

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
John, Peter, Anthony Coruzzi

I, or we, 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 and/or Deputy Zoning Commissioner should approve OFF STREET PARKING IN A RESIDENTIAL ZONE

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing 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.

John Coruzzi
Peter Coruzzi
Anthony Coruzzi

Contract Purchaser Legal Owner

Address: 131 1/2 BACK RIVER NECK ROAD
BALTIMORE, MARYLAND 21221

Petitioner's Attorney Protester's Attorney

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October 25, 1974

Messrs. John, Peter, and Anthony Coruzzi
131 1/2 Back River Neck Road
Baltimore, Maryland 21221

RE: Petition for Special Hearing
NE/S of Back River Neck Road,
170' NW of Howard Avenue -
15th Election District
John Coruzzi, et al - Petitioners
NO. 75-75-SPH (Item No. 20)

Dear Messrs. Coruzzi:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/scw

Attachments

PROPERTY DESCRIPTION FOR SPECIAL HEARING TO PERMIT PARKING IN SOME
SECTIONS OF THE PROPERTY NOW ZONED AS D R 55

BEGINNING AT A POINT S 37° 09' W 201.20' FROM A POINT ON THE NORTHEAST
SIDE OF BACK RIVER NECK ROAD DISTANT 170 FEET, MORE OR LESS, FROM THE
NORTHEAST SIDE OF HOWARD AVENUE, AND RUNNING THE FOLLOWING DISTANCES
AND CORNERS.

- (A) N 37° 09' E 62.00'
- (B) N 31° 15' W 53.59'
- (C) N 37° 09' E 122.00'
- (D) N 52° 51' W 77.60'
- (E) S 40° 54' W 80.00'

And thence running along the D.L. / D.H. 5.5 siding line the
following approx. courses and distances.

- (F) S 50° 36' E 70.00'
- (G) S 37° 09' W 134.00'
- (H) S 31° 15' E 65.37'

TO THE PLACE OF BEGINNING

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 3, 1974

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #75-75 SPH. Northeast side of Back River Neck Road 170 feet Northwest of
Howard Avenue.
Petitioner - John, Peter, Anthony Coruzzi

15th District

HEARING: Wednesday, October 16, 1974 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer.

If the request is granted the parking area should be screened and the lighting standards limited to 8' in height.

William D. Fromm
Director of Planning

WDF:NEG:rw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 3, 1974

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Petitioner - John, Peter, Anthony Coruzzi

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BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item 20

Mr. John Coruzzi
131-1/2 Back River Neck Road
Baltimore, Md. 21221

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted
for filing this 13th day of September 1974.

S. Eric DiNenna
Zoning Commissioner

Petitioner John, Peter, Anthony Coruzzi

Petitioner's Attorney

Reviewed by James B. Fromm
Chairman
Zoning Advisory Committee

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

475-7316

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owners John, Peter, Anthony Coruzzi

Location: NE/S of Back River Neck Road, 170' W of the NW/4 of Howard Avenue

Item No. 20

Zoning Agenda July 23, 1974

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.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at
- () 4. EXCEEDS the maximum allowed by the Fire Department.
- (x) 5. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed by: James B. Fromm
Planning Group
Special Inspection Division

Noted and Approved:
Deputy Chief
Fire Prevention Bureau

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 the Petitioners have met the requirements set forth in Section 402.1 of the Baltimore County Zoning Regulations, and that the health, safety, and general welfare of the locality involved not being adversely affected, the Special Hearing for Off-street Parking in a Residential Zone, in accordance with the plat approved October 22, 1973, by John L. Wimbley, Planning Specialist II, Project and Development Planning Division, Office of Planning and Zoning for Baltimore County, said plat having been filed as Exhibit "A" in this proceeding and which is incorporated by reference hereto as a part of this Order, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of October, 1974, that the herein Petition for Special Hearing for Off-street Parking in a Residential Zone should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the 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 Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of October, 1974, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 16, 1974

