

25.1220 9ft

Application for Administrative Waiver to the Fence Height Limitations of Sections 427.1 and 427.2, BCZR

Instructions: Fill out, sign & date the information below (above the dotted line) and prepare a Site Plan (see requirements on the next two pages). Send this completed application and the completed site plan to the Baltimore County Zoning Review Office, County Office Building, 111 W. Chesapeake Avenue, Room 124, Towson, MD 21204. Note that if no public hearing is requested, the waiver decision will be based on evidence presented along with County maintained information about the site.

Property Address: 9808 Mendoza Rd. Randallstown MD 21133
Tax Account Number: 0207472260
Applicant/Owner: Sherla Farrell-Sealey
Applicant/Owner Address: 9808 Mendoza Rd Randallstown, MD 21133
Phone (Cell): 301-379-1754
Phone (Home): 301-379-8169
Email: Sherla02@gmail.com
crptsealey@hotmail.com

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

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

- Pursuant to Section 427.1.B, BCZR, to permit a Fence to be erected in the front yard with a Fence Height of _____ feet in lieu of the maximum allowed Fence Height of 42 inches (3.5 feet). (Attach fence location drawing)
- Pursuant to Section 427.1.C, BCZR, to permit a Fence to be erected in the side or rear yard with a Fence Height of _____ feet in lieu of the maximum allowed Fence Height of 6 feet. (Attach fence location drawing)
- Pursuant to Section 427.1.C, BCZR, to permit a Fence to be erected in the side or rear yard with a Fence Height of 7ft feet when the fence is set back from the property line a horizontal distance of two feet for every vertical foot of height in excess of six feet. (Attach fence location drawing)
- Pursuant to Section 427.1.E and F, BCZR, to permit a Fence to be erected in the rear or side yard of a lot which adjoins the front yard of another lot on which a residence has been built with a Fence Height of _____ feet in lieu of the maximum allowed 42 inches (3.5 feet), when the fence is situated within ten feet of the adjoining front yard property line. (Attach fence location drawing)

Basis for Request: At the rear of 9808 Mendoza Rd property, we would like to extend our fence 24ft in length toward Kings Point Rd. The height wouldn't exceed 7ft. Side fence 112ft in length, 7ft in height.

Applicant's Signature: Sherla Farrell-Sealey Date: 11/19/2025

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

Waiver Number UA-2025-0027-FW (County Use Only)

Date Property Posted: 12-5-2025 Closing Date: 12-20-2025 (15 days after posting date)

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

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

Final Disposition: _____

Code Official or Designee: C. Pelt Date: 1/6/26



**Permits, Approvals and
Inspections**

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

Cashier: John Krach III

Transaction **103239**

Total	\$100.00
CREDIT CARD SALE	\$100.00
VISA 9473	

Retain this copy for statement
validation

Station: Permit Processing - Mini

19-Nov-2025 10:00:51A

\$100.00 | Method: CONTACTLESS

VISA CREDIT

XXXXXXXXXXXX9473

VISA CARDHOLDER

Reference ID: 532300593956

Auth ID: 01537D

MID: *****2995

AID: A0000000031010

AthNtwkNm: VISA

Payment 7TKJ5Q2F5SM0Y

Clover Privacy Policy
<https://clover.com/privacy>

CP

CERTIFICATION OF POSTING

RE: Case No. UA 2025-0027 FW

Petitioner: Sherla Parrell-Sealey

Closing Date: 12/20/25

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign
was posted conspicuously on the property located at _____

9808 Mendoza Road – front of property (1 of 2)

9808 Mendoza Road – close up of sign wording (2 of 2)

on 12/5/25

Sincerely,

Richard E. Hoffman (signed) 12/5/25

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Certificate of Posting

Case No. UA-2025-0027 FW



9808 Mendoza Road (1 of 2)

Richard E. Hoffman (signed) 12/5/25

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certificate of Posting

Case No. UA-2025-0027 FW



9808 Mendoza Road (2 of 2) close up of sign

Richard E. Hoffman (signed) 12/5/25

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

View Map No Ground Rent Redemption on File No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 02 Account Identifier - 0207472260

