

State Department of Education to operate a Family Day Care center in their home for no more than eight children which range in age from seven months to two years and above. Their home is located across the street from the Battle Grove Elementary School. The subject property is the subject of a zoning violation case (Case No. 08-2021) for constructing a rear deck, front yard fence, and front addition without the required permits. Thus, the instant Petition was filed for the rear addition.

In support of his variance request, the Petitioner submitted numerous photographs that were accepted and marked into evidence as Petitioner's Exhibit 4. These photographs depict the many varieties of rear additions on homes in the immediate area. These different types of additions include covered porches, screened porches, open decks, enclosed additions, additions with sheds in the yard, and porches with decks. It is apparent from the photographs, that in this neighborhood it is rare to have a dwelling without a rear addition. Additionally, these photographs depict enclosed front additions and screened porches.

Zoning Advisory Committee (ZAC) comments were received from the Office of Planning dated September 4, 2008 which indicates that additions of the proposed size exist in this development on the larger end unit lots and elsewhere in the block infrequently. There are more covered porches of the same dimension as the proposed as opposed to an enclosed addition. The existing shed which is more like a small garage is larger than permitted for a detached accessory structure in this yard. There will be no usable rear yard space if the addition is built. If the addition is necessary then the shed should be removed and if necessary a smaller shed should replace it. While I am mindful of the Office of Planning's concerns about the overcrowding of the subject property, the many photographs submitted by the Petitioner demonstrate many additions similar to the one proposed, as well as sheds located on adjacent properties. As

~~RECEIVED FOR FILED~~
9.25.08

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a condition of approval, however, I will require that the 10 foot x 14 foot shed be removed if the property is sold or leased to another individual.

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. I find that the Petitioner would suffer a practical difficulty if relief were denied. If the variance were denied, Petitioner would not be able to benefit from the additional living space currently enjoyed by others in the immediate neighborhood. Owing to the character of the surrounding neighborhood, it is clear that the granting of the relief will not result in any detrimental impact upon adjacent properties. The variance request meets the spirit and intent of Section 307 of the B.C.Z.R. for relief to be granted. Thus, the relief requested shall be granted consistent with the comments set forth above.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of September, 2008 that the Petition for Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 20 feet in lieu of the required 25 feet for an addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

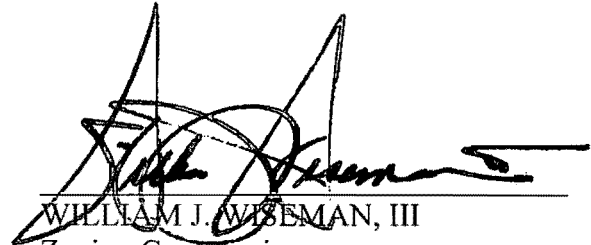
1. The Petitioner may apply for his building permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
2. In the event the Petitioner shall sell, lease or cease living on the property, the shed which measures 10 feet x 14 feet and is located in the rear yard shall be removed from the property.

~~STAMP RECEIVED FROM FILING~~
9-25-08
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3. When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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

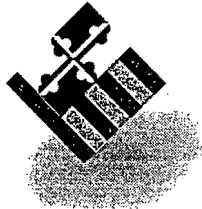
WJW:pz



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

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9-25-08
m



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

September 25, 2008

Michael L. Bocklage
7837 St. Patricia Lane
Baltimore MD 21222

RE: PETITION FOR VARIANCE
(7837 St. Patricia Lane)
Case No. 2009-0022-A

Dear Mr. Bocklage:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party 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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III", written over a horizontal line.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

Enclosure

c: People's Counsel; DPM; File



TAX ACCOUNT # 15203011000

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 7837 St. Patricia Lane
which is presently zoned DR-10.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1 B02.3.B to permit a rear yard setback of 20 ft. in lieu of the required 25 ft. for an addition.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

See Attached

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

I, or we, agree to pay expenses of above Variance, 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.

I/We do 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 Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Mr. Michael L. Bocklage

Name - Type or Print

Signature

Name - Type or Print

7837 St. Patricia Lane 410

Address Telephone No.

Baltimore MD 21222

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING 9/11-9/15/08

Reviewed By SA Date 7/28/08

Case No. 2009-0025-A

REV 9/15/98



9-25-08

m

The enclosed addition is being proposed because my wife is now licensed to do certified home daycare and we need the extra room to comfortably provide the children with a room with more space for learning + playing instead of having to share a room with our teen age children.