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

James B. Byrnes, III
Chairman

MEMBERS

ZONING ADMINISTRATION

HEALTH DEPARTMENT

BUREAU OF FIRE PREVENTION

DEPARTMENT OF TRAFFIC ENGINEERING

STATE HIGHWAY ADMINISTRATION

BUREAU OF ENGINEERING

PROJECT AND DEVELOPMENT PLANNING

INDUSTRIAL DEVELOPMENT COMMISSION

BOARD OF EDUCATION

OFFICE OF THE BUILDINGS ENGINEER

Mr. John Coruzzi
131-1/2 Back River Neck Road
Baltimore, Maryland 21221

RE: Special Hearing Petition
Item 20
John, Peter, Anthony Coruzzi -
Petitioners

Dear Mr. Coruzzi:

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

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the northeast side of Back River Neck Road, approximately 170 feet northwest of Howard Avenue, in the 15th Election District of Baltimore County and is presently unimproved.

The properties abutting the site on each side are improved with frame residences. The Eastern Tire Company and Maryland National Bank exist opposite the site on Back River Neck Road.

The petitioner is requesting a Special Hearing to permit off street parking in a residential zone and proposes to erect a 4000 square foot carry-out restaurant. Off street parking is proposed for 81 vehicles.

Mr. John Coruzzi
Re: Item 20
Page 2

September 16, 1974

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: July 29, 1974

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

Z.A.C. Meeting of: July 23, 1974

Re: Item 20

Property Owner: John, Peter, Anthony Coruzzi

Location: NE/S of Back River Neck Road, 170' W. of the NW/S of Howard Avenue

Present Zoning: B.L.

Proposed Zoning: Special Hearing for off street parking in a residential zone.

District: 15th

No. Acres: 4,000 sq. ft.

Dear Mr. DiNenna:

No effect on student population.

WDP/ml

Very truly yours,
W. Mark Peterson,
Field Representative.

Baltimore County, Maryland Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Division of Engineering
ELLENWORTH N. DIVER, P. E., CHIEF

August 12, 1974

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

Re: Item #20 (1974-1975)
Property Owner: John, Peter, Anthony Coruzzi
N/S of Back River Neck Rd., 170' W. of the N/S of Howard Ave.
Existing Zoning: B.L.
Proposed Zoning: Special Hearing for off street parking in a residential zone.
No. of Acres: 4,000 sq. ft. District: 15th

Dear Mr. DiNenna:

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.

Highways:

Back River Neck Road is a County road. No further highway improvements are required. The construction or reconstruction of sidewalks, curb and gutter, entrances, aprons, etc. will be the full responsibility of the Petitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drainage:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #20 (1974-1975)
Property Owner: John, Peter, Anthony Coruzzi
Page 2
August 12, 1974

Water and Sanitary Sewer:

Public water supply and sanitary sewerage exist in Back River Neck Road. Additional fire hydrant protection may be required in the vicinity.

Very truly yours,

Ellenworth N. Diver, P.E.
Chief, Bureau of Engineering

END:RAM:PAV:ms

1-MS Key Sheet
6 MS 32 Pos. Sheet
MS 2 H Topo
97 Tax Map

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

August 9, 1974

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 20, Zoning Advisory Committee Meeting, July 23, 1974, are as follows:

Property Owner: John, Peter, Anthony Coruzzi
Location: NE/S of Back River Neck Road, 170' W of the NW/S of Howard Avenue
Existing Zoning: B.L.
Proposed Zoning: Special Hearing for off street parking in a residential zone.
No. of Acres: 4000 sq. ft.
District: 15th

Metropolitan water and sewer are available.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Food Protection Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, 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

PHVB/nc

CC--W.L. Phillips
L.A. Schuppert

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



August 6, 1974

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 #20, Zoning Advisory Committee Meeting, July 23, 1974, are as follows:

Property Owner: John, Peter, Anthony Coruzzi
Location: NE/S of Back River Neck Road, 170' W of the NW/S of Howard Avenue
Existing Zoning: B.L.
Proposed Zoning: Special Hearing for off street parking in a residential zone
No. of Acres: 4000 sq. ft.
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Light standards should be limited to 8 feet in height.