Owner Information

Owner Name: FARRELL SEALEY SHERLA SELINA Use: RESIDENTIAL
 Principal Residence: YES
 Mailing Address: 9898 MENDOZA RD Deed Reference: /46632/ 00405
 RANDALLSTOWN MD 21133-

Location & Structure Information

Premises Address: 9808 MENDOZA RD Legal Description: 9808 MENDOZA RD
 RANDALLSTOWN 21133- KINGS POINT

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 2
 0076 0011 0149 2060088.04 0000 1 DD 2 2025 Plat Ref: 0027/ 0120

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1965	1,826 SF	430 SF	11,368 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	SPLIT LEVEL	1/2 BRICK FRAME/3 BRICK	2 full/ 1 half			

Value Information

	Base Value	Phase-in Assessments		
		Value	As of	As of
Land:	82,300	85,600	01/01/2025	07/01/2026
Improvements	242,200	284,500		
Total:	324,500	370,100	339,700	354,900
Preferential Land:	0	0		

Transfer Information

Seller: KING MEADOWS TYSON Type: ARMS LENGTH IMPROVED	Date: 03/29/2022 Deed1: /46632/ 00405	Price: \$380,000 Deed2:
Seller: KING MEADOWS TYSON Type: NON-ARMS LENGTH OTHER	Date: 12/09/2020 Deed1: /43764/ 00401	Price: \$0 Deed2:
Seller: PENNSYLVANIA AVENUE Type: NON-ARMS LENGTH OTHER	Date: 08/28/2015 Deed1: /36593/ 00326	Price: \$309,900 Deed2:

Exemption Information

Partial Exempt Assessments: Class		07/01/2025	07/01/2026
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 05/21/2024

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:







LONG FENCE

Pt. Bk. 0000034, Folio 0076

0219480160

HOYT CIR

Lot # 9 0214000091

Lot # 5 0203001660

Lot # 1 0202471000

3517

Lot # 4 0213751220
Pt. Bk. 0000027, Folio 0120

0213203100

KINGS POINT RD

Pt. Bk./Folio # 027120

3515

Lot # 3 0218472780

PAI # 020115

PAI # 020115

PAI # 020115

076B2
4 CD

DR 3.5
2 ED

PAI # 020115
NW 7-K

Lot # 2

0207472260

Lot # 1 0211001560

9806

Pt. Bk./Folio # 027122

Lot # 12
0223002200

9809

Lot # 18
1600007607

Pt. Bk. 0000035, Folio 0125

9807
0203672540

Lot # 13

MENDOZA RD

Pt. Bk./Folio # 074129

Pt. Bk./Folio # 035125

Pt. Bk. 0000074, Folio 0129

1600007586

GENERAL NOTES:

- 1) The accuracy of the distances shown from any structure to any apparent property line is 1'±.
- 2) This drawing does not represent a Boundary Survey. Any property markers labeled hereon are not guaranteed by NTT Associates, Inc.
- 3) This plat is of benefit to a consumer only insofar as it is required by a lender, a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing.
- 4) This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required, for the transfer of title or securing financing or refinancing.
- 5) This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 6) Unless noted on the drawing, no title report was provided. This drawing was prepared by examining the current title deed or record plat. Any easements, restrictions, rights of way, or any other property alterations not referred to in the current title deed may not be shown.
- 7) Unless otherwise noted, the bearings and north arrow shown hereon are in the meridian of the current title deed or record plat.
- 8) Building Restriction Line Information, if shown, was obtained from existing records only and is not guaranteed by NTT Associates, Inc.
- 9) Flood Zone Information shown on FIRM maps is subject to interpretation.
- 10) Improvements which in the surveyor's opinion appear to be in a state of disrepair or considered "temporary" may not be shown.
- 11) If it appears encroachments may exist, a Boundary Survey is recommended to determine the exact location of the property boundary lines and improvements.
- 12) The locations of fence lines, if shown, are approximate.

