

M E M O R A N D U M

DATE: October 28, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0086-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on October 26, 2020. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c:  Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(13 Cockpit Street)
15th Election District
6th Council District
Mark Bocklage
Legal Owner

Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2020-0086-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by Mark Bocklage for property located at 13 Cockpit Street. The Petitioner is requesting variance relief from the Baltimore County Zoning Regulation (“BCZR”) § 1B02.3.C.1 to permit a principal building having a side of building to lot line setback of 5 ft. in lieu of the required 10 ft., a lot width of 49 ft. in lieu of the required 55 ft. and a lot size of 4,900 sq. ft. in lieu of the required 6,000 sq. ft.

Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. A site plan was marked and accepted into evidence as Petitioner’s Exhibit 1.

A substantive Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”) dated June 8, 2020. That agency did not oppose the requested relief.

Petitioner Mark Bocklage, appeared in support of the requested relief. Jennifer R. Busse, Esq. appeared on behalf of the Petitioner. There were no protestants in attendance.

The subject property is approximately 4900 square feet and is zoned DR 5.5. Ms. Busse explained that the property is part of the Aero Acres subdivision that was laid out during World

ORDER RECEIVED FOR FILING

Date

9/24/20

By

D. M. Mangan

War II to house workers at Martin Air Corporation. The lots are uniformly narrow and non-conforming with the current zoning regulations which require a minimum lot width of 55 feet. Mr. Bocklage acquired the property from a relative in 2018 and razed the existing structure. He then began building the subject residence on the same footprint and therefore did not believe he needed a building permit. A stop work order and citation were issued and the citation was held in abeyance pending resolution of this variance request. Ms. Busse stated that all the surrounding neighbors are very supportive of Mr. Bocklage's rehabilitation of the property.

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

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity is what necessitates the requested variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

As noted above, the subject property is unique because it is part of a subdivision of similar non-conforming lots that were created during war time. I find that the Petitioner would suffer hardship and practical difficulty if the variance relief was denied because he has already undertaken substantial investment and construction. I further find that the variance is within the spirit and intent of the BCZR and that it can be granted without causing harm to the general health, safety and welfare. This is evidenced by the support from the neighbors and from the DOP, who noted that under the Essex Middle River Community Conservation plan, rehabilitation of older neighborhoods is encouraged, and therefore, "development plans are reviewed under less rigid criteria."

THEREFORE, IT IS ORDERED, this 24th day of **September, 2020** by the Administrative Law Judge for Baltimore County, that the Petition for Variance from, BCZR § 1B02.3C.1 to permit

ORDER RECEIVED FOR FILING

Date 9/24/20
By D. Magnon

a principal building having a side of building to lot line setback of 5 ft. in lieu of the required 10 ft., a lot width of 49 ft. in lieu of the required 55 ft. and a lot size of 4,900 sq. ft. in lieu of the required 6,000 sq. ft. and is hereby GRANTED.

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

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



PAUL M. MAYHEW
Managing Administrative Law Judge for
Baltimore County

PMM:dlm

ORDER RECEIVED FOR FILING

Date

9/24/20

By

DMugnon



PETITION FOR ZONING HEARING(S)

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

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

Address 13 Cockpit Street

which is presently zoned DR 5.5

Deed References: 40023/00027

10 Digit Tax Account # 1507582320

Property Owner(s) Printed Name(s) Mark Bocklage

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

PLEASE SEE ATTACHED

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a **Variance** from Section(s)

PLEASE SEE ATTACHED

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

REASONS 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 petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

N/A

Name - Type or Print

Signature

Mailing Address City State

Date 9/24/20
By [Signature]
Zip Code Telephone # Email Address

Attorney for Petitioner:

Jennifer R. Busse, Esquire

Name- Type or Print

Signature Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson MD

Mailing Address City State
21204 410-832-2077 jbusse@wtplaw.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Mark Bocklage Mark Bocklage

Name #1 - Type or Print

Name #2 - Type or Print

Mark Bocklage

Signature #1

Signature # 2

12301 Eastern Avenue, Baltimore, MD

Mailing Address City State

21220 443-271-8743 lbocklage@ccbcmd.edu

Zip Code Telephone # Email Address

Representative to be contacted:

Jennifer R. Busse, Esquire

Name - Type or Print

Signature

1 W. Pennsylvania Ave., Ste. 300, Towson MD

Mailing Address City State

21204 410-832-2077 jbusse@wtplaw.com

Zip Code Telephone # Email Address

CASE NUMBER 2020-0086-A Filing Date 3/20/20 Do Not Schedule Dates: _____ Reviewer JS

ATTACHMENT #1
REQUESTED RELIEF

I. VARIANCES FROM BCZR§ 1B02.3 AS FOLLOWS:

"A" VARIANCE FROM SECTION 1B02.3C.1. BCZR, TO PERMIT A PRINCIPAL BUILDING HAVING A SIDE OF BUILDING TO LOT LINE SETBACK OF 5 FEET IN LIEU OF THE REQUIRED 10 FEET, A LOT WIDTH OF 49 FEET IN LIEU OF THE REQUIRED 55 FEET AND A LOT SIZE OF 4,900 SQUARE FEET IN LIEU OF THE REQUIRED 6,000 SQUARE FEET.

TOGETHER WITH ANY ADDITIONAL RELIEF AS THE NATURE OF THIS CASE MAY REQUIRE FOR APPROVAL OF THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN WHICH ACCOMPANIED THIS PETITION.

February 26, 2020

ZONING DESCRIPTION FOR
#13 COCKPIT STREET

Beginning at a point on the north side of Cockpit Street, which is 40 feet wide, at the distance of 255 feet northeast of the centerline of the nearest improved intersecting street, Left Wing Drive, which is 50 feet wide. Being Lot #236 in the subdivision of Aero Acres, Section One as recorded in Baltimore County Plat Book No. 13, Folio 139, containing 4,900 square feet of land, more or less. Located in the Fifteenth Election District and Sixth Council District.



James G. Wiest
Professional Land Surveyor
MD Registration No. 21390
License Expires February 5, 2022

2020-0086-A

CERTIFICATE OF POSTING

2019-0534-X

RE: Case No.: _____

Petitioner/Developer: _____

Whitemarsh Associates, LLC

July 1, 2020

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

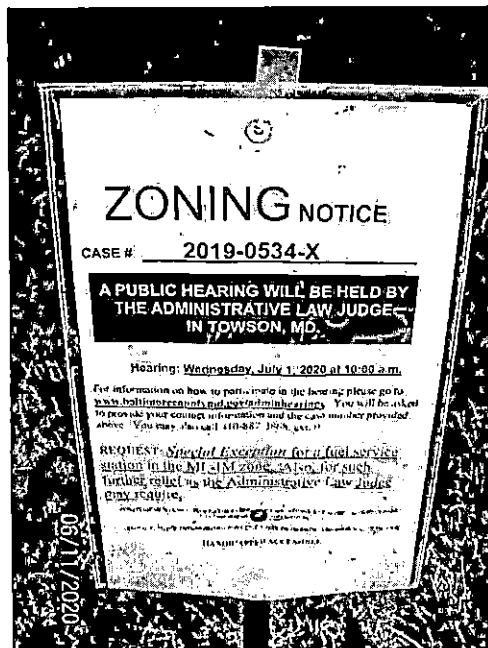
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

5401 Campbell Boulevard

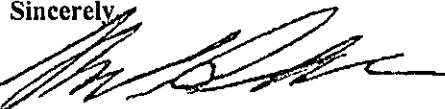
SIGN 2

June 11, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,


(Signature of Sign Poster)

June 11, 2020

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0534-X

RE: Case No.: _____

Petitioner/Developer: _____

Whitemarsh Associates, LLC

July 1, 2020

Date of Hearing/Closing: _____

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Permits, Approvals and Inspections
County Office Building, Room 111
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Attn: Kristen Lewis:

Ladies and Gentlemen:

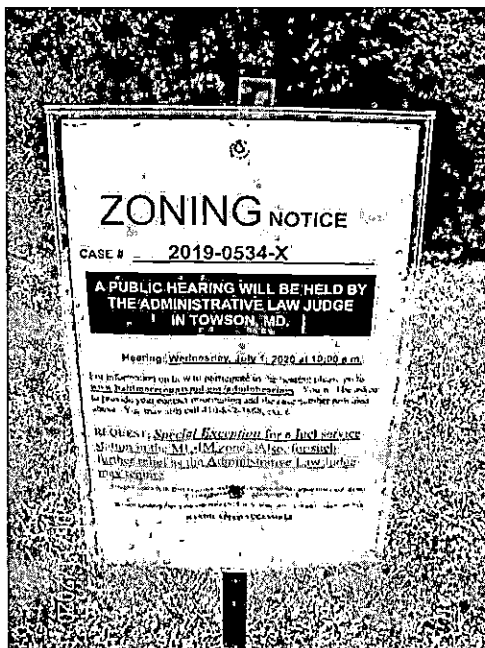
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

5401 Campbell Boulevard

SIGN 1

June 11, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 June 11, 2020
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2020-0046-A

RE: Case No.: _____

Petitioner/Developer: _____

PTV Contracting, LLC c/o Williams Owens

July 2, 2020

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

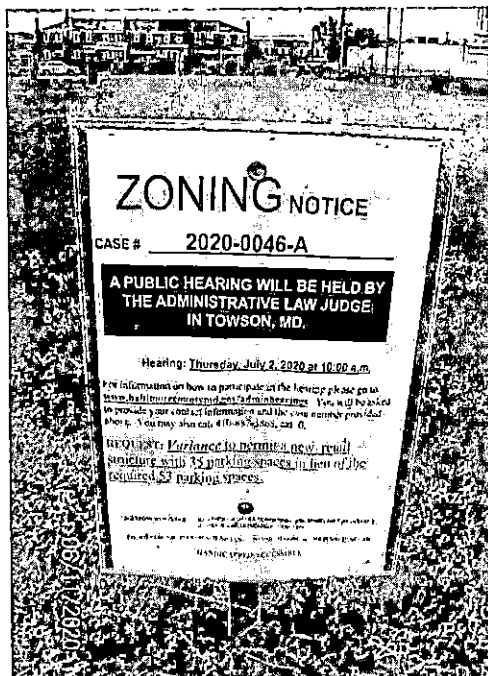
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

7908 New Battle Grove Road

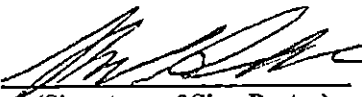
SIGN 1

June 11, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 June 11, 2020
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2020-0046-A

RE: Case No.: _____

Petitioner/Developer: _____

PTV Contracting, LLC c/o Williams Owens

July 2, 2020

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

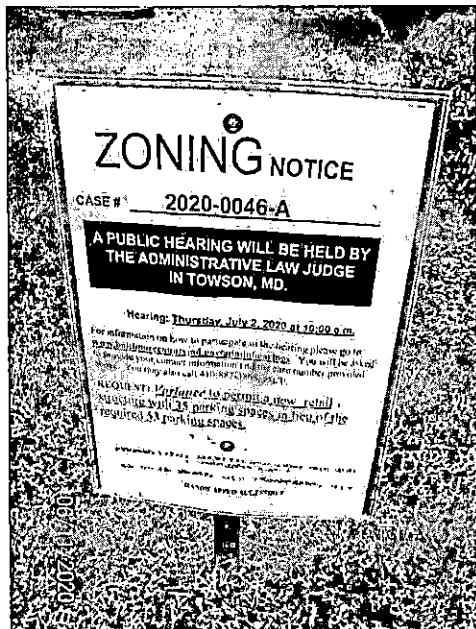
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7908 New Battle Grove Road

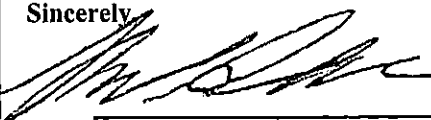
SIGN 2

June 11, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 June 11, 2020
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2020-0041-X

RE: Case No.: _____

Petitioner/Developer: _____

W Arc Ph Centre Owner VIII, L.L.C.

July 2, 2020

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

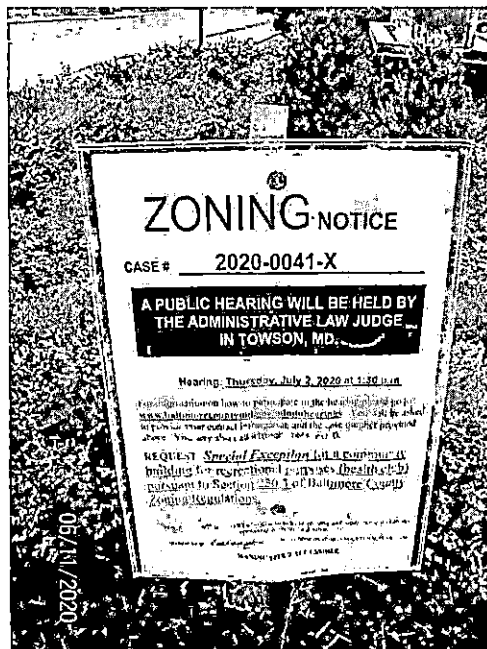
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

4313 Ebenezer Road

SIGN 1

June 11, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 June 11, 2020
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2020-0041-X

RE: Case No.: _____

Petitioner/Developer: _____

W Arc Ph Centre Owner Vill, L.L.C.

July 2, 2020

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

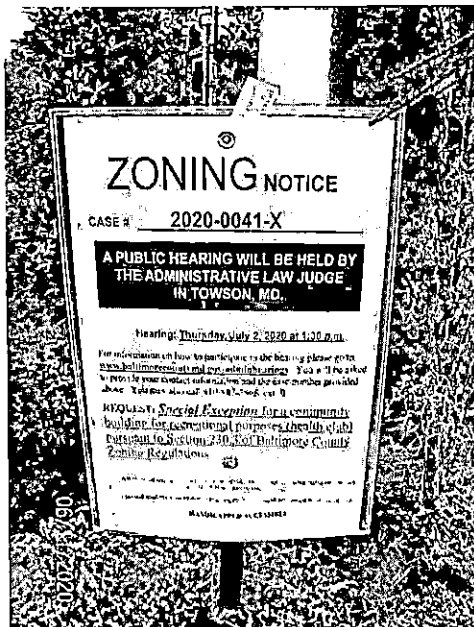
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

4313 Ebenezer Road

SIGN 2

June 11, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

June 11, 2020

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

Attachment to Zoning Petition

9103 Franklin Square Drive

Case No.: 2020-0081-A

**Petition for Variance from BCZR §450.4, attachment 1, 6(a) to permit three (3) wall mounted identification signs on the same frontage in lieu of the otherwise permitted one (1) sign.
[Signs S-3, S-7 and S-8]**

**Petition for Variance from BCZR §450.4, attachment 1, 6(a) to permit one (1) additional wall mounted identification sign, with a square footage of up to 128 s.f. in lieu of the permitted 25 s.f.
[Sign S-7]**

**Petition for Variance from BCZR §450.4, attachment 1, 6(a) to permit the continuation of an existing one (1) wall mounted identification sign with a square footage of 36 s.f. in lieu of the otherwise permitted 25 s.f.
[Sign S-3]**

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

Zoning Description
For
9103 Franklin Square Drive
February 28, 2020

Beginning at a point distant South 13 degrees 19 minutes 41 seconds East 107.52 feet from the South side of Franklin Square Drive (70' R/W), thence

1. North 39 degrees 33 minutes 50 seconds East 37.33 feet,
2. South 50 degrees 26 minutes 10 seconds East 14.50 feet,
3. North 39 degrees 33 minutes 50 seconds East 15.83 feet,
4. South 50 degrees 26 minutes 10 seconds East 43.23 feet,
5. North 76 degrees 20 minutes 05 seconds East 2.24 feet,
6. North 16 degrees 56 minutes 40 seconds West 9.07 feet,
7. North 73 degrees 03 minutes 20 seconds East 22.92 feet,
8. North 19 degrees 52 minutes 07 seconds West 2.51 feet,
9. North 68 degrees 15 minutes 54 seconds East 23.53 feet,
10. South 23 degrees 51 minutes 15 seconds East 12.09 feet,
11. North 64 degrees 05 minutes 36 seconds East 30.65 feet,
12. South 31 degrees 17 minutes 23 seconds East 5.66 feet,
13. South 50 degrees 21 minutes 16 seconds East 50.80 feet,
14. North 39 degrees 32 minutes 38 seconds East 6.77 feet,
15. South 50 degrees 26 minutes 09 seconds East 58.85 feet,
16. South 39 degrees 33 minutes 50 seconds West 152.62 feet,

17. North 50 degrees 26 minutes 10 seconds West 51.83 feet,
18. North 39 degrees 33 minutes 50 seconds East 24.31 feet,
19. North 50 degrees 26 minutes 10 seconds West 55.50 feet,
20. South 39 degrees 33 minutes 50 seconds West 3.08 feet,
21. North 50 degrees 26 minutes 10 seconds West 25.54 feet,
22. South 39 degrees 33 minutes 50 seconds West 17.29 feet,
23. North 50 degrees 23 minutes 10 seconds West 7.17 feet,
24. North 39 degrees 33 minutes 50 seconds East 20.37 feet,
25. North 50 degrees 26 minutes 10 seconds West 71.79 feet, to the place of beginning.

Being Unit 2, as shown on the "First Revised Condominium Plat, Franklin Drive Land Condominium", recorded among the Land Records of Baltimore County in Condominium Book S.M. 31, folio 333.

Containing 0.517 Ac. or 22,532 sq.ft. of land more or less. Being known as 9103 Franklin Square Drive and located in the 14th Election District, 6th Councilmanic District.



Brian Dietz

3-3-2020

CERTIFICATE OF POSTING

CASE NO. 2020-0086-A
PETITIONER/DEVELOPER
Whiteford Taylor Preston LLP.

Jennifer Busse

DATE OF HEARING/CLOSING
September 24, 2020

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 PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

13 Cockpit Street

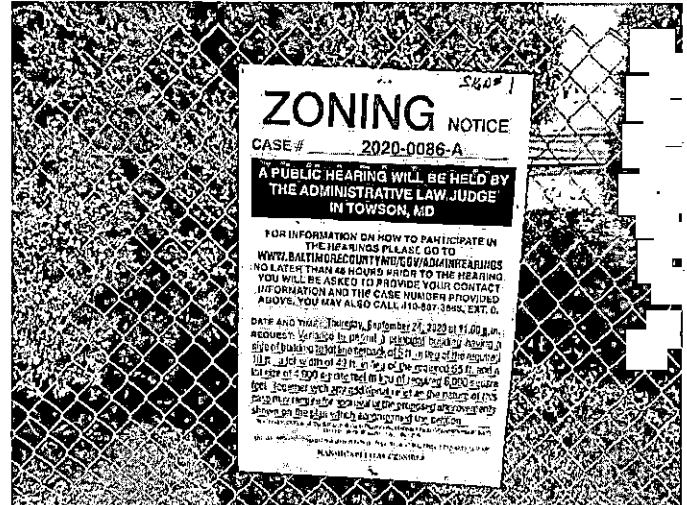
SIGN 1

THE SIGN(S) POSTED ON September 3, 2020
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

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

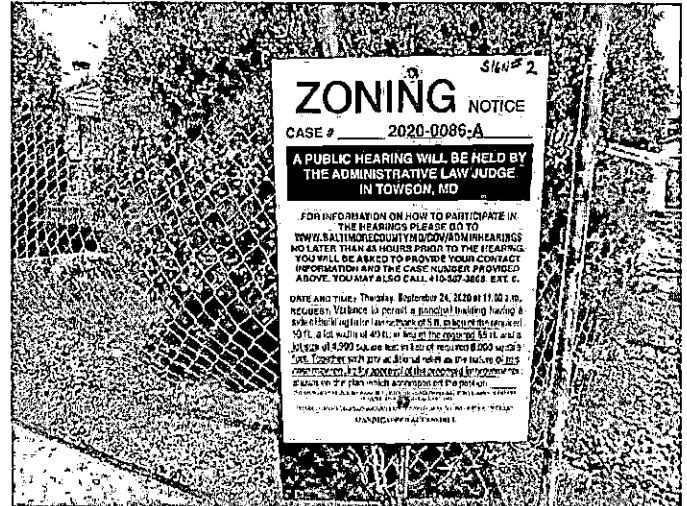


CERTIFICATE OF POSTI

CASE NO. 2020-0086-A
PETITIONER/DEVELOPER
Whiteford Taylor Preston LLP.

