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73-233-7

73-233-A

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

FROM: Norman E. Gerber, Chief
Land Use Master Plans

SUBJECT: Petition 473-233-A - Northwest corner of Old North Point Road and Oakwood Ave
Petition for Variance for Off-Street Parking
Petitioner - John P. Leone

12th District

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

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

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

COUNTY OFFICE BLDG
111 W Chesapeake Ave.
Towson, Maryland 21204

also

JOHN J. DILLON, JR.
Chairman

MEMBERS

BUREAU OF
ENGINEERING

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF
FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENT

cc: Kennedy Engineering, Inc.,
2204 Maryland Avenue
Baltimore, Maryland 21201

January 15, 1973

7-NW Key Sheet
7 SE 2 $\frac{1}{2}$ Position Sheet
SE 2 $\frac{1}{2}$ Topo - 103 Tax Map

January 17, 1973

Dear Mr. DiMenna:

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF: no

JUN 04 1975

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable 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 the area, and not adversely affecting the health, safety and general welfare of the community to permit 25 spaces for Off-street Parking instead of the required 56 spaces, and to permit parking spaces 6 feet from the street property line instead of the required 8 feet.

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 9th day of April, 1973, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to an approved site plan by the State Highway Administration, Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of:

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



State Highway Administration

Harry R. Hughes
Secretary
David H. Fisher
Administrator

January 3, 1973

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

RE: Z.A.C. Meeting, December 26, 1972
Item: 11k
Owner: John P. Leone
Location: 2715 Old North Point Road
Present Zoning: S.L.
Proposed Zoning: Variance from Section 409.2b.3 to permit 25 spaces instead of req. 62 spaces
District: 12
No. Acres: 14,157 square feet

Attention Mr. John J. Dillon:

Dear Mr. DiNenna:

There is a 60' right-of-way (30' from existing centerline) proposed for Old 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.

It is our opinion that the plan should be revised prior to the hearing. The entrances will be subject to State Highway Administration approval and permits.

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

Very truly yours,

Charles Lee, Chief
Development Engineering Section

By: John E. Meyers
Asst. Development Engineer

CLJJK:BJ5

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204
410-7318

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

Attention: Mr. Jack Dillon
Chairman
Zoning Advisory Committee

Re: Property Owner: John P. Leone

Location: 2715 Old North Point Road

Item No. 11k

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 fighting equipment.

Reviewed: HJE:KLL Noted and
Planning Group Approved:
Special Inspection Division Deputy Chief
Fire-Prevention Bureau

D-1
4/23/72

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

January 3, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

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. Leone
Location: 2715 Old North Point Road
Present Zoning: S.L.
Proposed Zoning: Variance from Section 409.2b.3 to permit 29 spaces instead of required 62 spaces.
District: 12
No. Acres: 14,157 sq. ft.

Metropolitan water and sewer are available to the site.

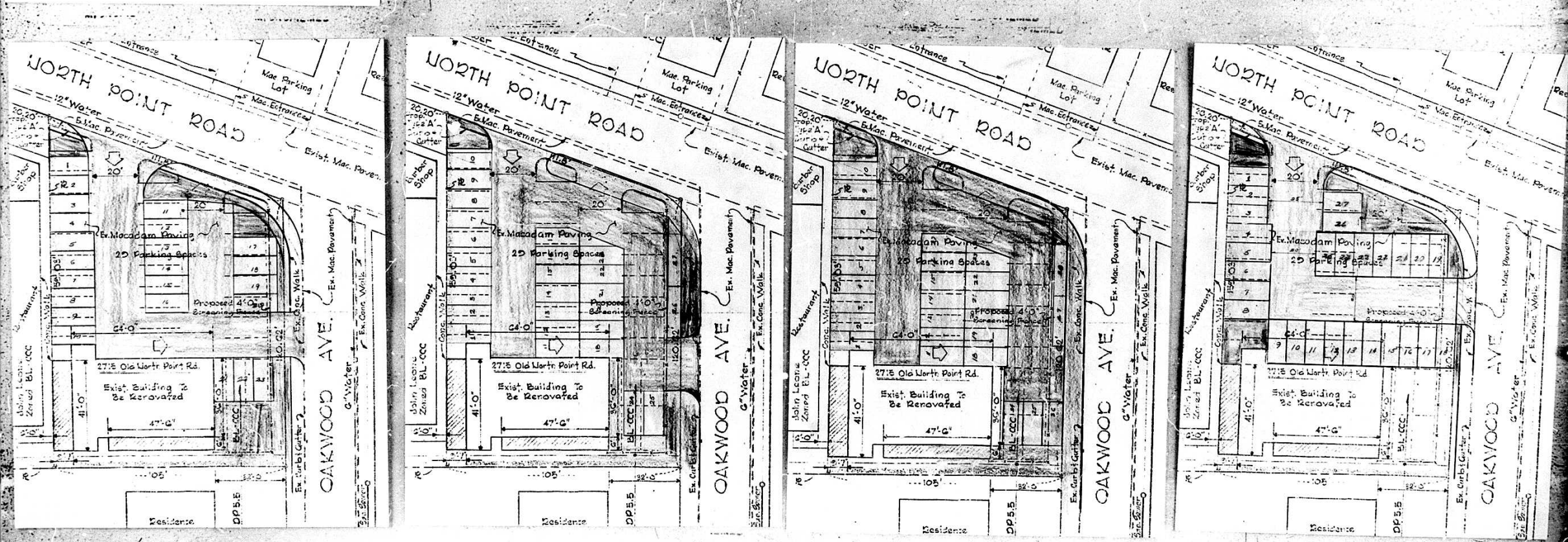
Food Service Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVR:mng

cc: L.A. Schuppert



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
Baltimore County Office of Planning and Zoning
Jefferson Building
Suite 201
Towson, Md. 21204
48-2321

January 18, 1973

S. ERIC DINENNO
Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Md. 21204
48-2321

Mr. S. Eric Dinenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Dinenna:

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

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

The site plan 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 spaces; however, the plan only shows 27 spaces, the plan must be corrected to show the proper number of spaces that can be provided.

