

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Liberty Ridge Court, 2,710'
W of the c/l of Liberty Road
(16 Liberty Ridge Court)
2nd Election District
3rd Councilmanic District

Rosario R. Caccamisi, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-315-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 16 Liberty Ridge Court, located in the vicinity of Liberty Road and Wards Chapel Road in Owings Mills. The Petition was filed by the owners of the property, Rosario R. and Antoinette Caccamisi. The Petitioners seek relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 19 feet in lieu of the maximum permitted 15 feet for a proposed 42' x 40' garage. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore,

ORDER RECEIVED FOR FILING

Date

By

MICROFILM

strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27th day of February, 1997 that the Petition for Administrative Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 19 feet in lieu of the maximum permitted 15 feet for a proposed 42' x 40' garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioners shall not allow or cause the proposed garage to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities, and shall be strictly limited to the storage of the Petitioners' personal belongings.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 2/27/97
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

February 27, 1997

Mr. & Mrs. Rosario Caccamisi
16 Liberty Ridge Court
Owings Mills, Maryland 21117

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Liberty Ridge Court, 2,710' W of the c/l of Liberty Road
(16 Liberty Ridge Court)
2nd Election District - 3rd Councilmanic District
Rosario R. Caccamisi, et ux - Petitioners
Case No. 97-315-A

Dear Mr. & Mrs. Caccamisi:

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

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

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

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File





Petition for Administrative Variance

97-315-A

to the Zoning Commissioner of Baltimore County

for the property located at 16 LIBERTY RIDGE CT.

which is presently zoned RC-4

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3, TO PERMIT A DETACHED GARAGE HEIGHT OF 19 FEET IN LIEU OF 15 FEET.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) I HAVE A BOAT THAT IS CURRENTLY PARKED ON MY LAWN -

THE BOAT WHILE ON THE TRAILER IS 35 FEET LONG.
THIS NECESSITATES THE PROPOSED BUILDING TO BE 42 FEET IN DEPTH.
BECAUSE OF THE NECESSARY LENGTH OF THE BOAT + TRAILER, THE ROOF OF THE BUILDING MUST
BE 19 FEET HIGH TO ALLOW FOR THE PROPER PITCH OF THE ROOF. IN ADDITION I OWN SEVERAL
ANTIQUE CARS THAT REQUIRE STORAGE DETO THE EXISTING LOCATION OF MY DRIVEWAY SWIMMING POOL
WALK AND SEPTIC SYSTEM THE LOCATION REQUESTED IS THE ONLY VIABLE LOCATION FOR THE PROPOSED
BUILDING THE NEIGHBORS HAVE NO OBJECTION AND THE PROPOSED SHED WILL ONLY BE USED FOR THE STORAGE
OF THE PREVIOUSLY MENTIONED VEHICLES
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.

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

ROSARIO R CACCAMISI

(Type or Print Name)

Signature

ANTOINETTE CACCAMISI

(Type or Print Name)

Signature

PHONE 655-2304

16 LIBERTY RIDGE CT.

Address

WORK 922-6246

Phone No.

OWINGS MILLS MD

City

State

21117

Zipcode

Name, Address and phone number of representative to be contacted

PATRICK O'KEEFE

Name

523 PENNY LANE

Address

666-5366

Phone No.

HUNT VALLEY, MD 21030

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of ____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: ML

DATE: 1/29/97

ESTIMATED POSTING DATE: 2/9/97



Printed with Soybean Ink
on Recycled Paper

ITEM #:

315

ORDER RECEIVED FOR FILING



By

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 16 LIBERTY RIDGE CT.
address
OWINS MILLS MD 21117
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

