

IN RE: **PETITION FOR VARIANCE**

N/Side Goose Harbor Road,
360' N of Miami Beach Road
(3904 Goose Harbor Road)
15th Election District
6th Council District

Mark James Bocklage, et ux
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No. 2009-0129-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Mark J. Bocklage, and his wife, Lorri A. Bocklage. The Petitioners request variance relief from Sections 1A04.3.B.2.b and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed dwelling with a front yard setback of 55 feet from the centerline of the street in lieu of the minimum required 75 feet, to permit a setback of 25 feet from a side lot line (west side) in lieu of the minimum required 50 feet, and to permit a proposed open projection (porch) with a setback of 47 feet from the centerline of the street in lieu of the minimum required 56.25 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the petition were Mark and Lorri Bocklage, property owners, and Brian R. Dietz, professional land surveyor, with Dietz Surveying, Inc., the consultant who prepared the site plan. There were no Protestants or other interested persons present. It should be noted that the Office of Planning does not oppose the request and the Petitioners' neighbors, Craig and Melissa Stone (3902 Goose Harbor Road), and Mark Goloboski (3900 Goose Harbor Road), support the required variances.

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Date 3-25-09
By [Signature]

Testimony and evidence offered disclosed that the subject property is an unimproved triangularly shaped parcel containing 1.76 acres in area, zoned R.C.5, and located just east of Bowleys Quarters Road at the southwest corner of the right-of-ways of Goose Neck and Goose Harbor Roads in eastern Baltimore County. The property, although not waterfront, is located a short distance from Goose Harbor not far from the Chesapeake Bay and enjoys a water view. Given its unique configuration, the property has 227 feet of frontage on Goose Harbor Road and 238 feet along Goose Neck Road. The property is served by public water and sewer. As illustrated on the site plan, the property is constrained with floodplains and an extensive Baltimore County Critical Area Reservation of 1.2 acres that encompasses the site leaving only 0.43 acres of developable land in the parcels southwest corner.

The Petitioners purchased the property in 2005 and are desirous of developing the lot with a two-story 57' x 43' single-family home for themselves and their aging grandmother, Stella Lebo, who will occupy a portion of the first floor. The home will feature a 46' x 8' covered front porch (See building elevations – Exhibit 3) and a detached 30' x 30' x 15' garage. In addition to the environmental constraints noted above, the rear and east sides of the buildable area are covered with mature trees. In the spirit of saving the trees and the Petitioners desire to provide some portion of the rear yard for their young children to have a play area, they are precluded in relocating the home further back in the forested area of the lot. In this regard, the Bocklage's are required to stay 35 feet away from the Critical Area Easement Reservation that traverses the rear portion of the property. As a result of this configuration, the front of the new home will be located 55 feet from the centerline of Goose Harbor Road and 25 feet east of the western property line. In this regard, the Petitioners have the support of their neighbors and the Bowleys Quarters Community Association. Moreover, subject to final approval of the building elevation and accessory structure designs, the Office of Planning finds the proposal to be in accordance

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By [Signature]

with the spirit and intent of the R.C.5 regulations and performance standards outlined in Council Bill 55-04.

After due consideration of the testimony and evidence presented, I am persuaded to grant the variance relief to allow the home to be positioned closer to the side yard and street centerline than permitted. I must consider the request in accordance with the mandate of *Cromwell v. Ward*, 102 Md. 691 (1995) and Section 307 of the B.C.Z.R. The Court interpreted the regulation to require that two (2) tests be met in order for variance relief to be granted. First, it must be shown that the property is unique in some manner and that this uniqueness drives the need for variance relief. Secondly, upon the determination that the property is unique, then it must be considered whether compliance with the regulation would cause a practical difficulty upon the property owner and be unnecessarily burdensome. In my judgment, there was evidence of unusual conditions or circumstances that are unique to this lot, namely, the environmental constraints and preservation of mature trees. It was demonstrated at the hearing that the trees would need to be sacrificed if not for the sensitive placement of the dwelling. An area variance may be granted where strict application of the zoning regulations would cause practical difficulty or undue hardship to the Petitioners and their property. *See McLean v. Soley*, 270 Md. 208 (1973). I am convinced that practical difficulty would result if B.C.Z.R. Sections 1A04.3.B.2.b and 301.1.A were strictly adhered to. I find that the required finite location of the proposed two-story dwelling is appropriate in this instance and within the spirit and intent of the zoning regulations and will not be out of character with the other homes in the area.¹ It has been established that special circumstances exist in this case and that the relief requested will not cause any injury to the public health, safety or general welfare.

¹ Similar relief was granted in Case No. 07-495-SPHA to allow a single-family dwelling to be situated 57 feet from the centerline of the street for the home of Christy Layte at 3905 Goose Harbor Road across the street from the subject property.

