

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Peter A. Nicholas Mangione owner 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an Amusement Arcade zone to an Amusement Arcade zone, for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Amusement Arcade

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above re-classification and or Special Exception 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 Nicholas Mangione
1200 W. South Legal Tender
Baltimore, Maryland 21204

Peter Parker

Protestor's Attorney

700 W. 12th Ave., Baltimore, Md. 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of August, 1977, 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 Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of September, 1977, at 11:00 o'clock

...p.m.

Zoning Commissioner of Baltimore County

(over)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15 Date of Posting 11.13.77
 Posted for Harvey M. D. 1522 W. Chesapeake Hwy. Towson, Md.
 Petitioner Nicholas B. Mangione
 Location of property 1200 W. South Legal Tender, Baltimore, Md. 21204
 Location of Signs 1 sign on 1200 W. South Legal Tender, Baltimore, Md. 21204
 Remarks in front of New Bldg. 100 ft. x 40 ft.
 Posted by Paul H. Shaw Date of return 11.28.77

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received * this 12 day of August, 1977. Filing Fee \$ 5.00. Received Check
Cash
Other

Petitioner 1200 W. South Legal Tender Submitted by S. E. D. Mangione
 Petitioner's Attorney 1200 W. South Legal Tender Reviewed by S. E. D. Mangione

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

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kuntz, Jr.
 Deputy People's Counsel

John W. Heslan, III
 People's Counsel
 County Office Building
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 11th day of October, 1977, a copy of the foregoing Order was mailed to Mr. Nicholas B. Mangione and Mr. Peter A. Mangione, 1205 York Road, Towson, Maryland 21204, Petitioners.

John W. Heslan, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric D. Mangione, Zoning Commissioner Date: October 29, 1977

FROM: Leslie H. Graef, Director of Planning

SUBJECT: Petition #78-101-X, Petition for Special Exception for Amusement Arcade
North side of Pulaski Highway 391.78 feet West of Chesaco Avenue
Petitioner - Nicholas B. Mangione

15th District

HEARING: Wednesday, November 2, 1977 (10:00 P.M.)

There are no comprehensive planning factors requiring comment on this petition.

Leslie H. Graef
 Director of Planning

ENCLOSURE



DESCRIPTION OF PROPERTY
 OF PETER A. MANGIONE AND NICHOLAS B. MANGIONE
PAO SHOP
US ATE 40, 15 TH ELECTION DISTRICT, BALTIMORE COUNTY

BEGINNING FOR THE SAME at a point on the north side of Pulaski Highway 391.78 feet west of Chesaco Avenue and running: (1) South 58 degrees 57 minutes 13 seconds West 46 feet, binding along the Northerly right of way line of U.S. Route 40 and along the first line of the before-mentioned Deed, to a point and (2) North 31 degrees 02 minute 47 seconds West 70 feet to a point at the Southeastly corner of a building there erected or to be erected; thence running from said point of beginning and binding along the perimeter of said building the following four courses and distances: (1) South 58 degrees 57 minutes 13 seconds West 80 feet (2) North 31 degrees 02 minutes 47 seconds West 40 feet (3) North 58 degrees 57 minutes 13 seconds East 80 feet and (4) South 31 degrees 02 minutes 47 seconds East 40 feet to the point of beginning.

8/10/1977



Baltimore County
 Department of Health
 Towson, Maryland 21204

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

November 1, 1977

November 4, 1977

Peter Parker, Esquire
 700 Keyser Building
 Baltimore, Maryland 21202

RE: Petition for Special Exception
N/S of Pulaski Highway, 391.78' W of
Chesaco Avenue - 15th Election District
Nicholas B. Mangione - Petitioner
NO. 78-101-X (Item No. 42)

Dear Mr. Parker:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

George J. Martinak
 Deputy Zoning Commissioner

GJM/sf

Attachment

cc: John W. Heslan, III, Esquire
People's Counsel

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

Dear Mr. D. Mangione:

Comments on Item #42, Zoning Advisory Committee Meeting, August 23, 1977 are as follows:

Property Owner: Nicholas B. Mangione
 Location: N/S Pulaski Hwy. 391.78' W Chesaco Ave.
 Existing Zoning: B.S.
 Proposed Zoning: Special Exception for an amusement arcade.
 Acres: 0.073
 District: 15th

Metropolitan water and sewer are available, therefore, no health hazards are anticipated.