I HAVE A BOAT THAT IS CURRENTLY PARKED ON MY LAWN.
THE BOAT WHILE ON THE TRAILER IS 35 FEET LONG.
THIS NECESSITATES THE PROPOSED BUILDING BE 42 FEET IN DEPTH.
BECAUSE OF THE NECESSARY LENGTH OF THE BOAT & TRAILER
THE ROOF OF THE BUILDING MUST BE 19 FEET HIGH TO ALLOW FOR THE
PROPER PITCH OF THE ROOF. IN ADDITION I OWN SEVERAL ANTIQUE CARS THAT REQUIRE
TO THE EXISTING LOCATION OF MY DRIVEWAY SWIMMING POOL WELL AND SEPTIC STORAGE.
SYSTEM THE LOCATION REQUESTED IS THE ONLY VIABLE LOCATION FOR THE PROPOSED
BUILDING THE NEIGHBORS HAVE NO OBJECTION AND THE PROPOSED GARD
WILL ONLY BE USED FOR THE STORAGE OF THE PREVIOUSLY MENTIONED VEHICLES

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Rosario R. Caccamisi
(signature)
ROSARIO R. CACCAMISI
(type or print name)



Antoinette Caccamisi
(signature)
Antoinette Caccamisi
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of January, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Rosario R. Caccamisi and Antoinette Caccamisi

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

1/14/97
date

Samuel S. Castiglione Jr.
NOTARY PUBLIC

SAMUEL S. CASTIGLIONE, JR.
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires: February 10, 1998

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97-315-A

ZONING DESCRIPTION FOR #16 LIBERTY RIDGE COURT
(address)Beginning at a point on the NORTH side of
(north, south, east or west)LIBERTY RIDGE COURT which is A 50 FOOT RIGHT OF WAY
name of street on which property fronts (number of feet of right-of-way width)wide at the distance of 2710.0 FEET WEST of the
(number of feet) (north, south, east or west)centerline of the nearest improved intersecting street LIBERTY ROAD
(name of street)which is 70.0 FEET wide. *Being Lot # 14
(number of feet of right-of-way width)Block —, Section # 2 in the subdivision of RESERVOIR RIDGE-PLAT-2
(name of subdivision)as recorded in Baltimore County Plat Book # 54, Folio # 144,containing 3.4 ACRES. Also known as #16 LIBERTY RIDGE COURT
(square feet or acres) (property address)and located in the 2 Election District, 3 Councilmanic District.ROSARIO R. CACCAMISI PROP.

032310

ALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

NO.

DATE 1/24/97 ACCOUNT GT-615

Item: 315
By. msk

AMOUNT \$ 50.00

RECEIVED Pat O'Keefe 16 Liberty Bell Ct.

FROM:

FOR: GIO - Res. Ver. - 16 Liberty Bell Ct. - \$50.00

03571#0433NICHRC

\$50.00

1 MICROFILM 24 0003:33PM01-29-97

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations 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 which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 315

Petitioner: ROSARIO R. CACCAMISI

Location: #16 LIBERTY RIDGE CT.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: ROSARIO CACCAMISI

ADDRESS: #16 LIBERTY RIDGE CT.
OWINGS MILLS, MD. 21117

PHONE NUMBER: 655-2304

AJ:ggs

(Revised 09/24/96)

MICROFILMED

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____



North

date: _____
prepared by: _____

Scale of Drawing: 1"= _____



Vicinity Map
North
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____
acreage square feet

SEWER: ☐ public ☐ private
WATER: ☐ yes ☐ no

Chesapeake Bay Critical Area: ☐ yes ☐ no
Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

CERTIFICATE OF POSTING

ADMIN. VAR.

RE: Case No.: 97-315-A

Petitioner/Developer: ROSARIO CACCAMISI, ETAL

Date of Hearing/Closing: 2/24/97

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

Attention: Ms. Gwendolyn Stephens

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 #16 LIBERTY RIDGE COURT

The sign(s) were posted on

2/9/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 2/19/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

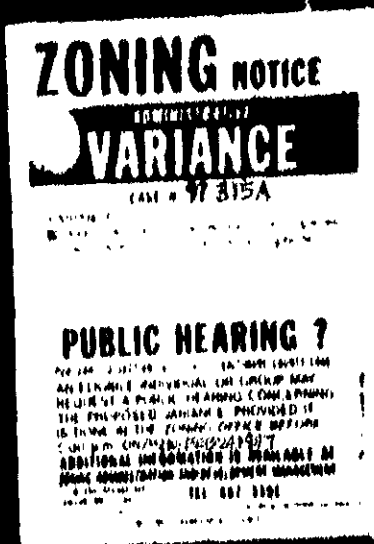
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