Zoning Description

Zoning Description for 7837 St. Patricia Lane

Beginning at a point on the SE side of St. Patricia Lane which is 60' wide at the distance of 92' (+/-) NE of the centerline of the nearest improved intersecting street St. Monica Drive which is 60' R/W wide. Being lot # 32, recorded in Baltimore County Plat Book # 22, Folio # 130, containing 1600 square feet. Also known as 7837 St.

Patricia Lane and located in the 15th Election District, 7th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **18555**

Date: **7/28/08**

PAID RECEIPT

BUSINESS ACTUAL TIME 0000

7/28/2008 7/28/2008 10:49:13

REG-SDM WALKIN CSTE CNG

RECEIPT # 449250 7/28/2008 (NCL)

5.520 ZONING VERIFICATION

DISC

Acpt Tot \$65.00

1.00 CR

\$66.00 CR

Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
601	606			2150				\$66.00

Total: **66.00**

Rec From: **PA - Baltimore**

For: **Office**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #2009-0025-A

7837 St. Patricia Lane
S/east side of Patricia Lane, 92
feet n/east of St. Monica Drive
15th Election District
7th Councilmanic District
Legal Owner(s): Michael Bocklage
Variances: to permit a rear yard
setback of 20 feet in lieu of the
required 25 feet for addition.

**Hearing: Tuesday, September
23, 2008 at 11:00 a.m. in
Room 104, Jefferson Build-
ing, 105 West Chesapeake
Avenue, Towson 21204.**

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information concern-
ing the File and/or Hearing,
Contact the Zoning Review Of-
fice at (410) 887-3391.

JT/9/635-Sept. 9 183006

CERTIFICATE OF PUBLICATION

9/11/2008

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 9/9/2008.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No: 2009-0025-A

Petitioner/Developer: MICHAEL BOCKLAGE

Date Of Hearing/Closing: 9/23/08

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 7837 ST. PATRICIA LANE

This sign(s) were posted on September 7, 2008
(Month, Day, Year)

Sincerely,

Martin Ogle 9/7/08
Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)



TO: PATUXENT PUBLISHING COMPANY
Thursday, August 28, 2008 Issue-- Jeffersonian

Please forward billing to:
Michael Bocklage
7837 St. Patricia Lane
Baltimore, MD 21222

410-477-9312

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2009-0025-A

7837 St. Patricia Lane

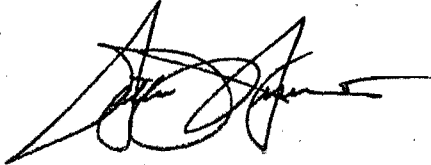
S/east side of Patricia Lane, 92 feet n/east of St. Monica Drive

15th Election District – 7th Councilmanic District

Legal Owners: Michael Bocklage

Variance to permit a rear yard setback of 20 feet in lieu of the required 25 feet for addition.

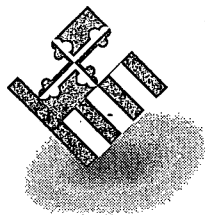
Hearing: Monday, September 15, 2008 at 10:00 a.m. in Hearing Room 1, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY KOTROCO, August 14, 2008
Director
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2009-0025-A

7837 St. Patricia Lane

S/east side of Patricia Lane, 92 feet n/east of St. Monica Drive

15th Election District – 7th Councilmanic District

Legal Owners: Michael Bocklage

Variance to permit a rear yard setback of 20 feet in lieu of the required 25 feet for addition.

Hearing: Monday, September 15, 2008 at 10:00 a.m. in Hearing Room 1, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Michael Bocklage, 7837 St. Patricia Lane, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 30, 2008.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 9, 2008 Issue - Jeffersonian

Please forward billing to:
Michael Bocklage
7837 St. Patricia Lane
Baltimore, MD 21222

410-477-9312

NOTICE OF ZONING HEARING

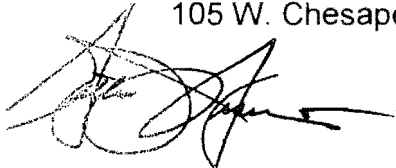
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2009-0025-A

7837 St. Patricia Lane
S/east side of Patricia Lane, 92 feet n/east of St. Monica Drive
15th Election District – 7th Councilmanic District
Legal Owners: Michael Bocklage

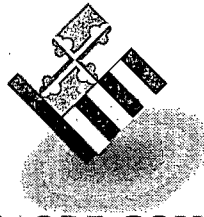
Variance to permit a rear yard setback of 20 feet in lieu of the required 25 feet for addition.

