

IN RE: PETITION FOR SPECIAL HEARING	* BEFORE THE
NW/S Willow Road, 200' S of the	
c/l of Old North Point Road	* DEPUTY ZONING COMMISSIONER
(1344 Willow Road)	
12th Election District	* OF BALTIMORE COUNTY
7th Councilmanic District	
	* Case No. 97-530-SPH
Chester L. Crossont, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by Chester L. and Jean M. Crossont, owners of the subject property, and Anthony Ambrosino, the Contract Lessee. The subject property is located on the northwest side of Willow Road, in the vicinity of Old North Point Road in Northshire. The Petitioners seek approval of the short term arrangement of keeping a fourth adult dog on the subject property in lieu of the maximum permitted three adult dogs. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Chester and Jean Crossont, legal owners of the property, and Anthony Ambrosino, who actually resides on the property. There were no Protestants present; however, it is to be noted that this matter comes before me as a result of a complaint filed with the Zoning Enforcement Division of the Department of Permits and Development Management as to the number of dogs the Petitioners have on the subject property.

Testimony and evidence offered revealed that the subject property consists of a gross area of .14 acres, more or less, zoned D.R. 5.5 and is improved with a 1 and 1/2 story single family dwelling. The Petitioners

ORDER RECEIVED FOR FILING

Date

By

have owned the property for the past six years but have leased same to Mr. Ambrosino since November 1996. Mr. Ambrosino testified that he has four Springer Spaniel adult dogs which live with him on the property. One of the dogs is approximately 12 years in age and is not expected to live much longer. He therefore requests approval to keep four dogs as a short term arrangement in that he believes in the near future he will have only three dogs and thus, will no longer be in violation of the zoning regulations. Mr. Ambrosino would like to keep the eldest dog with him until it dies, thereby leaving him with only three dogs. Mr. Ambrosino testified that the dogs rarely bark and spend most of their time indoors. He further testified that they are regularly bathed and dipped and to his knowledge, have never caused a problem for his neighbors. Further testimony indicated that Mr. Ambrosino has attempted to find a home for the fourth dog but was unsuccessful.

Mr. & Mrs. Crossont testified that before leasing the property to Mr. Ambrosino, a prior tenant ran the property as a junk yard. Mr. Ambrosino has proven to be a responsible tenant who has maintained the property in good condition. The Crossonts testified that they have been to the property on several occasions and have found the dogs are not offensive in any manner and are very quiet. Testimony indicated the dogs are mainly kept indoors and do not pose any nuisances such as barking or fowl odors.

After due consideration of the testimony and evidence presented, I am persuaded to grant the special hearing relief requested. As can be seen from the site plan, the house on the property sits close to the front yard, providing a large rear yard with ample space to support four dogs. Furthermore, no one appeared in opposition, basically corroborating the Petitioner's testimony that the dogs do not pose a nuisance to his neigh-

bors. In addition, it does not appear that the relief requested will be detrimental to the public health, safety, and general welfare. However, as a condition of approval, I shall restrict this short term arrangement for the period that the Petitioner has the four dogs he currently owns. Should the elder dog pass away, or one of the dogs be given away, thereby reducing the number of dogs on the property to three, the Petitioner shall not be permitted to replace that particular dog. The Petitioner shall only be permitted to keep three dogs on the property.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of July, 1997 that the Petition for Special Hearing seeking approval of the short term arrangement of keeping a fourth adult dog on the subject property in lieu of the maximum permitted three, be and is hereby GRANTED, subject to the following restrictions:

1) It should be noted that a thirty (30) day appeal period runs from the date of this Order. In the event an appeal is filed, and this Order is reversed, the relief granted herein shall be rescinded.

2) The relief granted herein is limited to Anthony Ambrosino, and the four adult Springer Spaniel dogs he currently owns. Should one of the four dogs no longer live on the property, the Petitioner is not permitted to replace that dog and will be limited to maintaining only three dogs on the property.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 7/17/97

By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

July 17, 1997

Mr. & Mrs. Chester L. Crossont
7528 Philadelphia Toad
Baltimore, Maryland 21237

RE: PETITION FOR SPECIAL HEARING
NW/S Willow Road, 200' S of the c/l of Old North Point Road
(1344 Willow Road)
12th Election District - 7th Councilmanic District
Chester L. Crossont, et ux - Petitioners
Case No. 97-530-SPH

