

**PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

John F. Kotrosa
Beth J. Kotrosa
I, or we, Beth J. Kotrosa, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3C.(1) to permit building on a 50 foot lot instead of the required 55 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons (indicate hardship or practical difficulty) All properties are 50 feet in width or less in this neighborhood. To compel us to abandon our present plans would be most unfortunate, and cause much difficulty. Both of us have lived in Edgemere all our lives. My Radio/Television business is located here, and most of our relatives also live in the area. My wife's mother is 77 years old, and will require constant attention in the immediate future. To permit us to live here would be of great benefit to both my wife, and her mother. Also to attempt to purchase elsewhere at today's inflated prices would require all our present savings over and beyond the amount that we may obtain by the sale of our present property. Permitting us to build on a 50 foot wide lot will not alter or materially change the appearance or plan of this Community.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expense of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser

Legal Owner

Address: 7734 South Cove Road

Sparrows Point, Maryland 21219

David W. Womer, Petitioner's Attorney

Protestant's Attorney

Address: 8900 North Point Road

Sparrows Point, Maryland 21219

ORDERED: The Zoning Commissioner of Baltimore County, this _____ day of _____, 1974, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the _____ day of February, 1974, at 11:00 o'clock

(over)

74-167-A
74-167-A
74-167-A

Description: Real Property of John E. Kotrosa, and Beth J. Kotrosa, known as 7734 South Cove Road Lodge Forest, 15th Election District of Baltimore County, Sparrows Point, Maryland 21219.

Being located on the north side of South Cove Road, 15th Election District of Baltimore County. Said property Beginning for the same and being known and designated as Lot No. 768 as laid down and shown on the Plat of Lodge Forest, which Plat is recorded among the Land Records of Baltimore County in Plat Book LMCIM No. 10, folio 76 and 77.

Being the same lot of ground described in a deed dated April 21st, 1967, and recorded among the Land Records of Baltimore County in Liber C.P.G. No. 4761, Folio 238. Having a frontage of 50 feet on South Cove Road, and 237.1 feet to Long Cove. Containing 11,000 Square Feet + -

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: S. Eric DiMenna, Zoning Commissioner Date: February 7, 1974

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #74-167-A. North side of South Cove Road 800 feet East of Lodge Forest Road
Petition for Variance for Front Building Line
Petitioner - John F. and Beth J. Kotrosa

15th District

HEARING: Monday, February 11, 1974 (11:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has no comments to offer at this time.

William D. Fromm
William D. Fromm, Director of Planning

WDF:NEG:rw

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 5, 1974

David W. Womer, Esq.,
8900 North Point Road
Sparrows Point, Maryland 21219

COUNTY OFFICE BLDG.
1116 CANTONMENT RD.
TOWSON, MARYLAND 21286

JOHN J. DILLON, JR.
Chairman

MEMBERS

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE ROADS COMMISSION

HEALTH DEPARTMENT

INDUSTRIAL DEVELOPMENT

RE: Variance Petition
Item 120
John E. & Beth J. Kotrosa -
Petitioners

Dear Mr. Womer:

I am in receipt of additional or revised comments from the enclosed Zoning Advisory Committee member(s) with regard to your petition. Please read and add these comments to those previously sent to you. Should revised site plans be required as a result of these comments, please endeavor to have them filed prior to the hearing.

Very truly yours,

John J. Dillon, Jr.
JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJDjr.:JD

(Enclosure(s))

**Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21286**

Branch of Engineering
ELLSWORTH H. DYER, P. E. CHIEF

January 25, 1974

Mr. S. Eric DiMenna
Zoning Commissioner
County Office Building
Towson, Maryland 21286

Re: Item #120 (1973-1974)
Property Owner: John E. & Beth J. Kotrosa
1/2 of South Cove Rd., E. of Lodge Forest Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit building on a 50' lot instead of the required 55'
No. of Acres: 11,000 sq. ft. District: 15th

Dear Mr. DiMenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

South Cove Road, an existing public road, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on a 40-foot right-of-way.

