

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Edward E. & Josephine A. Cocnavitch  
 I, or we, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3B (211.3 & 211.4) (301.1) to permit a side street setback of eight (8) feet in lieu of the required 10.75 feet and a rear yard setback of twelve (12) feet in lieu of the required 22.5 feet.

FOR NO. 099A CASEPORTS.  
 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. This side of house is the only side that grade will allow us to place our carport.
2. Side entrance to our house would be where the carport would be installed.
3. To correct the present drainage problem.
4. Owner drives a company vehicle - company perfers car be parked off street and under cover to help prevent deterioration of auto, of vandalism and thief of company property carried in car.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses 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: Edward E. Cocnavitch, Josephine A. Cocnavitch  
 Legal Owner  
 Address: 2300 Hamiltons Circle, Balt, Md. 21237

Petitioner's Attorney: \_\_\_\_\_  
 Protestant's Attorney: \_\_\_\_\_

AS ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of August, 1975, 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 106, County Office Building in Towson, Baltimore County, on the 24th day of September, 1975, at 10:45 o'clock.

*S. Eric DiNenna*  
 Zoning Commissioner of Baltimore County.  
 (over)

#76-55-A #19

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
 Northwest corner of Hamiltons Circle and Bluegrass Road, 14th District : OF BALTIMORE COUNTY  
 EDWARD D. COCNAVITCH, Petitioner : Case No. 76-55-A

**ORDER TO ENTER APPEARANCE**

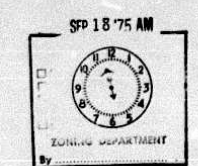
Mr. Commissioner:  
 Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

*Charles E. Kowitz, Jr.*  
 Charles E. Kowitz, Jr.  
 Deputy People's Counsel

*John W. Hession III*  
 John W. Hession III  
 People's Counsel  
 County Office Building  
 Towson, Maryland 21204  
 494-2188

I hereby certify that a copy of the foregoing Order was mailed this 18th day of September, 1975, to Mr. Edward E. Cocnavitch, 2300 Hamiltons Circle, Baltimore, Maryland 21237, Petitioner.

*[Signature]*



**BALTIMORE COUNTY OFFICE OF PLANNING & ZONING**

OFFICE OF ZONING COMMISSIONER

S. ERIC DINENNA  
 Zoning Commissioner  
 JAMES E. BYER  
 Deputy Zoning Commissioner



#A - 2351  
 #A - 2391

October 1, 1975

Mr. & Mrs. Edward E. Cocnavitch  
 2300 Hamiltons Circle  
 Baltimore, Maryland 21237

RE: Petition for Variances  
 NW corner of Hamiltons Circle and Bluegrass Road - 14th Election District  
 Edward E. Cocnavitch, et ux - Petitioners  
 NO. 76-55-A (Item No. 19)

Dear Mr. & Mrs. Cocnavitch:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

*S. Eric DiNenna*  
 S. ERIC DINENNA  
 Zoning Commissioner

SED/scw

Attachments

cc: John W. Hession, III, Esquire  
 People's Counsel

311 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21286

**DESCRIPTION FOR VARIANCE FOR EDWARD E. & JOSEPHINE A. COCNAVITCH**

LOCATED ON THE NORTHWEST CORNER OF BLUEGRASS ROAD AND HAMILTONS CIRCLE ROAD AND KNOWN AS LOT # 6, IN BLOCK G, AS SHOWN ON THE PLAT OF HAMILTONS, WHICH IS RECORDED AMONG LAND RECORDS OF BALTIMORE COUNTY IN LIBER 30, FOLIO 50.

ALSO KNOWN AS 2300 HAMILTONS CIRCLE.

**BALTIMORE COUNTY, MARYLAND**

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: September 19, 1975  
 FROM: William D. Fromm, Director of Planning  
 SUBJECT: Petition 76-55-A, Petition for Variance for Side and Rear Yards, Northwest corner of Hamiltons Circle and Bluegrass Road, Petitioner - Edward D. Cocnavitch, and Josephine A. Cocnavitch

14th District

Hearing: Wednesday, September 24, 1975 at 10:45 A.M.

There are no comprehensive planning factors requiring comment on this petition at this time.