Dear Mr. & Mrs. Crossont:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing 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 Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Anthony Ambrosino
1344 Willow Road, Baltimore, Md. 21222

People's Counsel; Case Files



RE: PETITION FOR SPECIAL HEARING * BEFORE THE
1344 Willow Road, NW/S Willow Road, *
200' S of c/l Old North Point Road * ZONING COMMISSIONER
12th Election District, 7th Councilmanic * OF BALTIMORE COUNTY
Legal Owner(s): Chester & Jean Crossont *
Contract Purchaser(s): Anthony Ambrosino * CASE NO. 97-530-SPH
Petitioners *
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of July, 1997, a copy of the foregoing Entry of Appearance was mailed to Chester & Jean Crossont, 7528 Philadelphia Road, Baltimore, MD 21237, and to Anthony Ambrosino, 1344 Willow Road, Baltimore, MD 21222, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

#530



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1344 Willow Rd.

which is presently zoned DRS.5

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

THE SHORT TERM ARRANGEMENT OF A FOUR DOG
IN LIEU OF THE PERMITTED 3

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing 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:

Anthony Ambrosio
(Type or Print Name)

[Signature]
Signature

1344 Willow Rd.
Address

BALTO MD 21202
City State Zipcode

Legal Owner(s):

CHESTER L. CROSSANT
(Type or Print Name)

[Signature]
Signature

JEAN M. CROSSANT
(Type or Print Name)

[Signature]
Signature

7528 PHILADELPHIA RD 410-866-834
Address Phone No.

BALTIMORE MD 21237
City State Zipcode

Name, Address and phone number of representative to be contacted.

Name
Address Phone No.

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING 2-3 hr
unavailable for Hearing

the following dates _____ Next Two Months

ALL / OTHER
REVIEWED BY: mtl DATE 5/22/97

Violation

ORDER RECEIVED FOR FILING
Date 5/22/97
By [Signature]

(Type or Print Name)
Signature
Address Phone No.
City State Zipcode



Beginning on the northwest side of Willow Rd,
50 feet wide, at the distance of 200 ft. south of
the center line of Old North Point Road. Being Lot
56 of the "Northshire" subdivision, Plat Book 14,
Folio 29. Also known as 1344 Willow Road containing
.14 acres in the 12th Election District

530

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/5, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/5, 1997.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #97-530-SPH
1344 Willow Road
NW/SE Willow Road, 200' S of
of Old North Point Road
12th Election District
7th Councilmanic

Legal Owner(s)
Chester L. and
Jean M. Crossout

Contract Purchaser(s)
Anthony Amprosino

Special Hearing: to approve the short term arrangement of a fourth dog in lot of the permitted 3.

Hearing: Monday, July 7, 1997 at 10:00 a.m., Room 407, Courts Building, 401 Bayley Avenue

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are handicapped accessible for special accommodations. Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

6/09/97 June 5 0148879

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

038072

PAID RECEIPT

05/22/97 01 5 JMR R 5775
Dept 5 513 ZONING VERIFICATION
CR NO. 038072
\$50.00 CK P-A-I-D
Baltimore County Maryland
Office Of Budget & Finance

DATE 5/22/97 ACCOUNT 01-615

Item: 530

By: MSL

AMOUNT \$ 50.00

RECEIVED
FROM:

Ambrosino, Anthony - 1344 Willow Rd.

FOR:

Res Sp. Hwy - 030 - \$50.00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION



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/neighborhood 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.: 530

Petitioner: Anthony Ambrosino

Location: 1344 Willow Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Anthony Ambrosino

ADDRESS: 1344 Willow Rd.

Balto. MD 21222

PHONE NUMBER: (410) 866-1834

AJ:ggs

(Revised 09/24/96)

Request for Zoning: Variance, Special Exception, or Special Hearing

530

Date to be Posted: Anytime before but no later than *

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-530

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

PLACE: *

DATE AND TIME: *

REQUEST: Special hearing for.
The short term arrangement of a fourth
dog in lieu of three.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

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

HANDICAPPED ACCESSIBLE

TO: PUTUMENT PUBLISHING COMPANY

June 5, 1997 Issue - Jeffersonian

Please forward billing to:

Anthony Ambrosino
1344 Willo Road
Baltimore, MD 21222
410-866-1834

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-530-SPH

1344 Willow Road

NW/S Willow Road, 200' S of c/l Old North Point Road

12th Election District - 7th Councilmanic

Legal Owner(s): Chester L. and Jean M. Crossont

Contract Purchaser(s): Anthony Ambrosino

Special Hearing to approve the short term arrangement of a forth dog in lieu of the permitted 3.