Very truly yours,

Thomas M. Devlin
 Thomas M. Devlin, Director
 BUREAU OF ENVIRONMENTAL SERVICES

K5:mah

ORDER RECEIVED FOR FILING

DATE August 4, 1977

RECEIVED
 AUGUST 10 1977
 BALTIMORE COUNTY
 ZONING DEPARTMENT

2534
 15-101-X

Special Exception for an Amusement Arcade _____ should be granted
by the _____ Department
It IS ORDERED by the Zoning Commissioner of Baltimore County this 5th
day of November, 1977, that the petition for the aforementioned Special
Exception 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.

John M. [Signature]
Deputy Zoning Commissioner of Baltimore County

the above re-classification should NOT BE HAD, and or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 197_____, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone; and or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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

No 51823

DATE Aug. 12, 1977 ACCOUNT NO. 662

AMOUNT \$50.00

RECEIVED Cash (Nicholas B. Mangione 2226 Belmont Ave.
FROM 1205 York Road Towson, Md. 21204
FOR Petition for Special Reception

Aug 12 1977 5 00 CASH

VALIDATION OR SIGNATURE OF CASHER

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

No. 5729

DATE Mar. 2, 1977 ACCOUNT 01-662

AMOUNT \$47.25

RECEIVED Concrete Work, Inc. 7920 Polanski Highway
METTING, MD. 21237

FOR Advertising and Printing of Property - 715-101-K

4725

VALIDATION OR SIGNATURE OF CASHIER

OFFICE OF



THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 October 13, 19 77

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION-NICHOLAS B. MANGIONE was inserted in the following:

☐ Catonsville Times ☐ Dundalk Times ☐ Essex Times ☐ Sparrows Times East	☐ Towson Times ☐ Arbutus Times ☐ Community Times ☐ Suburban Times West
--	---

weekly newspapers published in Baltimore, County, Maryland once a week for one successive weeks before the 14 day of October 1977, that is to say, the same was inserted in the issues of October 13, 1977.

STROMBERG PUBLICATIONS, INC.

BY Esther Burge

[illegible]

TOWSON, MD. October 13, 19 77
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md. ~~once a week~~
on one time successive weeks before the 2nd
day of November, 19 77, the ~~own~~ publication
appearing on the 13th day of October,
19 77

THE JEFFERSONIAN,
L. Frank Struthers
Manager.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 19, 1977

Mr. Nicholas Mangione
1205 York Road
Baltimore, Maryland 21204

RE: Special Exception Petition
Item Number 42
Petitioner - Mr. N. Mangione

Dear Mr. Mangione:

The Zoning Plans 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 the 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.

Located on the north side of Pulaski Highway approximately 191 feet west of Chesaco Avenue in the 1st Election District, the subject property, zoned B.R. and M-1, is improved with a night club and proposed skateboard park currently under construction. Adjacent properties are similarly zoned and are improved with a residence and a motel to the west and east, respectively.

A building permit was previously issued to construct this skateboard park with an enclosed pro-shop included. Because of your proposal to convert the shop to an amusement arcade center,

Mr. Nicholas Mangione
Page 2
Item Number 42
October 19, 1977

this Special Exception is required.

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,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: A P R Associate Land Surveyors
3320 Rosalie Avenue
Baltimore, Maryland 21234



baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

September 15, 1977

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

Re: Item #42 (1977-1978)
Property Owner: Nicholas B. Mangione
N/S Pulaski Hwy. 391.78' W. Chesaco Ave.
Existing Zoning: B.R.
Proposed Zoning: Special Exception for an amusement
arcade.
Acres: 0.073 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:

Pulaski Highway (U.S. 40) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Sediment Controls:

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 Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

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.