Hearing: Tuesday, September 23, 2008 at 11:00 a.m. in Room 104, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

August 25, 2008
TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

NEW NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2009-0025-A

7837 St. Patricia Lane

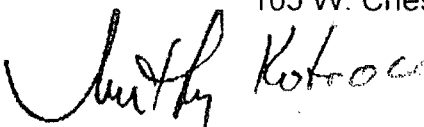
S/east side of Patricia Lane, 92 feet n/east of St. Monica Drive

15th Election District – 7th Councilmanic District

Legal Owners: Michael Bocklage

Variance to permit a rear yard setback of 20 feet in lieu of the required 25 feet for addition.

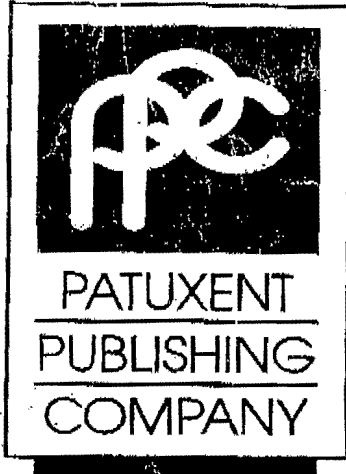
Hearing: Tuesday, September 23, 2008 at 11:00 a.m. in Room 104, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204


Timothy Kotroco
Director

TK:klm

C: Michael Bocklage, 7837 St. Patricia Lane, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY SEPTEMBER 8, 2008.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Towson Office
409 Washington Avenue
Legal Advertising
Ph: 410-337-2425
FAX: 410-825-4278

Susan Wilkinson Ext. 3425
Ellen Harris Ext. 3418
Leah Dean Ext. 3432
Joanne Wernick Ext. 3512
Kathy Conahan Ext. 3417
Sue Thomas Ext. 3513

VERIFICATION OF CANCELLATION

TO: Krustin / ZONING 410 887 3048
RE: Ad No. J 8/293
Invoice No. 181927 Run Dates:
Property No. 7837 St Patricia Lane 2009-0025-A
Amount Owed: Ø

The above ad was tentatively canceled on 8-25-08.
Please verify this cancellation by signing below and faxing this form back to us.

Your written verification is necessary in order to stop charges on this ad.

Signature

Company

Kristen Mathews

PDM - Zoning Review

TO WHOM IT MAY CONCERN:

I HAVE A HEARING SCHEDULED FOR SEPTEMBER 15, 2008 AT 10 AM IN HEARING ROOM, 1 JEFFERSON BUILDING. I AM UNABLE TO ATTEND DUE TO DUE TO BEING OUT OF TOWN ON VACATION I WILL NOT BE RETURNING UNTIL SEPTEMBER 16, 2008 AND I WOULD LIKE TO SEE IF I COULD RESCHEDULE THE HEARING FOR LATER IN SEPTEMBER. WHEN I TURNED THE PAPERWORK IN I LET THEM KNOW I WOULD BE OUT OF TOWN FROM THE 10TH OF SEPTEMBER TIL THE 16TH OF SEPTEMBER SO THAT MY HEARING DATE WOULD NOT FALL ON ANY OF THOSE DAYS. HERE IS MY CASE NUMBER 2009-0025-A . ANY QUESTIONS PLEASE FEEL FREE TO CALL ME AT 410-477-9312.

THANK YOU
MICHAEL L BOCKLAGE
7837 ST PATRICIA LANE
BALTIMORE MD 21222
410-477-9312

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

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 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 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.

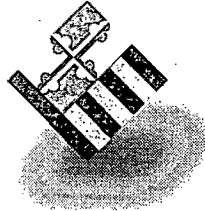
For Newspaper Advertising:

Item Number or Case Number: 2009-0025-A
Petitioner: Michael Bocklage
Address or Location: 7837 St. Patricia Lane

PLEASE FORWARD ADVERTISING BILL TO:

Name: Michael Bocklage
Address: 7837 ST. Patricia Lane
Baltimore, MD 21222

Telephone Number: 410-477-9312



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
September 18, 2008

Michael L. Bocklage
7837 St. Patricia Ln.
Baltimore, MD 21222

Dear: Michael L. Bocklage

RE: Case Number 2009-0025-A, 7837 St. Patricia Ln.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 28, 2008. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: August 6, 2008

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

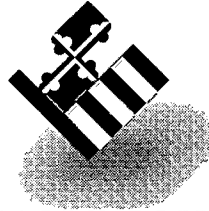
SUBJECT: Zoning Advisory Committee Meeting
For August 11, 2008
Item Nos. 2009-0019, 0020, 0021, 0022,
0023, 0024, ~~0025~~ and 0027

