PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 233

11/1

L or we John P. Leonelegal owner__ef the property situate in Bal

on for a Variance from Section 409.2b.3 to permit spaces instead of the required # 56 Section 100.20(1) - to permit parking

spaces 6 feet fromm the struct property line instead of the required 8 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The property and existing structure thereon will be rendered useless unless a variance in minimum parking is granted. The proposed use for the existing structure is a private keeting hall.

Property is to be posted and solvertised as prescribed by "Joning Regulations.

1. or we, agree to pay expenses of a ove Variance advertising, posting, etc., upon filing of this
ten, and further agree to and are to be bound by the zonling regulations and restrictions of
the County adopted pursuant to the Zonling Law For Baltimore County.

Viriginia Lione 2713 old Both PARK

Pebruary 1973, that the subject matter of this position be advertued, as required by the Zoning Law of Bult more County, in two newspapers of general circulation throughout Bullance County, that property be posted, and that the public hearing be had before the Zoning County office Bulliang in Towan, Bultimore day of April 1973 ... 1005 o'clock

the Henres County. 10:15/7,17 419/73

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 14, 1973

Mr. John P. Lonne 2713 Old North Point Road Baltimore, Maryland 21222 TORN 1, DILLON, 18

BUREAU OF ENGINEERING DEPARTMENT OF TRAFFIC ENGINEERING STATE BOADS C

CEIVED FOR FAL

HEALTH DEPARTMENT BUILDING DEPARTS.

BUREAU OF FIRE PREVENTION

INDUSTRIAL DEVELOPMENT

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced patition and has made an on site field inspection of the property. The following comments a result of this review and inspection.

RE: Variance Petition

These comments are not intended to indicate the appropriatement of the rowing action rencested, but to assure that all parties are plans that may have a bearing on this case. The Director of Floming may file a written report with the Zoning Commissioner with recommendations on the appropriatement of the requiremental time of the respective of the requiremental time on the properly the property of the property

The subject property is located on the southwest corner of 01d North Foint Read and Debosood Avenue, known as 2715 01d North Foint Read, in the 12th District of Baltimore County. This commercially (3.1.) zowed property is currently improved with its large state of the 12th District of Saltimore County. This is improved with a one-story resturers, also comed by the petitioner. Occord Read to the south and east of thi. aits is improved with commercial uses in this vicinity. Curr and gutter are satisting along Debosood Road, and not along 01d North Point Read. Off street parking in this area is very scarce, and the few lost that are existing are shared by other businesses along Uld North Foint Read.

A review of the submitted plat showed that only 27 off street parking spaces are provided on the site. The Variance was to parent 29 spaces - this must be corrected. Secondly, it is my understanding that the addition to the rear of the hall is not to be constructed; therefore, this should be revised on the revised site plans.

SITE DESCRIPTION

2715 Old North Point Road

Beginning at the corner formed by the intersection of the Northwest side of North Point Road and the Southwest side of Oakwood Road; thence running and binding along the Northwest side of North Point Road in the northwest control of Northwest Contro

the piace of beginning.

The subject site was once part of the Graymanor subtivision and is comprised of four individual lots being known as Lots 9, 10, 11, and 12 of Block H of this subdivision. The subject site has approximately 111.8 feet of frontage on the southwest side of Old Morth Point Road and approximately 120.82 feet of frontage on the Monda Road. It has an average depth of approximately as the subject site is more or less level and its at grade with both adjoining streets. The southeast corner of the present improvement on the subject site is approximately 12 to 15 feet northeast of the rear property line. The front portion of the subject site is unimproved and has a macadam paving. Approximating 15 to 15 feet northeast of the rear property line. The front portion of the subject site is unimproved and has a macadam paving. Approximating 15 to 15 feet northeast of the rear property line. The front portion of the subject site is unimproved and has a macadam paving. Approximating 15 to 15 feet northeast part of the subject property is paved and could be used for parking.