Very truly yours,

John L. Wimbley
Planning Specialist II
Project and Development Planning Division

Hearing Date: Wednesday, October
16, 1974 at 10:30 A.M.
Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.
By Order of
S. ERIC DINENNA
Zoning Commissioner of
Baltimore County

THE JEFFERSONIAN,
G. Leank Street,
Manager

Cost of Advertisement, \$_____

(E) S 60 54' W 20.00'
And thence binding along the
U.L. / D.R. S.S. zoning line the
following approx. courses and
distances.
(F) S 60 36' E 79.00'
(G) S 37 09' W 194.00'
(H) S 31 45' E 65.37' TO THE
PLACE OF BEGINNING.

Being the property of John Peter, Anthony Cerasiti, as shown on plat plan filed with the Zoning Department.
Hearing, Date: Wednesday, October 16, 1974 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
**BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY**
Sept. 26 (201)

ORIGINAL

OFFICE OF



ESSEX, MD. 21221 Sept. 30 - 1974

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric DiNenna
Zoning Commissioner of Baltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 30th day of Sept. 1974 that is to say, the same was inserted in the issue of Sept. 26 - 1974.

STROMBERG PUBLICATIONS, Inc.

By Robert Thompson

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: ETH

Revised Plans:
Change in outline or description Yes
_____ No

Previous case: _____ Map # _____

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 19 day of July
1977. Item #


S. Eric DiNenna,
Zoning Commissioner

Petitioner John Carazzi, et al Submitted by Terry
Petitioner's Attorney _____ Reviewed by 1-4-91

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 15177

DATE Sept. 18, 1974 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER

Pizza John's
131 1/2 Back River Neck Road
Baltimore, Md. 21221
Petition for Special Hearing
#75-75-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 16937

DATE Oct. 8, 1974 ACCOUNT 01-662

AMOUNT \$1.8.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Money Order #33554068
Advertising and posting of property for John Coruzzi
#711-75-SFH