Jennifer Busse

DATE OF HEARING/CLOSING
September 24, 2020



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

LADIES AND GENTLEMEN :

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NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

13 Cockpit Street

SIGN 2

THE SIGN(S) POSTED ON September 3, 2020
(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

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

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

Order #: 11915344
 Case #: 2020-0086-A
 Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0086-A

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

9/4/2020



Darlene Miller, Public Notice Coordinator
 (Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0086-A

13 Cockpit Street

North side of Cockpit Street, north east of Left Wing Drive

15th Election District - 5th Councilmanic District

Legal Owners: Mark Bocklage

Variance to permit a principal building having a side of building to lot line setback of 5 ft. in lieu of the required 10 ft., a lot width of 49 ft. in lieu of the required 55 ft. and a lot size of 4,200 square feet in lieu of required 6,000 square feet. Together with any additional relief as the nature of this case may require for approval of the proposed improvements shown on the plan which accompanied the petition.

Hearing: Thursday, September 24, 2020 at 11:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-837-3563, ext. 0.

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

August 24, 2020

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

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13 Cockpit Street

North side of Cockpit Street, north east of Left Wing Drive

15th Election District – 6th Councilmanic District

Legal Owners: Mark Bocklage

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For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Jennifer Busse, 1 W. Pennsylvania Avenue, Ste. 300, Towson 21204
Mark Bocklage, 12301 Eastern Avenue, Baltimore 21220

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 4, 2020

TO: THE DAILY RECORD
Friday, September 4, 2020 - Issue

Please forward billing to:

Jennifer Busse
Whiteford, Taylor & Preston
1 W. Pennsylvania Avenue, Ste. 300
Towson, MD 21204

410-832-2077

NOTICE OF ZONING HEARING

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North side of Cockpit Street, north east of Left Wing Drive

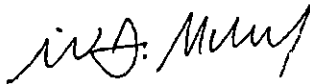
15th Election District – 6th Councilmanic District

Legal Owners: Mark Bocklage

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Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
13 Cockpit Street; N/S of Cockpit Street,		
255' NE of Left Wing Drive	*	OF ADMINSTRATIVE
15 th Election & 6 th Councilmanic Districts		
Legal Owner(s): Mark Bocklage	*	HEARINGS FOR
Petitioner(s)	*	BALTIMORE COUNTY
	*	2020-086-A

ENTRY OF APPEARANCE

Peter Max Zimmermann

Conte S. Demetris

CERTIFICATE OF SERVICE

Peter Max Zimmerman

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2020-0086-A
Property Address: 13 Cockpit St.
Property Description:
Legal Owners (Petitioners): Mark Backlage
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jennifer Busse, Esq.
Company/Firm (if applicable): WTP
Address: 1 W Pennsylvania Ave.
Ste 300
Towson MD 21204
Telephone Number: 410 832 2077



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

September 9, 2020

Jennifer R. Busse,
1W. Pennsylvania Ave Ste 300
Towson MD 21204

RE: Case Number: 2020-0086-A, 13 Cockpit Street

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 20, 2020. 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 dark ink, appearing to read "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 6/8/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-086

INFORMATION:

Property Address: 13 Cockpit Street
Petitioner: Mark Bocklage
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for a Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations to permit a principal building having a side of building to lot line setback of 5 feet in lieu of the required 10 feet, a lot width of 49 feet in lieu of the required 55 feet, a lot size of 4,900 square feet in lieu of 6,000 square feet.

The site is located in the Aero Acres subdivision in Middle River. The dwellings are typically one to 1 ½ stories with similar front yard setbacks. The lots are uniformly small with minimum side yard setbacks.

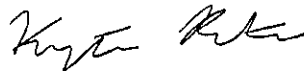
The Community Conservation Plan for Essex Middle River was adopted by the County Council on July 1, 1996. This plan makes reference to stabilizing residential neighborhoods and investments in the area. Action 68 states: "County should promote redevelopment of older, already developed areas." It continues to state: "Consequently, designated conservation areas (this is a Community Conservation Area) should be established whereby development plans are reviewed under less rigid criteria and plans are based on the overall improvement to existing conditions" (Page 20).

The proposed dwelling is consistent in size and setbacks with others in the neighborhood. Architectural plans were not submitted. The design of the building should be compatible with the neighborhood.

The Department supports the proposed variances subject to a review of the architecture to assure that it is compatible with the neighborhood prior to issuance of permit.

For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

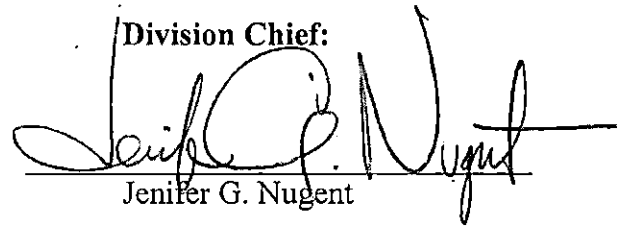
Prepared by:



Krystle Patchak

CPG/JGN/kma/

Division Chief:



Jenifer G. Nugent

Date: 6/8/2020
Subject: ZAC # 20-086
Page 2

c: Wally Lippincott
Jennifer R. Busse, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Secretary
Tim Smith, P.E.
Acting Administrator

Date: May 11, 2020

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. **2020-0086-A**

Variance
Mark Bocklage
13 Cockpit Street

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@mdot.maryland.gov).

Sincerely,



For Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: April 2, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0086-A
Address 13 Cockpit Street
(Bocklage Property)

Zoning Advisory Committee Meeting of **April 6, 2020**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: April 2, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0086-A
Address 13 Cockpit Street
(Bocklage Property)

Zoning Advisory Committee Meeting of **April 6, 2020**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals
EFC for VDK
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For March 30, 2020
Item No. 2020-0073-SPHA

DATE: April 8, 2020

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

If Special Hearing and Zoning Relief is granted, a Landscape Plan is reviewed per the requirements of the Landscape Manual.

*

*

*

*

*

VKD: efc
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals

FROM: ^{efc for VKD}
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 30, 2020
Item No. 2020-0079-SPH

DATE: April 8, 2020

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

If Special Hearing and Zoning Relief is granted, a Landscape Plan is reviewed per the requirements of the Landscape Manual. A Lighting Plan is also required.

* * * * *

VKD: efc
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals

FROM: *efc for VKD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 30, 2020
Item No. 2020-0076-SPHA

DATE: April 8, 2020

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

If Special Hearing and Zoning Relief is granted, a Landscape Plan is reviewed per the requirements of the Landscape Manual. A Lighting Plan is also required.

All 2-way drive lanes must be a min of 22-feet wide, provide dimensions on the site plan.

* * * * *

VKD: efc
cc: file

✓ Order
✓ ltr.

9/24 11:00

CASE NO. 2020-0086A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>4/6</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
	DEPS (if not received, date e-mail sent _____)	
<u>6/8</u>	FIRE DEPARTMENT	
<u>5/11</u>	PLANNING (if not received, date e-mail sent _____)	<u>Comments</u> <u>N/C</u>
	STATE HIGHWAY ADMINISTRATION	
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 9/3 by M. Ogle

SIGN POSTING (2nd) Date: 9/22 by "

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☒

Comments, if any: _____

CERTIFICATE OF POSTING

CASE NO. 2020-0086-A

PETITIONER/DEVELOPER

Whiteford Taylor Preston LLP.

Jennifer Busse

DATE OF HEARING/CLOSING

September 24, 2020

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

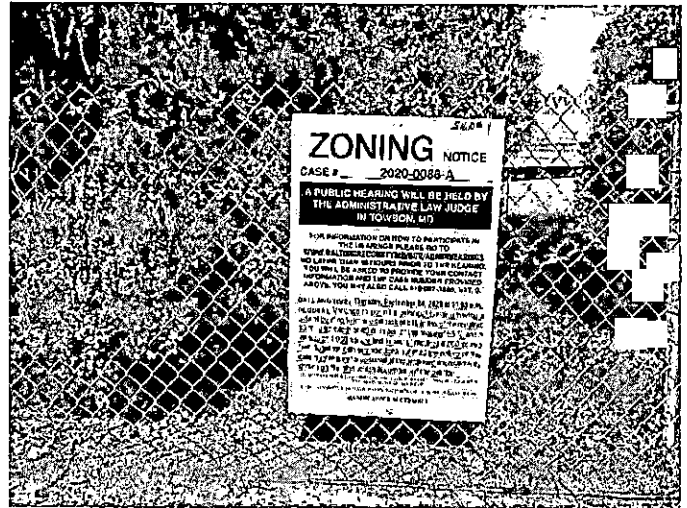
ATTENTION:

LADIES AND GENTLEMEN :

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

13 Cockpit Street

SIGN 1



THE SIGN(S) POSTED ON September 3, 2020 September 22, 2020
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2020-0086-A

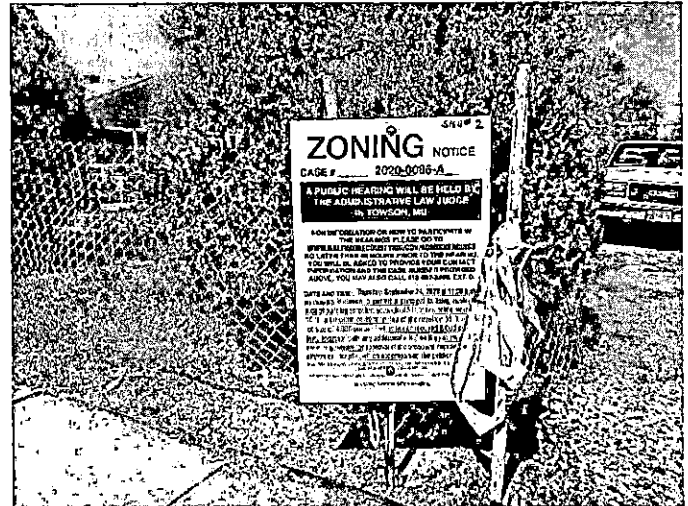
PETITIONER/DEVELOPER

Whiteford Taylor Preston LLP.

Jennifer Busse

DATE OF HEARING/CLOSING

September 24, 2020



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

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN :

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NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

13 Cockpit Street

SIGN 2

THE SIGN(S) POSTED ON September 3, 2020 September 22, 2020
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411

Donna Mignon

From: Busse, Jennifer R. <jbusse@wtplaw.com>
Sent: Tuesday, September 22, 2020 11:15 AM
To: Administrative Hearings
Subject: Case 2020-0086-A exhibits
Attachments: 13 COCKPIT ST PHOTOS.pdf; Cockpit Street (#13) - Exhibit - Aerial Photo.pdf; PLAN TO ACCOMPANY PETITION_AS FILED.pdf; RESUME - AARON KENSINGER.pdf

CAUTION: This message from prvs=853438cc67=jbusse@wtplaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Good morning!

I am attaching the exhibits for the hearing set for this Thursday at 11:00 a.m.

The attachments consist of:

- 1) the plan submitted with the petition;
- 2) the expert witness' C.V./resume;
- 3) an aerial of the area; and
- 4) photos of the site.

Please let me know if you have any difficulties opening any of these and thank you!



Whiteford | Taylor | Preston

Jennifer R. Busse | *Partner*

Towson Commons, Ste. 300 | One West Pennsylvania Avenue | Towson, MD | 21204-5025

t: 410.832.2077 | f: 410.339.4027

jbusse@wtplaw.com | [Bio](#) | [vCard](#) | www.wtplaw.com

WTP is a proud member of two global law firm networks.



PANGAEA NET
International Network of Independent Law Firms

This transmission contains information from the law firm of Whiteford, Taylor & Preston LLP which may be confidential and/or privileged. The information is intended to be for the exclusive use of the planned recipient. If you are not the intended recipient, be advised that any disclosure, copying, distribution or other use of this information is strictly prohibited. If you have received this transmission in error, please notify the sender immediately.

Donna Mignon

From: Jenae Johnson
Sent: Tuesday, September 1, 2020 8:41 AM
To: Donna Mignon
Subject: Is this okay?

ZAC AGENDA

Case Number: 2020-0086-A Reviewer: Jason Seidelman
Existing Use: RESIDENTIAL Proposed Use: RESIDENTIAL
Type: VARIANCE
Legal Owner: Mark Bocklage
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No Flood Plain: No Historic: No Election Dist: 15 Council Dist: 6

Property Address: 13 COCKPIT ST
Location: North side of Cockpit Street (40'), 255' North East of Left Wing Drive (50').

Existing Zoning: DR 5.5 Area: 4900 SQ FT

Proposed Zoning:

VARIANCE:

1B02.3C.1 BCZ, To permit a principal building having a side of building to lot line setback of 5 feet in lieu of the required 10 feet, a lot width of 49 feet in lieu of the required 55 feet and a lot size of 4,900 square feet in lieu of the required 6,000 square feet.

Attorney: Jennifer R. Busse

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

From: Donna Mignon
Sent: Monday, August 31, 2020 2:00 PM
To: Jenae Johnson.<jnjohnson@baltimorecountymd.gov>
Subject:

Hi Jenae,

How are you? I hope well.

I need a favor, can you email me the Zac Agenda for case No: 2020-0086-A

We don't have it anywhere, not sure why.

Thank you as always. ☺

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 15 Account Number - 1507582320		
Owner Information		
Owner Name:	BOCKLAGE MARK	Use: RESIDENTIAL
Mailing Address:	1230 EASTERN AV BALTIMORE MD 21220-	Principal Residence: NO Deed Reference: /40023/ 00027
Location & Structure Information		
Premises Address:	13 COCKPIT ST BALTIMORE 21220-	Legal Description: 13 COCKPIT ST AERO ACRES
Map: 0090	Grid: 0016	Parcel: 0564
Neighborhood: 15040034.04	Subdivision: 0000	Section: 1
Block:	Lot: 236	Assessment Year: 2021
		Plat No: 0013/ 0139
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1941	672 SF	4,900 SF
Property Land Area	County Use	
	04	
Stories	Basement	Type
1	NO	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	3	1 full
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2018
Land:	52,900	52,900
Improvements	52,800	52,800
Total:	105,700	105,700
Preferential Land:	0	
Phase-in Assessments		
	As of 07/01/2020	As of 07/01/2021
Transfer Information		
Seller: MCNERNEY ELIZABETH J	Date: 03/08/2018	Price: \$40,100
Type: NON-ARMS LENGTH OTHER	Deed1: /40023/ 00027	Deed2:
Seller: GREENBAUM MARTIN	Date: 10/14/1998	Price: \$67,900
Type: ARMS LENGTH IMPROVED	Deed1: /13212/ 00147	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date:

Debra Wiley

From: Debra Wiley
Sent: Tuesday, August 25, 2020 7:50 AM
To: Kristen L Lewis
Subject: Link - 2020-0086-A

Event: Zoning Hearing - 13 Cockpit Street
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e1ac263>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ec3c1f7!>
Date and time: Thursday, September 24, 2020 11:00 am
Eastern Daylight Time (New York, GMT-04:00)
Duration: 1 hour
Description: Zoning Hearing
13 Cockpit Street
Case No. 2020-0086-A
Mark Bocklage
Event number: 172 637 0132
Event password: 1234
Host key: 338516
Alternate Host: donna mignon,henry ayakwah
Panelist Info:
Panelist password:
Panelist numeric password: 404863
Video Address: 1726370132@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Audio conference: US Toll
+1-415-655-0001
Show all global call-in numbers
Access code: 172 637 0132

Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
donna mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
henry ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Aaron Kensinger	akensinger@centuryeng.com	1-	New York Time	English	U.S.
Jennifer R. Busse	jbusse@wtplaw.com	1-	New York Time	English	U.S.
Mark Bocklage	lbocklage@ccbcmd.edu	1-	New York Time	English	U.S.
Paul M. Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.

Debra Wiley

From: Kristen L Lewis
Sent: Monday, August 24, 2020 4:39 PM
To: Debra Wiley; Donna Mignon
Subject: Webex
Attachments: 20200824163301695.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Good afternoon,

I have attached another hearing notice for webex. Several more to follow. Thank you,

Kristen Lewis
PAI – Zoning Review
410-887-3391



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

August 24, 2020

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0086-A

13 Cockpit Street

North side of Cockpit Street, north east of Left Wing Drive

15th Election District – 6th Councilmanic District

Legal Owners: Mark Bocklage

Variance to permit a principal building having a side of building to lot line setback of 5 ft. in lieu of the required 10 ft., a lot width of 49 ft. in lieu of the required 55 ft. and a lot size of 4,900 square feet in lieu of required 6,000 square feet. Together with any additional relief as the nature of this case may require for approval of the proposed improvements shown on the plan which accompanied the petition.

Hearing: Thursday, September 24, 2020 at 11:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Jennifer Busse, 1 W. Pennsylvania Avenue, Ste. 300, Towson 21204
Mark Bocklage, 12301 Eastern Avenue, Baltimore 21220

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 4, 2020



PETITION FOR ZONING HEARING(S)

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

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

Address 13 Cockpit Street which is presently zoned DR 5.5
Deed References: 40023/00027 10 Digit Tax Account # 15075 82320
Property Owner(s) Printed Name(s) Mark Bocklage

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

PLEASE SEE ATTACHED

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a **Variance** from Section(s)

PLEASE SEE ATTACHED

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

REASONS 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 petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

N/A

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Jennifer R. Busse, Esquire

Name - Type or Print

Signature Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson MD

Mailing Address City State

21204 410-832-2077 jbusse@wtplaw.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Mark Bocklage Mark Bocklage
Name #1 - Type or Print Name #2 - Type or Print

Mark Bocklage

Signature #1

Signature #2

12301 Eastern Avenue, Baltimore, MD
Mailing Address City State
21220 443-271-8743 lbocklage@ccbcmd.edu
Zip Code Telephone # Email Address

Representative to be contacted:

Jennifer R. Busse, Esquire

Name - Type or Print

Signature

1 W. Pennsylvania Ave., Ste. 300, Towson MD

Mailing Address City State

21204 410-832-2077 jbusse@wtplaw.com

Zip Code Telephone # Email Address

CASE NUMBER 2020-0086-A Filing Date 3/20/20

Do Not Schedule Dates: _____ Reviewer JS

Kristen L Lewis

From: Vearle Cochran <vcochran@centuryeng.com>
Sent: Monday, August 24, 2020 3:25 PM
To: Busse, Jennifer R.; Kristen L Lewis
Cc: Dwight Little; lbocklage@ccbcmd.edu; Aaron Kensinger
Subject: RE: Case #86 - 13 Cockpit Court

CAUTION: This message from vcochran@centuryeng.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Jen/Kristen,
Please also include Mr. Aaron Kensinger (akensinger@centuryeng.com) for 13 Cockpit Street.
Thank you.

Vearle Cochran, E.I.T.
Project Designer



10710 Gilroy Rd, Hunt Valley, MD 21031
T 443.589.2400 x 1176 D 443-705-5020
Facebook | LinkedIn | Instagram
www.centuryeng.com

From: Busse, Jennifer R. <jbusse@wtplaw.com>
Sent: Monday, August 24, 2020 3:19 PM
To: Kristen Lewis (klewis@baltimorecountymd.gov) <klewis@baltimorecountymd.gov>
Cc: Dwight Little <dlittle@centuryeng.com>; lbocklage@ccbcmd.edu; Vearle Cochran <vcochran@centuryeng.com>
Subject: Case #86 - 13 Cockpit Court

Hi Kristen and thanks for the date of 9/24 at 11:00 a.m. for the hearing.

