

IN RE: PETITION FOR SPECIAL HEARING
E/S Notchcliff Road, 6 miles
S of Glen Arm Road
11th Election District
6th Councilmanic District
(11411 Notchcliff Road)

Donna M. & Anthony F. Rossi
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-137-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owners of the subject property, Donna M. and Anthony F. Rossi. The Petitioners are requesting a special hearing for property they own at 11411 Notchcliff Road. The special hearing request is to permit the construction of a guest apartment over an existing two-car attached garage.

Appearing at the hearing on behalf of the special hearing request were Anthony Rossi, owner of the property and Jim Levenduski. There were no others in attendance.

Testimony and evidence indicated that the property, which is the subject of this request, consists of 3.5266 acres, more or less, zoned RC.5. The subject property is located on the east side of Notchcliff Road in the Glen Arm area of Baltimore County. The subject property is improved with a single-family residential dwelling wherein the Rossi's have resided for the past 20 years. They are desirous of constructing a small apartment above their attached garage for the purpose of allowing their daughter and grandson to reside therein. The daughter and grandson currently reside in the house and wish to have their own small apartment in order to provide them their own privacy. Mr. Rossi indicated that the small apartment over the garage would be used by his daughter and grandson at this time and would never be used by anyone other than a family member in the future.

ORDER RECEIVED FOR FILING

Date 12/3/01
By [Signature]

After considering the testimony and evidence offered at the hearing, I find that the special hearing request should be granted. It is clear that practical difficulty or unreasonable hardship would result if the special hearing were not granted to allow the construction of a guest apartment over an existing two-car attached garage. The relief requested will not be detrimental to the public health, safety or general welfare, and meets the spirit and intent of the Baltimore County Zoning Regulations.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of December, 2001, that the Petitioners' Request for Special Hearing, to permit the construction of a guest apartment over an existing two-car attached garage, 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) The small garage apartment shall be utilized by a member of the Rossi family only. The apartment shall not be rented out to unrelated third parties.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

COPIES RECEIVED FOR FILING
Date 12/3/01
By R. J. Jansone



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

December 3, 2001

Mr. & Mrs. Anthony F. Rossi
11411 Notchcliff Road
Glen Arm, Maryland 21057

Re: Petition for Special Hearing
Case No.: 02-137-SPH
Property: E/S Notchcliff Road, 6 miles
S of Glen Arm Road

Dear Mr. & Mrs. Rossi:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 11411 NOTCHCLIFF RD.
which is presently zoned R.C. 5

This Petition shall be filed with the Department of Permits and 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

AN ADDITION OF A GUEST HOUSE, OVER AN EXISTING 2 CAR GARAGE, WITH NORMAL KITCHEN FACILITIES. ^{A (APARTMENT)}

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, 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.

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:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

ANTHONY F. ROSSI
Name - Type or Print _____
Anthony F. Rossi
Signature _____
DONNA ROSSI
Name - Type or Print _____
Donna M Rossi
Signature _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

11411 NOTCHCLIFF RD. - 410-592-7460
Address _____ Telephone No. _____
GLEN ARM, MD. 21057
City _____ State _____ Zip Code _____

Representative to be Contacted: work: _____
ANTHONY F. ROSSI 410-592-8291
Name _____ H-410 _____
11411 NOTCHCLIFF RD. 592-7460
Address _____ Telephone No. _____
GLEN ARM, MD. 21057
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JNP Date 9/28/01

CAPTION RECEIVED
12/3/01
R. J. Johnson
9/15/98

Case No. 02-137-SPH

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 11411 NOTCHCLIFF ROAD.

BEGINNING AT A POINT ON THE EAST SIDE OF NOTCHCLIFF RD.

WHICH IS 45 FEET WIDE AT THE DISTANCE OF 6/10 MILE SOUTH OF

THE CENTERLINE OF GLEN ARM RD. WHICH IS 16' 10" WIDE.

BEING LOT # 2 BLOCK _____ SECTION _____ IN THE IRVIN S. ERDMAN PROPERTY

AS RECORDED IN BALTIMORE COUNTY PLAT BOOK 47, FOLIO 30

CONTAINING 3.5266 ACRES, ALSO KNOWN AS 11411 NOTCHCLIFF ROAD.