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

September 15, 1977

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

Re: Item #42 (1977-1978)
Property Owner: Nicholas B. Mangione
N/S Pulaski Hwy. 391.78' W. Chesaco Ave.
Existing Zoning: B.R.
Proposed Zoning: Special Exception for an amusement arcade.
Acres: 0.073 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

Pulaski Highway (U.S. 40) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

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

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

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 #42 (1977-1978)
Property Owner: Nicholas B. Mangione
Page 2
September 15, 1977

Storm Drainage (Cont'd)

Red House Run traverses or is contiguous to this property, which is almost 100% below the present flood plain elevations for 50-year and 100-year design storms (Per F.I.A. Study, May 1977). A drainage or flood plain reservation is required within this property. No building permits will be approved in the 100-year flood plain.

Water

A 12-inch public water main exists in Pulaski Highway and serves this property (Drawing 448-0202, File 3). Additional fire hydrant protection is required in the vicinity.

Sanitary Sewer

A public 8-inch sanitary sewer traverses this site, within a 10-foot utility easement (Drawing #11-0283, File 3).

The Petitioner is cautioned that no encroachment by construction of any structure, including footings, will be permitted with County rights-of-way or utility easements.

Very truly yours,
Edmund R. Diven, P.E.
EDMUND R. DIVEN, P.E.
Chief, Bureau of Engineering

END/EAM/PWR:ms
cc: S. Bellestri
D. Grace
W. Munchel
J-S-6 Key Sheet
8 & 9 ME 20 Pos. Sheets
ME 2 E Topo
89 Tax Map

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

August 25, 1977

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Aug. 23, 1977
Item: 42
Property Owner: Nicholas B. Mangione
Location: N/S Pulaski Hwy. (Rte. 40)
391.78' W Chesaco Ave.
Existing Zoning: B.R.
Proposed Zoning: Special exception for an amusement arcade.
Acres: 0.073
District: 15th

Dear Mr. DiNenna:

The proposed curbing indicated on the plan is acceptable to the State Highway Administration. An access permit has been issued.

The proposed amusement arcade should not have an adverse effect on the State Highway.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits
John E. Noytts
By: John E. Noytts

CLJEM:dj

P.O. Box 777, 300 West Preston Street, Baltimore, Maryland 21203

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211

September 20, 1977

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

Dear Mr. DiNenna:

Comments on Item #42, Zoning Advisory Committee Meeting, August 23, 1977, are as follows:

Property Owner: Nicholas B. Mangione
Location: N/W Pulaski Highway 391.78' W Chesaco Avenue
Existing Zoning: B.R.
Proposed Zoning: Special Exception for an amusement arcade
Acres: 0.073
District: 15th

This office has reviewed the subject petition and offers the following comment. 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.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planner III

baltimore county
department of public engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN COLLINS
DIRECTOR

September 23, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
1st Floor, County Office Building
Towson, Maryland 21204

Re: Item No. 42 - ZAC - August 23, 1977
Property Owner: Nicholas B. Mangione
Location: N/S Pulaski Hwy. 391.78' W. Chesaco Ave.
Existing Zoning: B.R.
Proposed Zoning: Special Exception for an amusement arcade.
Acres: 0.073
District: 15th

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested special exception for an amusement arcade.

Very truly yours,
Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF/xan

baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 826-7310

Paul H. Heinke
Chief

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

Attention: Mr. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Nicholas B. Mangione
Location: N/S Pulaski Hwy. 391.78' W Chesaco Ave.
Item No. 42 Zoning Agenda August 23, 1977

Comments:

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.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 200 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 _____

RESIDES the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of construction.

(X) 5. 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 "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: *George M. L. Segar* Held and Approved: *George M. L. Segar*
Planning Group Fire Prevention Bureau
Special Inspection Division

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEFFERT
DIRECTOR

August 18, 1977

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

Dear Mr. DiNenna:

Comments on Item # 42 Zoning Advisory Committee Meeting, August 23, 1977 are as follows:

Property Owner: Nicholas B. Mangione
Location: N/S Pulaski Highway - 391.78' W. Chesaco Ave.
Existing Zoning: B.R.
Proposed Zoning: Special Exception for an amusement arcade

Acres: 0.073
District: 15th

The items checked below are applicable:

(X) 1. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.

(X) 2. A building permit shall be required before construction can begin.

(X) 3. Three sets of construction drawings will be required to file an application for a building permit.

(X) 4. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

(X) 5. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

(X) 6. Walls on property lines shall be firewalls, in accordance with Code.