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Date 3-25-07
By [signature]

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of March 2009 that the Petition for Variance to approve a principal building (single-family dwelling) to be situated 55 feet from the centerline of a street or road in lieu of the required 75 feet, and to permit a setback of 25 feet (west side) from a side lot line in lieu of the minimum required 50 feet, pursuant to Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.), and to permit a proposed open projection porch with a setback of 47 feet from the centerline of a street in lieu of the minimum required 56.25 feet, pursuant to Section 301.1.A of the B.C.Z.R., in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their 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) Compliance with the ZAC comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) and the Bureau of Development Plans Review (DPR) relative to Chesapeake Bay Critical Area regulations and all other appropriate environmental, floodplain and B.O.C.A. regulations for the protection of water quality, streams, wetlands and floodplains. Copies of those comments, dated December 23, 2008 and November 24, 2008 respectively, have been attached hereto and made a part hereof.
- 3) Petitioners shall comply with the ZAC comment, dated December 4, 2008, submitted by the Office of Planning. Petitioners shall submit building elevation drawings to the Office of Planning for review and approval. The proposed dwelling shall be constructed substantially in accordance with the elevation drawings approved by the Office of Planning. Moreover, landscaping shall be provided in front of the property along Goose Harbor Road should any of the mature trees be removed in front of the proposed building envelope. A copy of this comment is attached hereto and made a part hereof.

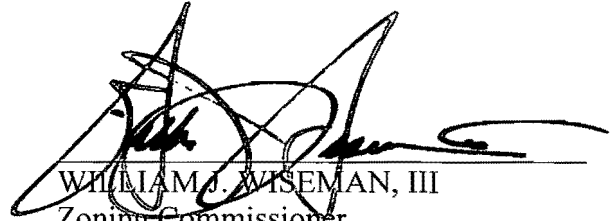
CAPTION RECEIVED FOR FILING

Date 3-25-09

By [Signature]

- 4) 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 shall be entered within thirty (30) days of the date of this Order.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

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Date 3-25-09
By 192

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: December 23, 2008

SUBJECT: Zoning Item # 09-129-A
Address 3904 Goose Harbor Road)
(Bocklage Property)

Zoning Advisory Committee Meeting of November 17, 2008

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

- X 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).

- X 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:

This property is within the Limited Development Area (LDA) of the Chesapeake Bay Critical Area. There is a Critical Area Easement on this property, and mitigation will be required for forest clearing. Forest clearing and site construction is prohibited during the April-August breeding season for forest interior dwelling birds. Lot coverage is limited to 15%.

S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2009\ZAC 09-129-A 3904 Goose Harbor Road.doc

BW
1-21-09
11Am

RECEIVED
JAN 21 2009
BY: [signature]

COPIES PROVIDED FOR PLANNING
Date 3-25-09
BY [signature]

Reviewer: Regina Esslinger

Date: December 2, 2008

COPIES RECEIVED FOR PLANS

Date 3-25-09

By [Signature]

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 24, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For November 24, 2008
Item No. 09-129

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 10.2 feet Baltimore County Datum.

The flood protection elevation for this site is 11.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN:cab
cc: File
ZAC-ITEM NO 09-129-11242008

COPIES RESERVED FOR PLANS
Date 3-25-09
By 103

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 4, 2008

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

SUBJECT: 3904 Goose Harbor Road

INFORMATION:

Item Number: 9-129

Petitioner: Mark James Bocklage

Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request. However, this office is required to provide a statement of finding to the Zoning Commissioner indicating how the proposed construction complies with the current RC 5 requirements. To prepare the statement of finding, the following information must be submitted to this office:

1. Photographs of existing adjacent dwellings.
2. Submit building elevations (all sides) of the proposed dwelling to this office for review and approval prior to the hearing. The proposed dwelling shall be compatible in size and architectural detail as that of the existing dwellings in the area. Ensure that the exterior of the proposed building(s) uses the same finish materials and architectural details on the front, side, and rear elevations. Use of quality material such as brick, stone, or cedar is encouraged.
3. Design all decks, balconies, windows, dormers, chimneys, and porches as a component of the building following dominant building lines. Decks shall be screened to minimize visibility from a public street.

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Date 3-25-09
BY [signature]

4. Design all accessory structures at a scale appropriate to the dwelling and design garages with the same architectural theme as the principal building on the site, providing consistency in materials, colors, roof pitch, and style.
5. Provide landscaping along the public road, if consistent with the existing streetscape.

For further questions or additional information concerning the matters stated herein, please contact Laurie Hay with the Office of Planning at 410-887-3480.