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

DAK:CEN:lrk

cc: File

ZAC- 08062008-NO COMMENTS



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

August 4, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: August 4, 2008

Item Number: 0019 through 0025 and 0028

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: August 4, 2008

Ms. Kristen Matthews
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No 2005-0025-A
7837 St PATRICIA LN.
BOCKLAGE PROPERTY

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. 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 Item No. 2005-0025-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Foster Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



BW 9/22
11Am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: September 4, 2008

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 7837 St. Patricia Lane

INFORMATION:

Item Number: 9-025

Petitioner: Michael Bocklage

Zoning: DR 10.5

Requested Action: Variance

RECEIVED
SEP 18 2008

BY: _____

SUMMARY OF RECOMMENDATIONS:

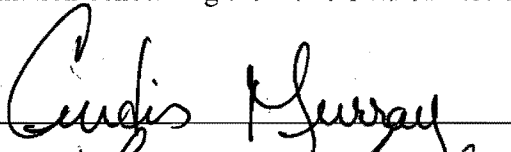
Should the petitioner build an addition the size of what is proposed the subject lot would be crowded"

Additions of the proposed size exist in this development on the larger end unit lots, and elsewhere in the block, infrequently. There are more covered porches of the same dimension as the proposed as opposed to an enclosed addition.

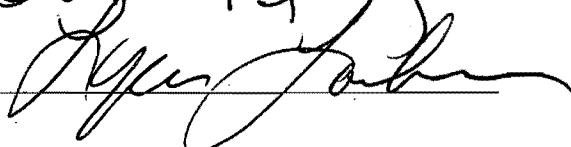
Furthermore, the existing shed, which is more like a small garage, is larger than permitted for a detached accessory structure in this yard. There will be no usable rear yard space if the addition is built.

If the addition is necessary then the shed should be removed and if necessary, a much smaller shed should replace it.

For further information concerning the matters stated here in, please contact John Alexander at 410-887-3480.

Reviewed by: 

Division Chief:
AFK/LL: CM



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *JWL*

DATE: August 19, 2008

SUBJECT: Zoning Item # 09-025-A
Address 7837 St. Patricia Lane
(Bocklage Property)

RECEIVED
AUG 19 2008

BY:.....

Zoning Advisory Committee Meeting of August 4, 2008

X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: J. Livingston

Date: August 19, 2008

RE: PETITION FOR VARIANCE * BEFORE THE
7837 St. Patricia Lane; SE/S St. Patricia *
Lane, 92' NE of St. Monica Drive * ZONING COMMISSIONER
15th Election & 7th Councilmanic Districts *
Legal Owner(s): Michael Bocklage * FOR
Petitioner(s) * BALTIMORE COUNTY
* 09-025-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

AUG 04 2008

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of August, 2008, a copy of the foregoing Entry of Appearance was mailed to Michael Bocklage, 7837 St. Patricia Lane, Baltimore, MD 21222, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

IMPORTANT MESSAGE

FOR Debbie

DATE 9-18 TIME 2:45 AM PM

M. Mary

OF Bldg. Inspections

PHONE 3953 AREA CODE 3953 NUMBER 3953 EXTENSION

☐ FAX

☐ MOBILE

AREA CODE 3953 NUMBER 3953 TIME TO CALL

TELEPHONED	☒	PLEASE CALL	☒
CAME TO SEE YOU	☐	WILL CALL AGAIN	☐
WANTS TO SEE YOU	☐	RUSH	☐
RETURNED YOUR CALL	☐	SPECIAL ATTENTION	☐

MESSAGE St Patricks

We'll for pkg.

SIGNED

Tops. FORM 3002P
MADE IN U.S.A.

No Code
Violation pkg.
included.

Dialed 1:00
rec'd voice msg.
unable to leave
voice mail
will have to try
back again
later.

1:25 Spoke to
9/18 (Kathy (x8099))
She'll pass to the
front office for them
to fax.