*William D. Fromm*  
 William D. Fromm, Director  
 Office of Planning and Zoning

WDF:NEG:mb

**BALTIMORE COUNTY**

**ZONING PLANS**

**ADVISORY COMMITTEE**



PETITION AND SITE PLAN

EVALUATION COMMENTS

**BALTIMORE COUNTY OFFICE OF PLANNING & ZONING**

Mr. Edward E. Cocnavitch  
 2300 Hamiltons Circle  
 Baltimore, Md. 21237

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

Your Petition has been received and accepted for filing this 18th day of September, 1975

*S. Eric DiNenna*  
 S. ERIC DINENNA,  
 Zoning Commissioner

Petitioner: Edward E. & Josephine A. Cocnavitch

Petitioner's Attorney: \_\_\_\_\_ Reviewed by: *Franklin T. Hoggans, Jr.*  
 Franklin T. Hoggans, Jr.  
 Chairman,  
 Zoning Plans  
 Advisory Committee

**Baltimore County, Maryland  
 Department of Public Works  
 COUNTY OFFICE BUILDING  
 TOWSON, MARYLAND 21204**

Bureau of Engineering  
 ELLSWORTH N. DIVER, P.E. CHIEF

August 18, 1975

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

Re: Item #19 (1975-1976)  
 Property Owner: Edward E. and Josephine A. Cocnavitch  
 N/W cor. of Bluegrass Rd. and Hamiltons Circle Rd.  
 Existing Zoning: D.R. 5.5  
 Proposed Zoning: Variance from Sec. 1802.3B(211.3 and 211.4) (301.1) to permit a side street setback of 8' in lieu of the required 10.75' and a rear yard setback of 12' in lieu of the required 22.5' for an open carport.  
 No. of Acres: 86 x 101.46 = 8706.36  
 106 x 103.77 = 11000.82  
 District: 14th

Dear Mr. DiNenna:

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.

**General:**

Baltimore County utilities and highway improvements are not involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #19 (1975-1976).

Very truly yours,

*Ellsworth N. Diver, P.E.*  
 ELLSWORTH N. DIVER, P.E.  
 Chief, Bureau of Engineering

END:EAM:FWH:es

J-SE Key Sheet  
 9 NE 17 Pos. Sheet  
 NE 3 E Topo  
 89 Tax Map

DEC 01 1975

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 Variances requested not adversely affecting the health, safety, and general welfare of the community, the Variances to permit a side street setback of 8 feet in lieu of the required 18.75 feet and a rear yard setback of 12 feet in lieu of the required 22.5 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of October, 1975, that the herein Petition for Variances to permit a side street setback of 8 feet in lieu of the required 18.75 feet and a rear yard setback of 12 feet in lieu of the required 22.5 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 \_\_\_\_\_ day of \_\_\_\_\_, 1975, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FEES  
DATE \_\_\_\_\_  
Checked by \_\_\_\_\_

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 12, 1975

COUNTY OFFICE BUILDING  
111 W. Chesapeake Avenue  
Towson, Maryland 21284

Franklin T. Hogans  
Chairman

- HEALTH DEPARTMENT
- BUREAU OF FIRE PREVENTION
- DEPARTMENT OF TRAFFIC ENGINEERING
- STATE HIGHWAY ADMINISTRATION
- BUREAU OF ENGINEERING
- PROJECT AND DEVELOPMENT PLANNING
- INDUSTRIAL DEVELOPMENT COMMISSION
- BOARD OF EDUCATION
- OFFICE OF THE BUILDINGS ENGINEER

Mr. Edward E. Cohnavitch  
2300 Hamiltowne Circle  
Baltimore, Maryland 21237

RE: Variance Petition  
Item 19  
Edward E. & Josephine A.  
Cohnavitch - Petitioner

Dear Mr. Cohnavitch:

The Zoning Plans 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 northwest corner of Bluegrass Road and Hamiltowne Circle Road, and is currently improved with a single family detached dwelling. The petitioner is requesting a Variance for a proposed carport to be erected on the side of his dwelling. Existing development within this area consists of single family detached dwellings.