BALTIMORE COUNTY, MARYLAND

INTER. ELICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date. April 6, 1973

FROM Norman E. Gerber, Chief

Land Use Haster Plans

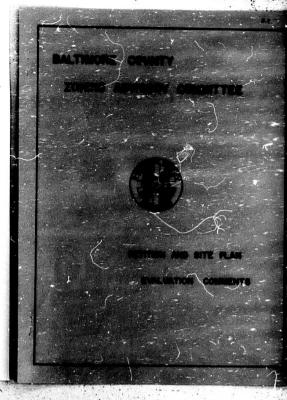
SUBJECT. Pelilin 173-213-A.: Morthwest corner of Old North Point Road and Oakwood Ave. Petition for Variance for Off-Street Parking Petitioner - John P. Leone

12th District

Monday, April 9, 1973 (10:15 A.M.)

The granting of this request will have no adverse impact on the Master





Mr. John P. Leone Ger Item 116 Page 2 February 14, 1973

considered before revised site plans are submitted. We concur with the Uspartmant of Traffic Engineering and the Project Planning office in parmitting only one entrance on loveth Point Eduleward, I do, however, strengly object to any entrance on loskeood Road as It is a narrow street to the conjection of the area. It also expects that the conjection of the area. It also expects that Warface to the Occapation of the area.

For the above given reasons this petition is being withheld from a ring date until such time as revised plats are received.

Very truly yours,

L 1 Dilla DIN JE DILLON. JR.

JJ0Je. 1J0

(Enclosure)

cc: Kennedy Engineering, Inc., 2204 Meryland Avenue Bellimore, Maryland 21201

Bultmare County, Maryland Bepartment Of Jubite Works

COUNTY OFFICE BUILDING

Bears of Sections

January 15, 1973

Mr. S. Eric DiMenns Zoning Advisory Committee County Office Building Towson, Maryland 2120h

Re: Item #11h (1972-1/73)
Property Owner: John P. Leons
Present Config: B.L.
Proposed Zoning: Variance free Section 109.20, 3 to
permit 29 spaces instead of required 62 spaces
District: 12th
No. Acres: 12,157 eq. ft.

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item. General:

Public utilities exist to serve this property.

Cakwood Avenue is an existing improved street.

Old North Point Road is a State Road (Route 20); therefore, all improvements, entrances and storm water dreinage will be subject to State Highway Adminstration requirements.

The Petitioner must provide rocessary drainage facilities (temporary or permanent) to prevent creating any muisances or damages to adjacent properties, especially by the concentration of surface waters, a cation of any prolles which eary result, due to improper grading or improper installation of drainage facilities, sould be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item Filb (1972-1973).

Very truly yours, ELIS ORTH N. DIVER, P.E. Chief, Bureau of Engineering

END . FAM . CIM . AS

E-NW Yev Sheet 7 SE 24 Position Sheet SS 2 F Topo - 103 Tax Map BALTIMORE COUNTY, MARYLAND



January 17, 1973

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Item 114 - ZAC - December 26, 1972 Propertry Owner: John P. Leone 2715 Old Morth Point Road Variance from Section 450 p.b., 3 to permit 29 spaces instead of required 550 spaces - District 12

The subject petition is requesting a variance to parking from the required 62 parking spaces to 89 parking spaces. This area has " parking shortage and a variance to the required number of parking spaces can only aggrevate this shortage. This plan should be revised for the following it

1. Site should be restricted to one entrance on Old North Point Rd.

The corner of Old Morth Point Road and Oakwood Avenue along the frontage of this site should be improved with a 35 foot radius.

The four parking spaces on the east side of the building would require attended parking and should not be counted as part of the parking

