

67-209 ASPH SPN Special Hearing **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Leo S. Monfredo, Jr., and
I, or we, Leo S. Monfredo, Jr.
County and which is described in the description and plat attached hereto and made a part hereof,
hereby petition for a Variance from Section 233.2 to permit a side yard of one
foot more or less in lieu of thirty feet and from Section 409.2 to
permit seventy-five parking spaces in lieu of 101.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the
following reasons: (indicate hardship or practical difficulty)
Existing improvement is irregular and not parallel to property line
making much needed expansion unfeasible except toward the north
boundary.

Irregular property lines preclude any improved parking layout
and business experience shows required number of spaces excessive for
actual need or convenience of patrons.

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
Address: Richard C. Murray
22 W. Pennsylvania Avenue
Towson, Maryland 21204
Legal Owner
Address: Richard C. Murray
22 W. Pennsylvania Avenue
Towson, Maryland 21204
Protestant's Attorney
Address: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 14th day
of March, 1967, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out Baltimore County, that property be posted, and that the public hearing be held before the Zoning
Commissioner of Baltimore County, in Room 106, County Office Building in Towson, Baltimore
County, on the 3rd day of May, 1967, at 11:00 o'clock
A. M.

John S. Monfredo, Jr.
Zoning Commissioner of Baltimore County
(over)

RE: PETITION FOR VARIANCE AND : BEFORE THE
SPECIAL HEARING :
NW/corner of York Road and : DEPUTY ZONING
Landstreet Avenue :
8th District : COMMISSIONER
Leo S. Monfredo, Jr., : OF
Petitioner :
: BALTIMORE COUNTY
: No. 67-209-ASPH

The Petitioner has requested to use a residential tract
for off-street parking. The subject tract is described as follows:

BEGINNING for the same on the south side of High
View Street, 50 feet wide, as laid out and shown on
the plat of Titonium Heights recorded among the
Land Records of Baltimore County in Plat Book W.P.C.
No. 5 folio 82, said place of beginning being situate
166.51 feet measured westerly along said south side of
High View Street from its intersection with the west
side of York Road, 66 feet wide, thence leaving said
place of beginning and running and binding on said
south side of High View Street North 76 degrees 34
minutes West 40.00 feet, thence leaving said south
side of High View Street South 13 degrees 26 minutes
West 126.00 feet to the center line of a 12 foot alley,
thence running and binding on the center line of said
12 foot alley South 76 degrees 34 minutes East 40.00
feet, thence leaving the center line of said 12 foot
alley North 13 degrees 26 minutes East 126.00 feet to
the place of beginning.

Saving and Excepting so much of the property described
herein as lies in the bed of the 12 foot alley reservation
as laid out and shown on the plat of Titonium Heights
recorded among the Land Records of Baltimore County
in Plat Book W.P.C. No. 5 folio 82.

Following a public hearing on the matter, it appearing the
health, safety and welfare of the neighborhood will not be adversely
effected, a special permit for off-street parking on the above described
tract should be granted.

The Petitioner also seeks Variances to permit a side yard
of 1 foot, more or less, instead of the required 30 feet; and to permit
75 parking spaces instead of the required 101 parking spaces. It also
appearing the health, safety and welfare of the neighborhood will not be
adversely effected, the Variances should be granted.

It is ORDERED by the Deputy Zoning Commissioner of
Baltimore County, this 14th day of May, 1967, that a Special Permit
for off-street parking in a residential zone (as is more particularly
described in the above) should be and the same is GRANTED from and after
the date of this Order, subject to approval of the site plan by the State

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 21, 1967
FROM: George E. Gervelis, Director
SUBJECT: Petition 67-209-ASPH. Variance to permit a side yard of 1 foot, more
or less, instead of the required 30 feet; and to permit 75 parking spaces
instead of the required 101 spaces. Special hearing to permit off-street
parking in a residential area. Northwest corner of York Road and Landstreet
Ave. Being the property of Leo S. Monfredo, Jr.
8th District
HEARING: Wednesday, May 3, 1967 (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject
petition and offers the following comment:

The parking and access plan for that portion of the petitioner's property located
in a residence zone is not satisfactory and could not be approved as required
under Paragraph 409.4.g of the Zoning Regulations. (We offer no comment on
the requested variances.)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8TH
Posted for: Variance & Special Hearing Date of Posting: April 14, 1967
Petitioner: Leo S. Monfredo, Jr.
Location of property: N.W. corner of York Rd. & Landstreet Ave.
Location of Signs: at public job bid, N.W. corner of Landstreet Ave. (1 each)
Remarks: 2 signs
Posted by: J. Rose Date of return: April 20, 1967

Leo S. Monfredo, Jr., Petitioner
NO. 67-209-ASPH
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Roads Commission, Bureau of Public Services and the Office of Planning
and Zoning. The requested Variances are also hereby GRANTED.

Edward D. Hardin
DEPUTY ZONING COMMISSIONER

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON, MD. 21204

Richard C. Murray, Esquire
22 W. Pennsylvania Avenue
Towson, Maryland 21204
Subject: Parking and Rear Yard Variance
for Leo S. Monfredo, Jr., located
NW/corner York Road and Land-
street Avenue - 8th District
(Item 1, March 14, 1967)
March 20, 1967
Dear Sir:

The Zoning Advisory Committee has reviewed the subject Petition and makes
the following comments:

STATE ROADS COMMISSION - The frontage must be curbed with 8" x 22" concrete curb
from the South property line to the existing roadside curb to the North of the existing
of the existing northern entrances. It is recommended that the ditch to the North of the
curb be extended to the North property line. The face of the road side curb to be 24'
from and parallel to the center line of York Road. The entrances are subject to approval
and permit by the State Roads Commission.

TRAFFIC ENGINEERING - The entire property owned by the Petitioner must be indicated
on revised plans before this Bureau can make any decision as to a parking variance.

HEALTH DEPARTMENT - Complete plans and applications must be submitted to this
Office prior to approval of a building application. Automatic washers and/or garbage
grinders will not be permitted until public sewer is available. The existing restaurant
is connected to metropolitan water. The sewage disposal has been investigated and
inspected and we feel it will handle the additional load. However, if an overflow occurs
immediate steps must be taken to construct additional seepage pits. The premises must
be maintained in a clean and sanitary manner.

ZONING ADMINISTRATION DIVISION - If the Petition is granted, no occupancy may be
made until such time as plans have been submitted and approved and the property
inspected for compliance to the approved plan.

The above comments are not intended to indicate the appropriateness of the
solving action requested, but to assure that all parties are made aware of plans or
problems that may have a bearing on this case. The Director and/or the Deputy Director
of the Office of Planning and Zoning will submit recommendations on the appropriateness
of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer: Project Planning, Engineering,
Fire Bureau, Building Engineer, Board of Education, Industrial Development

Very truly yours,
James E. Dyer
Principal Zoning Technician

JED/jdr

cc: John Meyers, State Roads Commission; C. Richard Moore, Traffic; Mr. Greenwalt,
Health Department;

TELEPHONE
823-3000
EXT. 287

INVOICE **BALTIMORE COUNTY, MARYLAND** **OFFICE OF FINANCE** Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

TO: Leonardo's Italian and American Restaurant
2306 York Road
Towson, Md. 21209
DATE: April 18, 1967
BILLED
Zoning Dept. of Balto. Co.

DEBIT TO ACCOUNT NO. 01-622
QUANTITY
RETURN THIS PORTION WITH YOUR REMITTANCE
TOTAL AMOUNT
\$35.00

Petition for Variance & Special Hearing
67-209-ASPH
\$35.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

SURVEYING & CIVIL ENGINEERING

EVANS, HAGAN & ASSOCIATES 4200 ELKROD AVENUE • BALTIMORE, MD. 21214 • PHONE 426-2144 CAMBRIDGE, MD. 21613 • 330 POPLAR ST. • 228.3350 WESTMINSTER, MD. 21157 • 115 E. MAIN ST. • 848-1780

March 27 1967.