LOCATED IN 11TH ELECTION DISTRICT 6 COUNCILMANIC DISTRICT.

02-137-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 0661

DATE 9/28/01 ACCOUNT R 001-006-6150
AMOUNT \$ 50.00

RECEIVED FROM: Donna & Anthony F. Rossi
FOR: Special Hearing - 1411 Northlife Road
02-137-SPH

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
12/28/01 12/28/01 10:28:39
CASHIER JRIC JMW DRAWER 1
11111 11 065007 0611
Total 50.00 ZONING DEPARTMENT
50.00
Printed 50.00
50.00 of 00.00
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING 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: #02-137-SPH
11411 Notchcliff Road
E/S Notchcliff Road, 6 miles
S of Glen Arm Road
11th Election District
6th Councilmanic District

Legal Owner(s): Anthony
Donna Rossi

Special Hearing: to approve an addition of a guesthouse (apartment) over an existing 2-car garage, with normal kitchen facilities

Hearing: Monday, December 3, 2001 at 9:00 a.m. in Room 407, County Court Building, 401 Bosley Ave

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.


11/198 Nov. 15 C5063

CERTIFICATE OF PUBLICATION

11/15/ 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/15/2001.

- The Jeffersonian
- Arbutus Times
- Catonsville Times
- Towson Times
- Owings Mills Times
- NE Booster/Reporter
- North County News



LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-137-SPH

Petitioner/Developer: _____

DONNA & ANTHONY ROSSI

Date of Hearing/Closing: 12/3/01

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

Attention: Ms. Gwendolyn Stephens

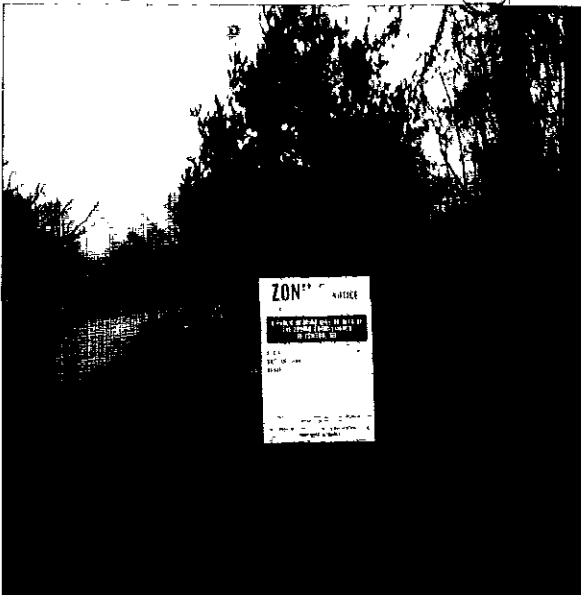
Ladies and Gentlemen:

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 _____

11411 NOTCHCLIFF RD

The sign(s) were posted on 11/17/01
(Month, Day, Year)

CASE # 02-137-SPH



11411 NOTCHCLIFF ROAD
POSTED 11/17/01
Richard E. Hoffman 11/17/01

Sincerely,

Richard E. Hoffman 11/17/01
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

TO: PATUXENT PUBLISHING COMPANY
Thursday, November 15, 2001 Issue – Jeffersonian

Please forward billing to:
Anthony F Rossi
11411 Notchcliff Road
Glen Arm MD 21057

410 592-7460

NOTICE OF ZONING 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: 02-137-SPH
11411 Notchcliff Road
E/S Notchcliff Road, 6 miles S of Glen Arm Road
11th Election District – 6th Councilmanic District
Legal Owner: Anthony & Donna Rossi

Special Hearing to approve an additional of a guesthouse, (apartment) over an existing 2-car garage, with normal kitchen facilities.

HEARING: Monday, December 3, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

November 8, 2001

NOTICE OF ZONING 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: 02-137-SPH
11411 Notchcliff Road
E/S Notchcliff Road, 6 miles S of Glen Arm Road
11th Election District – 6th Councilmanic District
Legal Owner: Anthony & Donna Rossi

Special Hearing to approve an additional of a guesthouse, (apartment) over an existing 2-car garage, with normal kitchen facilities.