() 7. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,
Charles E. Burdum
Charles E. Burdum
Plans Review Chief
CER:rj

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 25, 1977

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

Z.A.C. Meeting of: August 25, 1977

RE: Item No: 42
Property Owner: Nicholas B. Mangione
Location: N/S Pulaski Hwy. 391.78' W. Chesaco Ave.
Present Zoning: B.R.
Proposed Zoning: Special exception for an amusement arcade.

District: 15th
No. Acres: 0.073

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich,
Field Representative

MSF/bp

JOSEPH W. MCDONALD, PRESIDENT
T. DAYTON WILLIAMS, JR., VICE-PRESIDENT
MANUEL W. BUSTOS
THOMAS W. BOYER
MRS. LOUISE B. CHURCH
RONALD W. HADLEY
ALVIN LORECK
MRS. MILTON W. SMITH, JR.
ROBERT W. SUGAL, REPRESENTATIVE

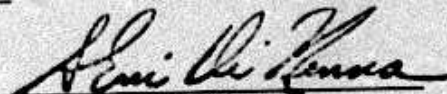
Mr. Nicholas Mangione
1205 York Road
Baltimore, MD. 21204

ITEM # 42

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing
this 23rd day of August 1977.

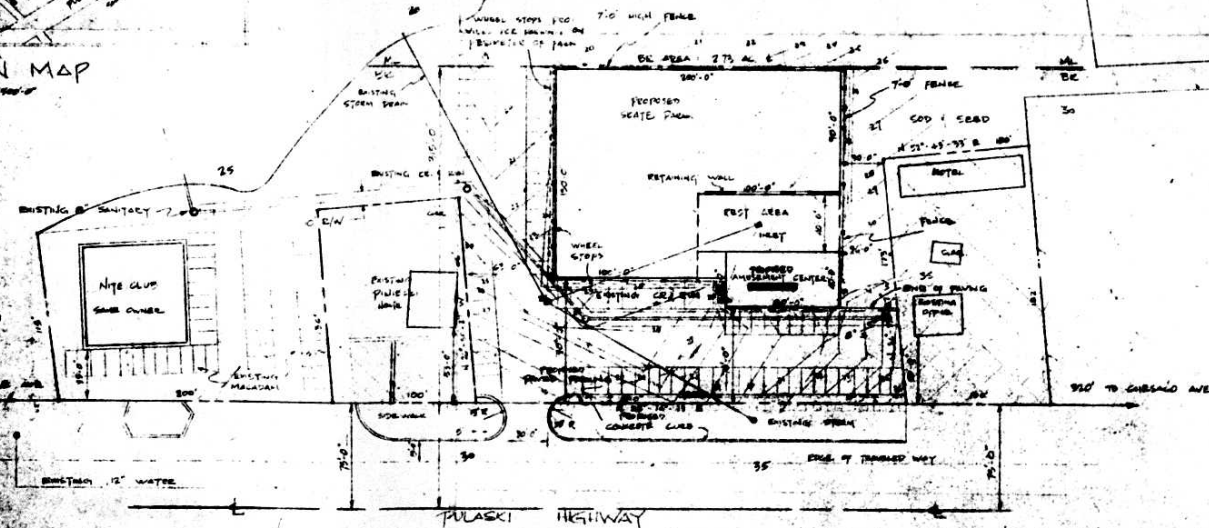
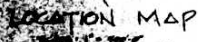

S. ERIC DI NENNA
Zoning Commissioner

Petitioner Nicholas Mangione
Petitioner's Attorney _____
cc: A P R Associate Land Surveyors
3320 Fosalie Avenue
Baltimore, Maryland 21234

Reviewed by


Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee



[illegible]

IMMIGRATION

FINISHED GRADE FOR CUTTING PERIMETER
OF TANK : ELEVATION 25'
ALIGNMENT CENTER : ELEVATION 30'

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature] PLANNING
DATE: 11-23-98
BY: [Signature] ZONING COMMISSIONER
DATE: 11-23-98

SITE PLAN
PULASKI HIGHWAY PROPERTY
TERRY L. NOLAN & MARGARET

134 ELECTION DISTRICT
DATE: 6-27-77 DRAWN BY: JPM
SCALE: 1" = 20'-0" TWP. NO. 10
REVISED: 7-20-77