APPARENT ENCROACHMENT NOTES:

- 1) The fence appears to lie at, near, or over the property line.
- 2) The fence and retaining wall appear to lie within the drainage and utility easement.

JOB SPECIFIC NOTES:



9808 MENDOZA ROAD
RANDALLSTOWN, MARYLAND 21133

PRINTING INSTRUCTIONS:

- 1) With the drawing open in Adobe Reader, select "Print..." in the "File" menu
- 2) Select the desired printer
- 3) Choose the "All" option under "Pages to Print"
- 4) Choose the "Actual size" option under "Page Sizing & Handling"
- 5) To print in COLOR click "Print", for BLACK & WHITE continue to step 6
- 6) Click the "Properties" button
- 7) Choose the "Imaging" tab
- 8) Check the "Print text as black" & "Print graphics as black" boxes (this will remain the default until unchecked)
- 9) Click "OK"
- 10) Click "Print"

SURVEYOR LEGEND:

Property Lines: _____	Fence Line (Metal, Wire): _____x_____
Buildings: _____	Fence Line (Wood, Plastic): _____//_____
Improvements: _____	Right of Way: _____
Building Restriction Line: _____	100 Year Flood Plain: _____
Easement Lines: _____	Forest Conservation: _____
Easement Lines: _____	Septic Reserve Areas: _____
Old Lot Lines:	Overhangs: _____

NTT Associates, Inc.
16205 Old Frederick Rd.
Mt. Airy, Maryland 21771
Phone: (410) 442-2031
Fax: (410) 442-1315
www.nttsurveyors.com

Subject property is shown in Zone X on the FIRM Map of Baltimore County, Maryland on Community Panel Number 2400100355F, effective 9/26/2008



MENDOZA ROAD

50' R/W

S 07°45'00" W
14.14'
N 37°15'00" W
20.00'

L=75.00'
R=175.00'
S 62°25'00" E
20.79'

50' setback
LOT 2
BLOCK DD

S 52°45'00" W
60.00'

KINGS POINT ROAD
70' R/W

R=935.00'
3' setback
L=49.09'

BAY
CP
C/W
MAC DRIVE
34'±

32'±

#9808
SPLIT
BRK & FRM

44.6'

26.5'

26.5'

23'±

30'

S 27°35'00" W
108.02'

PIPE
FOUND

LOT 1

WOOD
DECK

POOL

8'X10'
SHED
BLOCK
PATIO

CHIM

RETAINING
WALL

2' setback

78.66'

S 40°15'30" E

5' DRAINAGE &
UTILITY EASEMENT

LOT 3

White Vinyl Fence
7Ft

Plain of front
of neighboring house

Soab Loriee
G Trustee
3515 Kings Point Rd

NOTE: 1) THE FENCE APPEARS TO LIE AT, NEAR, OR OVER THE PROPERTY LINE.
2) THE FENCE AND RETAINING WALL APPEAR TO LIE WITHIN THE DRAINAGE AND UTILITY EASEMENT.

The purpose of this drawing is to locate, describe, and represent the positions of buildings and substantial improvements affecting the property shown hereon, being known as:

LOT 2 BLOCK DD REVISED PLAT 2 SECTION ONE
KINGS POINT

recorded among the land records of Baltimore County, Maryland in
Plat Book 27, folio 120

This is to certify that I either personally prepared or was in responsible charge over the preparation of this drawing and the surveying work reflected in it, all set forth in Regulation .12 of Chapter 09.13.06 of the Code of Maryland Annotated Regulations.

This is page one of a two page document. The advice found on the affixed page is an integral part of this drawing, and is not valid without all pages.



James Carl Hudgins
Property Line Surveyor #96
Expiration Date: 3/11/2022

LOCATION DRAWING
9808 MENDOZA ROAD
2nd ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

NTT Associates, Inc.
16205 Old Frederick Rd.
Mt. Airy, Maryland 21771
Phone: (410) 442-2031
Fax: (410) 442-1315
www.nttsurveyors.com

Scale: 1" = 30'
Date: 12/15/2021
Field By: JB
Drawn By: JB
File No.: IT2021-MD-1735
Page No.: 1 of 2