Prepared By:

Curtis M. Gussing

Division Chief:

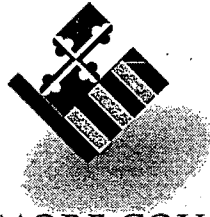
Jim Larkin

CM/LL

CASES RESERVED FOR FILING

Date 3-25-09

103



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

March 25, 2009

Mark James Bocklage
Lorri Ann Bocklage
12301 Eastern Avenue
Baltimore, Maryland 21220

IN RE: PETITION FOR VARIANCE

N/Side Goose Harbor Road, 360' N of Miami Beach Road
(3904 Goose Harbor Road)
15th Election District - 6th Council District
Mark James Bocklage, et ux - Petitioners
Case No. 2009-0129-A

Dear Mr. and Mrs. Bocklage:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted with restrictions, 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:dlw
Enclosure

c: Brian R. Dietz, Dietz Surveying, Inc., 8119 Oakleigh Road, Parkville, Maryland 21234
Chesapeake Bay Critical Area Commission, 1804 West Street, Suite 100,
Annapolis, MD 21401
People's Counsel; DEPRM; DPR; Office of Planning; File



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 3904 Goose Harbor Road, Baltimore, MD 21220
which is presently zoned RC-5

Deed Reference: 22008 / 518 Tax Account # 2400010011

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) 1A04.3.B.2.b; BC2R, to permit

a proposed dwelling with a setback of 55 feet from the centerline of the street in lieu of the minimum required 75 feet, ^{to permit} a setback of 25 feet from a side lot line in lieu of the minimum required 50 feet, and to permit ^{proposed} an open projection (porch) with a setback of 47 feet from the centerline of the street in lieu of the minimum required 56.25 feet.

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

TO BE PRESENTED AT HEARING

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):

Mark James Bocklage

Name - Type or Print

Signature

Lorri Ann Bocklage

Name - Type or Print

Signature

12301 Eastern Avenue

410-335-8982

Address

Telephone No.

Baltimore

MD

21220

City

State

Zip Code

Representative to be Contacted:

Brian Dietz

Name

8119 Oakleigh Road

410-661-3160

Address

Telephone No.

Parkville

MD

21234

City

State

Zip Code

Case No.

2009-0129-A

Office Use Only

Estimated Length of Hearing

Unavailable For Hearing

Reviewed by

JNP

Date 10/30/08

REV 8/20/07

ORDER RECEIVED FOR FILING

Date 3-25-09

By [Signature]

Brian R. Dietz
Professional Land Surveyor #21080
7867 Oakdale Avenue, Baltimore, MD 21237
Phone 410-686-1198 Fax 410-682-6021

Zoning Description
For
3904 Goose Harbor Road

October 27, 2008

Beginning at a point on the North side of Goose Harbor Road, as widened to 50 feet, at the distance of 360 feet+/- feet North of the centerline of Miami Beach Road, thence binding on said North side of Goose Harbor Road

1. North 73 degrees 27 minutes 32 seconds East 226.80 feet, thence
2. by a curve to the left having a radius of 75.00 feet a length of 165.70 feet, said curve having a chord of North 10 degrees 10 minutes 00 seconds East 134.00 feet, to the West side of Goose Neck Road, as widened to 45 feet, thence running and binding on said widening line
3. North 53 degrees 07 minutes 28 seconds West 238.24 feet, thence leaving said Goose Neck Road
4. South 73 degrees 27 minutes 32 seconds West 145.05 feet, and
5. South 16 degrees 32 minutes 28 seconds East 311.00 feet to the place of beginning.

Containing 76,041 square feet or 1.746 Ac. of land more or less. Being known as 3904 Goose Harbor Road and located in the 15th Election District, 6th Councilmanic District.



Brian Dietz

2009-0129-A

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

No. **22853**

Date: **10/30/09**

PAID RECEIPT

BUSINESS ACTUAL TIME DRG
 10/30/09 10/30/09 10:35:57 2
 FOG HSDL MAIL JENK JEE
 FOR DEPT 01610791 10/30/2009 OPEN
 5. 528 ZONING VERIFICATION
 0. 023647
 Budget Tot \$45.00
 \$45.00 TK 6.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	206	0000		6150				65.00

Total: **65.00**

Rec From: **Mark Bocklage**
 For: **Variance - 3904 Goose Harbor Road**
2009 - 0129-A (BOLKAGE)

DISTRIBUTION

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

**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: # 2009-0129-A

3904 Goose Harbor Road

N/side of Goose Harbor Road, 360 north of Miami Beach Road

15th Election District-6th Councilmanic District

Legal Owner(s): Mark & Lorri Bocklage

Variance: to permit a proposed dwelling with a setback of 55 feet from the centerline of the street in lieu of the minimum required 75 feet, to permit a setback of 25 feet from a side lot line in lieu of the minimum required 50 feet, and to permit a proposed open projection (porch) with a setback of 47 feet from the centerline of the street in lieu of the minimum required 56.25 feet.

Hearing: Wednesday, January 21, 2009 at 11:00 a.m. in Room 104, Jefferson Building, 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 concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 1/6/24 Jan. 6

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CERTIFICATE OF PUBLICATION

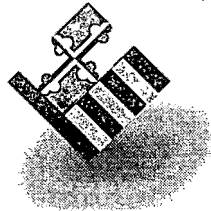
1/8/2009

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 1/6/2009.