Can you include on the invites:

Lori and Mark Bocklage – lbocklage@ccbcmd.edu

Dwight Little – dlittle@centuryeng.com

Vearle Cochran – vcochran@centuryeng.com

Thanks!



Whiteford | Taylor | Preston[™]

Jennifer R. Busse | Partner

Towson Commons, Ste. 300 | One West Pennsylvania Avenue | Towson, MD | 21204-5025

t: 410.832.2077 | f: 410.339.4027

jbusse@wtplaw.com | [Bio](#) | [vCard](#) | www.wtplaw.com

Kristen L Lewis

From: Vearle Cochran <vcochran@centuryeng.com>
Sent: Monday, August 24, 2020 3:25 PM
To: Busse, Jennifer R.; Kristen L Lewis
Cc: Dwight Little; lbocklage@ccbcmd.edu; Aaron Kensinger
Subject: RE: Case #86 - 13 Cockpit Court

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Thank you.

Vearle Cochran, E.I.T.
Project Designer



10710 Gilroy Rd, Hunt Valley, MD 21031
T 443.589.2400 x 1176 D 443-705-5020
Facebook | LinkedIn | Instagram
www.centuryeng.com

From: Busse, Jennifer R. <jbusse@wtplaw.com>
Sent: Monday, August 24, 2020 3:19 PM
To: Kristen Lewis (klewis@baltimorecountymd.gov) <klewis@baltimorecountymd.gov>
Cc: Dwight Little <dlittle@centuryeng.com>; lbocklage@ccbcmd.edu; Vearle Cochran <vcochran@centuryeng.com>
Subject: Case #86 - 13 Cockpit Court

Hi Kristen and thanks for the date of 9/24 at 11:00 a.m. for the hearing.

Can you include on the invites:

Lori and Mark Bocklage – lbocklage@ccbcmd.edu

Dwight Little – dlittle@centuryeng.com

Vearle Cochran – vcochran@centuryeng.com

Thanks!



Whiteford | Taylor | Preston.[®]

Jennifer R. Busse | Partner

Towson Commons, Ste. 300 | One West Pennsylvania Avenue | Towson, MD | 21204-5025

t: 410.832.2077 | f: 410.339.4027

jbusse@wtplaw.com | [Bio](#) | [vCard](#) | www.wtplaw.com

WHITEFORD, TAYLOR & PRESTON L.L.P.

JENNIFER R. BUSSE
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DELAWARE*
DISTRICT OF COLUMBIA
KENTUCKY
MARYLAND
MICHIGAN
NEW YORK
PENNSYLVANIA
VIRGINIA

WWW.WTPLAW.COM
(800) 987-8705

September 23, 2020

Via Hand Delivery

The Honorable Paul M. Mayhew
Administrative Law Judge
Baltimore County Office of Administrative Hearings
105 W. Chesapeake Avenue
Jefferson Building
Suite 103
Towson, Maryland 21204



Re: Case # 2020-0086-A
13 Cockpit Street

Dear Judge Mayhew:

Attached are paper copies of the exhibits previously submitted electronically in relation to the hearing in this matter set for tomorrow at 11:00 a.m. Specifically, attached are:

- 1) Plan to Accompany Petition for Variance (as filed);
- 2) Resume of Aaron Kensinger, P.E.;
- 3) Aerial of site;
- 4) Photos of site; and
- 5) Architecturals for the proposed dwelling.

Thank you.

Sincerely,


Jennifer R. Busse

11526441

Aaron Kensinger, P.E.

Education:

M. Eng. Civil Engineering, University of Maryland College Park (2012)
B.S. Natural Resource Management, University of Maryland College Park (1999)

Certifications:

Professional Engineer (P.E.) #45681, State of Maryland
Professional Engineer (P.E.) #61093, State of Montana

Experience:

November, 2003 – Present

Senior Project Manager, Little & Associates (a division of Century Engineering, Inc.), Hunt Valley, MD

- Directly responsible for all aspects of land development projects, including:
 - o Writing proposals and evaluating site potential with the client
 - o Creation of development strategy
 - o Community meeting presentations and jurisdictional hearings
 - o Preparation of engineered site designs and the processing of all plans through pertinent jurisdictions for approvals; coordinate permit filing
 - o Performing construction inspection and preparation of as-built report packages
 - o Project closeout
- Thorough experience in commercial and residential development, including several national retailers and developers
- Very strong design experience in road, water, sanitary sewer, storm water management, sediment control, grading, flood studies, and environmental site design (ESD)
- Thorough AutoCAD, HEC-RAS, hydrology and hydraulics software knowledge
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Winter session, 2006 and 2007

Lecturer, Civil Engineering Department, University of Maryland College Park

- Created and taught a formal AutoCAD course to undergraduate and graduate level engineering students at the request of the Civil Engineering Department
- Wrote the syllabus, created course handouts, lecture notes, and design examples

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- Designed erosion control structures; manure control structures; wetland mitigation projects
- Performed field surveys
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- Designed training seminars and taught other employees at these seminars in the use of AutoCAD and total station data collection methods
- Helped to create CADD standards for the Department of Agriculture





AERIAL PHOTO COURTESY OF LITTLE & ASSOCIATES, INC. 10/15/2019 3:00 PM, Aerial, 10/15/2019, 1:20

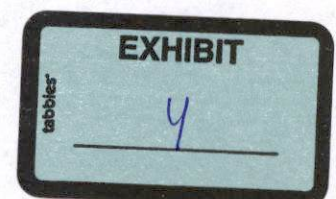
LITTLE & ASSOCIATES
 ENGINEERS--LAND PLANNERS--SURVEYORS
 10710 GIROY ROAD
 HUNT VALLEY, MARYLAND 21031
 PHONE: (443) 705-5020 FAX: (443) 589-2401
 LITTLE & ASSOCIATES IS A DIVISION OF CENTURY ENGINEERING, INC.

EXHIBIT - AERIAL
#13 COCKPIT STREET
 LOT # 236
 TAX ACCT. #: 1507582320
 DISTRICT 15c6
 SCALE: 1"=50'
 BALTIMORE COUNTY, MD
 SEPTEMBER 21, 2020

EXHIBIT
 3
 bbbles



March 18, 2020 – Front View of Partially Constructed House





March 18, 2020 – Left Side of Partially Constructed House



March 18, 2020 – Right Side of Partially Constructed House



March 18, 2020 – Rear View of Partially Constructed House



March 18, 2020 – Adjoining Property (#11 Cockpit Street)



March 18, 2020 – Adjoining Property (#15 Cockpit Street)



Former Dwelling on #13 Cockpit Street – Left Side



Former Dwelling on #13 Cockpit Street – Front View



Former Dwelling on #13 Cockpit Street – Right Side

Case No.: 2020-0086-A – 13 Cockpit Street– Sept. 24, 2020 @ 11:00 AM

Exhibit Sheet

Petitioner/Developer

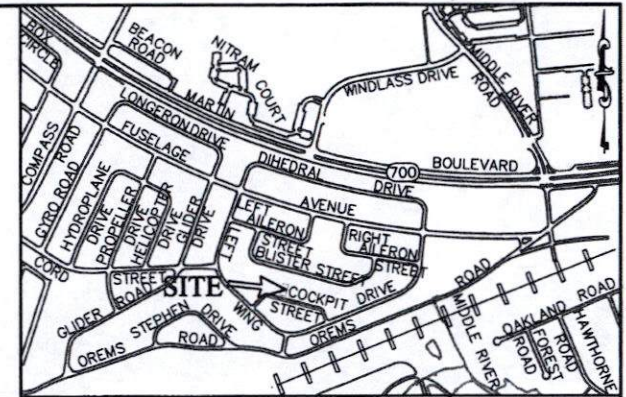
Protestants

10-28-20

9/24/20
Drignon

No. 1	Site Plan	
No. 2	CV from Aaron Kensinger, P.E.	
No. 3	Aerial Photo	
No. 4	Photos	
No. 5	Preliminary Arch Plans	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Dr. J. W. P.
1885/86



SCALE: 1"=1000'

1. OWNERSHIP
MARK BOCKLAGE
1230 EASTERN AVENUE
BALTIMORE, MD 21220
2. SITE DATA:
ADDRESS: 13 COCKPIT STREET
PLAT: 13/139 LOT 236
DEED REF: 40023/27
TAX ACCT. #: 1507582320
TAX MAP NO.: 90 GRID: 16 PARCEL: 564
TOTAL SITE AREA: 4,900 S.F./0.1125 AC.
ELECTION DISTRICT: 15
COUNCILMANIC DISTRICT: 6
ZONING: DR 5.5 (MAP # 090B2)
WATERSHED: MIDDLE RIVER
EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
3. PROPERTY OUTLINE IS TAKEN FROM THE RECORD PLAT (13/139).
THIS SITE IS NOT LOCATED WITHIN ANY DEFICIENT AREAS BASED ON THE
2019 BASIC SERVICES MAPS, PURSUANT TO SECTION 4A02, BCZR.
5. THE SITE IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN.
6. THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
7. THERE ARE NO KNOWN ENDANGERED SPECIES HABITATS, ARCHAEOLOGICAL
OR HISTORICAL SITES, OR CONTAMINATED AREAS ON THE SUBJECT
PROPERTY.
8. THIS SITE HAS NO PRIOR ZONING HISTORY.
9. EXISTING LAND USE WITHIN 200 FEET OF THE SITE IS RESIDENTIAL.

INSPECTOR: JOHN KRACH
SINGLE FAMILY DWELLING UNDER CONSTRUCTION WITHOUT ANY PERMITS.

1. "A" VARIANCE FROM SECTION 1802.3 BCZR AS FOLLOWS:

"A" VARIANCE FROM SECTION 1802.3C.1, BCZR, TO PERMIT A PRINCIPAL BUILDING HAVING A SIDE OF BUILDING TO LOT LINE SETBACK OF 5 FEET IN LIEU OF THE REQUIRED 10 FEET, A LOT WIDTH OF 49 FEET IN LIEU OF THE REQUIRED 55 FEET, A LOT SIZE OF 4,900 SQUARE FEET IN LIEU OF THE REQUIRED 6,000 SQUARE FEET AND FOR SUCH OTHER AND FURTHER RELIEF AS THE NATURE OF THIS CAUSE MAY REQUIRE.

DISTRICT 15c6
SCALE: 1"=30'
PLAT: 13/139

BALTIMORE COUNTY, MD
MARCH 17, 2020

191261

EXHIBIT NO.

LITTLE & ASSOCIATES
ENGINEERS--LAND PLANNERS--SURVEYORS
10710 GILROY ROAD
HUNT VALLEY, MARYLAND 21031
PHONE: (443)705-5020 FAX: (443)589-2401
LITTLE & ASSOCIATES IS A DIVISION OF CENTURY ENGINEERING, INC.

Aaron Kensinger, P.E.

Education:

M. Eng. Civil Engineering, University of Maryland College Park (2012)
B.S. Natural Resource Management, University of Maryland College Park (1999)

Certifications:

Professional Engineer (P.E.) #45681, State of Maryland
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- Performed as-built surveys and drawings
- Was selected to be on the committee which implemented AutoCAD and total station survey methods into the Department of Agriculture, both at the state and federal level
- Designed training seminars and taught other employees at these seminars in the use of AutoCAD and total station data collection methods
- Helped to create CADD standards for the Department of Agriculture

PETITIONER'S

EXHIBIT NO. 2



LITTLE & ASSOCIATES
 ENGINEERS--LAND PLANNERS--SURVEYORS
 10710 GILROY ROAD
 HUNT VALLEY, MARYLAND 21031
 PHONE: (443) 705-5020 FAX: (443) 589-2401
 LITTLE & ASSOCIATES IS A DIVISION OF CENTURY ENGINEERING, INC.

PETITIONER'S

EXHIBIT NO.

3

EXHIBIT - AERIAL
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LOT # 236
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 DISTRICT 15c6
 SCALE: 1"=50'

BALTIMORE COUNTY, MD
 SEPTEMBER 21, 2020

191261

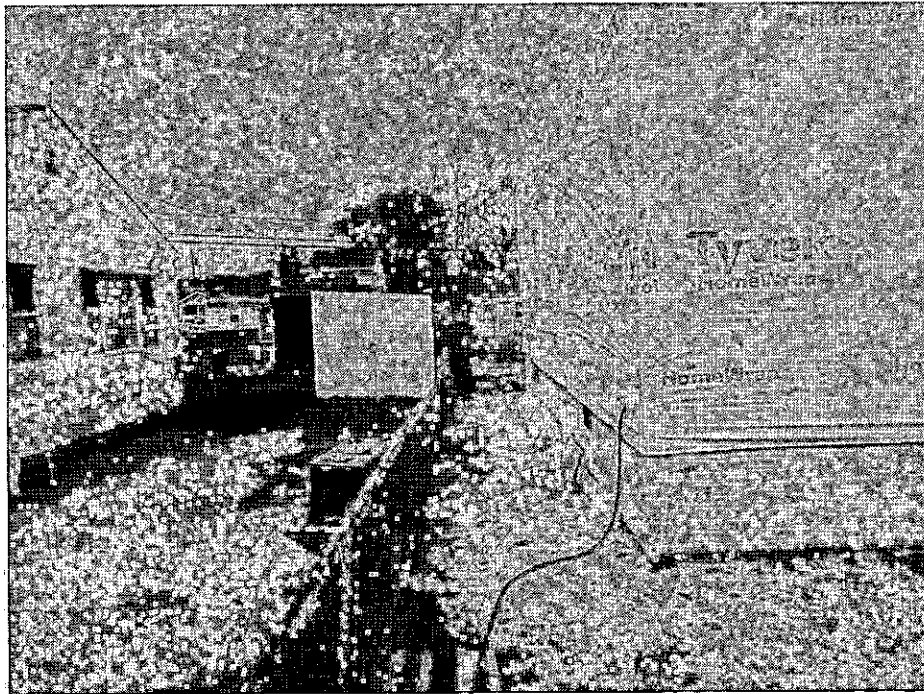
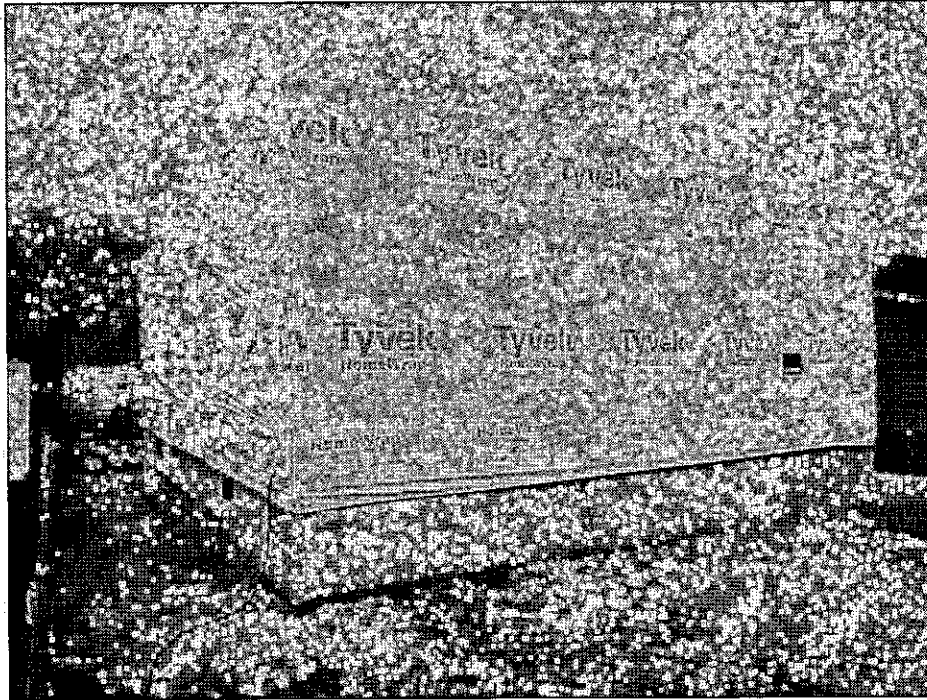


March 18, 2020 – Front View of Partially Constructed House

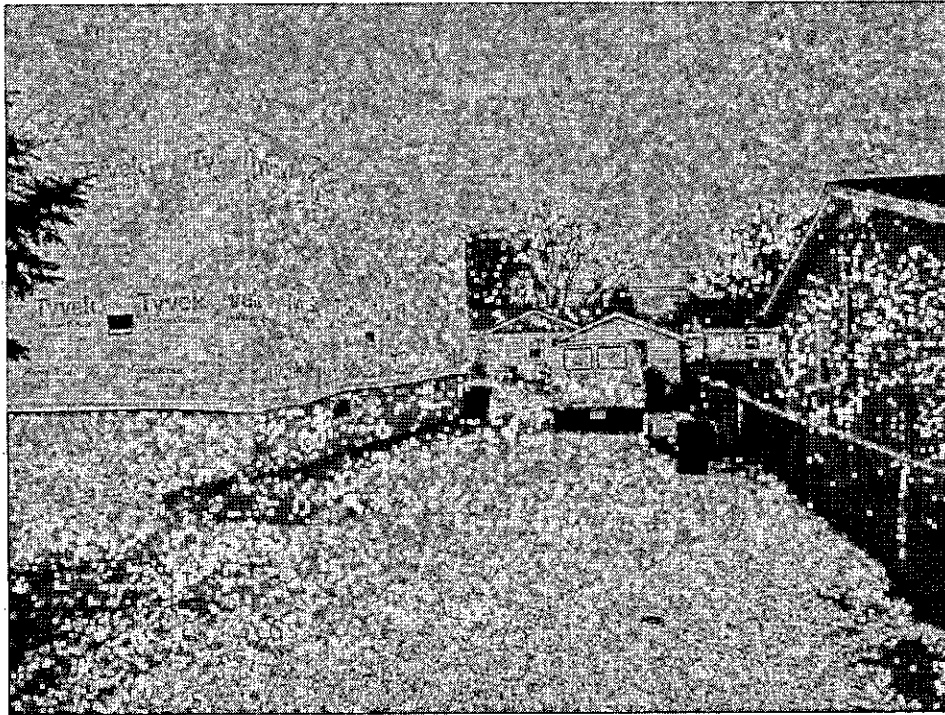
PETITIONER'S

EXHIBIT NO.