HEARING: MONDAY, JULY 7, 1997 at 10:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

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

May 30, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-530-SPH
1344 Willow Road
NW/S Willow Road, 200' S of c/l Old North Point Road
12th Election District - 7th Councilmanic
Legal Owner(s): Chester L. and Jean M. Crossont
Contract Purchaser(s): Anthony Ambrosino

Special Hearing to approve the short term arrangement of a forth dog in lieu of the permitted 3.

HEARING: MONDAY, JULY 7, 1997 at 10:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Chester and Jean Crossont
Anthony Ambrosino

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JUNE 22, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

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

July 1, 1997

Mr. and Mrs. Chester Crossont
7528 Philadelphia Road
Baltimore, MD 21237

RE: Item No.: 530
Case No.: 97-530-SPH
Petitioner: Chester Crossont, et ux

Dear Mr. and Mrs. Crossont:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 22, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure 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. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

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

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 5-30-97
Item No. 530 MJK

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

R. J. Burns
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 2, 1997

Item No.: SEE BELOW

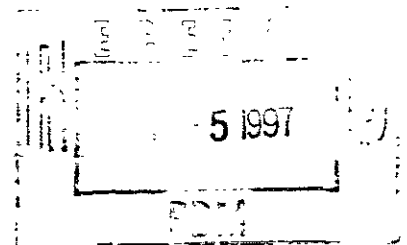
Zoning Agenda:

Gentlemen:

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

9. The Fire Marshall's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

523, 524, 527, 529, and 530



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

DATE: 6/10/97

SUBJECT: Zoning Advisory Committee
Meeting Date: June 2, 97
✓

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

523	529
525	530
526	531
528	532

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: May 30, 1997

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

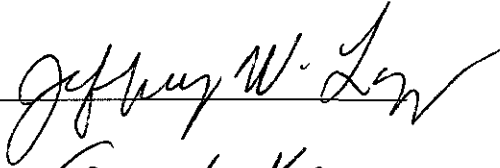
SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

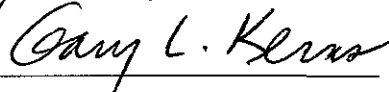
Item No. 530

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by:



Division Chief:



AFK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: June 13, 1997

FROM:  Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for June 9, 1997
Item Nos. 528, 530 & 532

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File



Code

Enforcement

Baltimore County
Department of Permits & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3351

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Carl W. Richards
Zoning Coordinator

June 13, 1997

FROM: James H. Thompson -LJW
Zoning Enforcement Coordinator

RE: Item No. 530

VIOLATION CASE # C-97-3335
LOCATION OF VIOLATION 1344 WILLOW ROAD, 21222
DEFENDANT JEANNIE CROSSONT
ADDRESS 7528 PHILADELPHIA ROAD
BALTIMORE, MD. 21237

