

Felix Lieffi
Cypress Ave. #2598-5

WILLIAM E. WEINREICH
TO
BOARD OF ZONING APPEALS OF
BALTIMORE COUNTY

ORDERED this eleventh day of July, 1955 that the action
of the Board in the above-entitled matter be not hereby is sustained.

July 11, 1955

John H. Updegraff, Judge

RE: PETITION FOR SPECIAL PERMIT FOR STORAGE
YARD (CONTRACTOR'S)- N. S. Cypress Avenue,
100 ft. West of North Point Road, 12th
District, Balix and Rose Lieffi.

The appeal in the above entitled matter coming on
for hearing on the 5th day of November, 1953, before the Board
of Zoning Appeals of Baltimore County from an Order of the
Zoning Commissioner of Baltimore County dated June 1, 1953,
granting a special permit for a contractor's storage yard in
regard to the property described in the petition; and it
appearing from the facts and evidence adduced at the appeal
that the granting of a special permit for a contractor's
storage yard would not be detrimental to the health, safety,
and general welfare of the community and for reasons set
forth in said opinion; therefore,

It is this 16th day of November, 1953, Ordered
by the Board of Zoning Appeals of Baltimore County that the
application for a special permit for a contractor's storage
yard be granted.

U.S. Campbell
Chairman
Samuel W. Williams

Board of Zoning Appeals of
Baltimore County

OPINION OF THE BOARD OF ZONING APPEALS
OF
BALTIMORE COUNTY

This is an appeal by William E. Weinreich from an
Order of the Zoning Commissioner of Baltimore County dated
June 1, 1953, granting a special permit for a contractor's
storage yard in regard to the property described in the
petition.

The case came on for hearing before the Board, testi-
mony was taken, and counsel heard.

The property which is the subject of this petition
is located on the north side of Cypress Avenue in the Twelfth
District of Baltimore County, having a frontage of 60 feet on
said avenue by a depth of 100 feet.

Some of the witnesses testified that the granting of
a special permit would be detrimental to the neighborhood and
to property values, but it was noted that none of the owners
adjoining the applicant's land, or across the street therefrom,
objected to the property being used as a storage yard. There
was some complaint that the granting of a special permit would
industrialize a residential neighborhood and would be spot
zoning, but the Board does not so find; but rather that the
granting of the application would not be detrimental to the
health, safety, and general welfare of the community; and it
will, therefore, pass its Order granting a special permit for
a contractor's storage yard in regard to the property described
in the petition.

U.S. Campbell
Samuel W. Williams
Board of Zoning Appeals of
Baltimore County

FILED JUN 3 1953

GEORGE L. LOUBROFFER
ATTORNEY AT LAW
BALTIMORE, MARYLAND
1000 E. JEFFERSON ST.
BALTIMORE 1, MD.
June 2nd, 1953

Board of Zoning Appeals
303 Washington Avenue
Towson 4, Maryland
Gentlemen:

Please note the appeal from the order of Charles
H. Doing, Zoning Commissioner dated June 1st, 1953 in which
he has granted this petition to Felix and Rose Lieffi for
a special permit for contractor's storage yard on the north
side of Cypress Avenue, 100 feet west of North Point Road
in Baltimore County.

Yours truly,

George L. Loubroffer
Attorney for petitioners

Glick

CC: to Charles H. Doing,
Zoning Commissioner

PETITION FOR SPECIAL PERMIT

IN THE MATTER OF
petition of
Felix Lieffi and
Rose Lieffi

For a Special Permit

To the Zoning Commissioner of Baltimore County

Felix & Rose Lieffi, Legal Owner
Contract
Purchaser

hereby petition for a Special Permit, under the Zoning Regulations
and Restrictions passed by the County Commissioners of Baltimore
County, agreeable to Chapter 877 of the acts of the General
Assembly of Maryland of 1943, for a certain permit and use, as
provided under said Regulations and Acts, as follows:

A Special Permit to use the land (and improvements now
or are oriented thereon) hereinafter described for

STORAGE YARD (CONTRACTOR'S)
North side of Cypress Ave., 12th District of Balto. Co., beginning
100 feet west of North Point Road, thence westerly, on the north side
of Cypress Drive, 60 feet with a rectangular depth northerly of 100
feet. Being Lots Nos. 42, 43 and 44 on plat of that title.