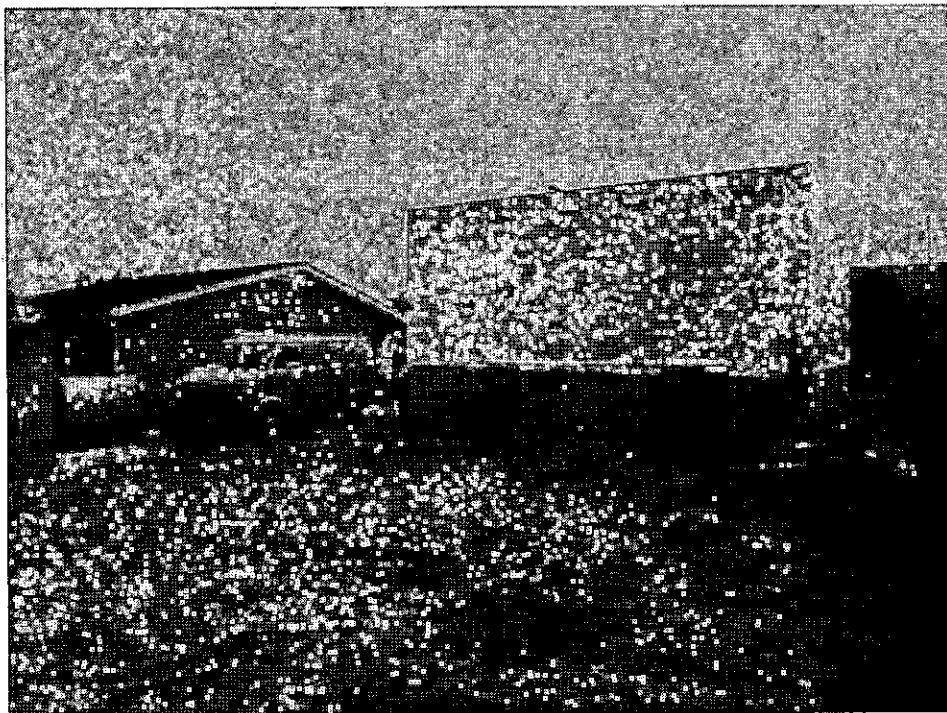
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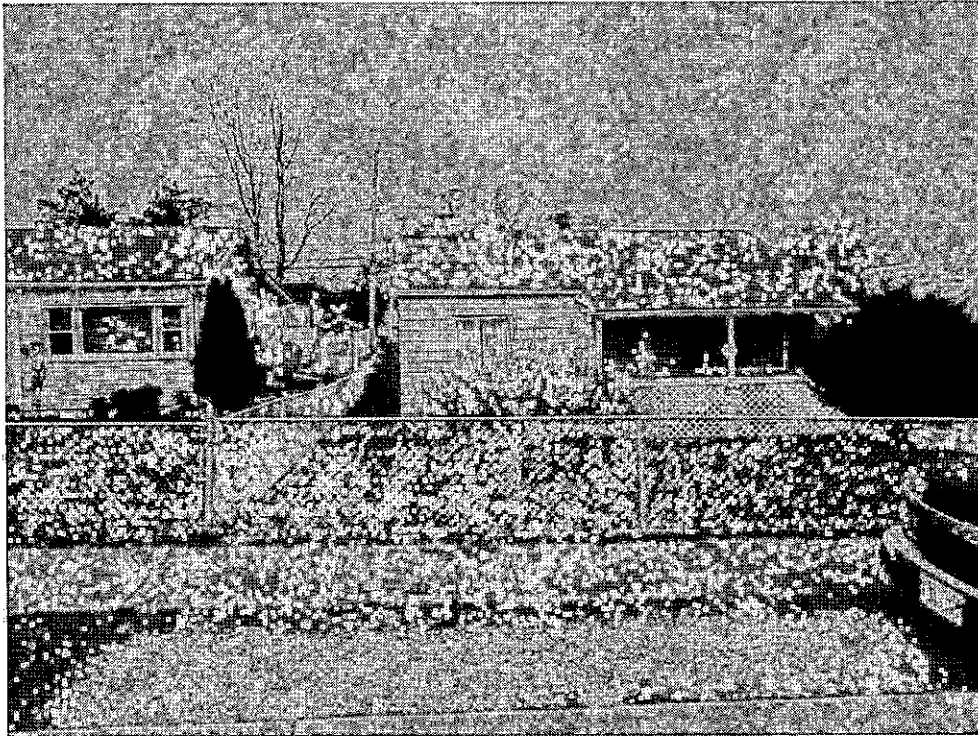
March 18, 2020 – Left Side of Partially Constructed House



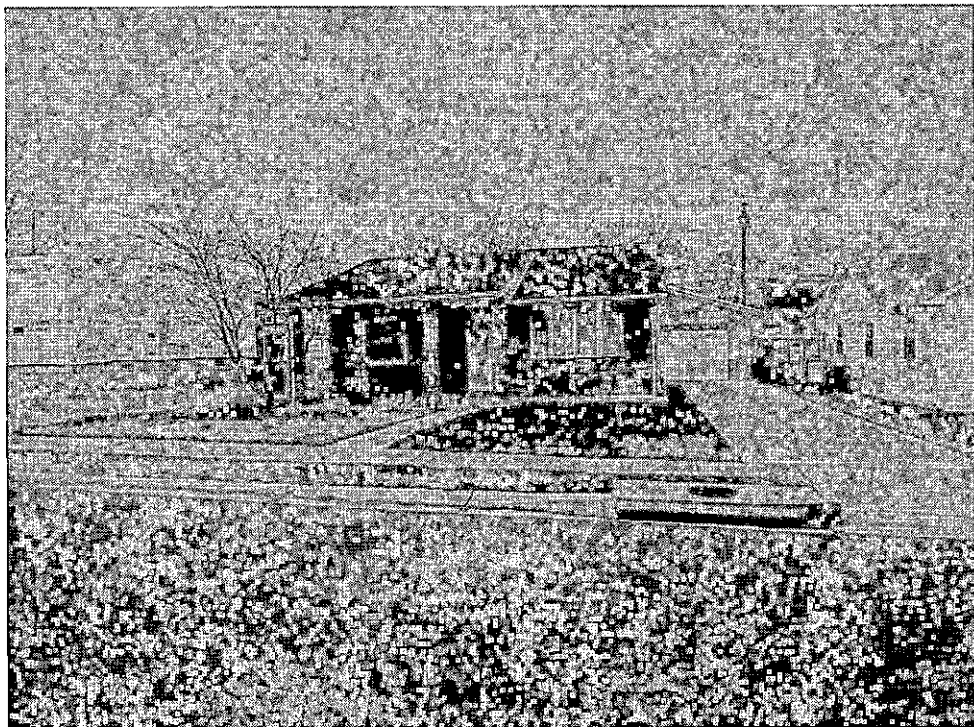
March 18, 2020 – Right Side of Partially Constructed House



March 18, 2020 – Rear View of Partially Constructed House



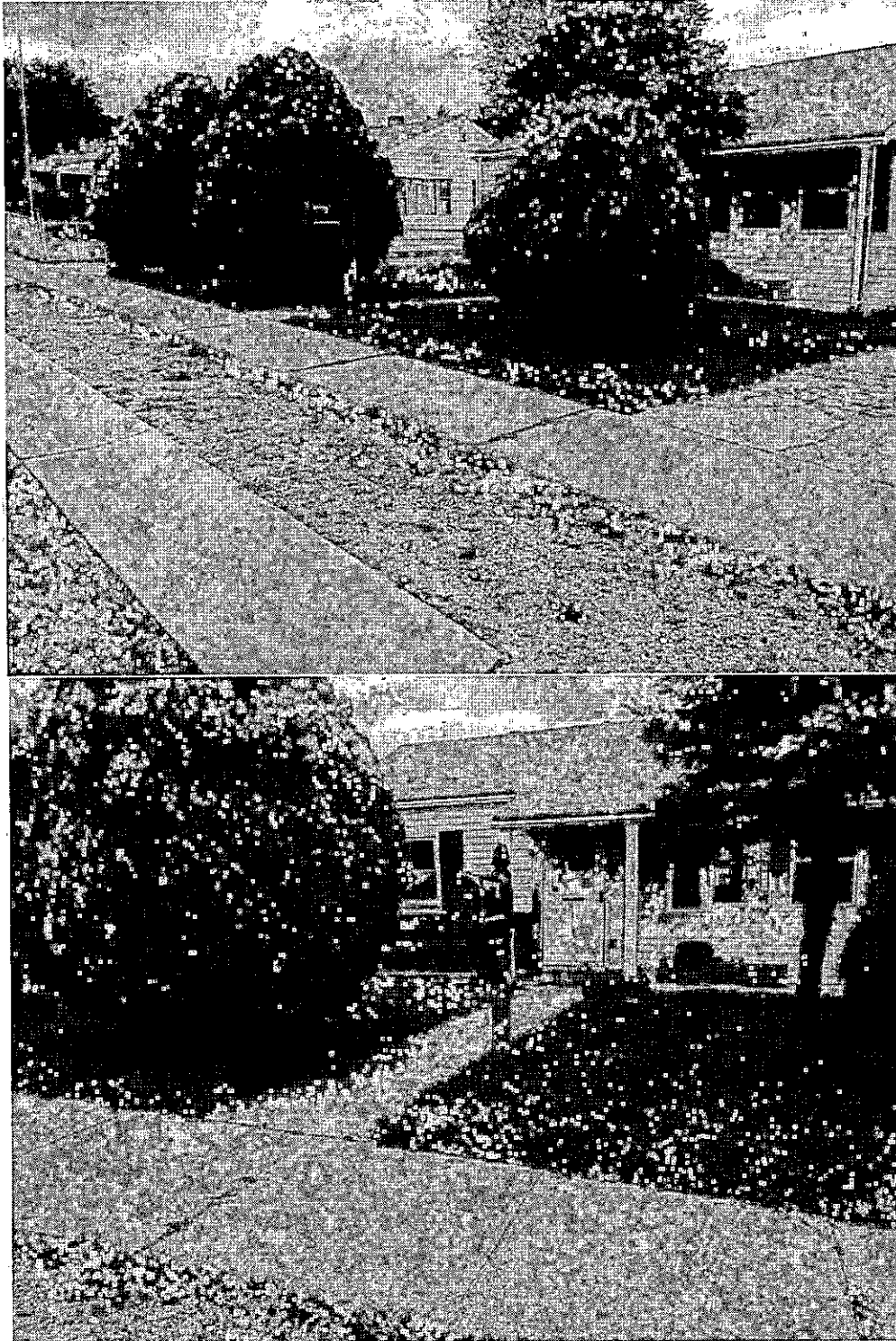
March 18, 2020 – Adjoining Property (#11 Cockpit Street)



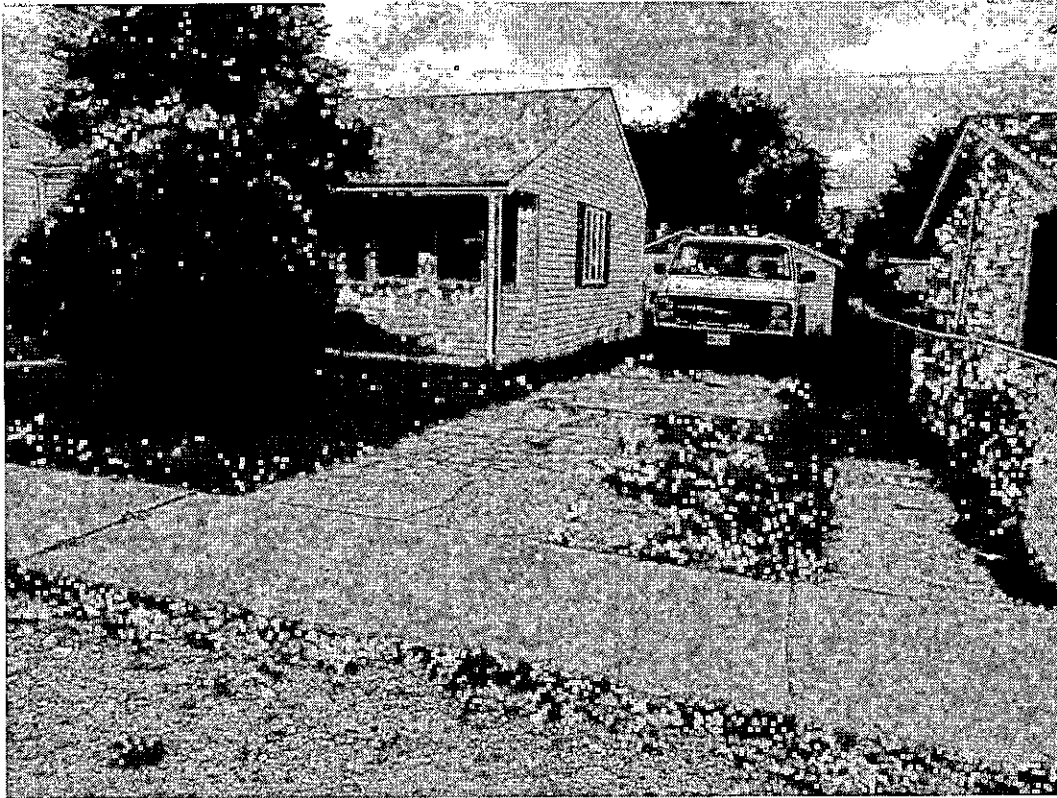
March 18, 2020 – Adjoining Property (#15 Cockpit Street)



Former Dwelling on #13 Cockpit Street – Left Side

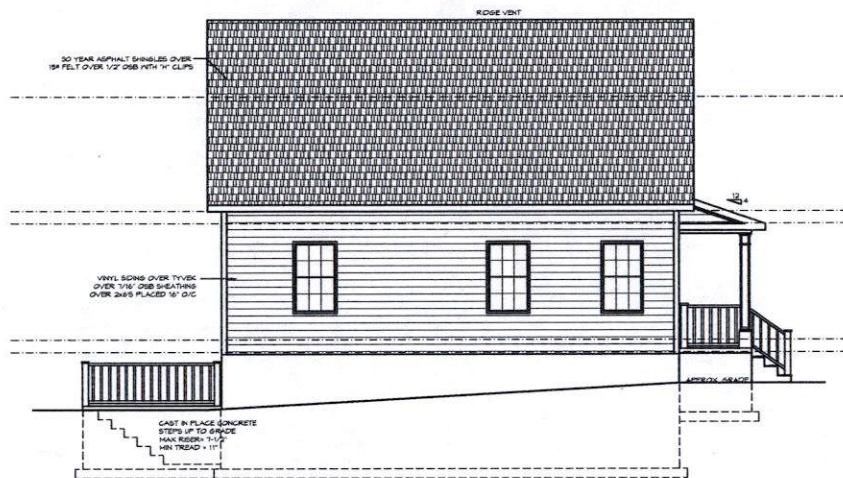


Former Dwelling on #13 Cockpit Street – Front View

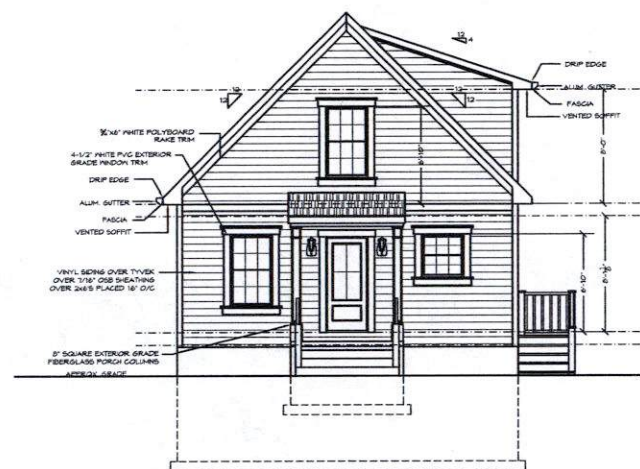


Former Dwelling on #13 Cockpit Street – Right Side

THE BOCKLAGE RESIDENCE 13 COCKPIT ROAD, MIDDLE RIVER MD



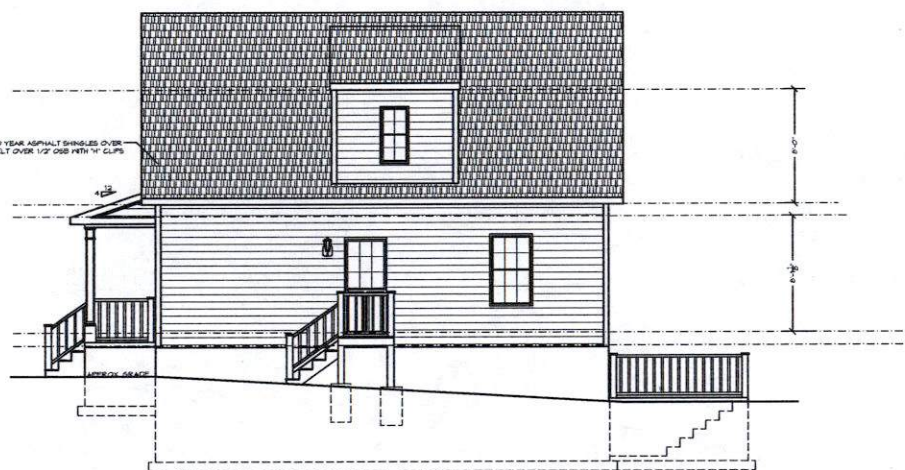
LEFT SIDE ELEVATION
SCALE: 1/4\"/>



FRONT ELEVATION
SCALE: 1/4\"/>



REAR ELEVATION
SCALE: 1/4\"/>



RIGHT SIDE ELEVATION
SCALE: 1/4\"/>

PETITIONER'S

EXHIBIT NO.

5

AGE 13 COCKPIT

SCALE: 1/4\"/>

GEL CUSTOM HOME
DESIGN, INC.
PO BOX 1000
MIDDLE RIVER, MD 21130
PHONE: 410-833-3320

BEAM POCKET DETAIL
SCALE: 1/2" = 1'-0"

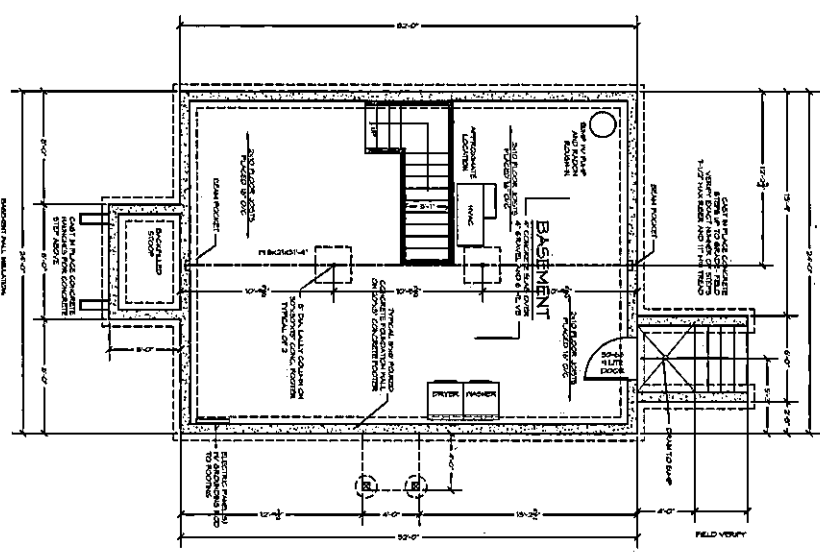
LALLY COLUMN DETAIL

AREA-WAY DETAIL
SCALE 1/2" = 1'-0"