DESCRIPTION OF PROPERTY OF LEO MONFREDO, HIGH VIEW STREET,
TOWSON, FOR SPECIAL PERMIT FOR PARKING IN A RESIDENTIAL R-10 ZONE
BEGINNING for the same on the south side of High View Street, 50 feet
wide, as laid out and shown on the plat of Titonium Heights recorded among
the Land Records of Baltimore County in Plat Book W.P.C. No. 5 folio 82,
said place of beginning being situate 166.51 feet measured westerly along
said south side of High View Street from its intersection with the west
side of York Road, 66 feet wide, thence leaving said place of beginning and
running and binding on said south side of High View Street North 76 degrees
34 minutes West 40.00 feet, thence leaving said south side of High View
Street South 13 degrees 26 minutes West 126.00 feet to the center line of a
12 foot alley, thence running and binding on the center line of said 12
foot alley South 76 degrees 34 minutes East 40.00 feet, thence leaving the
center line of said 12 foot alley North 13 degrees 26 minutes East 126.00
feet to the place of beginning.

Saving and Excepting so much of the property described herein as lies
in the bed of the 12 foot alley reservation as laid out and shown on the
plat of Titonium Heights recorded among the Land Records of Baltimore County
in Plat Book W.P.C. No. 5 folio 82.

NOTE: This description has been prepared for zoning purposes only
and is not intended to be used for conveyance.



SURVEYING & CIVIL ENGINEERING

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February 15 1967.

DESCRIPTION OF PROPERTY OF LEO MONFREDO, YORK ROAD, TOWSON,
FOR ZONING PETITION FOR THE YARD AND PARKING RESTRICTION VARIANCE.

BEGINNING for the same at the corner formed by the intersection of
the west side of York Road, 66 feet wide, with the north side of Landstreet
Avenue, 50 feet wide, as shown on the Plat of Titonium Heights recorded
among the Land Records of Baltimore County in Plat Book W.P.C. No. 5 folio
82, thence leaving said place of beginning and binding on the north side
of Landstreet Avenue North 76 degrees 34 minutes West 207.00 feet, thence
leaving Landstreet Avenue North 13 degrees 26 minutes East 126 feet to
the center line of a 12 foot alley there laid out, thence binding on the
center line of said alley North 76 degrees 34 minutes East 40.00 feet,
thence leaving said alley North 13 degrees 26 minutes East 126 feet to
High View Street, 50 feet wide, thence binding on High View Street South
76 degrees 34 minutes East 26.65 feet to the center line of another 12
foot alley there laid out running parallel to York Road, thence binding
on the center line of said alley South 12 degrees 18 minutes East 105.73 feet,
thence leaving said alley North 77 degrees 42 minutes East 126.0 feet to
the west side of York Road, thence binding on the west side of York Road
South 12 degrees 18 minutes East 234.72 feet to the place of beginning.

Saving and Excepting therefrom so much of the property described
herein as lies in the beds of the 12 foot alley reservations laid out and
shown on the Plat of Titonium Heights recorded among the Land Records of
Baltimore County in Plat Book W.P.C. No. 5 folio 82.



Leo S. Monfredo, Jr.

PETITION FOR A VARIANCE
AND SPECIAL HEARING
IN DISTRICT
ZONING: Petition for Variance
for Side Yard and Park-
ing.
Petition for Special Hearing
for Off-Street Parking.
LOCATION: Southwest corner
of York Road and Land-
street Avenue.
DATE & TIME: WEDNES-
DAY, MAY 3, 1967 at 10:00
A.M.
PUBLIC HEARING: Room
108, County Office Building,
111 W. Chesapeake Avenue,
Towson, Maryland.
The Zoning Commissioner
of Baltimore County, by au-
thority of the Zoning Act and
ordinances of Baltimore
County, will hold a public hear-
ing.