Pager (410) 646-8354



#16 LIBERTY RIDGE CT
CASE 97-315-A

2/9/97

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 2/9/97

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-315-A

To permit a detached garage height of 19 feet
in lieu of 15 feet

PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391**

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

COPY

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-315-A
16 Liberty Ridge Court
NW/S Liberty Ridge Court, 2710' NW of c/l Liberty Road
2nd Election District - 3rd Councilmanic
Legal Owner(s): Rosario R. Caccamisi and Antoinette Callamisi
Post by Date: 2/9/97
Closing Date: 2/24/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Rosario R. Caccamisi and Antoinette Callamisi



Plat to accompany Petition for Zoning ☒ Variance

Special Hearing

see pages 5 & 6 of the CHI

PROPERTY ADDRESS: #16 LIBERTY RIDGE COURT

Subdivision name: RESERVOIR RIDGE - PLAT-2

plat book 54, folio 144, lot # 14, section 2

OWNER: ROSARIO R. CACCAMISI - 922-6266

75' ZONING & UTILITY DESIGN

LOT 13
EX. HSE.
N/F. R.C. RODGERS

N 62° 30' 45" W

531.22'

P.O.B. 2710.0' TO
LIBERTY ROAD

RIDGE COURT

50' E/W

SEPT 8

#16-0

2-STORY
TRAIL & DRIVE

LOT 14
3.4 AC

FRONT

190.76'

190.76'

190.76'

190.76'

190.76'

190.76'

190.76'

190.76'

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190.76'

190.76'

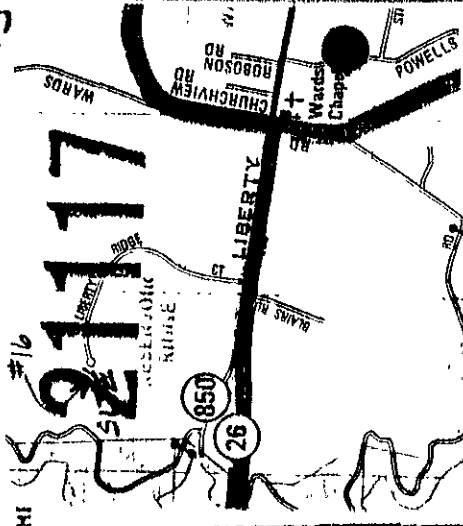
LOT 15
EX. HSE.
N/F RON BACQUOL ETAL



North

date: prepared by: P.W. O'KEEFE-666-5366 Scale of Drawing: 1" = 100'

97-315-A



Vicinity Map
Scale 1"=3000'

LOCATION INFORMATION

Election District: 2ND

Councilmanic District: 3

1"=200' scale map: NW-10-M.

Zoning: RC-4

Lot size: 3.4 ACES

average square feet

SEWER: ☒ WATER: ☒ Chesapeake Bay Critical Area: ☒ Prior Zoning Hearing: N/A

Zoning Office USE ONLY!

Reviewed by: ITEM #: CASE#:

WAX 315

R. C. 4

97-315-A

N 37,000

SITE
#16

N 570,000

RUINS



R. C. 4

PRIVATE

RD.

R. C. 4

R. C. 2

E 8360.0

N 36,000

W 72,000

SCALE

1" = 200' ±

LOCATION

WEST OF
WARDS CHAPEL

SHEET

N.W.

DATE
OF
PHOTOGRAPHY
JANUARY
1986

10-M

315



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

ROSARIO AND ANTOINETTE CACCAMISI
16 LIBERTY RIDGE CT
OWINGS MILLS MD 21117

97-315-A

X SITE
#16
LIBERTY RIDGE
COURT

LE
200' ±
TE
F
WARDS CHAPEL

LOCATION

WEST OF

SHEET

N.W.

10-M

315

O
A



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

PATRICK O KEEFE
523 PENNY LANE
HUNT VALLEY MD 21030