Very truly yours,

A. V. Quimby
John L. Wimbley
Planner I
Project Planning Division
Office of Planning and Zoning

Mr. John P. Leone
2715 Old North Point Road
Baltimore, Maryland 21204

Item 114

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing

this 27th day of February 1973

S. Eric Dinenna
S. ERIC DINENNO
Zoning Commissioner

Petitioner John P. Leone

Petitioner's Attorney
c/o Mr. [illegible] (111-1)

Reviewed by [illegible]
Zoning Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: [illegible]										
Previous case: [illegible]										
Revised Plans: Change in outline or description										
Map #										

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 8th day of

December 1972. Item #

S. Eric Dinenna
S. ERIC DINENNO
Zoning Commissioner

Petitioner John Leone Submitted by [illegible]

Petitioner's Attorney [illegible] Reviewed by [illegible]

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

March 22, 1973

THIS IS TO CERTIFY that the annexed advertisement of ZONING COMMISSIONER OF BALTIMORE COUNTY IN MATTER OF PETITION OF JOHN P. LEONE

was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, 48-2321

ON ONE (1) week consecutive days before the

23rd day of March, 1973; that is to say,

the same was inserted in the issues of March 22, 1973

Kimball Publication, Inc.

Publisher.

Kimball H. [illegible]

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 22, 1973

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., 48-2321

on ONE (1) week consecutive days before the

day of April, 1973, the same publication

appearing on the 22nd day of March

1973.

THE JEFFERSONIAN

B. Leach Smith
Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

H73-233-A

District 12A Date of Posting 3-22-73

Posted for: Hearing Monday April 9, 1973 9:00 A.M.

Petitioner: John P. Leone

Location of property: N.W. corner of old North Point Rd. & Old North Point Rd.

Location of Sign: 1 sign posted near corner of old North Point Rd.

Remarks: [illegible]

Posted by: [illegible] Date of return: 3/29/73

BALTIMORE COUNTY, MARYLAND No. 8258

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE April 9, 1973 ACCOUNT 02-662

AMOUNT \$65.00

WHITE - CASHIER DISTRIBUTION

PAID - AGENCY YELLOW - CUSTOMER

Papa Leone's Spaghetti House

2715 Old North Point Road

Baltimore, Md. 21222

Advertising and posting of property

473-333-A 65.00

BALTIMORE COUNTY, MARYLAND No. 7093

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE March 19, 1973 ACCOUNT 02-662

AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION

PAID - AGENCY YELLOW - CUSTOMER

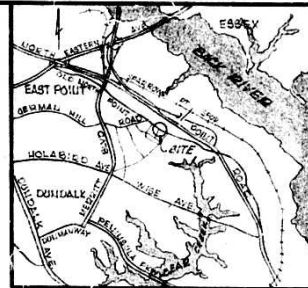
Papa Leone's Spaghetti House

2715 Old North Point Rd.

Baltimore, Md. 21222

Petition for Variance 473-333-A

25.00



LOCATION MAP

NOTE:
2715 Old North Point Rd. Also Designated As Lots 9, 10, 11, & 12 Section H As Shown On Plat Of Gray Manor Recorded In Baltimore Co., Plat Book W.F.C. No. 8, Folios 60 & 61

Residence



PARKING DATA
Existing Building 2480 sq. ft.
Proposed Addition 285 sq. ft.
Total 2721 sq. ft.
Spaces Required
Spaces Provided
Parking Space Per 50.34 ft.

REVISED PLANS

John P. Leone #114

Revised Feb. 26, 1973

PROPOSED MEETING HALL
FOR
JOHN LEONE
2715 OLD NORTH POINT RD.
BALTO., MARYLAND

DATE

DRAW. No.

1

KENNEDY ENGINEERING INC.
CONSULTING ENGINEERS
BALTIMORE, MARYLAND

PLOT PLAN
Scale: 1" = 20'

Property Zoned BL-CCC
12th Election District
Lot Area 14,157 sq. ft.

Leonard B. Kowalewski
Zoned DP 5.5

Residence

OAKWOOD AVE.

OLD NORTH POINT ROAD

REPP'S HARDWARE

Barber Shop

John Leone
Zoned BL-CCC

Restaurant

10	17
11	18
12	19
13	20
14	21
15	22

2715 Old North Point Rd.

Exist. Building To Be Renovated

24'-0"

47'-0"

105'

32'-0"

DP 5.5

Residence

105'

32'-0"

DP 5.5

Residence

105'

32'-0"

DP 5.5

Residence

105'

32'-0"

DP 5.5

Residence



232

Pet Ex #1



20-10 SE