HEARING: Monday, December 3, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon
Director

C: Donna & Anthony Rossi, 11411 Notchcliff Road, Glen Arm 21057

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, NOVEMBER 17, 2001.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 30, 2001

Donna & Anthony F Rossi
11411 Notchcliff Road
Glen Arm MD 21057

Dear Mr. Mrs. Rossi:

RE: Case Number: 02-137, 11411 Notchcliff Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 28, 2001.

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,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: November 30, 2001

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 13, 2001
Item Nos. 136, ~~137~~, 138, 139, 140, 141,
142, 143, 144, 145, 146, 147, 148, 149,
and 160

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

November 8, 2001

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF November 5, 2001

Item No.: See Below

Dear Ms. Stephens:

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.

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

136, ~~137~~ 138, 139, 140, 141, 143,
144, 145, 146, 147, 148, 149, 150, 160

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd G. Taylor TGT

DATE: 1/04/02

SUBJECT: Zoning Item 137
Address 11411 Notchcliff Road

Zoning Advisory Committee Meeting of 11/05/01

Prior to permit approval, specifications for the septic system must be submitted.
A separate septic system may be required.

Reviewer: Sue Farinetti

Date: 1/04/02

for
12/3
Jim

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 21, 2001

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

SUBJECT: 11411 Notchcliff Road

21

INFORMATION:

Item Number: 02-137

Petitioner: Anthony & Donna Rossi

Zoning: RC 5

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided a deed restriction is in place limiting the use of the proposed addition to a guesthouse only. This restriction should be incorporated into the Zoning Commissioner's order.

Prepared by: Martha A. Cunniff

Section Chief: Jeffrey W. Long
AFK:MAC:



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 11.9.61

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. ~~137~~

JHP

Dear Mr. Zahner:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

A handwritten signature in cursive script, appearing to read 'K. A. McDonald Jr.'.

Kw Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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**

RE: PETITION FOR SPECIAL HEARING
11411 Notchcliff Road, E/S Notchcliff Rd, .
6 miles S of Glen Arm Rd
11th Election District, 6th Councilmanic

Legal Owner: Anthony F. & Donna M. Rossi
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-137-SPH

* * * * *

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. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of November, 2001 a copy of the foregoing Entry of Appearance was mailed to Anthony F. & Donna M. Rossi, 11411 Notchcliff Road, Glen Arm, MD 21057, Petitioners.