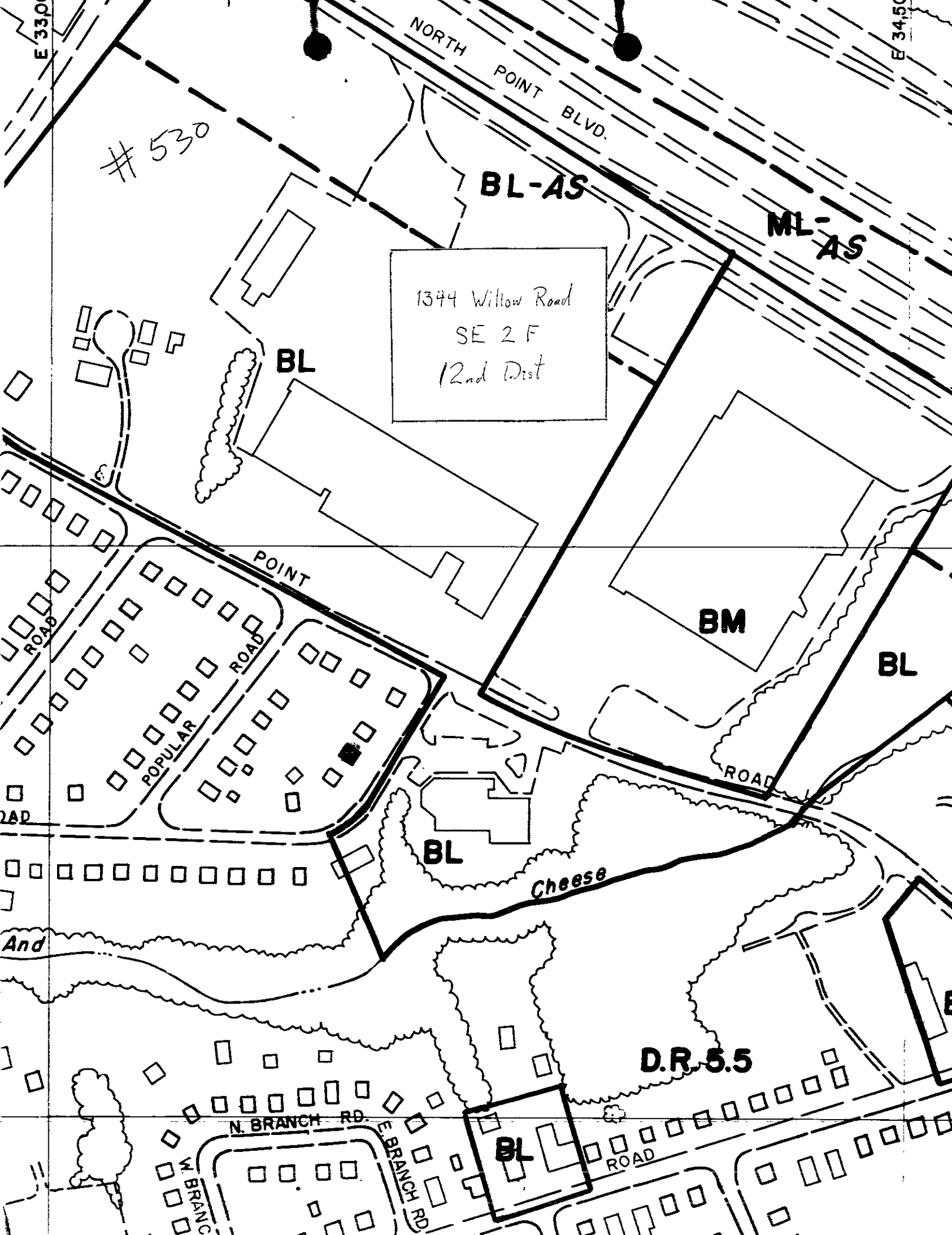
OCCUPANT: TONY AMBROSINO

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME & ADDRESS

C/O LOU DEPAZZO

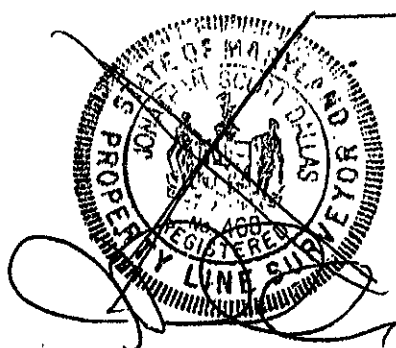
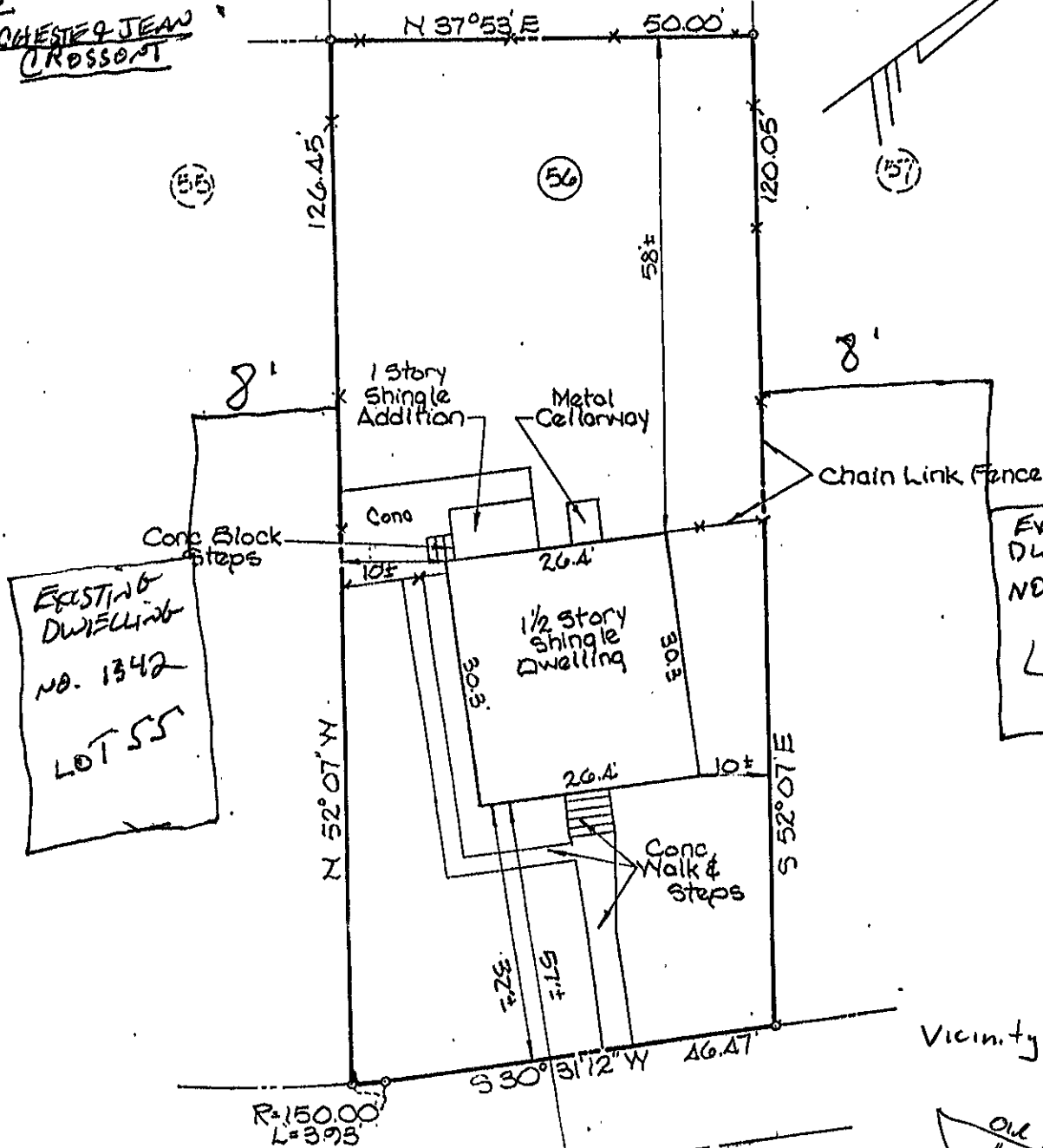
After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.



PLAN TO ACCOMPANY PETITION FOR ZONING SPECIAL HEARING

For Anthony Ambrosino

ADDRESS 1344 WILLOW RD.
SUBDIVISION NORTHSHIRE
PLAT 00014
Folio 29
LOT 56
OWNER CHESTER JEAN CROSSANT



Owner: Chester Crossant

Site is not within Critical Area or Floodplain

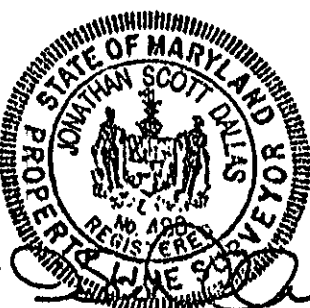
DR 5.5 Lot size - .14 Ac.

Deed Reference: 1689/176

Lot 56
Plat of "NORTHSHIRE"
Δ 14/29
7th Council District

I hereby certify that I have examined Flood Insurance Rate Map Panel No. 240010 04408 for the subject property and it does not lie in an area identified as having special flood hazards per said map. Zone C
The information shown on this plat shows only that the improvements indicated hereon are contained within the outlines of the lot upon which they are erected unless otherwise noted and is not to be used to establish property lines or corners.

12th Elect. Dist. Baltimore Co., Md.



LOCATION SURVEY
#1344 Willow Road
J.S. DALLAS, INC.
Surveying & Engineering
4932 Hazelwood Avenue
Baltimore, Md. 21206
(301) 866-2001

date 4-13-90
scale 1"=20'
job no. TT-165
drawn JFS
checked IKE