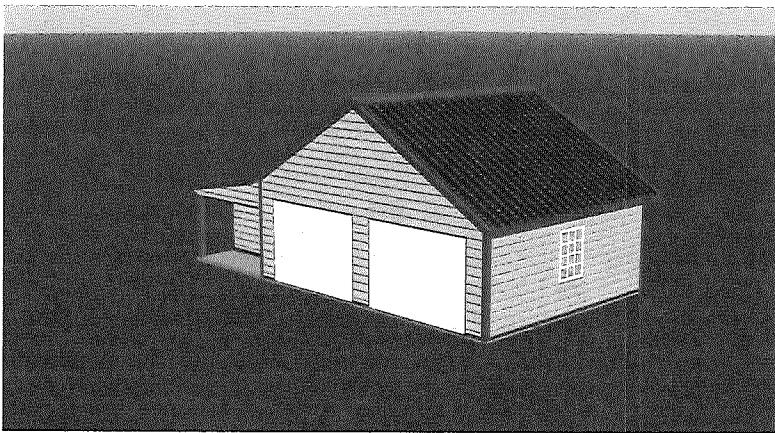
GARAGE FRONT ELEVATION



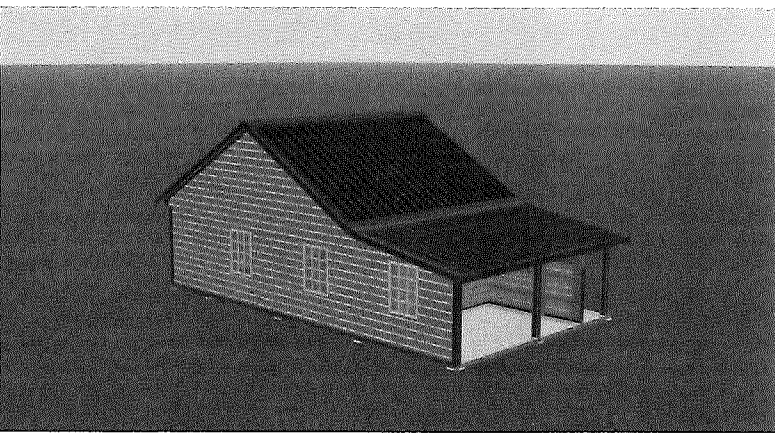
GARAGE RIGHT ELEVATION



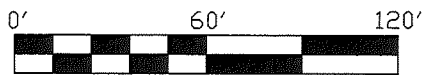
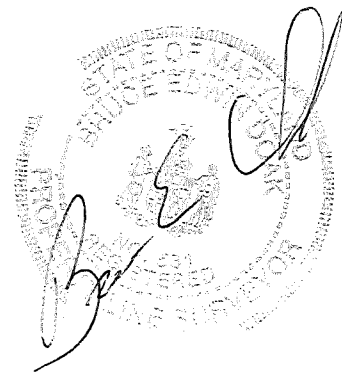
GARAGE REAR ELEVATION



GARAGE FRONT



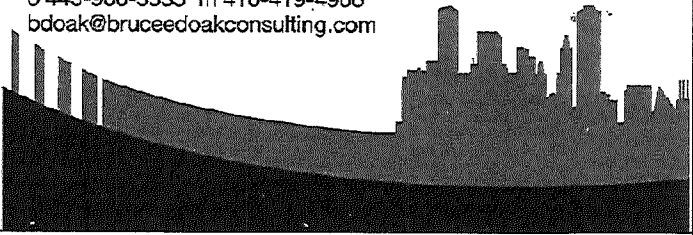
GARAGE REAR



REVISION

2024-0039-A

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com



PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#6141 BARROLL ROAD

BALTIMORE COUNTY, MARYLAND
9th ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT

Date: 1/30/2024

Scale: 1"=60'