PETER MAX ZIMMERMAN

E 938,000

N 52,000 N 52,000

E 30,000 N 30,000

E 939,000

R. C. 5

R. C. 5

N 585,000 N 585,000

N 51,000 N 51,000

POB

R. C. 5

R. C. 5

R. C. 2

PRIVATE ROAD

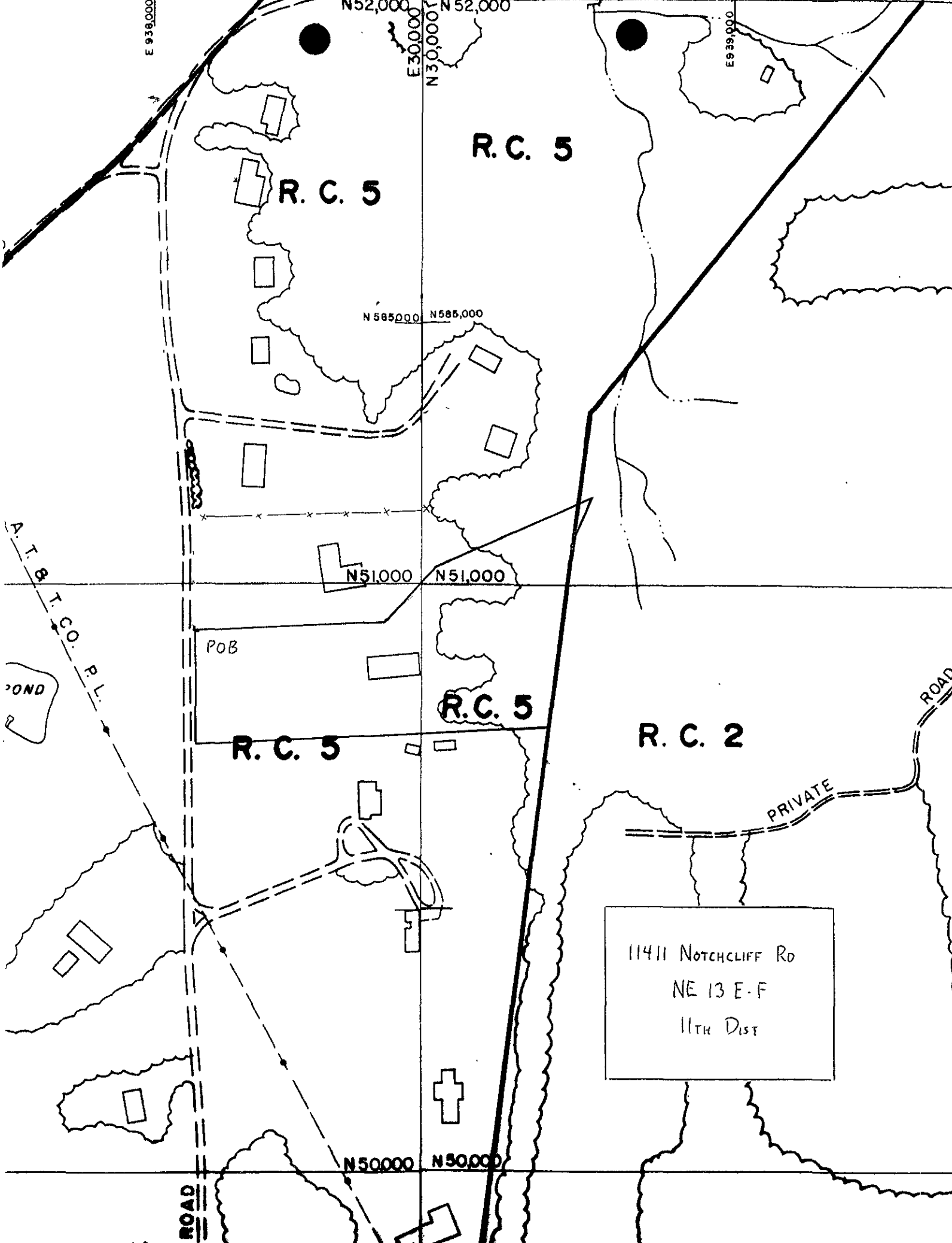
11411 NOTCHCLIFF RD
NE 13 E-F
11TH DIST

N 50,000 N 50,000

ROAD

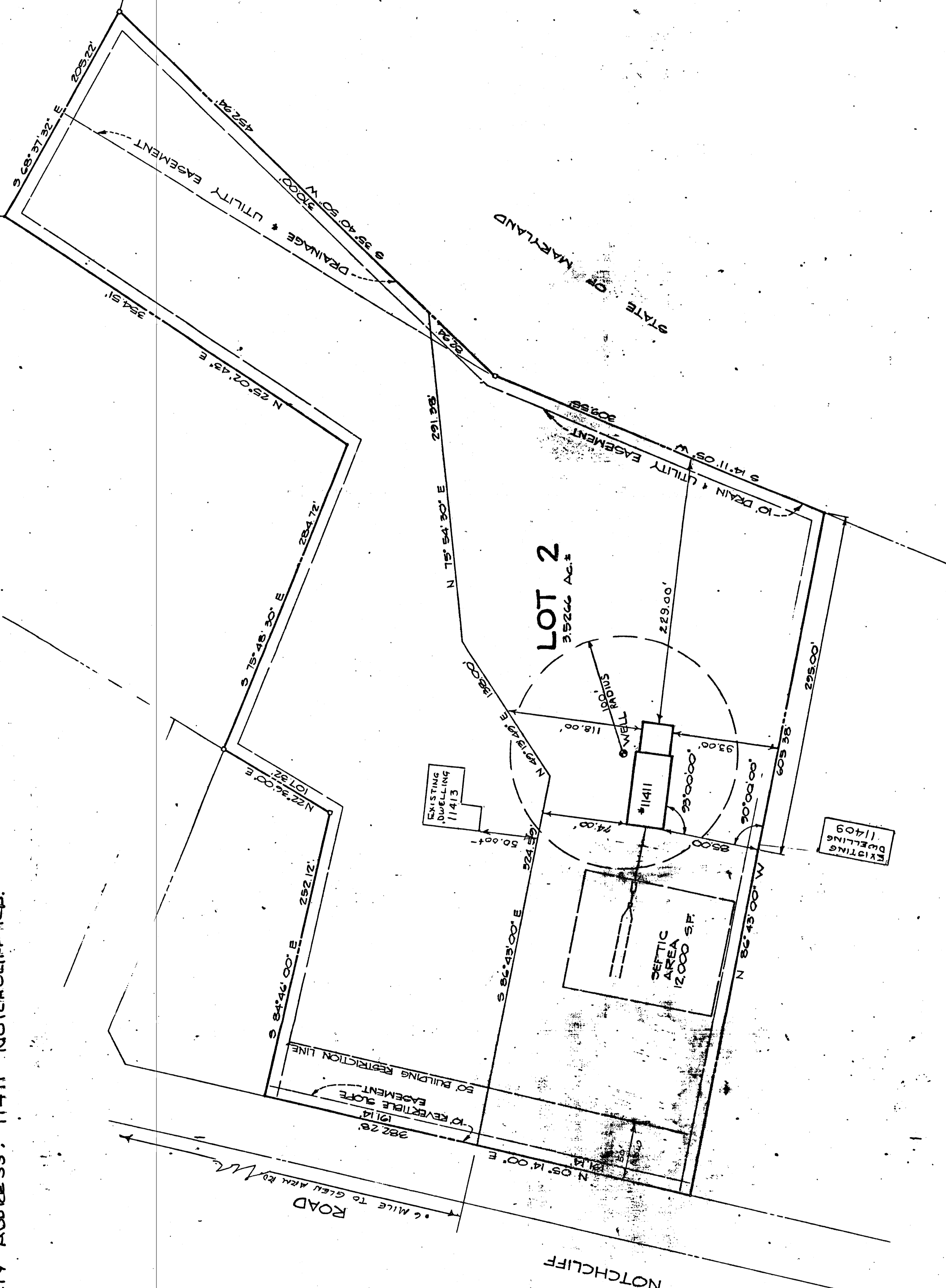
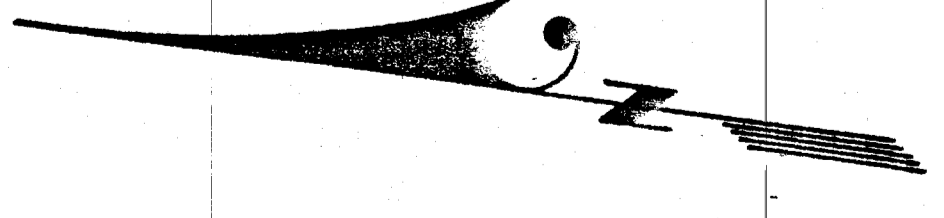
A.T.B.T.CO. P.L.