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 than 30, nor more than 90 days after the date

Mr. Edward E. Cohnavitch  
Re: Item 19  
August 12, 1975  
Page 2

on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Franklin T. Hogans  
FRANKLIN T. HOGANS, JR.,  
Chairman,  
Zoning Plans Advisory Committee

FTH:JD

Enclosure

Baltimore County Fire Department

J. Austin Deitz  
Chief



Towson, Maryland 21204  
872-7310

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

Attention: Mr. Jack Dillon, Chairman  
Zoning Advisory Committee

Re: Property Owner: Edward E. & Josephine A. Cohnavitch

Location: NW/C of Bluegrass Road & Hamiltowne Circle Road

Item No. 19 Zoning Agenda August 5, 1975

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 \_\_\_\_\_ 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 \_\_\_\_\_
- ( ) 4. \_\_\_\_\_ the maximum allowed by the Fire Department.
- ( ) 5. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- ( ) 6. 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.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *J. Kelly* Noted and Approved: *Paul J. Rains*  
Planning Group Deputy Chief  
Special Inspection Division Fire Prevention Bureau

BOARD OF EDUCATION  
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 30, 1975

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

Z.A.C. Meeting of: August 5, 1975

Re: Item 19  
Property Owner: Edward E. & Josephine A. Cohnavitch  
Location: NW/C of Bluegrass Rd. & Hamiltowne Circle Rd.  
Present Zoning: D.R. 5.5  
Proposed Zoning: Variance from Section 1802.3B (211.3 & 211.4) (301.1) to permit a side street setback of 8' in lieu of the required 18.75' and a rear yard setback of 12' in lieu of the required 22.5' for an open carport.

District: 14th  
No. Acres: 86 x 101.46  
106 103.77

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,  
W. Nick Petrovich,  
Field Representative.

WNP/ml

WILLIAM D. FROMM  
DIRECTOR



July 31, 1975

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 #19, Zoning Advisory Committee Meeting, August 5, 1975, are as follows:

Property Owner: Edward E. and Josephine A. Cohnavitch  
Location: NW/C of Bluegrass Road and Hamiltowne Circle Road  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance from Sec. 1802.3B(211.3 & 211.4) (301.1) to permit a side street setback of 8' in lieu of the required 18.75' and a rear yard setback of 12' in lieu of the required 22.5' for an open carport.

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley  
Planning Specialist II  
Project and Development Planning

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

Re: Item 19 - ZAC - August 5, 1975  
Property Owner: Edward E. & Josephine A. Cohnavitch  
Location: NW/C of Bluegrass Rd. & Hamiltowne Circle Rd.  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance from Sec. 1802.3B (211.3 & 211.4) (301.1) to permit a side street setback of 8' in lieu of the required 18.75' and a rear yard setback of 12' in lieu of the required 22.5' for an open carport.

No. of Acres: 86 x 101.46  
106 103.77  
District: 14th

Dear Mr. DiNenna:

The requested variance to the side street setback and rear yard setback is not expected to cause any traffic problems.

Very truly yours,

Michael S. Flanigan  
Traffic Engineering Associate

MSF/bza

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF HEALTH



JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

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

August 4, 1975

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

Dear Mr. DiNenna:

Comments on Item 19, Zoning Advisory Committee Meeting, August 5, 1975, are as follows:

Property Owner: Edward E. & Josephine A. Cohnavitch  
Location: NW/C of Bluegrass Road and Hamiltowne Circle Rd.  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance from Sec. 1802.3B (211.3 & 211.4) (301.1) to permit a side street setback of 8' in lieu of the required 18.75' and a rear yard setback of 12' in lieu of the required 22.5' for an open carport.

No. of Acres: 86 x 101.46  
106 103.77  
District: 14th

Metropolitan water and sewer are available.

Very truly yours,

Thomas H. Devlin, R.S., Director  
Bureau of Environmental Services

T HBV/mlc

October 3, 1975

S. Eric Dinenna  
Zoning Commissioner

RE: Petition for Variances  
NW/ corner of Hamiltowne  
Circle and Bluegrass Road-  
14th Election District  
Edward D. Cocnavitch, et ux-  
Petitioners  
NO. 76-55-A ( Item No. 19)

Dear Sir:

We request that the permit be issued during the 30 day appeal period.