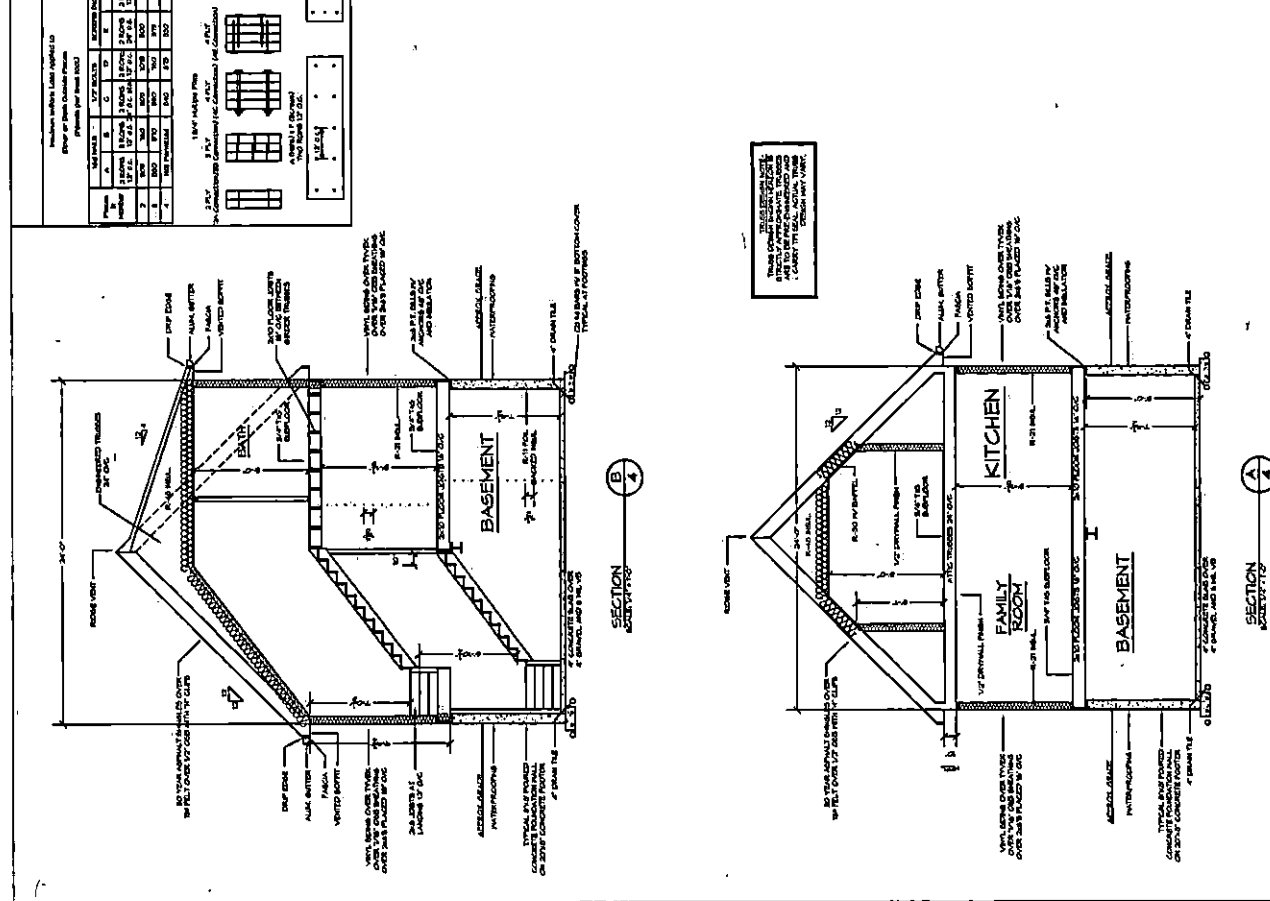
NUMBER ASSIGNED TO EACH HOLE OR BURN PULL TEST	LOCATION OF HORIZONTAL DISPLACEMENT
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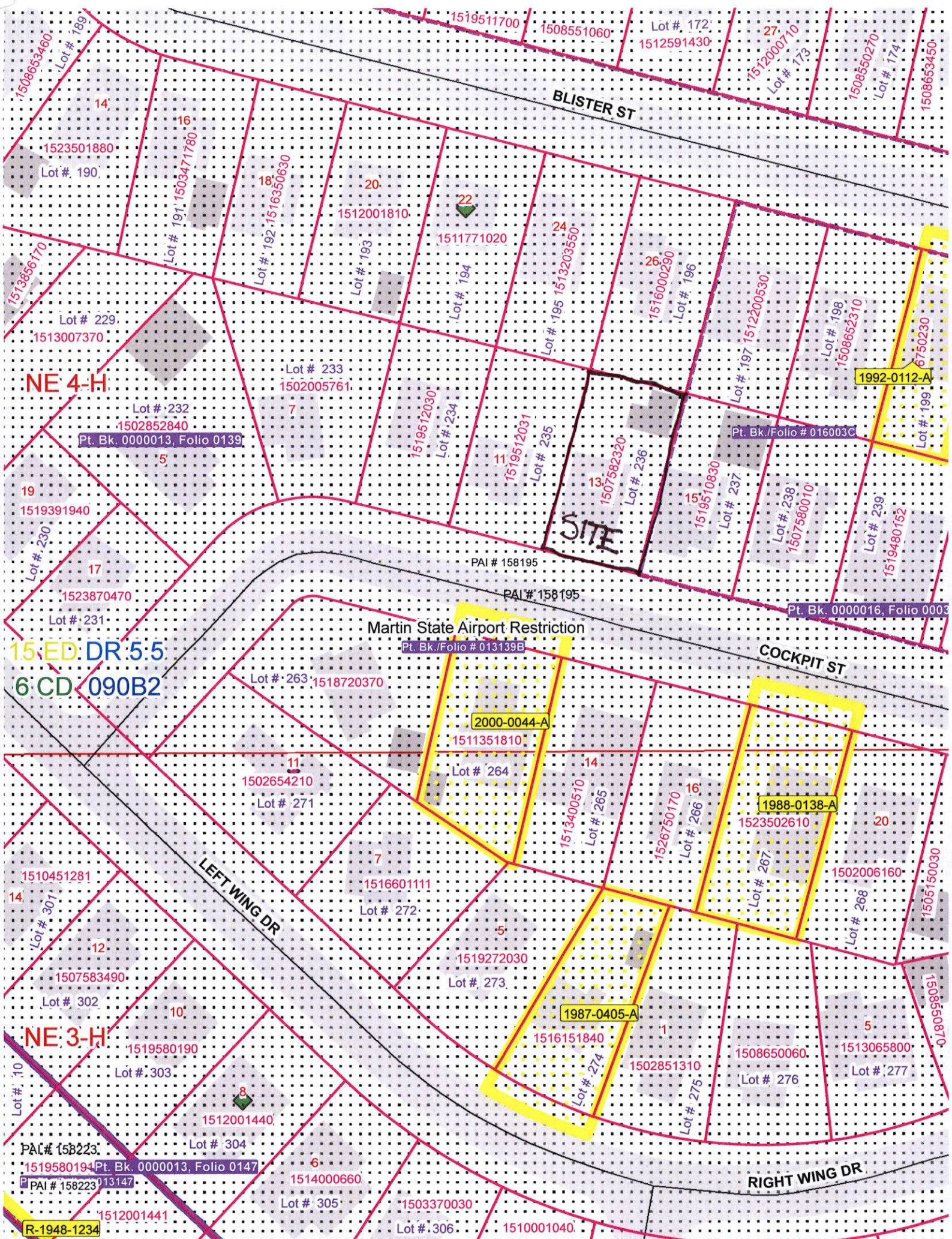
^a HORIZONTAL REINFORCEMENT REQUIREMENTS ARE FOR REINFORCING BARS WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI AND CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI.
^b SEE SECTION 900A-1.25 FOR MINIMUM REINFORCEMENT REQUIRED FROM POLARIZATION PRELASS.

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**GBT CUSTOM HOME
DESIGN INC.
PO BOX 307 PINEHURST, NC 27969
PHONE 410-433-4330**

[illegible]



NE 4-H

15 ED DR 5.5
6 CD 090B2

NE 3-H

BLISTER ST

COCKPIT ST

LEFT WING DR

RIGHT WING DR

Martin State Airport Restriction

SITE

1992-0112-A

2000-0044-A

1988-0138-A

1987-0405-A

R-1948-1234

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1513861770

Lot # 26
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Lot # 25
1513861770

Lot # 24
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Lot # 23
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1513861770

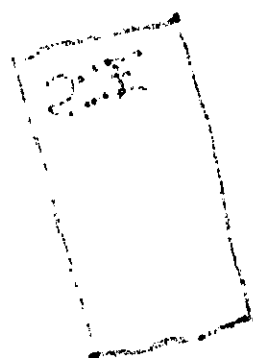
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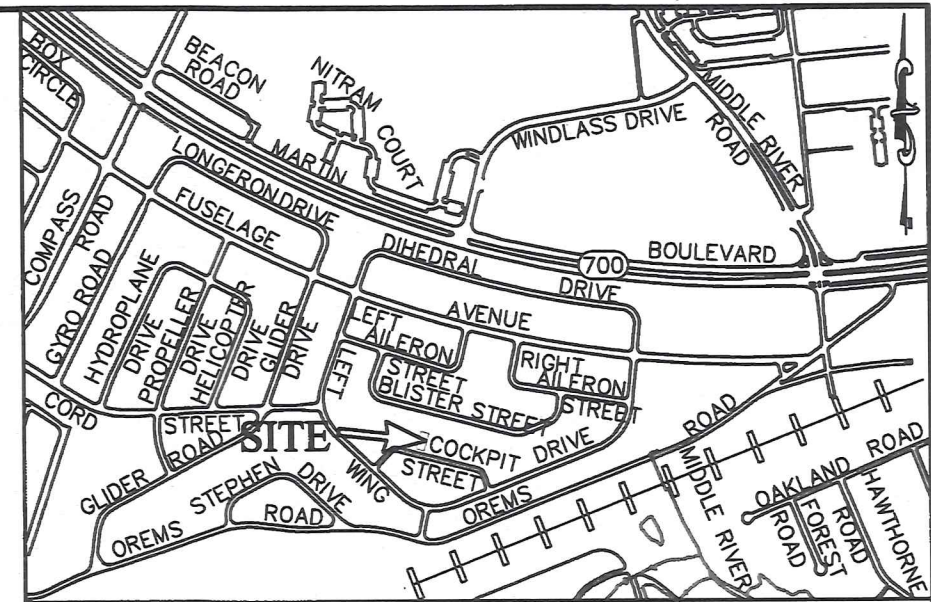
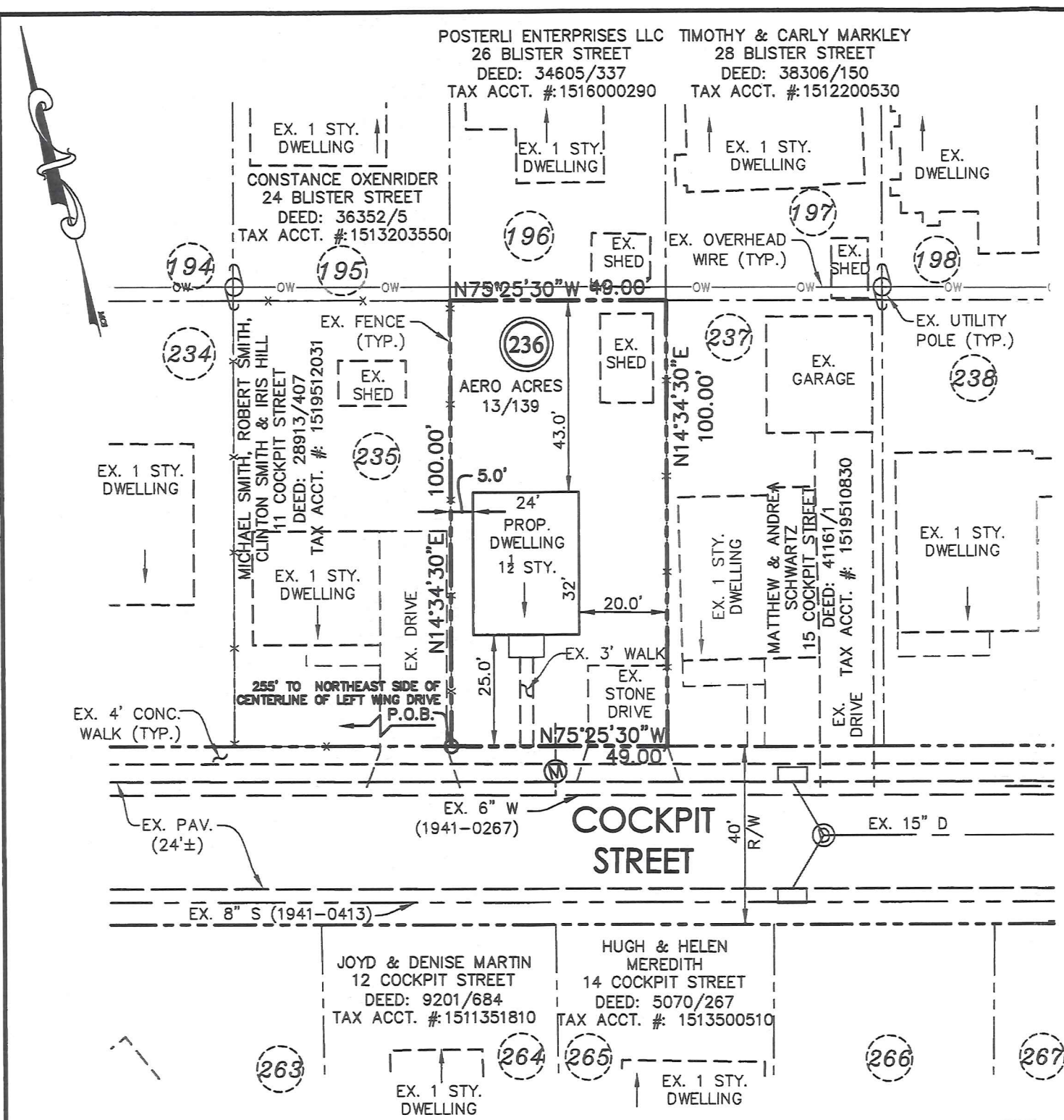
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1513861770

Lot # 2
1513861770

Lot # 1
1513861770

Lot # 0
15138617





VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES

- 1. OWNERSHIP
MARK BOCKLAGE
1230 EASTERN AVENUE
BALTIMORE, MD 21220
- 2. SITE DATA:
ADDRESS: 13 COCKPIT STREET
PLAT: 13/139 LOT 236
DEED REF: 40023/27
TAX ACCT. #: 1507582320
TAX MAP NO.: 90 GRID: 16 PARCEL: 564
TOTAL SITE AREA: 4,900 S.F./0.1125 AC.
ELECTION DISTRICT: 15
COUNCILMANIC DISTRICT: 6
ZONING: DR 5.5 (MAP # 090B2)
WATERSHED: MIDDLE RIVER
EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
- 3. PROPERTY OUTLINE IS TAKEN FROM THE RECORD PLAT (13/139).
- 4. THIS SITE IS NOT LOCATED WITHIN ANY DEFICIENT AREAS BASED ON THE 2019 BASIC SERVICES MAPS, PURSUANT TO SECTION 4A02, BCZR.
- 5. THE SITE IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN.
- 6. THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- 7. THERE ARE NO KNOWN ENDANGERED SPECIES HABITATS, ARCHAEOLOGICAL OR HISTORICAL SITES, OR CONTAMINATED AREAS ON THE SUBJECT PROPERTY.
- 8. THIS SITE HAS NO PRIOR ZONING HISTORY.
- 9. EXISTING LAND USE WITHIN 200 FEET OF THE SITE IS RESIDENTIAL.

ZONING VIOLATION # CB1900469

INSPECTOR: JOHN KRACH
SINGLE FAMILY DWELLING UNDER CONSTRUCTION WITHOUT ANY PERMITS.

ZONING VARIANCE REQUEST

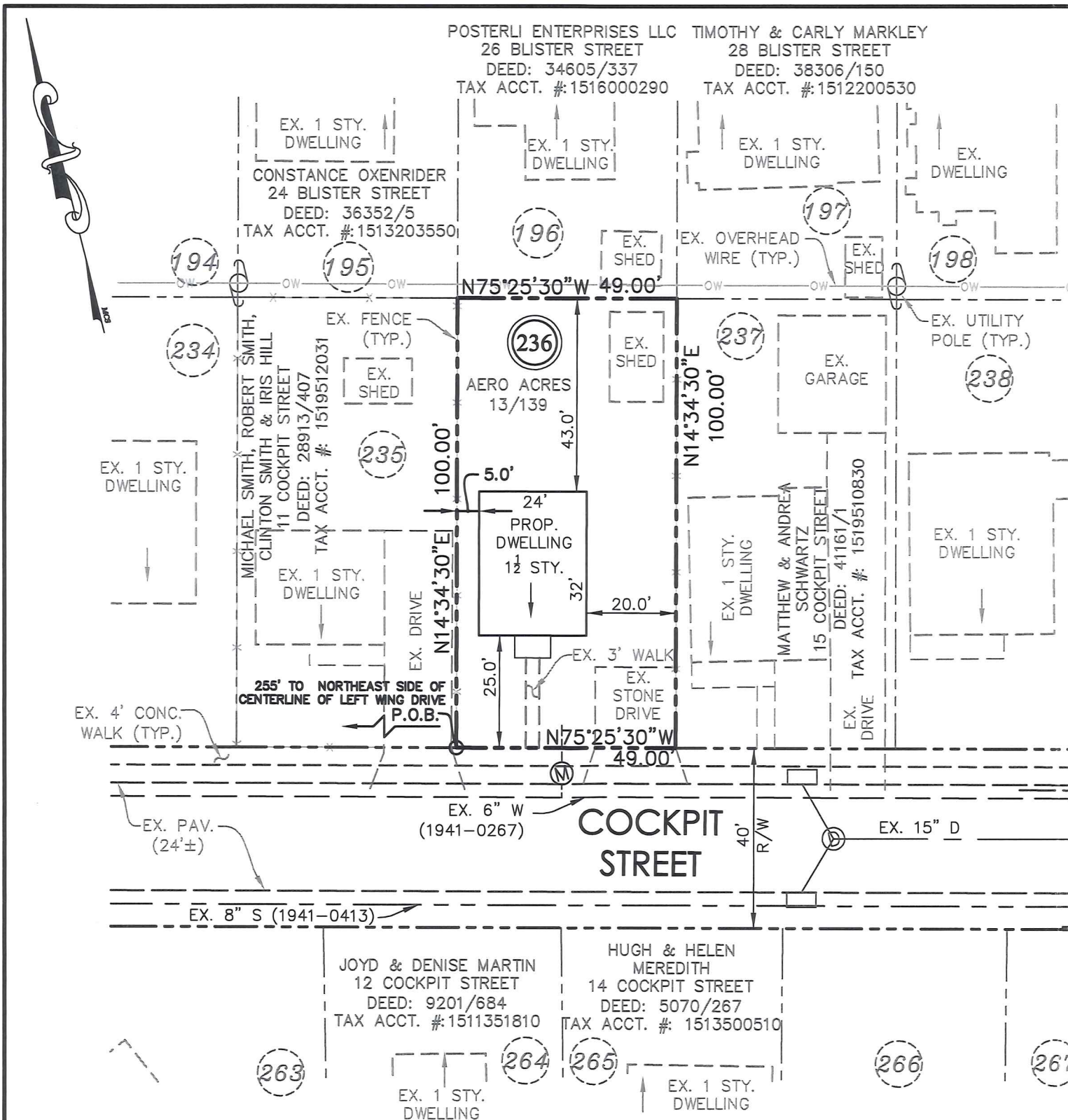
- 1. VARIANCES FROM SECTION 1B02.3 BCZR AS FOLLOWS:
"A" VARIANCE FROM SECTION 1B02.3C.1. BCZR, TO PERMIT A PRINCIPAL BUILDING HAVING A SIDE OF BUILDING TO LOT LINE SETBACK OF 5 FEET IN LIEU OF THE REQUIRED 10 FEET, A LOT WIDTH OF 49 FEET IN LIEU OF THE REQUIRED 55 FEET, A LOT SIZE OF 4,900 SQUARE FEET IN LIEU OF THE REQUIRED 6,000 SQUARE FEET AND FOR SUCH OTHER AND FURTHER RELIEF AS THE NATURE OF THIS CAUSE MAY REQUIRE.

LITTLE & ASSOCIATES
ENGINEERS~LAND PLANNERS~SURVEYORS
10710 GILROY ROAD
HUNT VALLEY, MARYLAND 21031
PHONE: (443)705-5020 FAX: (443)589-2401
LITTLE & ASSOCIATES IS A DIVISION OF CENTURY ENGINEERING, INC.