Highway improvements are not required at this time. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application. Therefore, the plan should be revised accordingly.

Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #120 (1973-1974)
Property Owner: John E. & Beth J. Kotrosa
Page 2
January 25, 1974

Water:

Public water is available to serve this property. It appears that additional fire hydrant protection is required in the vicinity.

Sanitary Sewer:

Public sanitary sewerage is under construction which will serve this property.

Very truly yours,

Edward A. Dier
EDWARD A. DIER, P.E.
Chief, Bureau of Engineering

END:EM:W:MS

cc: John Somers

A-1E Key Sheet
27 SE 33 Pos. Sheet
SE / 1 Topo
111 Tax Map

January 23, 1974

David W. Womer, Esq.,
8900 North Point Road
Sparrows Point, Maryland 21219

RE: Variance Petition
Item 120
John E. & Beth J. Kotrosa -
Petitioners

Dear Mr. Womer:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the north side of South Cove Road, 800 feet east of Lodge Forest Road, in the 15th District of Baltimore County. This property, which is zoned D.R. 5.5, is a vacant 50 foot wide lot which is proposed to be improved with a 24x48 foot single family dwelling.

The properties in this area are water front properties that front on Long Cove. Curb and sewer exist in this vicinity. Metropolitan water is currently available on South Cove Road, and Metropolitan sewer is being extended to this site.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less

David W. Womer, Esq.
Item 120
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January 23, 1974

than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

John J. Dillon, Jr.
JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJDjr.:JD

Enclosure

Baltimore County Fire Department

J. Austin Deitz Chief



TOWSON, Maryland 21204 833-7310

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: John E. & Beth J. Kostrosa

Location: N/S of South Cove Rd., E of Lodge Forest Rd.

Item No. 120 Zoning Agenda January 8, 1974

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
() 2. A second means of vehicle access is required for the site.
() 3. The vehicle dead-end condition shown at [redacted]
() 4. [REDACTED] the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
() 6. Site plans are approved as drawn.
(XX) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: [Signature] Noted and Approved: [Signature] Planning Group Special Inspection Division Deputy Chief Fire Prevention Bureau

MIS 4/16/73

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING TOWSON, MARYLAND 21204

January 10, 1974

DONALD J. ROOP, M.D., M.P.H. COUNTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. DiNenna: Comments on Item 120, Zoning Advisory Committee Meeting January 8, 1974, are as follows:

Property Owner: John E. & Beth J. Kostrosa Location: N/S South Cove Rd., E of Lodge Forest Rd. Present Zoning: D.R. 5.5 Proposed Zoning: Variance to permit building on a 50' lot instead of required 55' No. Acres: 11,000 sq. ft. District: 15

Metropolitan water is available. Metropolitan sewer is being installed on this road.

Very truly yours, [Signature] Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB:mnp

WILLIAM D. FROMM DIRECTOR S. ERIC DINENNA ZONING COMMISSIONER



January 18, 1974

Mr. S. Eric DiNenna, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. DiNenna: Comments on Item #120, Zoning Advisory Committee Meeting, January 8, 1974, are as follows:

Property Owner: John E. & Beth J. Kostrosa Location: N/S of South Cove Road, E of Lodge Forest Road Existing Zoning: D.R. 5.5 Proposed Zoning: Variance to permit building on a 50 foot lot instead of the required 55 feet No. of Acres: 11,000 square feet District: 15th

This plan has been reviewed and there are no site-planning factors requiring comment. Very truly yours, John L. Wimbley Planning Specialist II Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204 AREA CODE 301 PLANNING 464-3711 ZONING 464-3251

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners.

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a building lot width of fifty (50) feet in lieu of the required fifty-five (55) feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of February, 1974, that the herein Petition for a Variance to permit a building lot width of fifty (50) feet in lieu of the required fifty-five (55) feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of February, 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING EUGENE J. CLOFFORD, P.E. Wm. T. MELISSA

January 28, 1974

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Item 120 - ZAC - January 8, 1974 Property Owner: John and Beth Kostrosa N/S South Cove Road, E of Lodge Forest Road Variance to permit building on a 50 foot lot instead of the required 55 feet District 15

Dear Mr. DiNenna: No traffic problems are anticipated by the requested variance to lot width.