ODE ENFORCEMENT REPC I

DATE: 6.5.08 INTAKE BY: GB CASE #: 08-2021 INSPEC: 18

COMPLAINT LOCATION: 7837 ST PATRICIA CA 415 C-4

ZIP CODE: DIST: 15

COMPLAINANT NAME: JOHN LUDWIG PHONE #: (H) 410-285-1942 (W)

ADDRESS: ZIP CODE:

PROBLEM: DECK ON REAR - 48" FENCE FRONT YARD
BEING CONSTRUCTED WITHOUT PERMIT, 2 YRS AGO
BUILT ADD ON FRONT W/OUT PERMITIS THIS A RENTAL UNIT? YES ☐ NO ☐
IF YES, IS THIS SECTION 8? YES ☐ NO ☐OWNER/TENANT
INFORMATION:

TAX ACCOUNT #: ZONING:

INSPECTION: Notice to stop work until valid permit
is obtain for deck & 4' fence
Recheck 6/18/08 Gary H. [Signature]

REINSPECTION:

REINSPECTION:

REINSPECTION:



Baltimore County
Department of Permits and
Development Management

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

Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 08-2021	Property No. 1520301100	Zoning DR
------------------------------	----------------------------	--------------

Name(s): Charles Backlage
Michael Backlage

Address: 7837 St. Patricia Ln Balt MD 21222

Violation Location: SAME

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

BCBC 14.3 Stop all work on deck
until a valid permit is obtained
\$500.00 fine

BCC 35-2-304 A valid building
permit is required for construction of
deck in rear yard

Front fence requires a permit
all fences over 42 inches high located
in front yard require a valid fence
permit Posted on site

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

On or Before: 06/18/08	Date Issued: 6/9/08
---------------------------	------------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name: Greg Hurd

INSPECTOR: [Signature]

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

On or Before: 6/9/08	Date Issued: 6/9/08
-------------------------	------------------------

INSPECTOR: _____

RA1001B

DATE: 06/05/2008 STANDARD ASSESSMENT INQUIRY (1)

TIME: 14:35:17

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 20 301100	15	3-0	04-00	H	NO		05/02/08

BOCKLAGE CHARLES DESC-1.. IMPS

BOCKLAGE MICHAEL DESC-2.. NORTH POINT VILLAGE

7837 ST PATRICIA LN PREMISE. 07837 ST PATRICIA LA

00000-0000

BALTIMORE MD 21222-3518 FORMER OWNER: THURSTON GERALD

----- FCV ----- PHASED IN -----

	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	18,000	28,000		FCV	ASSESS	ASSESS
IMPV:	45,410	66,570	TOTAL..	94,570	94,570	84,182
TOTL:	63,410	94,570	PREF...	0	0	0
PREF:	0	0	CURT...	94,570	94,570	84,182
CURT:	63,410	94,570	EXEMPT.		0	0
DATE:	08/02	09/05				

---- TAXABLE BASIS ---- FM DATE

ASSESS: 94,570 08/23/07

ASSESS: 84,182

ASSESS: 0

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

PDLV0102F

Per Development - Livability System

View Cases

Case No: 08-2021Address: 07837 ST PATRICIA LA 21222Insp Area: 017 Dist: 000 Date Rcv: 6/06/2008 Grp: ENF Intk: BERRY, GInspec: HUCIK, G. Inspec2: Date Inspec: 9/30/2008Close: 0/00/0000 Activity: Delete: X

Problem: DK. ON REAR-48" FENCE-FRONT YD. BEING CONSTR. W/O PERMIT, 2 YRS. AGO
BLT. ADD. ON FRONT W/O PERMIT **** 08/14/08 RE-OPEN CASE

CL Name: LUDWIG JOHNCL Address: 00000 CL Home Phone: 410-285-1942 CL Work Phone: Tax Acct. 1520301100Owner: BOCKLAGE, CHARLES & MICHAEL

Enter=Continue F12=Cancel

FA-0275958

PDLV0102F

Permits & Development - Livability System

View Cases

Case No: 08-2021Address: 07837 ST PATRICIA LA 21222Insp Area: 017 Dist: 000 Date Rcv: 6/06/2008 Grp: ENF Intk: BERRY, GInspec: HUCIK, G. Inspec2: Date Inspec: 9/30/2008Close: 0/00/0000 Activity: Delete: X

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CL Name: LUDWIG JOHNCL Address: 00000 CL Home Phone: 410-285-1942 CL Work Phone: Tax Acct. 1520301100Owner: BOCKLAGE, CHARLES & MICHAEL

Enter=Continue F12=Cancel

Case No.: 2009-0025-A 7837 ST. PATRICIA LANE

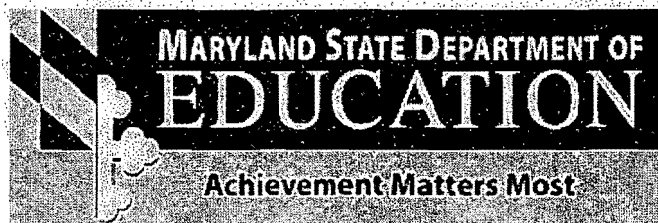
Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN	
No. 2	Day Care License	
No. 3	PHOTO'S of Existing Conditions	
No. 4	Photographs of other Additions in immediate neighborhood.	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

POST IN CONSPICUOUS PLACE - This Certificate of Registration is not transferable to another person, address, or location.