michaeld Han Michael S. Flanigan Traffic Engineer Associate

6	A	7	
	Pursuant to tile advertisement, por	sting of property, and public hearing	g on the above petition
.0.00			
		following finding of facts that stri	
the	Baltimore County Zoning R	egulations would result in pu	actical difficulty and
uni	reasonable hardship upon the	Petitioner	
the	above Variance should be had; and	it further appearing that by reason	of the granting of
the	requested Variance being in	keeping with other uses in th	he area, and not
	1		
adv	rsely affecting the health,	safety and general welfare of	the community to
Lacr	25 spaces for Off-street	Parking instead of the requi	
to p	mit parling spaces 6 feet	from the street property line	instead of the
200	required 8 feet		should be granted.
1	≥ Deputy		0.74
	IS ORDERED by the Zoning Con	nmissioner of Baltimore County this	7-
day	April 1973	, that the herein Petition for a Varia	and the state of t
	<u> </u>	, that the neven reducin for a varia	ance should be and the
same	is granted, from and after the da	te of this order, subject to an ap	onroyed site plan
by a	he State Highway Administra	tion , Department of Public	Works and the
OW.	e of Planning and Zoning.	Chang Si	
-		DEPOT Zoning Commissione	r of Baltimore County
		0	
- 1	·	–	
	ursuant to the acvertisement, posti	ing of property and public hearing	on the above petition
and it	appearing that by reason of		
	·····		
100100000			
the at	sove Variance should NOT BE GR	ANTED.	
n	'IS ORDERED by the Zoning Comm	missioner of Baltimore County, this	day
of	107		
JI	17/, that f	the above Variance be and the sam	e is hereby DENIED.
		Zeeles Committee	

Maryland Department of Transportation

Harry R. Hughes Secretary David H. Fisher

January 3, 1973

Mr. S. aric DiNenna Zening Commissioner County Office Building Towson Md. 2120k

RE: Z.A.C. Mesting, Ducember 26, 1972
ttes: llk
mar: John P. Laone
tion: 2715 Old North Point Road
ling: B.L.
ling: B.L.
writer 20
aing: Variance from Section
LOS.25, 10 to paratt 29
spaces instead of req. 62 spaces
ti 12 District: 12 No. Acres: 14,157 square feet

Attention Mr. John J. Dillon:

There is a 60' right-of-way (30' from existing centerline) proposed for 0.04 North Point Road, that must be indicated on the plan. The proposed right-of-way line or parking set-back line must be curbed with concrete.

The proposed roadside curb along Old North Point Road is to be 20 from the existing center of the highway. The entrances are to be depressed curb type with 36' transitions.

The 1971 average daily traffic count for this section of Old North Point Roac is 9,800 vehicles.

Very truly yours,

Charles Lee, Chief
Development Engineering Section

A. Dim R. Mayere
Asst. Development Engineer

CL: JEN: EJS

Baltimore County Fire Department

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Mr. CLANMENT Chair Zoning Advisory Committee

Re: Property Owner: John P. Leone

Location: 2715 Old North Point Road

Zoning Agenda Tuesday, December 26, 1972

Gentlemen:

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

From a fire fighting standpoint we feel this variance to allow 29 parking spaces instead of the required 62 spaces will cause over parking on the side streets in this area. In order to provide proper fire protection for this area, the already over parked streets can not afford an additional parking load due to their narrow width that may cause an impassable condition for fire flobitin escalement.

HJ.E. T. Noted and Apr roved:

4/25/72

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



January 3, 1973

Mr. S. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 11+, Zoning Advisory Committee Meeting January 2, 1973, are as follows:

Property Owner: John P. Leune Location: 2715 Old North Point Road Present Zoning: B.L. Proposed Zoning: Warlance from Section 409.2b.3 to permit 29 spaces instead of required 62 spaces. Use a space of the control of

Metropolitan water and sewer are available to the site.

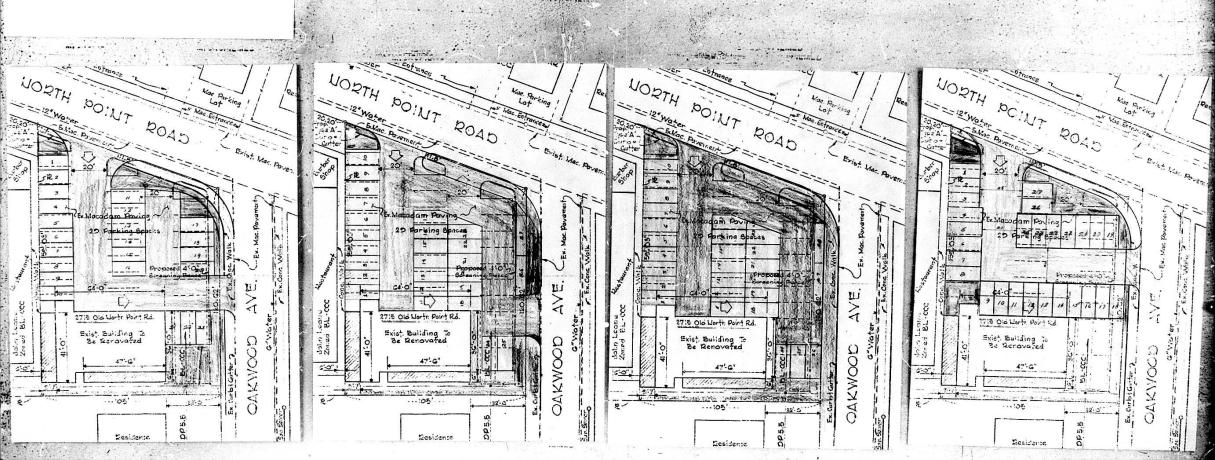
Food Service Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Very truly yours,