Very truly yours, Michael S. Flanigan Traffic Engineer Associate

MSF/pk

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 9, 1974

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Item 120 Z.A.C. Meeting of: January 8, 1974 Property Owner: John E. & Beth J. Kostrosa Location: N/S of South Cove Rd., E. of Lodge Forest Rd. Present Zoning: D.R. 5.5 Proposed Zoning: Variance to permit building on a 50 ft. lot instead of the required 55 ft.

District: 15th No. Acres: 11,000 sq. ft.

Dear Mr. DiNenna: No bearing on student population

Very truly yours, W. Mick Petrovich Field Representative

WMP/al

THE ESSEX TIMES ESSEX, MD. 21221 January 28 - 1974

THIS IS TO CERTIFY that the annexed advertisement of S. Eric DiNenna Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 28 days of January 1974 that is to say, the same was inserted in the issue of January 24, 1974.

STROMBERG PUBLICATIONS, Inc.

[Signature]

PETITION FOR A VARIANCE... DATE & TIME: MONDAY, FEBRUARY 12, 1974 AT 10:00 A.M. PUBLIC HEARING: Same as above... The Zoning Commission... Being the property of John P. and Beth J. Kostrosa, as shown on plat...

CERTIFICATE OF PUBLICATION

TOWSON, MD. - JANUARY 24, 1974

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN a weekly newspaper printed and published in Towson, Baltimore County, Md. one time before the 11th day of February, 1974, the first publication appearing on the 24th day of January 1974.

THE JEFFERSONIAN [Signature] Manager

Cost of Advertisement \$.....

PETITION FOR A VARIANCE... DATE & TIME: MONDAY, FEBRUARY 12, 1974 AT 10:00 A.M. PUBLIC HEARING: Same as above... Being the property of John P. and Beth J. Kostrosa, as shown on plat...

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

H74-167-A

District: 15th Date of Posting: 1-24-74
 Posted for: Bluesey Monday, Feb. 11, 1974, at 11:00 A.M.
 Petitioner: John F. Kotzosa
 Location of property: N.W. of South Cove Rd. SW. Cont. of Lodge
Forest Rd.
 Location of Signs: Lodge, Hotel on Forest Rd. Between two
Exiting Home on Silver Rd.
 Remarks:
 Posted by: Paul A. Hearn Date of return: 1-31-74
Signature

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		GDO Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition Number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>JFH</u>	Revised Plans:				Change in outline or description on ___ Yes ___ No					
Previous case: _____	Map # _____									

BALTIMORE COUNTY, MARYLAND No. 13091
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE Feb. 11, 1974 ACCOUNT 01-662

AMOUNT \$40.75

WHITE - CASHIER DISTRIBUTION
 PINK - AGENCY YELLOW - CUSTOMER

J. E. K. Electronics
 7734 South Cove Road
 Baltimore, Md. 21219
 Advertising and posting of property
 #74-167-A

48.75

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Room 190

C.C.

David W. Womer, Esq.
 8900 North Point Road
 Sparrows Point, Maryland 21219

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received and accepted for filing
 this 16th day of January 1973.

S. Eric DiNenna
 S. Eric DiNenna
 Zoning Commissioner

Petitioner John F. Kotzosa

Petitioner's Attorney David W. Womer

Reviewed by:

John F. Kotzosa
 Chairman
 Zoning Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received * this 27th day of

Dec 1973 Item # _____

S. Eric DiNenna
 S. Eric DiNenna
 Zoning Commissioner

Petitioner Kotzosa Submitted by _____

Petitioner's Attorney Womer Reviewed by _____

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND No. 12060
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE Jan. 21, 1974 ACCOUNT 01-662