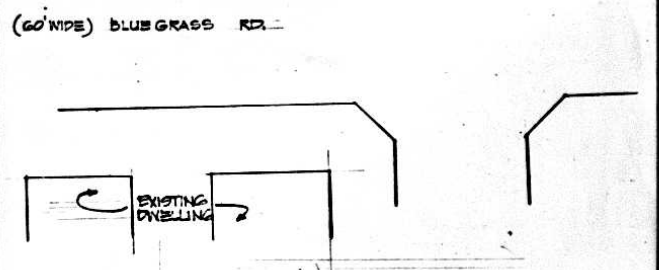
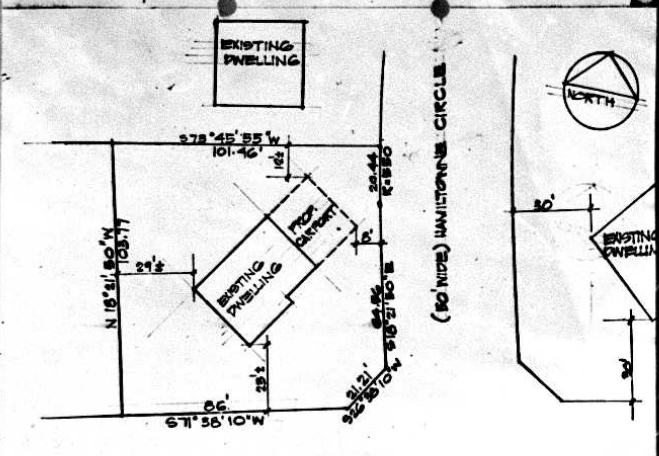
We will accept responsibility for all work, if an appeal is filed during this 30 day period.

Sincerely,

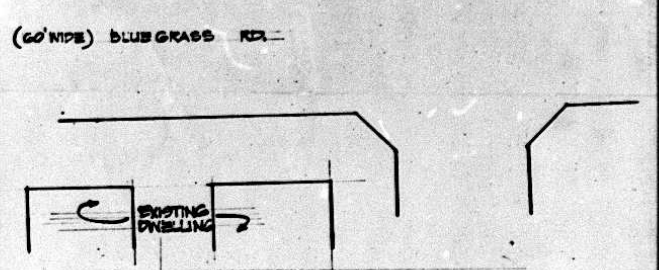
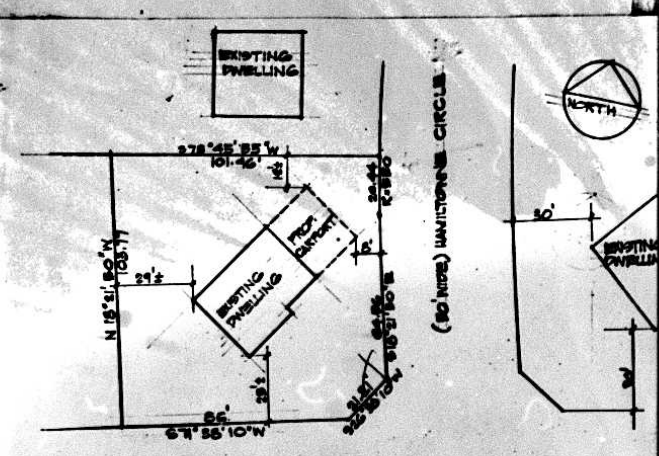
*E. D. Cocnavitch*

Edward D. Cocnavitch





**PETITION FOR ZONING VARIANCE FOR**  
**EDWARD E. & JOSEPHINE A. COCNAVITCH**  
 #2300 HAMILTOWNNE CR. BALTO. MD 21237  
 14<sup>th</sup> DISTRICT - ZONED D.R. 5.5  
 LOT C, BLK. 'G' 'HAMILTOWNNE'  
 PLAT DK. R.R.G No. 30 FOLIO 50  
 EXISTING PUBLIC WATER & SEWER FACILITIES  
 SCALE: 1" = 30'



**PETITION FOR ZONING VARIANCE FOR**  
**EDWARD E. & JOSEPHINE A. COCNAVITCH**  
 #2300 HAMILTOWNNE CR. BALTO. MD 21237  
 14<sup>th</sup> DISTRICT - ZONED D.R. 5.5  
 LOT C, BLK. 'G' 'HAMILTOWNNE'  
 PLAT DK. R.R.G No. 30 FOLIO 50  
 EXISTING PUBLIC WATER & SEWER FACILITIES  
 SCALE: 1" = 30'

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., September 1, 1975

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., under the name of \_\_\_\_\_, and on \_\_\_\_\_ days before the \_\_\_\_\_ day of September, 1975, the first publication appearing on the \_\_\_\_\_ day of September, 1975.