POND

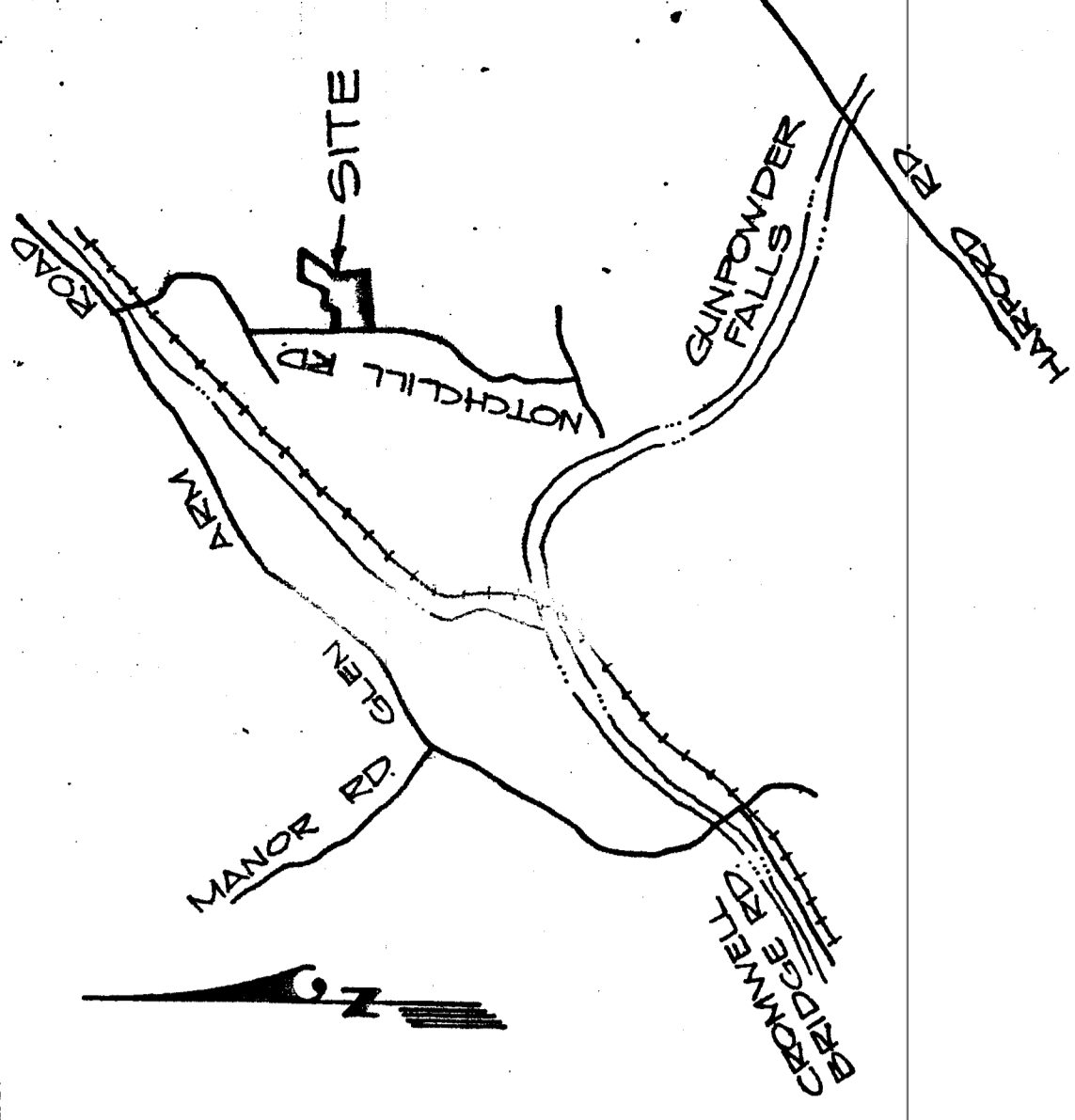


PLAT TO ACCOMPANY PETITION FOR ZONING
 SUBDIVISION NAME: FRYMAN PROPERTY
 PLAT BOOK # 47 FOLIO # 30 LOT # 2 SECTION #
 OWNER: ANTHONY F. AND DONNA ROSSI
 PROPERTY ADDRESS: 11411 NOTCHCLIFF RD.

VARIANCE SPECIAL HEARING



PLOT PLAN
 Scale: 1"=50'



LOCATION PLAN
 Scale: 1"=2000'

LOCATION INFORMATION
 ELECTION DISTRICT: 11
 COUNCILMANIC DISTRICT: 6
 1" = 200 SCALE MAP: NE 13 E & 13 F
 ZONING: R.C. 5
 LOT SIZE: 3,526.6 ACRES
 153,618.696 SQUARE FEET

SEWER: PUBLIC PRIVATE
 WATER: YES NO
 CHESAPEAKE BAY CRITICAL AREA:
 PRIOR ZONING HEARINGS: NONE

ZONING OFFICE USE ONLY
 REVIEWED BY: JNP
 ITEM #: 137
 CASE #: 02-137-JPH

PRIVATE RESIDENCE OF
DONNA & ANTHONY F. ROSSI
 11411 NOTCHCLIFF ROAD
 11TH ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND
 May 19, 1981 VI