Petition for Variance from
the Zoning Regulations of Bal-
timore County to permit a side
yard of 1 foot more or less,
instead of the required 10 feet,
and to permit 75 parking
spaces instead of the required
101 parking spaces.
Petition for Special Hearing
to permit Off-Street Parking
in a residential area.

The Zoning Regulations to be
excepted as follows:
Section 230.2 - Side Yard -
30 feet.
Section 162.2 D - Parking -
1 for each 50 square feet of
total floor area.

All that parcel of land in
the Eighth District of Bal-
timore County.

FOR ZONING PETITION
FOR MORE LAND AND PARK-
ING. DISTRICT VARI-
ANCE.

BEARING for the same at
the corner formed by the in-
tersection of the west side of
York Road, 66 feet wide, with
the north side of Landstreet
Avenue, 30 feet wide, as shown
on the Plat of Timonium
Heights recorded among the
Land Records of Baltimore
County in Flat Book W.P.C.
No. 3 folio 82, thence leaving
said place of beginning and
blinding on the north side of
Landstreet Avenue North 76
degrees 34 minutes West 100
feet, thence leaving Landstreet
Avenue North 13 degrees 26
minutes East 120 feet to the
center line of a 12 foot alley
there laid out, thence blinding
on the center line of said alley
South 76 degrees 34 minutes
East 120 feet to the center
line of another 12 foot alley
there laid out running parallel
to York Road, thence blinding
on the center line of said alley
South 12 degrees 38 minutes
East 100.75 feet thence leaving
said alley North 77 degrees
12 minutes East 120.0 feet to
the west side of York Road,
thence blinding on the west side
of York Road South 12 degrees
18 minutes East 234.72 feet to
the place of beginning.

Saving and Excepting there-
from so much of the property
described herein as lies within
the 12 foot alley resurveys
laid out and shown
on the Plat of Timonium
Heights recorded among the
Land Records of Baltimore
County in Flat Book W.P.C.
No. 3 folio 82.

TIMONIUM, FOR SPECIAL
PERMIT FOR PARKING IN A
RESIDENTIAL AREA.

BEARING for the same on
the south side of High View
Street, 30 feet wide, as laid
out and shown on the plat of
Timonium Heights recorded
among the Land Records of
Baltimore County in Flat Book
W.P.C. No. 3 folio 82, said
place of beginning being sit-
uate 100.75 feet measured
westerly along said south side
of High View Street from the
intersection with the west side
of York Road, 66 feet wide,
thence leaving said place of
beginning and running and
blinding on said south side of
High View Street North 26
degrees 34 minutes West 100
feet, thence leaving said south
side of High View Street South
13 degrees 26 minutes West
120.0 feet to the center line
of a 12 foot alley, thence run-
ning and blinding on the center
line of said 12 foot alley South
76 degrees 34 minutes East
120.0 feet, thence leaving the
center line of said 12 foot
alley North 13 degrees 26
minutes East 120.0 feet to
the place of beginning.

Saving and Excepting so
much of the property described
herein as lies in the bed of
the 12 foot alley resurveys
as laid out and shown on
the plat of Timonium Heights
recorded among the Land Re-
cords of Baltimore County in
Flat Book W.P.C. No. 3 folio
82.

NOTE: This description has
been prepared for filing and

poses only and is not intended
to be used for conveyance;
Being the property of Lee &
S. Montreux, Jr., and Anne
Montreux, as shown on plat
plus filed with the Zoning De-
partment.
Hearing Date: Wednesday,
May 3, 1967 at 10:00 A.M.
Public Hearing: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Md.

BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
BALTIMORE COUNTY,
April 13,

April 17, 1967

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner of
Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for one week before
the 17th day of April, 1967, that is to say
the same was inserted in the issues of
April 13, 1967.

THE BALTIMORE COUNTIAN
By Paul J. Meyer
Editor and Manager U.

OFFICE OF
BALTIMORE COUNTIAN

THE HERALD - ARGUS
Catonville, Md.

CATONVILLE, MD.

April 17, 1967

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