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

S. Wilkinson

LEGAL ADVERTISING



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

December 11, 2008
TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

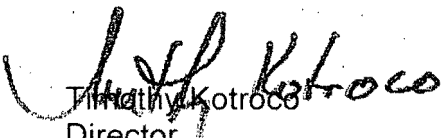
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N/side of Goose Harbor Road, 360 north of Miami Beach Road
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105 West Chesapeake Avenue, Towson 21204


Timothy M. Kotroco
Director

TK:klm

C: Mr. & Mrs. Bocklage, 12301 Eastern Avenue, Baltimore 21220
Brian Dietz, 8119 Oakleigh Road, Parkville 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 6, 2009.**
- (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, January 6, 2009 Issue - Jeffersonian

Please forward billing to:
Lorri Bocklage
12301 Eastern Avenue
Baltimore, MD 21220

410-335-8982

NOTICE OF ZONING HEARING

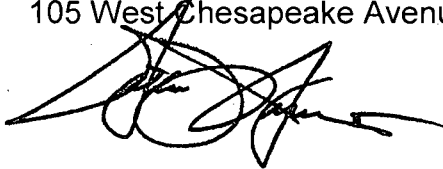
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WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
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Hearing: Tuesday, March 10, 2009 at 9:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

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JT/2/858 Feb. 24

195116

CERTIFICATE OF PUBLICATION

2/26/ 2009

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 2/24/ 2009.

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

S. Wilkinson

LEGAL ADVERTISING

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 24, 2009 Issue - Jeffersonian

Please forward billing to:
Lorri Bocklage
12301 Eastern Avenue
Baltimore, MD 21220

410-335-8982

NOTICE OF ZONING HEARING

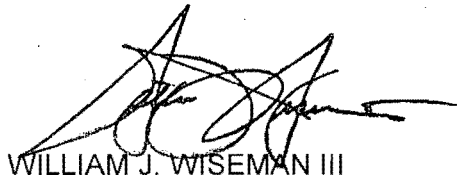
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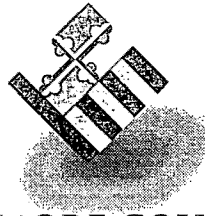
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WILLIAM J. WISEMAN III
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BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

February 18, 2009
TIMOTHY M. KOTROCO, *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: 2009-0129-A

3904 Goose Harbor Road
N/side of Goose Harbor Road, 360 north of Miami Beach Road
15th Election District – 6th Councilmanic District
Legal Owners: Mark & Lorri Bocklage

Variance to permit a proposed dwelling with a setback of 55 feet from the centerline of the street in lieu of the minimum required 75 feet, to permit a setback of 25 feet from a side lot line in lieu of the minimum required 50 feet, and to permit a proposed open projection (porch) with a setback of 47 feet from the centerline of the street in lieu of the minimum required 56.25 feet.

Hearing: Tuesday, March 10, 2009 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Bocklage, 12301 Eastern Avenue, Baltimore 21220
Brian Dietz, 8119 Oakleigh Road, Parkville 21234

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, FEBRUARY 23, 2009.**
(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.

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: # 2009-0129-A

3904 Goose Harbor Road

N/side of Goose Harbor Road, 360 north of Miami Beach Road

15th Election District — 6th Councilmanic District

Legal Owner(s): Mark & Lorri Bocklage

Variance: to permit a proposed dwelling with a setback of 55 feet from the centerline of the street in lieu of the minimum required, 75 feet, to permit a setback of 25 feet from a side lot line in lieu of the minimum required 50 feet, and to permit a proposed open projection (porch) with a setback of 47 feet from the centerline of the street in lieu of the minimum required 56.25 feet.

Hearing: Friday, March 20, 2009 at 9:00 a.m. Room 104, Jefferson Building, 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 concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

3/126 March 5

195876

CERTIFICATE OF PUBLICATION

3/6/, 2009

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 3/5/, 2009.

- ☒ 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.: 2009-0129-A

Petitioner/Developer: MARK &

LORRI BOCKLAGE

Date of Hearing/Closing: 3-20-09

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews {(410) 887-3394}

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 located at: _____

3904 GOOSE HARBOR RD

The sign(s) were posted on _____

3-5-09

(Month, Day, Year)

Sincerely,

Robert Black

(Signature of Sign Poster)

3-9-09

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

CASE # 2009-0129-A

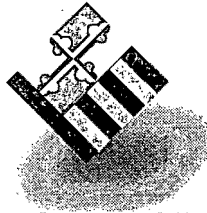
**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

Room 104 JEFFERSON BUILDING
PLACE 105 W. CHESAPEAKE AVE. TOWSON 21204
DATE AND TIME FRIDAY, MARCH 20, 2009 AT 9:00 A.M.