PLAN TO ACCOMPANY PETITION FOR
VARIANCE
#13 COCKPIT STREET

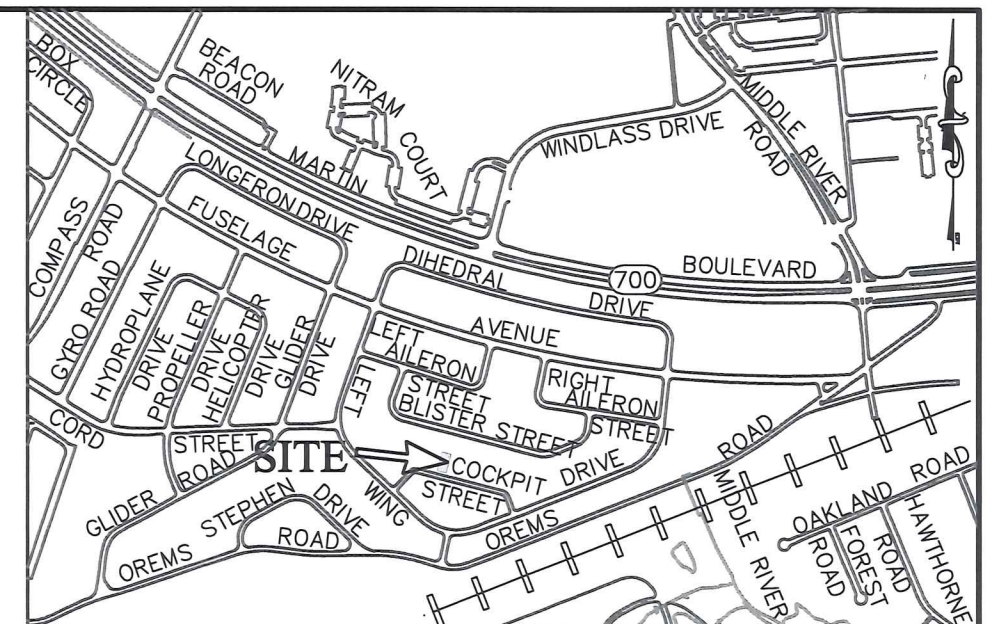
DISTRICT 15c6
SCALE: 1"=30'
PLAT: 13/139
BALTIMORE COUNTY, MD
MARCH 17, 2020





ZONING VARIANCE REQUEST

- VARIANCES FROM SECTION 1B02.3 BCZR AS FOLLOWS:
 "A" VARIANCE FROM SECTION 1B02.3C.1. BCZR, TO PERMIT A PRINCIPAL BUILDING HAVING A SIDE OF BUILDING TO LOT LINE SETBACK OF 5 FEET IN LIEU OF THE REQUIRED 10 FEET, A LOT WIDTH OF 49 FEET IN LIEU OF THE REQUIRED 55 FEET, A LOT SIZE OF 4,900 SQUARE FEET IN LIEU OF THE REQUIRED 6,000 SQUARE FEET AND FOR SUCH OTHER AND FURTHER RELIEF AS THE NATURE OF THIS CAUSE MAY REQUIRE.



VICINITY MAP

SCALE: 1"=1000'

GENERAL NOTES

- OWNERSHIP
 MARK BOCKLAGE
 1230 EASTERN AVENUE
 BALTIMORE, MD 21220
- SITE DATA:
 ADDRESS: 13 COCKPIT STREET
 PLAT: 13/139 LOT 236
 DEED REF: 40023/27
 TAX ACCT. #: 1507582320
 TAX MAP NO.: 90 GRID: 16 PARCEL: 564
 TOTAL SITE AREA: 4,900 S.F./0.1125 AC.
 ELECTION DISTRICT: 15
 COUNCILMANIC DISTRICT: 6
 ZONING: DR 5.5 (MAP # 090B2)
 WATERSHED: MIDDLE RIVER
 EXISTING USE: RESIDENTIAL
 PROPOSED USE: RESIDENTIAL
- PROPERTY OUTLINE IS TAKEN FROM THE RECORD PLAT (13/139).
- THIS SITE IS NOT LOCATED WITHIN ANY DEFICIENT AREAS BASED ON THE 2019 BASIC SERVICES MAPS, PURSUANT TO SECTION 4A02, BCZR.
- THE SITE IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN.
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO KNOWN ENDANGERED SPECIES HABITATS, ARCHAEOLOGICAL OR HISTORICAL SITES, OR CONTAMINATED AREAS ON THE SUBJECT PROPERTY.
- THIS SITE HAS NO PRIOR ZONING HISTORY.
- EXISTING LAND USE WITHIN 200 FEET OF THE SITE IS RESIDENTIAL.

ZONING VIOLATION #: CB1900469

INSPECTOR: JOHN KRACH
 SINGLE FAMILY DWELLING UNDER CONSTRUCTION WITHOUT ANY PERMITS.



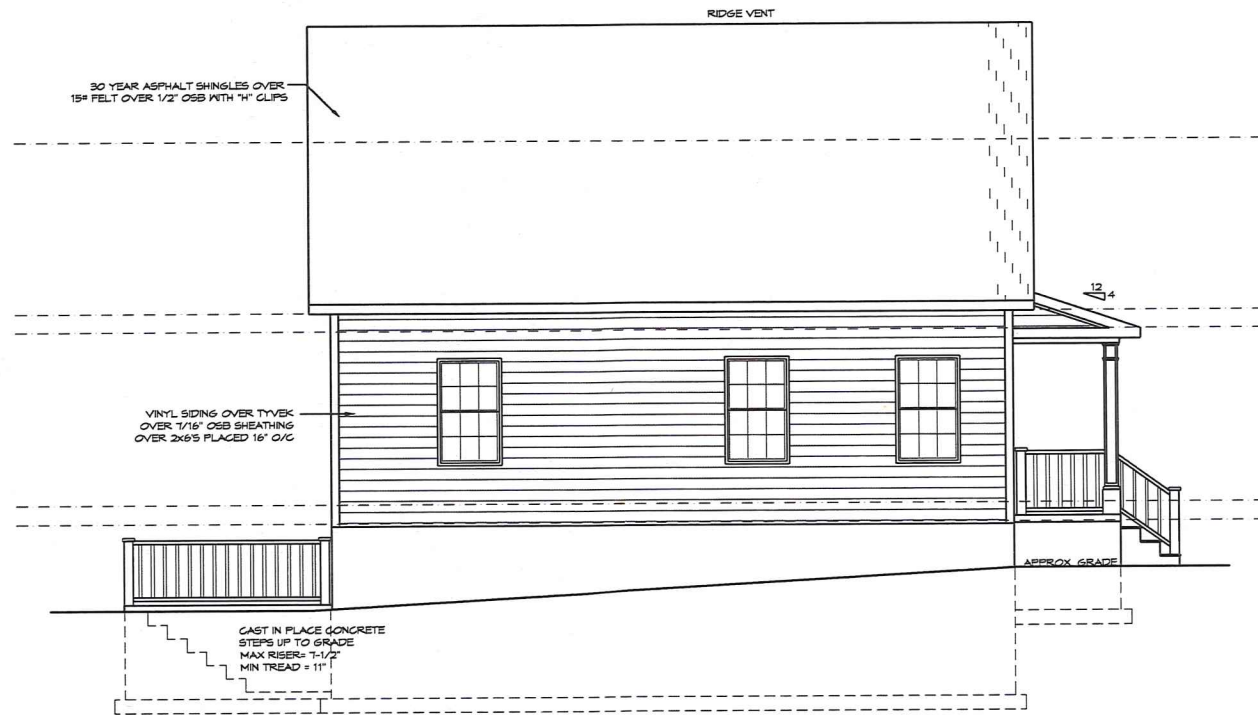
LITTLE & ASSOCIATES
 ENGINEERS~LAND PLANNERS~SURVEYORS
 10710 GILROY ROAD
 HUNT VALLEY, MARYLAND 21031
 PHONE: (443)705-5020 FAX: (443)589-2401
 LITTLE & ASSOCIATES IS A DIVISION OF CENTURY ENGINEERING, INC.

2020-0086-A

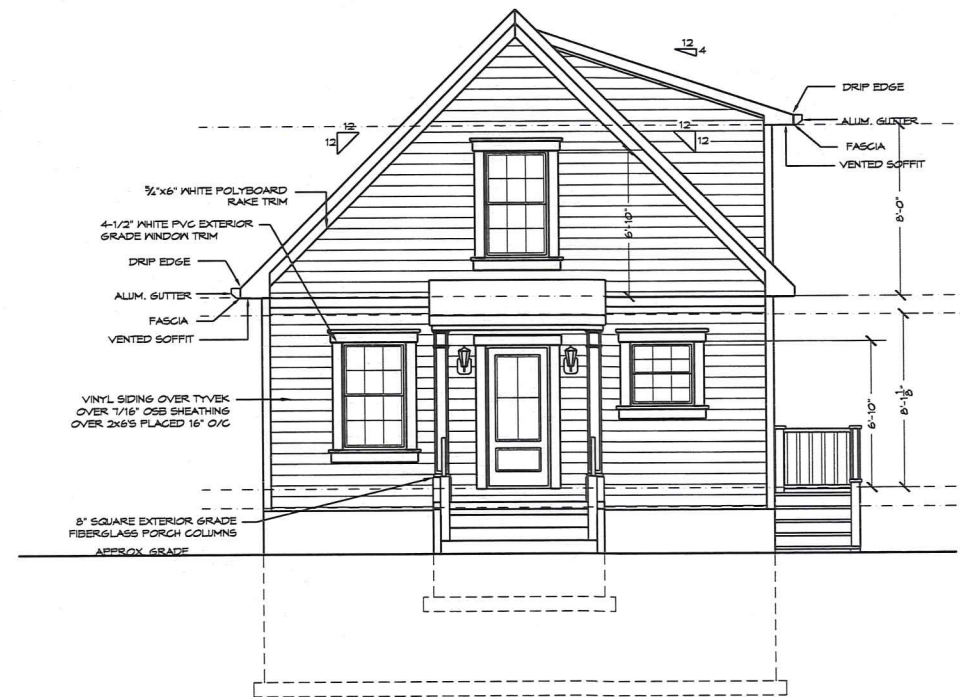
PLAN TO ACCOMPANY PETITION FOR VARIANCE #13 COCKPIT STREET

DISTRICT 15c6
 SCALE: 1"=30'
 PLAT: 13/139

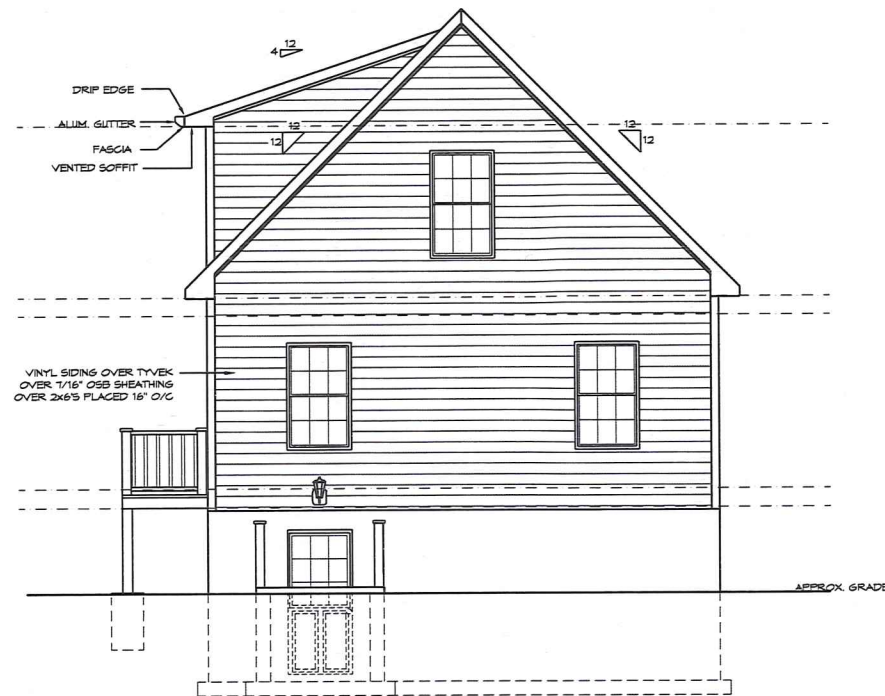
BALTIMORE COUNTY, MD
 MARCH 17, 2020



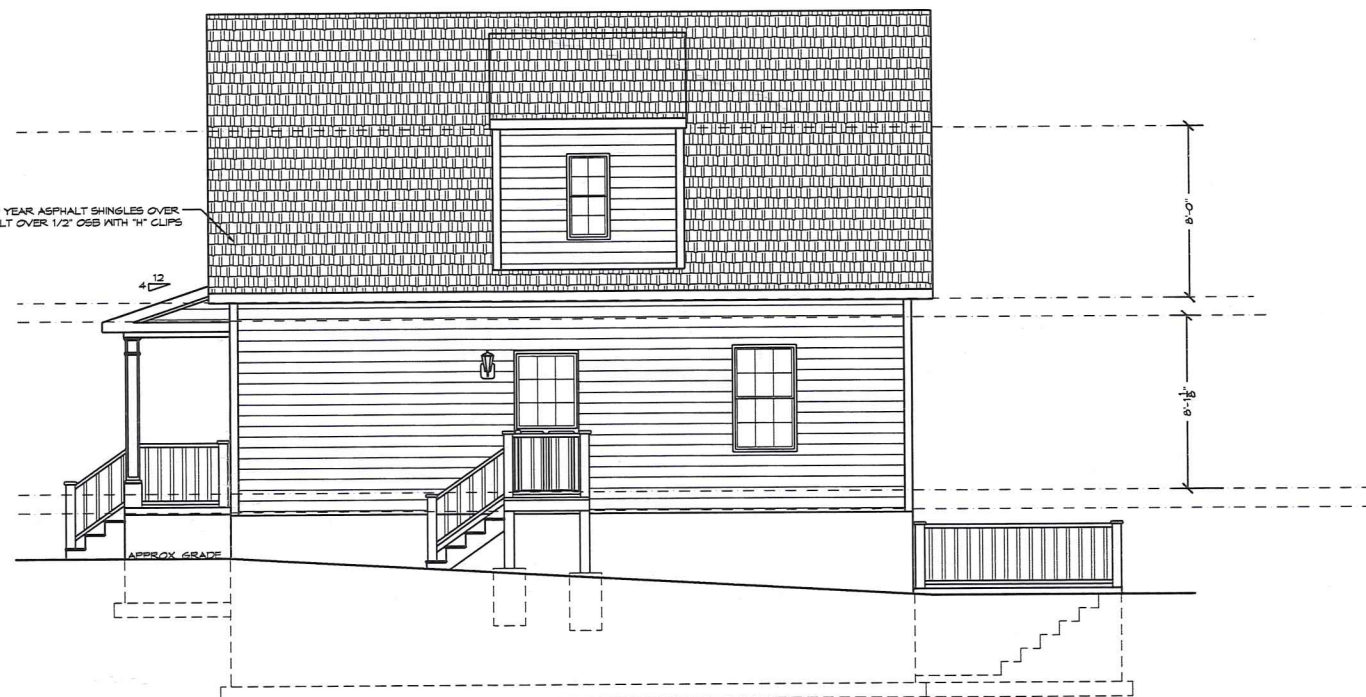
LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



FRONT ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION-
SCALE: 1/4"=1'-0"

THE BOCKLAGE RESIDENCE
13 COCKPIT ROAD, MIDDLE RIVER MD

BOCKLAGE 13 COCKPIT

SCALE: 1/4" = 1'-0"

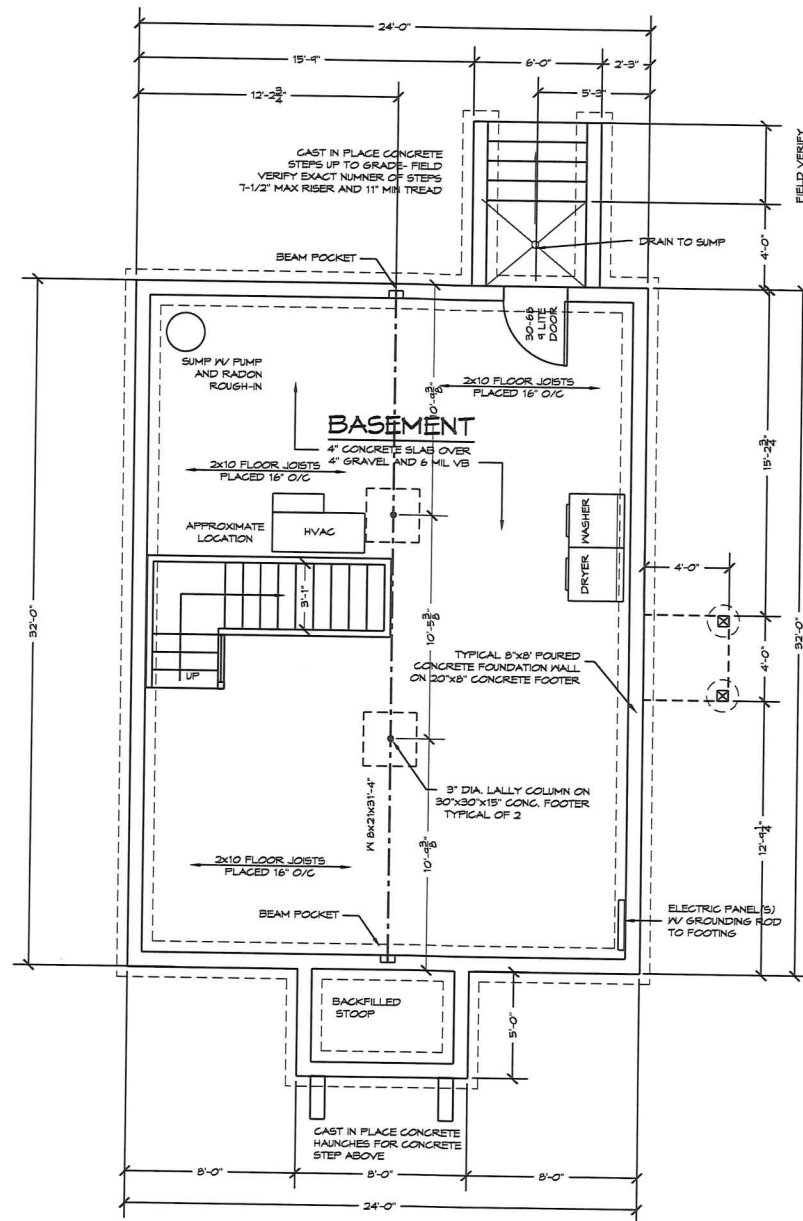
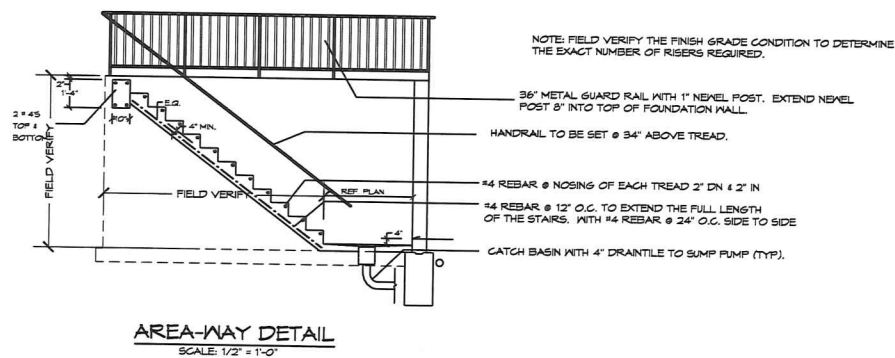
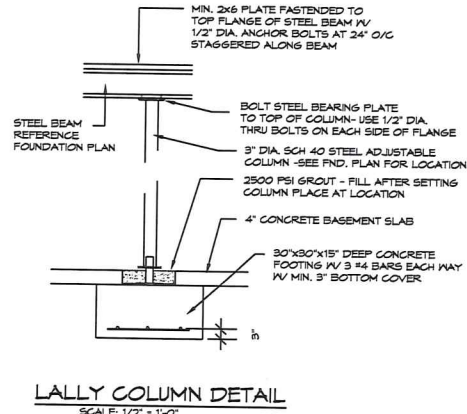
DATE: 8/20/14

SHEET NO.: 1

GBL CUSTOM HOME
DESIGN INC.
PO BOX 237 FINKSBURG, MD 21048
PHONE 410-533-5320

EXHIBIT

5



- FOR S: 1 INCH= 25.4 MM, 1 FOOT= 304.8 MM, 1 POUND PER SQUARE FOOT PER FOOT= 0.1571 KPS*2/M, 1 POUND PER SQUARE INCH= 6.895 KPSI. NR= NOT REQUIRED
- SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM. REFER TO TABLE R405.1.
 - TABLE VALUES ARE BASED ON REINFORCING BARS WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI AND CONCRETE WITH A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2,500 PSI AND VERTICAL REINFORCEMENT BEING LOCATED AT THE CENTERLINE OF THE WALL. SEE SECTION R404.1.3.3.1.2.
 - VERTICAL REINFORCEMENT WITH A YIELD STRENGTH OF LESS THAN 60,000 PSI AND/OR BARS OF A DIFFERENT SIZE THAN SPECIFIED IN THE TABLE ARE PERMITTED IN ACCORDANCE WITH SECTION R404.1.3.3.1.6 AND TABLE R404.1.2(4).
 - NR INDICATES NO VERTICAL REINFORCEMENT IS REQUIRED.
 - DEFLECTION CRITERION IS L/240, WHERE L IS THE HEIGHT OF THE BASEMENT WALL IN INCHES.
 - INTERPOLATION IS NOT PERMITTED.
 - WHERE WALLS WILL RETAIN 4 FEET OR MORE OF UNBALANCED BACKFILL, THEY SHALL BE LATERALLY SUPPORTED AT THE TOP AND BOTTOM BEFORE BACKFILLING.
 - SEE SECTION R404.1.3.2 FOR MINIMUM REINFORCEMENT REQUIRED FOR BASEMENT WALLS SUPPORTING ABOVE-GRADE CONCRETE WALLS.
 - SEE TABLE R603.3 FOR TOLERANCE FROM NOMINAL THICKNESS PERMITTED FOR FLAT WALLS.
 - THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

TABLE R404.1.2(1)
MINIMUM HORIZONTAL REINFORCEMENT FOR CONCRETE BASEMENT WALLS

MAXIMUM UNSUPPORTED HEIGHT OF BASEMENT WALL (FEET)	LOCATION OF HORIZONTAL REINFORCEMENT
≤ 8	ONE NO. 4 BAR WITHIN 12 INCHES OF THE TOP OF THE WALL STORY AND ONE NO. 4 BAR NEAR MID-HEIGHT OF THE WALL STORY.
> 8	ONE NO. 4 BAR WITHIN 12 INCHES OF THE TOP OF THE WALL STORY AND ONE NO. 4 BAR NEAR THIRD POINTS IN THE WALL STORY.