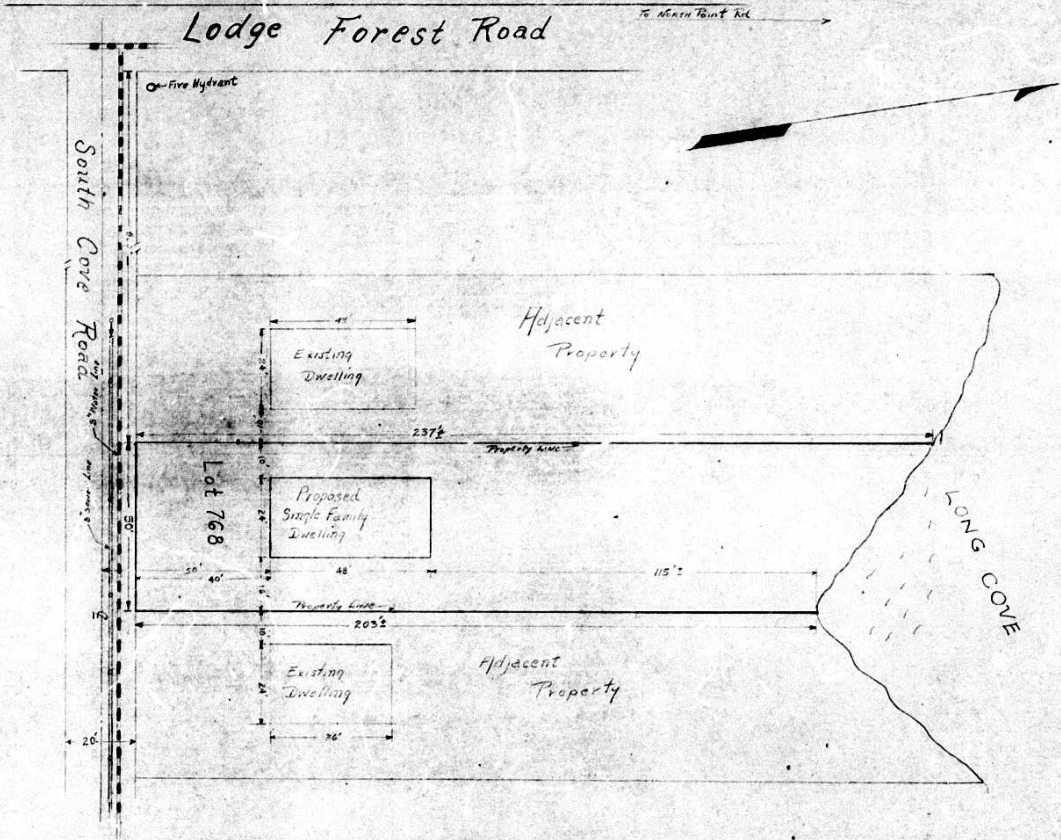
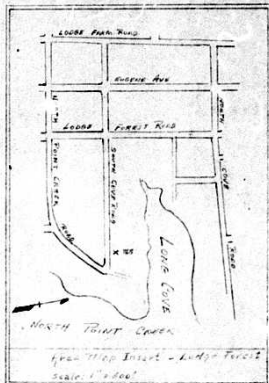
AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION
 PINK - AGENCY YELLOW - CUSTOMER

David W. Womer, Esq.
 8900 North Point Rd.
 Sparrows Point, Md. 21219

Petition for Variance for John F. Kotzosa
 #74-167-A

25.00



REFERENCES: Revised Plat - Lodge Forest - 3 blocks - Volume - 610-27 P. 14 467
 Dws 8-75 30 3767 (Baltimore Co. Metropolitan District) 41-810 File 4-4-B - 12-11-42
 Dws 6-75 30 14-339 (Baltimore Co.) 60-0924 File 1
 Baltimore Metropolitan District - Key Map - Sanitary Sewers - Key Sheet A

OWNER: JOHN E. KOPROSA 7134 S. COVE RD., BALTO. CO.

PLOT PLAN - LOT 768 - LODGE FOREST - 15TH ELECTION DISTRICT

RE: PETITION FOR VARIANCE

Scale: 1" = 20'

12-8-75