REQUEST VARIANCE TO PERMIT A PROPOSED DWELLING WITH A
SETBACK OF 55 FEET FROM THE CENTERLINE OF THE STREET IN LIEU OF THE
MINIMUM REQUIRED 75 FEET, TO PERMIT A SETBACK OF 25 FEET FROM
A SIDE LOT IN LIEU OF THE MINIMUM REQUIRED 50 FEET, AND TO PERMIT
A PROPOSED OPEN PROJECTION (PORCH) WITH A SETBACK OF 47 FEET
FROM THE CENTERLINE OF THE STREET IN LIEU OF THE MINIMUM REQUIRED
56.25 FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 867-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

February 27, 2009
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:

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3904 Goose Harbor Road

N/side of Goose Harbor Road, 360 north of Miami Beach Road

15th Election District – 6th Councilmanic District

Legal Owners: Mark & Lorri Bocklage

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Hearing: Friday, March 20, 2009 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Bocklage, 12301 Eastern Avenue, Baltimore 21220
Brian Dietz, 8119 Oakleigh Road, Parkville 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MARCH 5, 2009.**
- (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
Thursday, March 5, 2009 Issue - Jeffersonian

Please forward billing to:

Deborah Kendall-Sipple
Permits & Development Management
111 West Chesapeake Avenue
Towson, MD 21204

410-887-4587

NOTICE OF ZONING HEARING

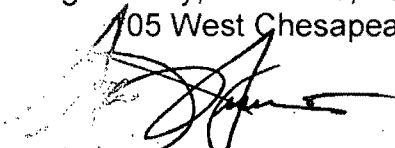
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Hearing: Friday, March 20, 2009 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson. 21204



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.

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/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 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: 2009-0129-A

Petitioner: Marke & Lorri Bocklage

Address or Location: 3904 Goose Harbor Road

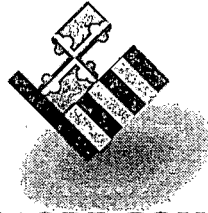
PLEASE FORWARD ADVERTISING BILL TO:

Name: LORRI BOCKLAGE

Address: 12301 EASTERN AVE
BALTO. MD. 21220

Telephone Number: 410-335-8982

Revised 7/11/05 - SCJ



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
January 15, 2009

Mark & Lorri Bocklage
12301 Eastern Ave.
Baltimore, MD 21220

Dear: Mark & Lorri Bocklage

RE: Case Number 2009-0129-A, 3904 Goose Harbor Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 30, 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,

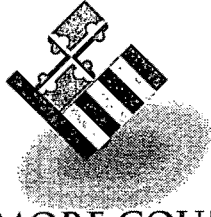
A handwritten signature in black ink that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Brian Dietz; 8119 Oakleigh Rd.; Parkville, MD 21234



BALTIMORE COUNTY
MARYLAND

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

November 20, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: November 17, 2008

ItemNumbers 0111,0126,0127,0128,0129,0130,0131,0132,0133,0135,0137,0138,0140

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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (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: Nov. 18, 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 2009-0129-A
3904 GOOSE HARBOR RD
BOCKLAGE PROPERTY
VARIANCE -

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. 2009-0129-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,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 4, 2008

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

SUBJECT: 3904 Goose Harbor Road

INFORMATION:

Item Number: 9-129

Petitioner: Mark James Bocklage

Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

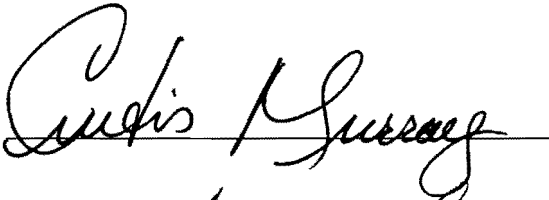
The Office of Planning does not oppose the petitioner's request. However, this office is required to provide a statement of finding to the Zoning Commissioner indicating how the proposed construction complies with the current RC 5 requirements. To prepare the statement of finding, the following information must be submitted to this office:

1. Photographs of existing adjacent dwellings.
2. Submit building elevations (all sides) of the proposed dwelling to this office for review and approval prior to the hearing. The proposed dwelling shall be compatible in size and architectural detail as that of the existing dwellings in the area. Ensure that the exterior of the proposed building(s) uses the same finish materials and architectural details on the front, side, and rear elevations. Use of quality material such as brick, stone, or cedar is encouraged.
3. Design all decks, balconies, windows, dormers, chimneys, and porches as a component of the building following dominant building lines. Decks shall be screened to minimize visibility from a public street.

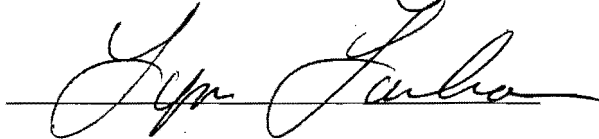
4. Design all accessory structures at a scale appropriate to the dwelling and design garages with the same architectural theme as the principal building on the site, providing consistency in materials, colors, roof pitch, and style.
5. Provide landscaping along the public road, if consistent with the existing streetscape.

For further questions or additional information concerning the matters stated herein, please contact Laurie Hay with the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

BW
1-21-09
11Am
RECEIVED
DEC 24 2008

BY:.....