State of Maryland - Department of Education
Office of Child Care
CERTIFICATE OF REGISTRATION

Region: 3
County: BALTIMORE
Registration Number: 152327
Registered Provider since:
03/18/2008

This certifies that **Amy Bocklage** is registered to operate a Family Day Care Home
at: **7837 Saint Patricia Lane, Baltimore, MD 21222**

The Office of Child Care issues this Certificate of Registration pursuant to Family Law Article, Sections 5-550 through 5-558, and COMAR 13A.14.01.

Current Status of Registration:		Approved Ages of Children in Care:		Approved Hours of Operation:	
Issued on:	06/06/2008	Under 2 years old *	2	Days:	YES
Revised on:		2 years through 5 years old	YES	Evenings:	NO
Expires on:	02/28/2010	5 years through 12 years old	YES	Overnight:	NO
Status:	Initial - Full	13 years through 20 years old	NO	Weekends:	NO

Maximum number of family day care children approved for care at one time: **8**

This Certificate of Registration is issued to the provider named above on condition that the provider agrees to comply with all applicable family day care laws and regulations. Failure to comply with applicable laws and regulations may result in an enforcement action against the Certificate of Registration, including but not limited to suspension or revocation of the Certificate or denial of a new Certificate. The provider must surrender this Certificate to the Office of Child Care upon suspension, revocation, voluntary closure, or denial of a new Certificate.

* No more than two children under the age of two, including the provider's own children, may be in care at any time unless approved in advance by OCC.

RESTRICTIONS/COMMENTS: Second level bedrooms, back of basement and back yard are restricted from child care use.

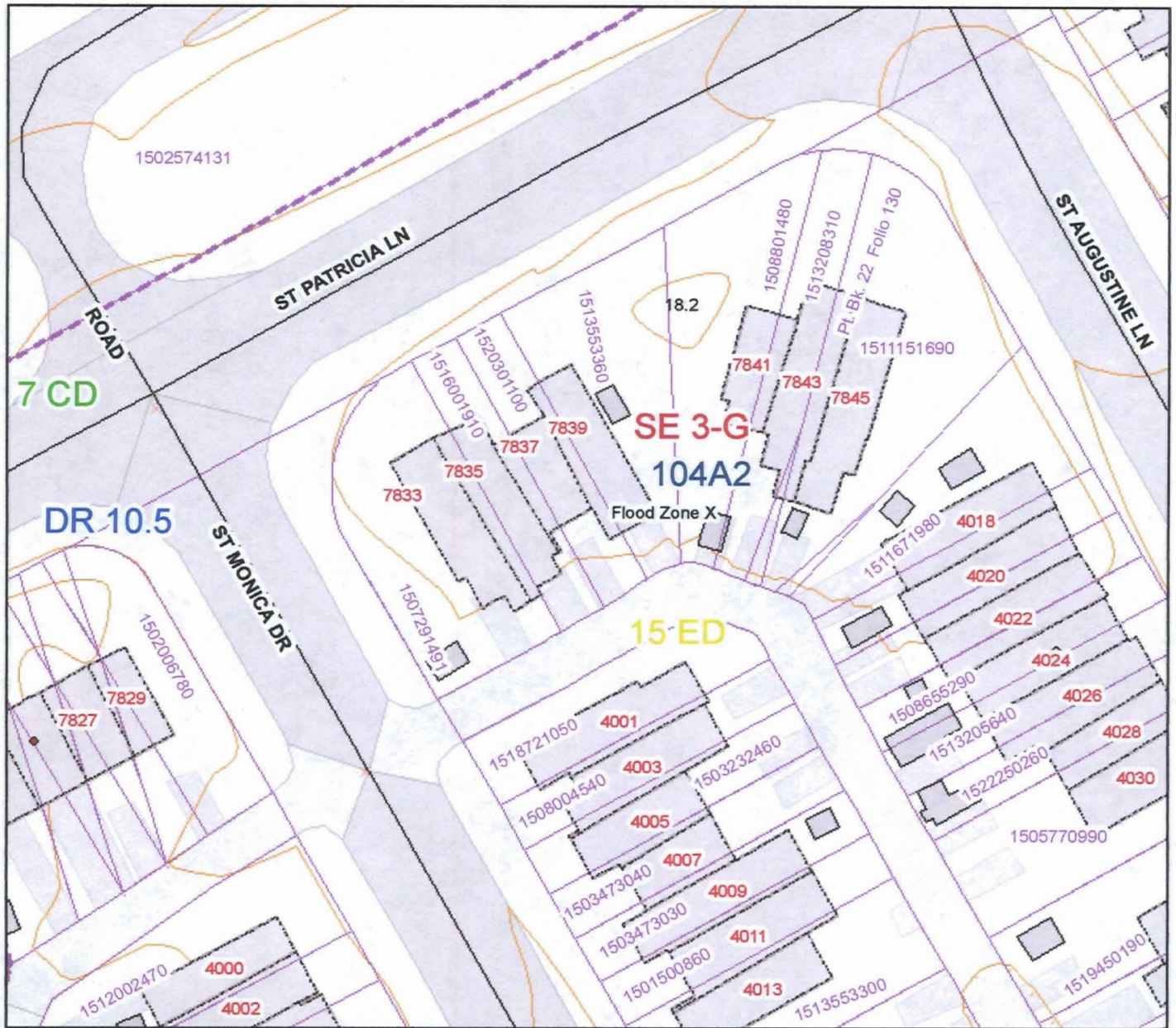
Nancy S. Grasmick
State Superintendent of Schools
Maryland State Department of Education