Felix Lieffi
Rose Lieffi
Contract Purchaser
Address
Cypress Ave.
1096

SP/153
JDM
See 9-7240

PETITION FOR ZONING RECLASSIFICATION

#2598-5

TO: CHARLES H. DOING

From: Malcolm H. Dill

Location - N.S. Cypress Ave., 100' W. of North Point Rd., 15th Dist.
Special Permit - Contractor's Storage Yard

This area is a predominantly cottage area with only a small (2 DU) semi-
detached house and a small commercial zone (corner store) in the vicinity.
It is our recommendation that this petition be denied for the following reasons:

A contractor's storage yard would represent an incompatible
land use in this single family area. Furthermore, it would
be detrimental to residential property values and would present
additional safety hazards to the inhabitants of the neighborhood.
We are recommending in our proposed regulations that contractor's
storage yards be placed in heavier commercial and industrial zones.

cc: W. W. Macficker

May 22, 1953

FILED JUNE 4, 1955

SMITH REALTY CO.
MUTUAL LIFE BUILDING
2004 EASTERN AVENUE
BALTIMORE 18, MD.
ORIGINAL FILED

7608 Cypress Avenue,
Baltimore 2, Md.
June 3rd, 1953.

Mr. Charles H. Doing,
Zoning Commissioner,
Baltimore County,
Towson, Md.

Re: Petition for Special Permit
for Storage Yard (Contractor's)
N.S. Cypress Avenue, 100 ft. West
of North Point Road, 12th District
Felix and Rose Lieffi.

Dear Mr. Doing:

Enclosed herewith is my check in the amount of
\$22.00 to cover the necessary cost of appeal in the above entitled
matter. Please notify the Zoning Appeals Board of this appeal, and
let me know what further steps are necessary, if any, to perfect
this appeal. Likewise let me know when the case will be heard on
appeal.

Yours truly
William E. Weinreich
William E. Weinreich

ORDERED by the Zoning Commissioner of Baltimore
County this 11th day of July, 1953.

that the subject matter of this petition be advertised in a
newspaper of general circulation throughout Baltimore
County and that the property be posted, as required by the
Zoning Regulations and Acts of Assembly aforesaid, and that
a public hearing thereon be had in the office of the Zoning
Commissioner of Baltimore County, Maryland, on the 22nd
day of July, 1953, at 1:00 o'clock
P.M.

Charles H. Doing
Zoning Commissioner
of Baltimore County

Upon hearing on petition for a Special Permit to use the
property described therein for a Storage Yard (Contractor's)
and it appearing that by reason of location, the granting of which
will not be detrimental to the general welfare of the community and
no traffic hazard being created, the special permit should be granted,
therefore:

It is this 14th day of June, 1953, ORDERED by the Zoning
Commissioner of Baltimore County, that the aforesaid petition for a
special permit, be and the same is hereby granted for the storage of
contractor's equipment, or implements, only. It is further ORDERED
that the storage of building materials is not allowed under this
Special Permit.

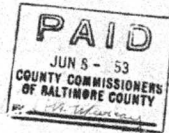
Charles H. Doing
Zoning Commissioner
of Baltimore County

June 5, 1953

\$22.00

RECEIVED of William E. Weinreich the sum of Twenty Two (\$22.00) Dollars being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner rendered in the matter of a special permit for Storage Yard on property of Felix Licofl on the North Side of Cypress Avenue, 12th District.

Zoning Commissioner



May 6, 1953

\$20.00

RECEIVED of Felix Licofl, et al, the sum of Twenty (\$20.00) Dollars, being cost of petition for a special permit, advertising and posting property, North side of Cypress Avenue, 12th District

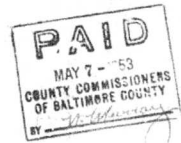
Zoning Commissioner

Hearing:

Wednesday, May 27, 1953

at 1:00 p.m.

basement of
Reckord Bldg.,
Towson, Md.

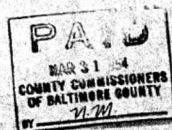


March 31, 1954

\$6.20

RECEIVED of George H. Loebboehler, Attorney for probate, the sum of \$6.20 being cost of certified copy of petition and other papers filed in the matter of a special permit for Contractor's Storage Yard, Cypress Avenue, 12th District.

Zoning Commissioner



NO PLAT
IN
THIS FOLDER