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: December 23, 2008

SUBJECT: Zoning Item # 09-129-A
Address 3904 Goose Harbor Road)
(Bocklage Property)

Zoning Advisory Committee Meeting of November 17, 2008

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

X 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).

X 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:

This property is within the Limited Development Area (LDA) of the Chesapeake Bay Critical Area. There is a Critical Area Easement on this property, and mitigation will be required for forest clearing. Forest clearing and site construction is prohibited during the April-August breeding season for forest interior dwelling birds. Lot coverage is limited to 15%.

Reviewer: Regina Esslinger

Date: December 2, 2008

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 24, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For November 24, 2008
Item No. 09-129

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 10.2 feet Baltimore County Datum.

The flood protection elevation for this site is 11.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN:cab
cc: File
ZAC-ITEM NO 09-129-11242008

RE: PETITION FOR VARIANCE
3904 Goose Harbor Rd; N/S Goose Harbor
Road, 360' N of Miami Beach Road
15th Election & 6th Councilmanic Districts
Legal Owner(s): Mark & Lori Bocklage
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 09-129-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.

RECEIVED

NOV 24 2008

.....

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of November, 2008, a copy of the foregoing Entry of Appearance was mailed to Brian Dietz, 8119 Oakleigh Road, Parkville, MD 21234, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

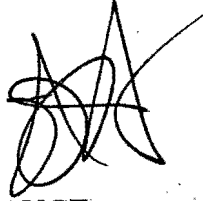
BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: File

DATE: January 21, 2009

FROM: William J. Wiseman, III
Zoning Commissioner



SUBJECT: PETITION FOR VARIANCE
N/Side of Goose Harbor Road, 360' N of Miami Beach Road
(3904 Goose Harbor Road)
15th Election District – 6th Council District
Mark & Lorri Bocklage - Petitioners
Case No. 2009-0129-A

An inspection of the file received from the Zoning Review Office disclosed that the property was never posted as required. This was confirmed with Dietz Surveying, Inc. through Brian Dietz. Without jurisdiction to hear the matter, the case was postponed pending re-advertisement and re-posting in accordance with B.C.Z.R. Section 32-3-302.

No testimony having been taken, this matter can be assigned to either Bill Wiseman or Tom Bostwick once a public hearing is rescheduled.

WJW:dlw

c: Kristen Matthews, DPDM

PLEASE PRINT CLEARLY

CASE NAME Bocklage
CASE NUMBER 2009-0129-A
DATE 3-20-09

PETITIONER'S SIGN-IN SHEET

[illegible]

Case No.: 2009-0129-A 3904 GOOSE HARBOR ROAD

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Baltimore County Critical Area Easement	
No. 3	Replica of Home 1 1/2 Story	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



Copyright (C) 2005 Baltimore County, Maryland

2009-0129-A

RW 05-056 (DRAWING)
 J.O. 5-1-7500
 Item 1 (CB)
 Election Dist.: 15c6

CHESAPEAKE BAY CRITICAL AREA
DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND
RESTRICTIONS

THIS DECLARATION, made this 27th day of April, 2005, by GUY LEE SHANEYBROOK, JR. of Baltimore County, Maryland (the "Declarant"); and BALTIMORE COUNTY, MARYLAND, a body corporate and politic (the "County").

WHEREAS, the Declarant is the owner in fee simple of all that property situate and lying in the 15th Election District of Baltimore County, Maryland, and more particularly described in a Deed dated November 23, 1988 and recorded in the Land Records of Baltimore County in Liber 8105, folio 449, from Bruce Garland Burchett and James Allen Burchett, Lenzie Garland Burchett, Joyce Ann Witherington and Jeri Ann Burchett to Guy Lee Shaneybrook, Jr. (the "Property"); and

WHEREAS, Title 27 of the Code of Maryland Regulations, 1992, as amended (hereafter referred to as "COMAR"), Section 27.01.02 requires the establishment of restrictive covenants to protect wildlife corridors, forests, developed woodlands, and afforested areas; and

WHEREAS, COMAR Section 27.01.09 requires the establishment of protective measures for Habitat Protection Areas described therein; and

WHEREAS, the Baltimore County Department of Environmental Protection and Resource Management ("DEPRM") has primary responsibility for developing and implementing a local Chesapeake Bay Critical Area program within Baltimore County pursuant to Natural Resources Art. Sect. 8-1808; and

WHEREAS, in order to protect the environmental quality of the area of the Property, said area containing 2.5843 acre (112,572 sq. ft.), more or less, as designated and shown "BALTIMORE COUNTY CRITICAL AREA EASEMENT" (the "Critical Area Easement"), on Baltimore County Bureau of Land Acquisition Drawing No. RW 05-056-1 which is attached hereto and made a part hereof, the Declarant desires to protect said Critical Area Easement by imposing covenants, conditions and restrictions which will bind the lots and the present and future owners thereof. The County shall have the legal right to enforce the covenants, conditions and restrictions as set forth herein together with the enforcement rights referenced in Section 4.