0625407 9 48508



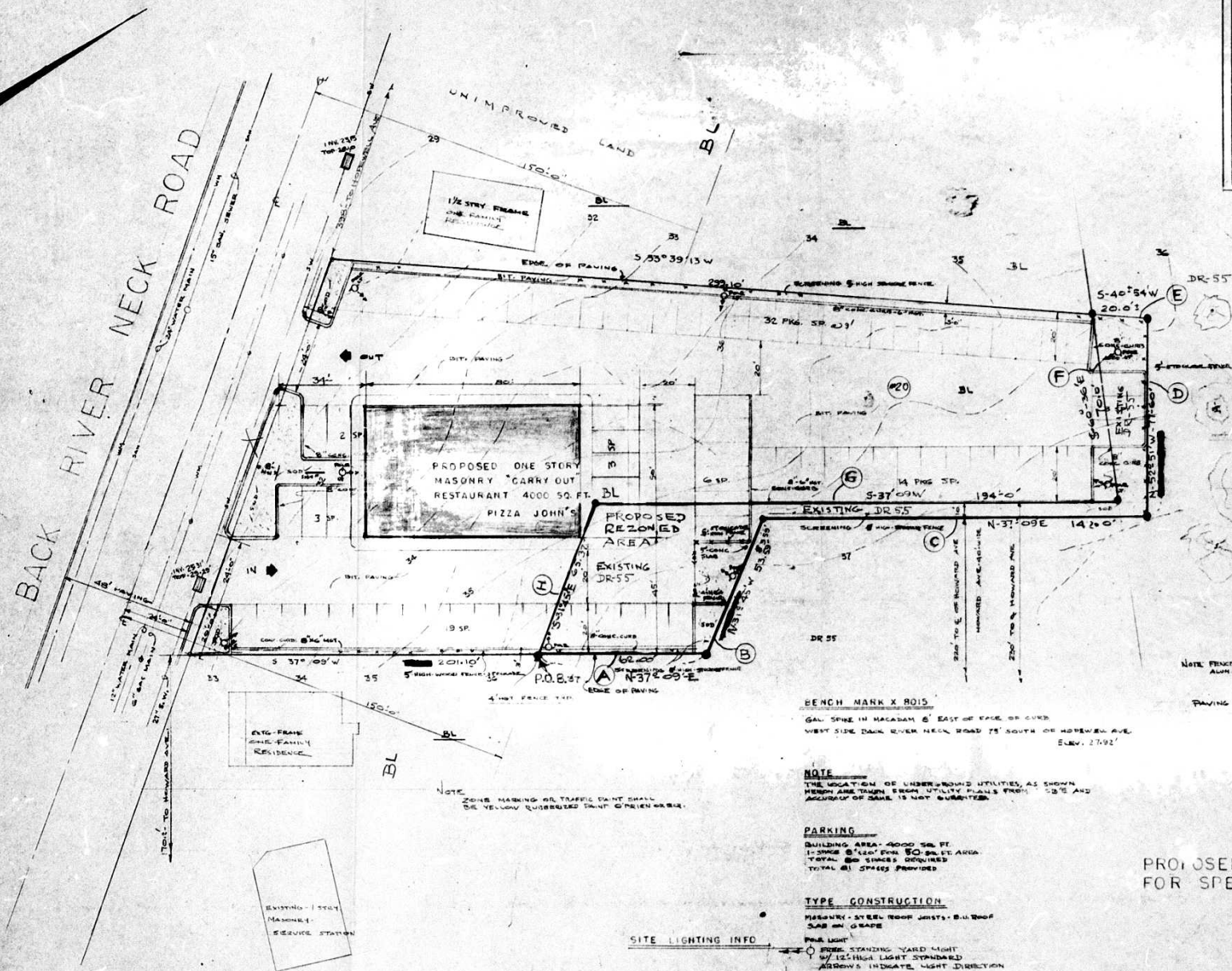
WOODED AREA
VACAN

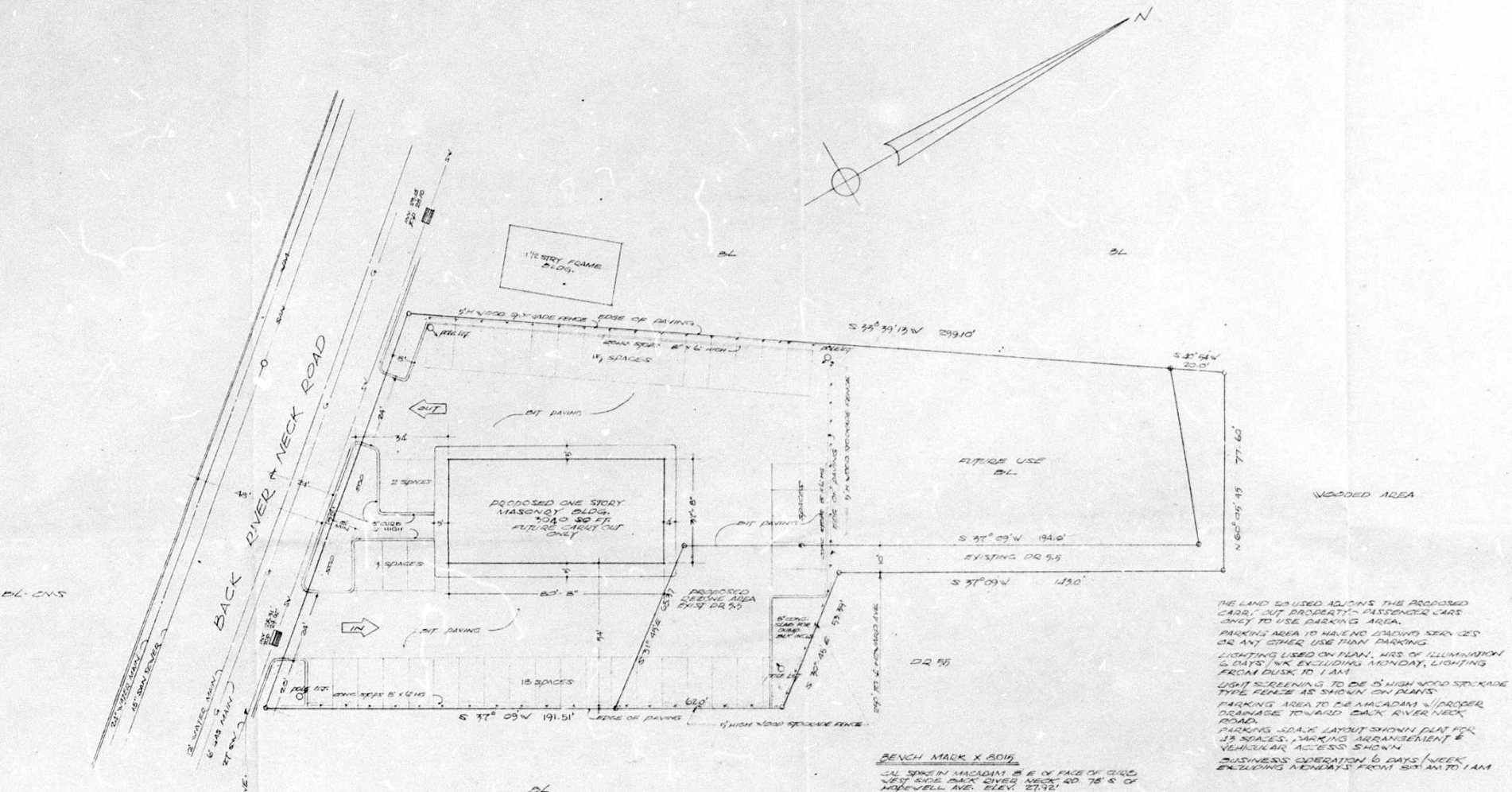


SITE PLAN

SCALE-1"=20'-0"

JAN.06, 1975





BENCH MARK X 8016

241 SPAIN MACADAM S.E. OF FACE OF CURB
4 FT. SIDE BACK RIVER NECK RD. 75' S. OF
MORVELL AVE. ELEV. 27.72'

NOTES

1. ALL UTILITIES OF UNDERGROUND UTILITIES
AS SHOWN ARE TAKEN FROM UTILITY PLANS FROM
B98E AND ACCURACY IS NOT GUARANTEED

PARKING

BUILDING AREA - 70x40 30 FT.
1 SPACE 9'x20' FOR 200 SQFT AREA
TOTAL SPACES PROVIDED 13
TOTAL SPACES REQUIRED 16

TYPE CONSTRUCTION

MASONRY, STEEL ROOF JOIST
BLU. ROOF, SLAB ON GRADE
PARKING AREA PAVING, 6" STONE BASE MIN.
MIN. 12" COMPRESSED BIT/PROPER SNALE
4" SLOPE TO FRONT

SITE LIGHTING

FREE STANDING POLE LIGHTING
MAX. 8'6" HIGH LIGHT STANDARDS
ARROWS INDICATE LIGHT DIRECTION