PETITIONER'S

EXHIBIT NO.

2

7837 St. Patricia Lane



DQ Map Notes



Publication Date: July 21, 2008
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



50 0 50 Feet
 1 inch equals 50 feet

#0025

Subj: (no subject)
Date: 7/28/2008 6:57:34 A.M. Eastern Daylight Time
From: CLOWNCHICK71
To: CLOWNCHICK71



PETITIONER' S

EXHIBIT NO.

3

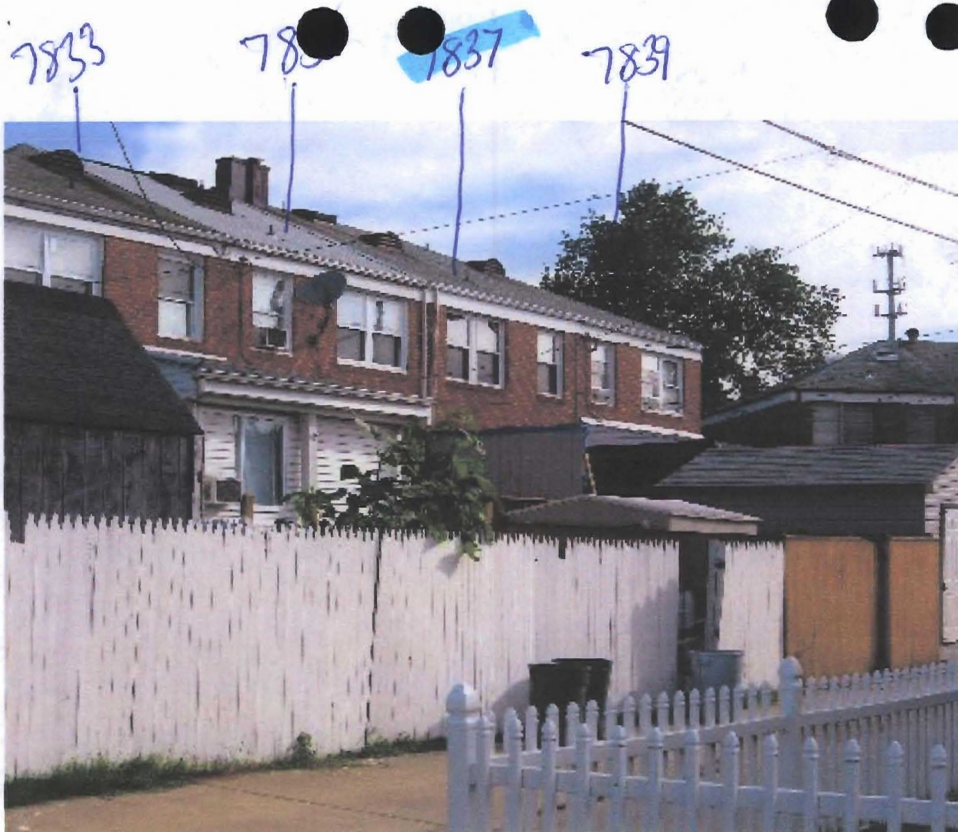
Front







Get fantasy football with free live scoring. [Sign up for FanHouse Fantasy Football today.](#)



