- FOR S: 1 INCH= 25.4 MM, 1 FOOT= 304.8 MM, 1 POUND PER SQUARE INCH= 6.895 KPSI.
- HORIZONTAL REINFORCEMENT REQUIREMENTS ARE FOR REINFORCING BARS WITH A MINIMUM YIELD STRENGTH OF 40,000 PSI AND CONCRETE WITH A MINIMUM CONCRETE COMPRESSIVE STRENGTH OF 2,500 PSI.
 - SEE SECTION R404.1.2.2 FOR MINIMUM REINFORCEMENT REQUIRED FOR FOUNDATION WALLS SUPPORTING ABOVE-GRADE CONCRETE WALLS.

TABLE R404.1.2(3)
MINIMUM VERTICAL REINFORCEMENT FOR 8-INCH (203 MM) NOMINAL FLAT CONCRETE BASEMENT WALLS

MAXIMUM UNSUPPORTED WALL HEIGHT (FEET) "X"	MAXIMUM UNBALANCED BACKFILL HEIGHT (FEET) "Y"	MINIMUM VERTICAL REINFORCEMENT-BAR SIZE AND SPACING (INCHES)				
		SOIL CLASSES AND DESIGN LATERAL SOIL (PSF PER FOOT OF DEPTH)				
		GM, GP, SM, SP, 30	GM, GC, SM, SM-SC, AND ML 45	SC, ML-GI, AND INORGANIC CL 60		
8	4	NR	NR	NR		
	5	NR	NR	NR		
	6	NR	NR	6#37		
	7	NR	6#36	6#35		
	8	6#41	6#35	6#26		
9	4	NR	NR	NR		
	5	NR	NR	NR		
	6	NR	NR	6#35		
	7	NR	6#35	6#32		
	8	6#36	6#32	6#23		
10	4	NR	NR	NR		
	5	NR	NR	NR		
	6	NR	NR	6#35		
	7	NR	6#35	6#25		
	8	6#35	6#24	6#21		
	9	6#34	6#22	6#16		
	10	6#27	6#17	6#13		

THE BOCKLAGE RESIDENCE 13 COCKPIT ROAD, MIDDLE RIVER MD

BOCKLAGE 13 COCKPIT

SCALE: 1/4" = 1'-0"

DATE: 8/20/19

SHEET NO.: 2

GBL CUSTOM HOME
DESIGN INC.
PO BOX 237 FINKSBURG, MD 21048
PHONE 410-833-8320

R308.4.3 GLAZING IN WINDOWS

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:

1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET (0.836 M2).
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR; AND
4. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

EXCEPTIONS:

1. DECORATIVE GLAZING.
2. WHERE A HORIZONTAL RAIL IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 34 TO 38 INCHES (864 TO 965 MM) ABOVE THE WALKING SURFACE, THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (730 N/M) WITHOUT CONTACTING THE GLASS AND HAVE A CROSS-SECTIONAL HEIGHT OF NOT LESS THAN 1 1/2 INCHES (38 MM).
3. OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WHERE THE BOTTOM EDGE OF THE GLASS IS 28 FEET (7620 MM) OR MORE ABOVE GRADE, A ROOF, WALKING SURFACES OR OTHER HORIZONTAL WITHIN 45 DEGREES (0.79 RAD) OF HORIZONTAL SURFACE ADJACENT TO THE GLASS EXTERIOR.

R308.6.2 MATERIALS

THE FOLLOWING TYPES OF GLAZING SHALL BE PERMITTED TO BE USED:

1. LAMINATED GLASS WITH NOT LESS THAN A 0.015-INCH (0.38 MM) POLYVINYL BUTYRAL INTERLAYER FOR GLASS PANES 16 SQUARE FEET (1.5 M2) OR LESS IN AREA LOCATED SUCH THAT THE HIGHEST POINT OF THE GLASS IS NOT MORE THAN 12 FEET (3658 MM) ABOVE A WALKING SURFACE OR OTHER ACCESSIBLE AREA; FOR HIGHER OR LARGER SIZES, THE INTERLAYER THICKNESS SHALL BE NOT LESS THAN 0.030 INCH (0.76 MM).
2. FULLY TEMPERED GLASS.
3. HEAT-STRENGTHENED GLASS.
4. WIRE GLASS.
5. APPROVED RIGID PLASTICS.

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED

BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

EXCEPTION: STORM SHELTERS AND BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SQUARE FEET (18.58 M2).

R310.1.1 OPERATIONAL CONSTRAINTS AND OPENING CONTROL DEVICES

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING.

R310.2 EMERGENCY ESCAPE AND RESCUE OPENINGS

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM DIMENSIONS AS SPECIFIED IN THIS SECTION.

R310.2.1 MINIMUM OPENING AREA

EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENINGS SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM).

EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET (0.465 M2).

R310.2.2 WINDOW SILL HEIGHT

WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR; WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in pounds per square foot)

USE	LIVE LOAD
UNINHABITABLE ATTICA W/O STORAGE, b	10
UNINHABITABLE ATTICS W/ LIMITED STORAGE, b, g	20
HABITABLE ATTICS & ATTICS SERVED W/ FIXED STAIRS.	30
BALCONIES (EXTERIOR) & DECKS, e	40
FIRE ESCAPES.	40
GUARDRAILS & HANDRAILS, d	200h
GUARDRAIL INFILL COMPONENTS, f	30h
PASSENGER VEHICLE GARAGES, a	30h
ROOMS OTHER THAN SLEEPING ROOMS.	40
SLEEPING ROOMS.	30
STAIRS.	40c

For S1: 1 pound per square foot = 0.0479 kPa, 1 square inch = 645 mm², 1 pound = 4.45 N.

a. Elevated garage floors shall be capable of supporting a 2,000-pound load applied over a 20-square-inch area.

b. Uninhabitable attics without storage are those where the maximum clear height between joists and rafters is less than 42 inches, or where there are not two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches high by 24 inches in width, or greater, within the plane of the trusses. This live load need not be assumed to act concurrently with any other live load requirements.

c. Individual stair treads shall be designed for the uniformly distributed live load or a 300-pound concentrated load acting over an area of 4 square inches, whichever produces the greater stresses.

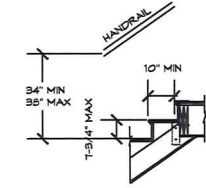
d. A single concentrated load applied in any direction at any point along the top.

e. See Section R502.2.2 for decks attached to exterior walls.

f. Guard in-fill component (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement.

g. Uninhabitable attics with limited storage are those where the maximum clear height between joists and rafters is 42 inches or greater, or where there are two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses. The live load need only be applied to those portions of the joists or truss bottom chords where all of the following conditions are met:

1. The attic area is accessible from an opening not less than 20 inches in width by 30 inches in length that is located where the clear height in the attic is a minimum of 30 inches.
2. The slopes of the joists or truss bottom chords are no greater than 2 inches vertical to 12 units horizontal.
3. Required insulation depth is less than the joist or truss bottom chord member depth. The remaining portions of the joists or truss bottom chords shall be designed for a uniformly distributed concurrent live load of not less than 10 lb/ft².
4. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the in-fill components. These loads shall be determined independent of one another, and loads are assumed not to occur with any other live load.



TYPICAL STAIR SECTION

NOT TO SCALE

NOTE: ALL STAIRS SHALL BE CONSTRUCTED IN ACCORDANCE WITH IRC 2015 SECTION R314

R602.10.4 CONTINUOUS SHEATHING. BRACED WALL LINES WITH CONTINUOUS SHEATHING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS SECTION. ALL BRACED WALL LINES ALONG EXTERIOR WALLS ON THE SAME STORY SHALL BE CONTINUOUSLY SHEATHED.

WALL BRACING DESIGN INFO:

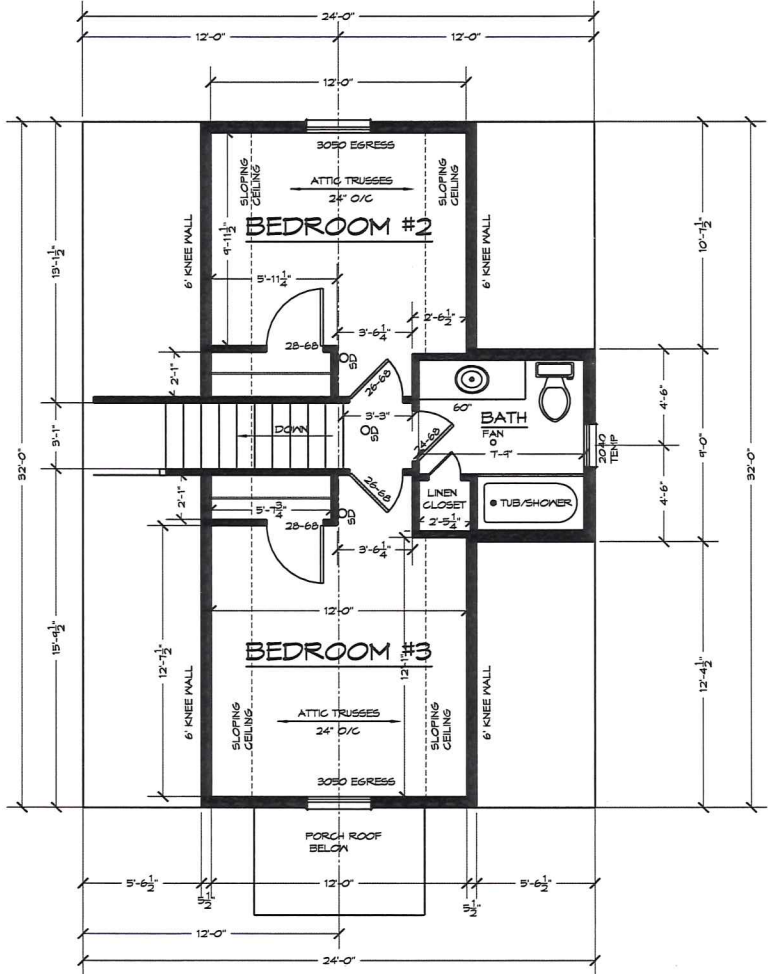
LOCATION: BALTIMORE COUNTY, MARYLAND
SEISMIC CATEGORY: B
WIND SPEED: 90 MPH

METHOD 3 (WOOD SHEATHING) / CONTINUOUS SHEATHING
METHOD 5 (GYPSUM BOARD)

*THESE DRAWINGS ARE LIMITED TO IRC WALL BRACING REQUIREMENTS ONLY.

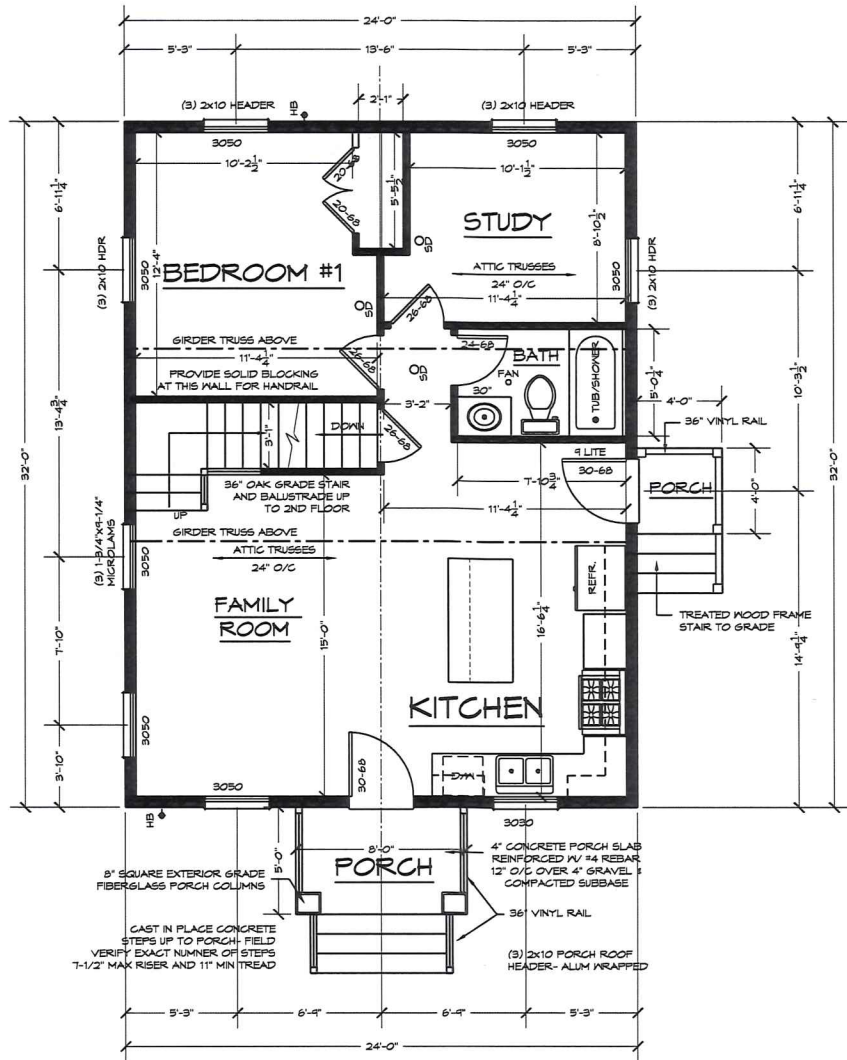
R619.2 WINDOW SILLS
ALL WINDOWS WHERE THE OPERABLE OPENING IS LOCATED MORE THAN 12" ABOVE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING SHALL BE A MIN. OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24" SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4" DIA. SPHERE CANNOT PASS.

EXCEPTIONS:
1. WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4"DIA. SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION
2. OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM F 2096 OF F 2097



SECOND FLOOR PLAN-

SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

8' FIRST FLOOR CEILING HEIGHT

WINDOW SIZES SHOWN VINYL - DOUBLE HUNG ANDERSEN 200 SERIES OR EQUAL

THIS HOME TO BE FULLY SPRINKLED.

BOCKLAGE 19 COCKPIT

SCALE: 1/4"=1'-0"

DATE: 8/20/19

SHEET NO.: 9

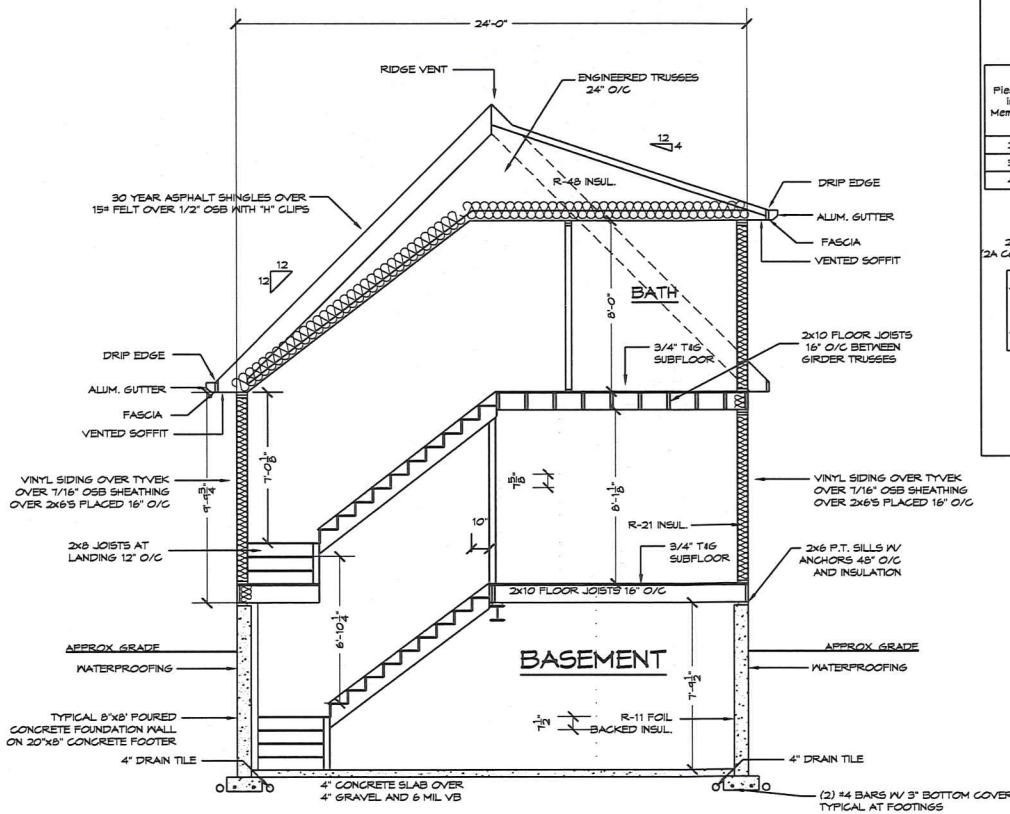
GBL CUSTOM HOME

DESIGN INC.