THE JEFFERSONIAN,  
*S. Frank Shuster*  
 Manager.

Cost of Advertisement, \$ \_\_\_\_\_

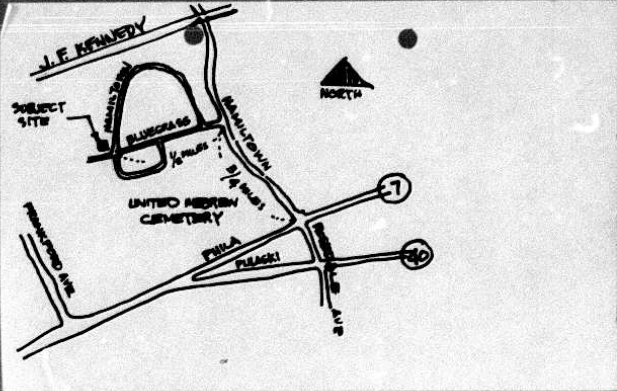
**CERTIFICATE OF PUBLICATION**

ROSEDALE, MD., Sept. 1, 1975

THIS IS TO CERTIFY, that the annexed advertisement was published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md., before the \_\_\_\_\_ day of September, 1975, the publication appearing on the \_\_\_\_\_ day of September, 1975.

THE OBSERVER,  
*Robert J. Kimball*  
 Advertising Mgr.

Cost of Advertisement \$21.28



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
 County Office Building  
 111 W. Chesapeake Avenue  
 Towson, Maryland 21204

Your Petition has been received \* this 23 day of July 1975. Item # \_\_\_\_\_

Submitted by *S. Eric DiNenna*  
 S. Eric DiNenna,  
 Zoning Commissioner

Petitioner COCNAVITCH Submitted by Mrs. Cocnavitch  
 Petitioner's Attorney \_\_\_\_\_ Reviewed by NBC

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

**PETITION MAPPING PROGRESS SHEET**

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 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>TBC</u>										
Previous cases										

Revised Plans: Change in outline or description \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_  
 Map # \_\_\_\_\_

**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland #76-55-A

District 14th Date of Posting 9/14/75  
 Posted for: Hearing held Sept. 24, 1975 @ 10:45 A.M.  
 Petitioner: Edward E. Cocnavitch  
 Location of property: 1141 E. of Hamiltonne Cr. & Bluegrass Rd  
 Location of Signs: 1 Sign, Parcel C, #2300 Hamiltonne Cr.  
 Remarks: \_\_\_\_\_  
 Posted by: Mal H. Hess Date of return: 9-11-75  
 Signature \_\_\_\_\_

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT # 23377

DATE Sept. 21, 1975 ACCOUNT 08-622  
 AMOUNT 819.03  
 RECEIVED Edward Cocnavitch, 2300 Hamiltonne Ct., Balto., Md.  
 FROM 21237  
 FOR Adv. & Posting of property - #76-55-A

23087200 24 49.03 HMC  
 VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT # 23314

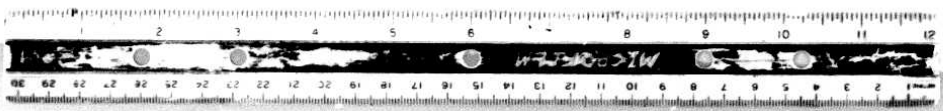
DATE Aug. 7, 1975 ACCOUNT 01-662  
 AMOUNT 825.00  
 RECEIVED Edward E. Cocnavitch, 2300 Hamiltonne Ct., 21237  
 FROM \_\_\_\_\_  
 FOR Petition for Variance - #76-55-A

23057200 11 25.00 HMC  
 VALIDATION OR SIGNATURE OF CASHIER

063



N



19-12 NW