 DRIVEWAY
DONOTBLOCK































7854

HYUNDAI



ACCENT

FLORIDA
808-K59
TALLahassee





















PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

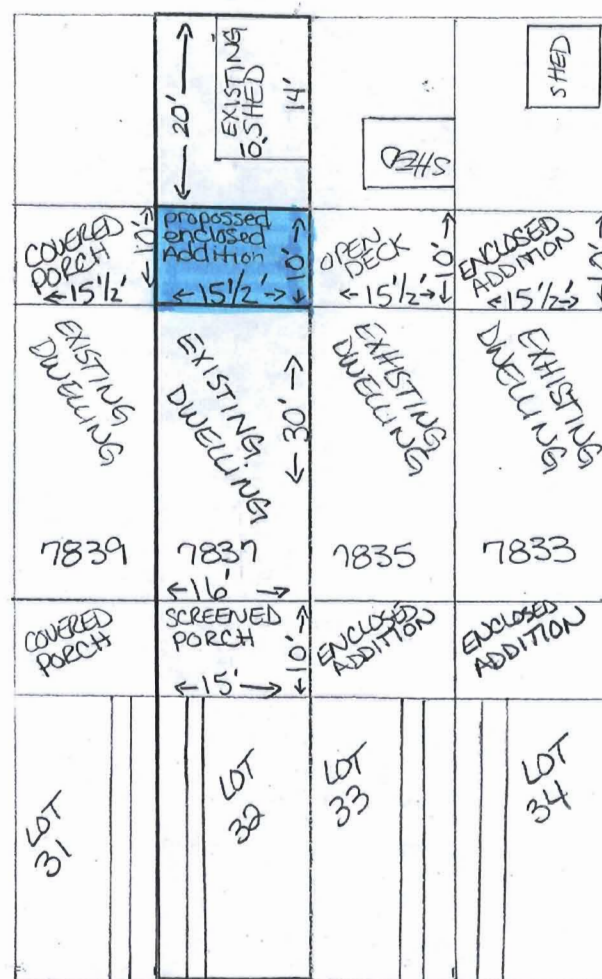
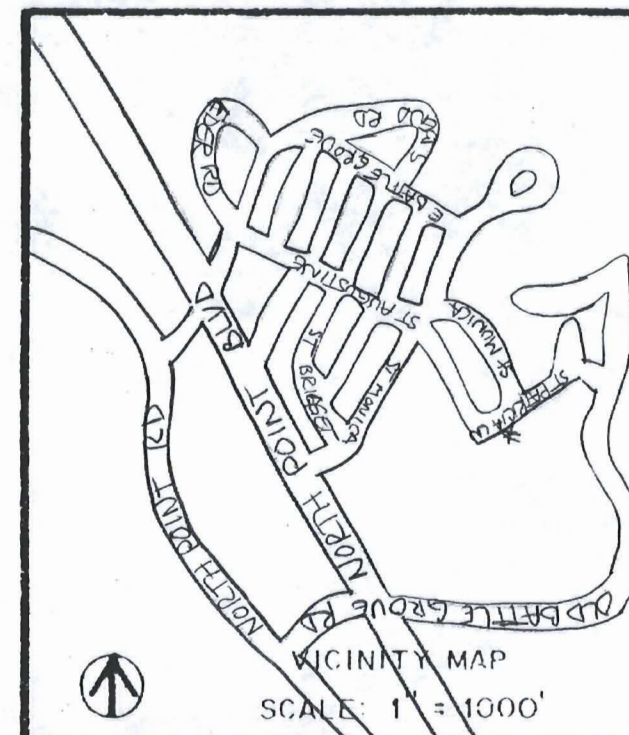
PROPERTY ADDRESS 7837 St. Patricia Lane

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME North Point Village

PLAT BOOK # 22 FOLIO # 130 LOT # 32 SECTION # 4

OWNER Michael Backlage



St. Augustine Lane

St. Monica Lane

60' R/W

St. Patricia Lane



PREPARED BY Amy Backlage

SCALE OF DRAWING: 1" = 20'

PETITIONER'S

EXHIBIT NO. 1

LOCATION INFORMATION

ELECTION DISTRICT 15th
COUNCILMANIC DISTRICT 7th
1" = 200' SCALE MAP # 104A2
ZONING DR 10.5

LOT SIZE 1600
ACREAGE 0.04 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ PUBLIC ☐ PRIVATE

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
100 YEAR FLOOD PLAIN ☐ YES ☒ NO
HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO
PRIOR ZONING HEARING None
Violation # 08-2021 Gary Hind

ZONING OFFICE USE ONLY
REVIEWED BY SN ITEM # 0025 CASE # 2009-0025-A