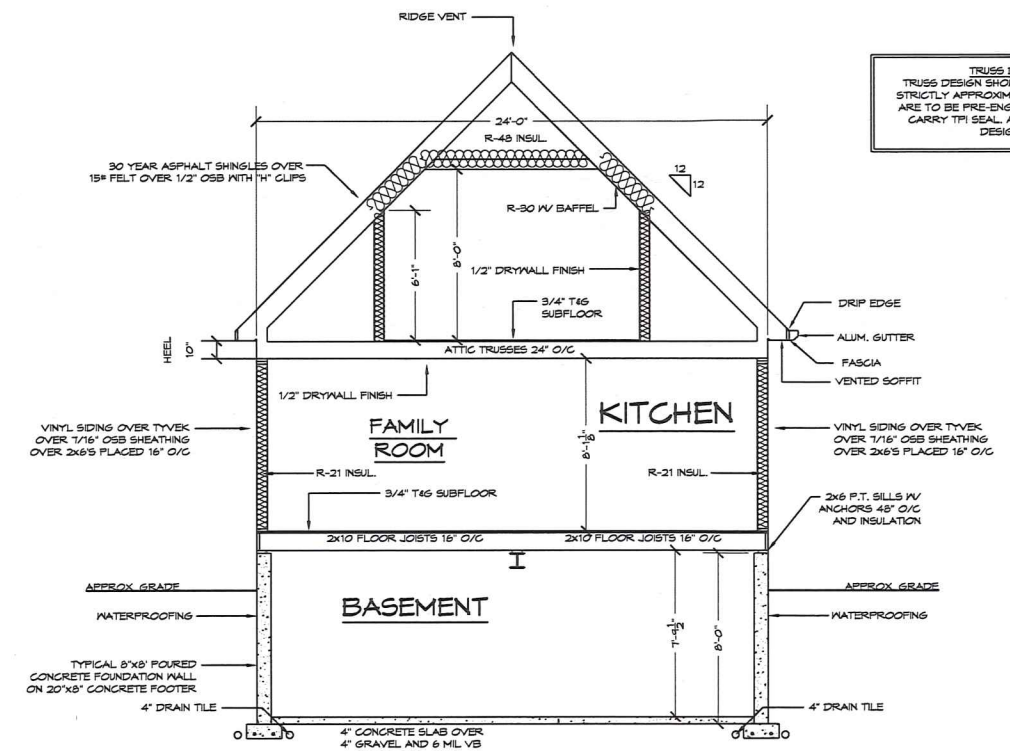
P.O. BOX 237 FINKSBURG, MD 21048

PHONE: 410-833-8320

THE BOCKLAGE RESIDENCE
13 COCKPIT ROAD, MIDDLE RIVER MD



SECTION B
SCALE: 1/4" = 1'-0"



SECTION A
SCALE: 1/4" = 1'-0"

LVL FASTENING SCHEDULE

Maximum Uniform Load Applied to
Either or Both Outside Pieces
(Pounds per linear foot)

Plies in Member	16d NAILS		1/2" BOLTS		SCREWS (Note 4)	
	A	B	C	D	E	F
2 ROYS 12" O.C.	305	180	305	1015	500	495
3 ROYS 12" O.C.	380	510	380	160	375	745
4	Not Permitted		340	675	330	665

NOTES:

- Confirm adequacy of the beam (depth and number of pieces) for carrying the designated load.
- Stress level for nail and bolt values is 100%. Increases of 15% for snow loaded or 25% for non-snow loaded roof conditions are permitted.
- Top and bottom row of connectors should be 2" from edge.
- Bolt holes are to be the same diameter as the bolt. Every bolt must extend through the full thickness of the member. Use washers under head and nut.
- For three-piece member, specified nailing is from the each side.
- To minimize rotation, four-piece members should only be used when loads are applied to both sides, or completely across the top of the member.
- Four-piece members must be bolted or attached with 6" screws from both sides.
- Floor joists must be attached with approved metal hangers.
- Screws are USP #6 series or Simpson Strong-Tie 505 installed per manufacturer instructions.
- 5/8" screws for 3-ply and 4-ply members must be from both sides of beam.

1 3/4" Multiple Plies

2 PLY 2A Connection 3 PLY 3B Connection 4 PLY 4C Connection 4 PLY 4E Connection

1 3/4" + 3 1/2"

2 PLY 2A Connection 3 PLY 3B Connection 3 1/2" 4E Connection

D (Bolts) 4 F (Screws)
TWO ROWS 12" O.C.

A (Nails) 4 F (Screws)
TWO ROWS 12" O.C.

B (Nails)
THREE ROWS 12" O.C.

C (Bolts) 4 E (Screws)
TWO ROWS 24" N. O.C. STAGGERED

2015 IECC CODE COMPLIANCE

- R301.1 CLIMATE ZONE 4
- R401.2 COMPLIANCE METHOD:
MANDATORY AND PRESCRIPTIVE PROVISIONS
- R402.1 VAPOR RETARDER
WALL ASSEMBLIES IN THE THERMAL BUILDING ENVELOPE SHALL COMPLY WITH THE VAPOR RETARDER REQUIREMENTS OF SECTION R102.1 OF THE IRC CODE, 2015 EDITION
- R402.1.2 ATTIC INSULATION: RAISED KEEL TRUSSES: R-48
- R402.1.2 WOOD FRAME WALL: R-20 OR R15-45 CONTINUOUS INSULATION
- R402.1.2 BASEMENT WALL INSULATION: R-13-R-10 FOL FACED CONTINUOUS, UNINTERRUPTED BATTS FULL HEIGHT.
- R402.1.2 GRAVEL SPACE WALL INSULATION: R-13-R-10 FOL FACED CONTINUOUS BATTS FULL HEIGHT EXTENDING FROM FLOOR ABOVE TO FINISH GRADE LEVEL, AND THEN VERTICALLY OR HORIZONTALLY AN ADDITIONAL 2'-0".
- R402.1.2 FLOOR INSULATION OVER UNCONDITIONED SPACE: R-14 BATT INSULATION
- R402.1.2 WINDOW U-VALUE / SHGC: 35 (U-VALUE) 40 (SHGC)
- R402.2.10 SLAB ON GRADE FLOORS LESS THAN 12" BELOW GRADE: R-10 RIGID FOAM BOARD UNDER SLAB EXTENDING EITHER 2'-0" HORIZONTALLY OR 2'-0" VERTICALLY.
- R402.2.4 ATTIC ACCESS:
ATTIC ACCESS SCUTTLE SHALL BE WEATHERSTRIPPED AND INSULATED R-48.
- R402.4 BUILDING THERMAL ENVELOPE (AIR LEAKAGE):
EXTERIOR WALLS AND PENETRATIONS SHALL BE SEALED PER THIS SECTION OF THE 2015 IECC WITH CAULK, GASKETS, WEATHERSTRIPPING OR AN AIR BARRIER OF SUITABLE MATERIAL.
- R402.4.1.2 BUILDING THERMAL ENVELOPE TIGHTNESS TEST:
BUILDING ENVELOPE SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E 779 OR ASTM E 1827 WITH (BLOWER DOOR) AS A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS). TESTING SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING INSPECTOR.
- R402.4.2 FIREPLACES:
NEW WOOD BURNING MASONRY FIREPLACES WILL HAVE TIGHT-FITTING FLUE DAMPERS AND OUTDOOR COMBUSTION AIR. FIRE PLACE DOORS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 121 (FACTORY BUILT FIREPLACE) AND UL 101 (MASONRY FIREPLACE).
- R402.4.4 ROOMS CONTAINING FUEL BURNING APPLIANCES WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR TO OPEN COMBUSTION FUEL BURNING APPLIANCES, THE APPLIANCES AND COMBUSTION AIR SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE TO ENCLOSED IN A ROOM ISOLATED FROM THE THERMAL ENVELOPE.
EXCEPTION: DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTIGUOUS TO THE OUTSIDE. FIREPLACES AND STOVES COMPLYING WITH SECTION R402.4.2 AND SECTION R102.1 OF THE IRC.
- R402.4.5 RECESSED LIGHTING:
RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE.
- R403.1 THERMOSTAT:
ALL DWELLING UNITS WILL HAVE AT LEAST (1) PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM PER 2015 IECC SECTION 403.1.1
- R403.1.2 WHERE A HEAT PUMP SYSTEM HAVING SUPPLEMENTARY ELECTRIC RESISTANCE HEAT IS USED THE THERMOSTAT SHALL PREVENT THE SUPPLEMENTARY HEAT FROM COMING ON WHEN HEAT PUMP CAN MEET HEATING LOAD.
- R403.3.1 MECHANICAL DUCT INSULATION:
SUPPLY AND RETURN DUCTS OUTSIDE OF CONDITIONED SPACE R-8 MINIMUM. ALL OTHER DUCTS EXCEPT THOSE LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE R-6 MINIMUM. DUCTS LOCATED UNDER CONCRETE SLABS MUST BE R-8 MINIMUM.
- R403.3.2 DUCT SEALING:
ALL DUCTS, AIR HANDLERS, FILTER BOXES WILL BE SEALED. JOINTS AND SEAMS WILL COMPLY WITH SECTION M1601.4.1 OF THE IRC.
- A DUCT TIGHTNESS TEST (DUCT BLASTER, DUCT TOTAL LEAKAGE TEST) WILL BE PERFORMED ON ALL HOMES AND SHALL BE VERIFIED BY EITHER A POST CONSTRUCTION TEST OR A TIGHTNESS TEST. DUCT TIGHTNESS IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN THE CONDITIONED SPACE.
- R403.6 MECHANICAL VENTILATION:
OUTDOOR MAKE UP AND EXHAUSTS) AIR DUCTS TO BE PROVIDED WITH AUTOMATIC OR GRAVITY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
- R403.6.1 WHOLE HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICIENCY TO COMPLY WITH TABLE R403.6.1
- R403.7 EQUIPMENT SIZING SHALL COMPLY WITH R403.7.
- R404.1 LIGHTING EQUIPMENT:
A MINIMUM OF 75 % OF ALL LAMPS (LIGHTS) MUST BE HIGH-EFFICACY LAMPS.

THE CONTRACTOR ALSO RESPONSIBLE FOR GENERATING CERTIFICATE OF COMPLIANCE AND AFFIXING TO ELECTRICAL PANEL OR WITHIN 6" OF THE PANEL AND BE READILY VISIBLE.

GENERAL STRUCTURAL NOTES

1. GENERAL
- A. ALL CONSTRUCTION SHALL CONFORM WITH THE PROVISIONS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
- B. DESIGN LIVE LOADS:
ROOF: 30 PSF
FLOORS: 40 PSF
SLEEPING AREAS: 30 PSF
2. FOUNDATIONS
- A. FOOTINGS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF. FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL, 1'-0" BELOW ORIGINAL GRADE. THE BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-6" BELOW FINISHED GRADE. CONTRACTOR TO VERIFY THE ALLOWABLE SOIL PRESSURE IN THE FIELD. IF FOUND TO BE LESS THAN 2000 PSF, THE FOOTINGS WILL HAVE TO BE REDESIGNED.
3. CAST IN PLACE CONCRETE
- A. ALL CONCRETE WORK SHALL CONFORM TO THE LATEST APPROVED (BY LOCAL GOVERNMENT) EDITIONS OF THE FOLLOWING A.C.I. AND A.S.T.M. DOCUMENTS:
ACI-301 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
- B. ALL CONCRETE, EXCEPT AS NOTED, SHALL BE (7-8,000 PSI) STONE AGGREGATE CONCRETE AT 28 DAYS. ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED.
- C. SLABS ON GROUND SHALL BE 4" THICK CONCRETE REINFORCED WITH 6"x6" #14X4X1.4 WWF OVER 6 MIL POLYETHYLENE VAPOR BARRIER AND 4" WASHED GRAVEL UNLESS OTHERWISE NOTED.
4. MASONRY
- A. ALL MASONRY CONSTRUCTION AND MATERIALS USED THEREIN (CONCRETE MASONRY, CLAY MASONRY, MORTAR, GROUT AND STEEL REINFORCEMENT) SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (ACI 530-12/ASCE 5-12/TMS 402-12) AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1-12/ASCE 6-12/TMS 602-12) IN ALL RESPECTS.
- B. MASONRY BEARING WALLS SHALL CONSIST OF STANDARD HOLLOW UNITS CONFORMING TO ASTM C 90 UNLESS OTHERWISE NOTED. WHERE SOLID UNITS ARE REQUIRED, PROVIDE UNITS CONFORMING TO ASTM C 145.
- C. ALL MORTAR SHALL CONFORM TO THE REQUIREMENTS FOR PROPORTIONS, MIXING, STRENGTH AND APPLICATION FOR PORTLAND CEMENT/LIME TYPE "S" MORTAR AS DESCRIBED IN ACI 530-12.
- D. ALL GROUT FILL IN MASONRY WALLS SHALL CONFORM TO ASTM C 476. SLUMP RANGE 8-11". PLACE GROUT IN 5'-0" MAXIMUM FOUR HEIGHTS AND CONSOLIDATE BY MECHANICAL VIBRATION.
- E. PROVIDE 8" DEPTH OF 100 % SOLID MASONRY BELOW ALL JOIST OR SLAB BEARING LINES. PROVIDE 16" HIGH X 16" LONG 100 % SOLID MASONRY BELOW ALL BEAMS UNLESS NOTED OTHERWISE.
- F. ALL MASONRY WALLS SHALL BE REINFORCED WITH NO. 4 GAGE TRUSS TYPE GALVANIZED DUR-O-WALL SPACED VERTICALLY AT 16" O.C. UNO LAP ALL DUR-O-WALL 6" MINIMUM. PROVIDE CORNER AND TEE PIECES AT ALL INTERSECTIONS.
6. LOOSE UNITS FOR MASONRY WALLS SHALL BE FOR EACH 4' WIDTH OF MASONRY ONE STEEL ANGLE AS FOLLOWS:
0'-0" TO 3'-0" 3-1/2" X 3-1/2" X 5/16"
3'-1" TO 5'-0" 4" X 3-1/2" X 5/16"
5'-1" TO 6'-6" 5" X 3-1/2" X 3/8"
6'-7" TO 8'-0" 6" X 3-1/2" X 3/8"
- ALL ANGLES SHALL HAVE THEIR SHORT LEG OUTSTANDING AND 6" MINIMUM BEARING.
5. STRUCTURAL STEEL
- A. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATION A-36 (LATEST LOCAL APPROVED). ALL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE AISC MANUAL, AISC SPECIFICATION AND AISC CODE OF STANDARD PRACTICE.
- B. ALL WELDED CONNECTIONS SHALL BE DONE WITH E70XX ELECTRODES, SHOP AND FIELD WELDS SHALL BE MADE BY APPROVED CERTIFIED WELDERS AND SHALL CONFORM TO THE AMERICAN WELDING SOCIETY CODES FOR BUILDINGS AWS D1.1. WELDS SHALL DEVELOP THE FULL STRENGTH OF MATERIALS BEING WELDED UNLESS OTHERWISE NOTED.
6. WOOD
- A. STRUCTURAL SOLID WOOD RAFTERS, JOISTS, BEAMS AND STUDS SHALL BE HEY F12 OR SPRUCE PINE FIR #2 SURFACED DRY AT A MAXIMUM OF 14 % MOISTURE CONTENT. ALL LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED SOUTHERN PINE #2. ALL FABRICATION, ERECTION, OTHER PROCEDURES, AND MINIMUM UNIT STRESSES SHALL CONFORM TO THE CURRENT NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
- B. WOOD TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION (ANSI/TPI 1) AND COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES (HIB-41) AS PUBLISHED BY THE TRUSS PLATE INSTITUTE AND IN ACCORDANCE WITH THE 1991 EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
- C. WOOD TRUSSES AND ENGINEERED FLOOR JOISTS ARE TO BE DESIGNED BY THE SUPPLIER. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER/ARCHITECT FOR REVIEW. ALL TRUSSES AND JOISTS SHALL BE DESIGNED TO LIMIT THE BEARING STRESS TO 425 psi WHEN MEMBERS BEAR ON STUD WALLS. PROVIDE MEMBERS OF ADEQUATE WIDTH OR METAL CONNECTIONS TO LIMIT STRESSES TO THE SPECIFIED VALUE.
- D. ALL LAMINATED VENEER LUMBER (LVL) OR PARALLEL STRAND LUMBER (PSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb=2600psi, Fv=285psi, E=1,100,000psi, Fc=2510psi(PARALLEL), Fc=1750psi(PERPENDICULAR).
- E. ALL DOUBLE MEMBERS SHALL BE NAILED TOGETHER WITH 2 ROWS OF 16d NAILS SPACED AT 12" O.C. ALL TRIPLE MEMBERS SHALL BE NAILED TOGETHER WITH 3 ROWS OF 16d NAILS SPACED AT 12" O.C. NAILED FROM EACH SIDE.
- F. PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS WHERE PARTITION LENGTH EXCEEDS 1/3 JOIST SPAN.
- G. ALL NAILS ARE TO BE COMMON WIRE NAILS. NAILING OF ALL FRAMING SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS BUT IN NO CASE SHALL BE LESS THAN THE RECOMMENDED NAILING SCHEDULE CONTAINED IN THE 2000 INTERNATIONAL RESIDENTIAL CODE. ALL MULTIPLE STUD POSTS ARE TO BE NAILED TOGETHER WITH 12d NAILS @ 6" O.C. STAGGERED.
- H. PROVIDE BRIDGING SPACED AT 48" O.C. IN FIRST TWO JOIST, RAFTER OR TRUSS SPACES WHEN FRAMING IS PARALLEL TO EXTERIOR WALL. NAIL SHEATHING (FLOOR, CEILING OR ROOF) TO BRIDGING AND NAIL BRIDGING TO EXTERIOR WALL. PROVIDE ONE ROW OF BRIDGING BETWEEN ALL FLOOR AND ROOF JOISTS FOR EACH 8'-0" OF SPAN. PROVIDE SOLID BLOCKING OR A CONTINUOUS RIM JOIST AT THE BEARING OF JOISTS, RAFTERS OR TRUSSES ON WOOD PLATES.
- I. PROVIDE THE FOLLOWING JAMB STUDS AT ALL BEARING WALL OPENINGS UNLESS NOTED OTHERWISE:
0-3" OPENING 1 JACK STUD, 1 KING STUD
3'-1" - 6'-0" OPENING 2 JACK STUDS, 1 KING STUD
6'-1" - 9'-0" OPENING 2 JACK STUDS, 2 KING STUDS
- PROVIDE DOUBLE STUDS AT ALL CORNERS AND BENEATH ALL GIRDER TRUSSES AND WOOD BEAMS UNLESS NOTED OTHERWISE ON PLANS, WOOD BEAMS, GIRDER TRUSSES AND HEADERS SHALL BEAR THE FULL DEPTH OF POSTS AND JACK STUDS.
- J. ALL POSTS (MULTIPLE STUDS OR SOLID POST) SUPPORTING BEAMS, WALL HEADERS OR GIRDER TRUSSES, SHALL BE BLOCKED SOLID FOR THE FULL LENGTH AND WIDTH OF POSTS AT ALL INTERSECTIONS WITH FLOORS AS REQUIRED TO PROVIDE CONTINUOUS SUPPORT TO TOP OF FOUNDATION WALLS OR BEAMS. POSTS SHOWN ON UPPER LEVELS FLOORS SHALL ALSO BE INSTALLED ON THE LOWER LEVELS IN LINE WITH THE POST ABOVE DOWN TO FOUNDATION WALLS OR BEAMS.
- K. ALL FLUSH JOIST TO BEAM OR BEAM TO BEAM CONNECTIONS SHALL BE MADE WITH JOIST OR BEAM HANGERS TO SUPPORT THE LOAD CAPACITY INDICATED ON THE PLANS OR THE FULL CAPACITY OF THE JOIST OR BEAM. HANGERS SHALL BE PROVIDED BY SIMPSON STRONG TIE OR USP LUMBER CONNECTORS. THE SUPPLIER SHALL DESIGN ALL HANGERS FOR THE TYPICAL CAPACITY STATED. INSTALL ALL HANGERS IN STRICT CONFORMANCE TO THE MANUFACTURER'S INSTRUCTIONS. FILL ALL NAIL OR BOLT HOLES USING THE SPECIFIED NAILS AND BOLTS ONLY.

THE BOCKLAGE RESIDENCE 13 COCKPIT ROAD, MIDDLE RIVER MD