NOW, THEREFORE, in consideration of the benefits derived by the Declarant and his successors in interest, the said Declarant, for himself, his successors and assigns, he hereby agrees as follows:

* NDG - #1042



NDG1089

Nelson Design Group

LLC

RESIDENTIAL PLANNERS • DESIGNERS

ORDER ONLINE!!
Or Call 24 Hours a Day
1.800.590.2423

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Plan D

Plan 832 of 1063

1042 The Fairview

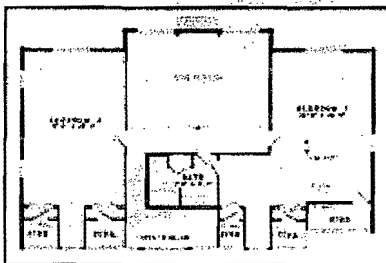
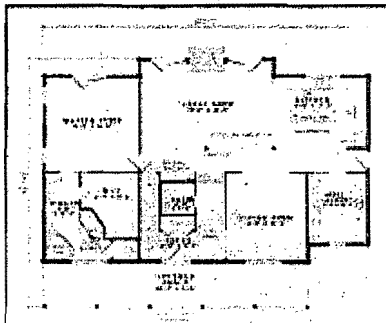
(Barna Log Homes Collection)

[Click Images for Larger View]

(Click And Drag Large Images To Move)



This classic family log home provides for peaceful southern comfort with a Covered Porch of wood. You enter the Foyer filled with light from above and are led to the large Dining room. A useful Hobby/Laundry room with sink and plenty of cabinet space is off of the Kitchen with island/bar. The remarkable Great room has a grand fireplace between two doors. The Master Suite has a private outdoor access and a Master Bath with a walk-in closet, split vanities, whirlpool bath and shower. The bedrooms upstairs are very large with ample closet space. The full bath has dual access and ample closet space.



Images (Click to View)

Front Rendering

PETITIONER'S

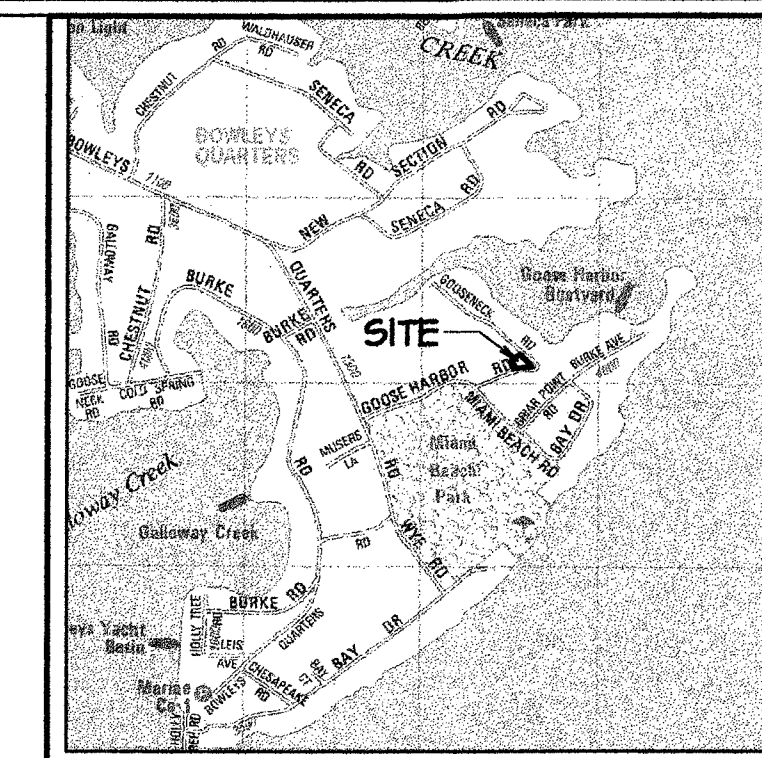
EXHIBIT NO.