THE LAND SO USED ADJOINS THE PROPOSED
CARRY OUT PROPERTY - PASSENGER CARS
ONLY TO USE PARKING AREA.
PARKING AREA TO HAVE NO LOADING SERVICES
OR ANY OTHER USE THAN PARKING.
LIGHTING USED ON PLAN, WKS OF ILLUMINATION
6 DAYS/WK EXCLUDING MONDAY, LIGHTING
FROM DUSK TO 1 AM.
LIGHT SCREENING TO BE 6" HIGH WOOD STOCKADE
TYPE FENCE AS SHOWN ON PLANS.
PARKING AREA TO BE MACADAM & PROPER
DRAINAGE TOWARD BACK RIVER NECK
ROAD.
PARKING SPACE LAYOUT SHOWN PLAN FOR
13 SPACES, PARKING ARRANGEMENT &
VEHICULAR ACCESS SHOWN.
BUSINESS OPERATION 6 DAYS/WEEK
EXCLUDING MONDAYS FROM 5 AM TO 1 AM.

LOT NO. 20 MIDDLE RIVER PARK
15TH ELECTION DISTRICT
BALTO. CO. ZONED B.L.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *John Zwick*
DATE **5-20-76**

75-75

SCALE 1" = 200'

PROPOSED BUILDING FOR
J CORUZZI & ASSOCIATES

SITE
PLAN

MAY 21 1976

G. WOLFGANG BELTZ