Thomas H. Deviin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB: mn G

cc: L.A. Schuppert



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Ouimby
Acting Director
SECOND DIRECTOR
SECONDO DIVIDING
Second Director
Second Director
Second Director
Second Director
Second Director
Terroro, Mr. 21284
494-3211

S. ERIC DIMENN'A Zoolog Commissioner County Office Brilding 111 W. Choospeake Ave. Toware, Md. 21384 Mr. S. Eric DiNenna: Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Di Nenna

Comments on Item #114, Zuning Advisory Committee Meeting, December 26, 1972, are as follows:

January 18, 1973

Property Owner: John P. Leone Location: 2715 Old N.Arth Point Road Present Zoning: 8 L. Proposed Zoning: Variance from Section 409.28.3 to permit 29 spaces instead of required 62 spaces District: 12 No. Acms: 14,157 square feet

The site plon should be revised to eliminate one of the entrances on Old North Point Road and to show a standard 25' – 30' entrance as required. All interior curbing must be shown. The "Parking Data" note indicate 29 parking spoces, however, the plan only shows 27 spaces, the late m 1 be corrected to show the proper number of spaces that can be provided.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planner!
Project Planning Division
Office of Planning and Zoning

### Publishers, Reryland State BALTIMORE COUNTY OFFICE OF PLANTING & ZONING County Office Building 111 V. Obserneits Avenue Towson, Haryland 21204 Your Patition has been received and accepted for filing this	Ar. John P. Leann		- II- III
County Office Building 111 V. Chasenesis Annual Toucon, Navignal 21204 Your Patition has been received and accepted for filling day of Philosophy 1973 Last Climina,	2713 Old Harth Point No Boltharo, Haryland 212		
111 V. Chessoelike Avenue Touson, Haryland 21004 Your Patition has been received and accepted for filing this 27th day of Phinnery 1973 ERIC DIMENIA,	DA	LTIMORE COUNTY OFFICE OF	PLANKING & ZONING
this 17th day of Palarany 1973		111 V. Chesener	ake Avenue
Serie Otherma,		Your Petition has been	received and accepted for filing
S. ERE STREEM, J. Zoning Count as oner	this 27th	day of Pakeusry	1973
			S. ERIC DINEHMA, Zoning Commissioner
	Petitioner data Pe Lass	•	di 10:1
	Petitioner's Attorney	<u> </u>	Reviewed by the real
and and by field a little	" BETTER	So (21213)	Zoning Advisory Fd

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BALTIMORE COL	UNITY OFFICE OF PLANNING AND ZONING
Charles and the control of the contr	County Office Building III W. Chatapeax: Avenue Fowan, Maryland 21264
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Break Street	Personal Printers

CERTIFICATE OF PUBLICATION

orrice or Dundalk Eagle

36 N. Dundalk Ave. Dundalk, Md. 21222 March 23, 19 73

THIS IS TO CERTIFY, that the annexed advertisement of ZONING COMMISSIONER OF BALTIMONE COUNTY IN MATTER OF PETITION OF JOHNEY. LEVE The Developer Sender of the Developer County, Maryls of AMBORATORY (Maryls of AMBORATORY (MARY)).

23rd day of March, 1973; that is to say the same was inserted in the issues of March 22,1973

MICHURICHE

Kimbel Publication, Inc.

	PRINCIPLE PRINCIPLE	
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BALTIMORE COUNTY, MARY COPICE OF FINANCE - REVENUE CIVIL HISCELLANEOUS CASH RECI	ULUU
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