3

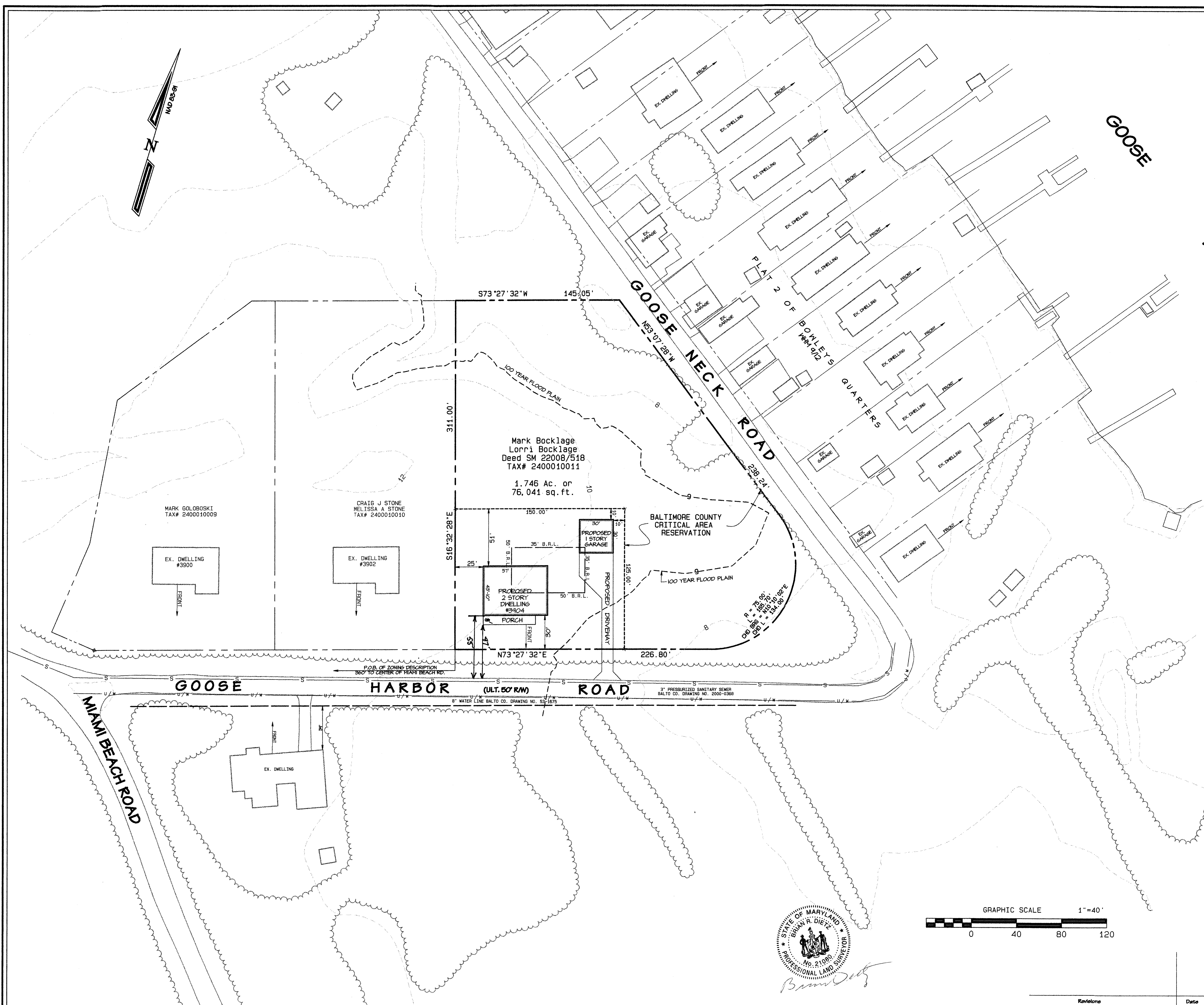
[Click Here for Marketing & Sales Tools](#)

Plan Specifications

Total living: 3112 s.f.
First floor: 1922 s.f.



Vicinity Map
Scale: 1" = 2000'



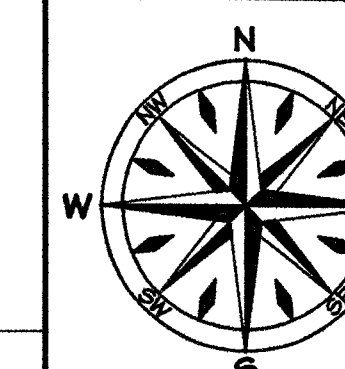
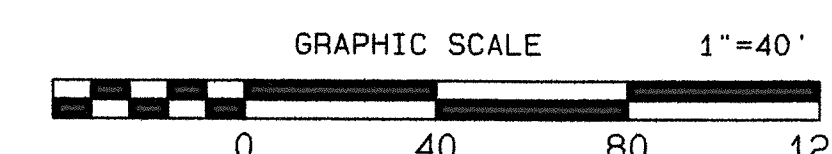
Notes

1. Owner: Mark J. Bocklage
Lorri A. Bocklage
12301 Eastern Avenue
Baltimore, MD 21220
2. Zoned: RG 5
3. This site is in the Chesapeake Bay Critical Area and the 100 year flood plain.
4. There are no underground fuel tanks.
5. This is not a historic property/building.
6. This site is serviced by public water and sewer.
7. No prior Zoning Hearings.

Plat to Accompany a Petition for a Zoning Variance of the BOCKLAGE PROPERTY

3904 Goose Harbor Road
Baltimore County, Maryland

Tax# 2400010011
15th Election District 6th Councilmanic District
Scale: 1"=40' Date: September 26, 2008



Dietz Surveying, Inc.
Land Surveying and Land Planning
8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsurveying.com

Plot Date: 10/29/2008
File Name: X:\Goose Harbor\3904.dwg

PETITIONER'S

EXHIBIT NO. 1