

**PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION AND VARIANCE**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

BERNARD A. RUCCO and ALICE RUCCO, his wife, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof. I, the undersigned, 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 \_\_\_\_\_ zone to an \_\_\_\_\_ zone; for the following reasons:

Variance to Section 409.2b (5): To permit 14 parking spaces instead of the required 23 parking spaces because of practical difficulties and temporary hardship. Special hearing to remove part of special exception # 3581-X

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 an Automobile body repair and paint shop - Garage, service

Property is to be posted and advertised as prescribed by Zoning Regulations. I, the undersigned, 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 am to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

QUEEN ANNE CORPORATION  
BY: William & Pitter Contract purchaser  
Address: 1010 One Charles Center, Baltimore, Maryland 21201  
BY: Allen J. Malvester Protestor's Attorney  
Address: 1010 One Charles Center (21201)

ORDERED BY The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ 29th day of \_\_\_\_\_ 1966, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_ 1966, at 11:00 o'clock \_\_\_\_\_ A. M.

ORDER RECEIVED FOR FILING

DATE: 5/1/66  
BY: Debra C. Hesse  
ADMINISTRATIVE ASSISTANT

RECEIVED BY: Bernard A. Rucco  
1010 One Charles Center, Baltimore, Maryland 21201  
66-239-X-ASPH

RE: Petition for Special Exception, Variance and Special Hearing N/S Eastern Boulevard 218.53 feet W of Selig Avenue - 15th District Bernard A. Rucco, Petitioner NO. 66-239-XASPH

The petitioner in the foregoing case has withdrawn his petition and the matter is DISMISSED without prejudice.

Date: July 27, 1966

Zoning Commissioner of Baltimore County

WESLEY SPAMER & ASSOCIATES  
PROFESSIONAL ENGINEERS & LAND SURVEYORS  
400 YORK ROAD - TOWSON, MD. 21286

DATE: Dec. 28, 1965 Description for Zoning Purpose: Station 32, Station Number 32, Inc.

All that parcel or piece of land situate, lying or being in the 15th Election District of Baltimore County, Maryland and as described as follows, to wit:

Beginning for the same at a point on the northwest side of Eastern Boulevard as shown on State Roads Commission of Maryland Plat No. 1877B and 1875 at the distance of 218.53 feet northwesterly from the west side of Selig Avenue and running thence southwesterly, binding on the northwest side of Eastern Boulevard by a line curving to the right with a radius of 2864.79 feet the distance of 80.00 feet and a chord bearing (1) the courses herein being referred to the remainder of the Baltimore County coordinate system (south 19° 19' 19" West - 80.00 feet, thence leave Eastern Boulevard for a line of division now made, North 37° 45' 55" East - 157.23 feet to intersect the third or South 37° 45' 55" West - 204.00 foot line of the parcel of land which by a lease dated July 23, 1966 and recorded among the Land Records of Baltimore County in Liber 411.7, No. 2985 Folio 202 was leased by Bernard A. Rucco and Alice Rucco, his wife, to Savon Gas Station Number 32, Inc., the said binding reversely on a part of said third line, North 16° 29' 18" East - 79.00 feet to a point 65.48 feet from the beginning of said line, thence parallel to the second line herein described, South 37° 45' 55" West - 157.23 feet to the place of beginning.

Containing 12,405 square feet of land.

Being a part of the parcel of land which by lease dated July 23, 1966 and recorded among the Land Records of Baltimore County in Liber 411.7, No. 2985 Folio 202 was leased by Bernard A. Rucco and Alice Rucco, his wife, to Savon Gas Station Number 32, Inc.

William B. Satter, Jr.  
P.E. and L.S. # 2608

MAP  
15-B  
"X"  
4/14/66

**BALTIMORE COUNTY, MARYLAND**

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 22, 1966

FROM: Mr. George E. Govellis, Director of Planning

SUBJECT: "Petition 66-239-XASPH, Northwest side of Eastern Blvd. 218.53 feet West of Selig Avenue. Petition for Special Exception for Gas, Service. Petition for Variance to permit 14 parking spaces instead of the required 23 spaces. Petition for Special Hearing to remove part of Special Exception #3581-X. Bernard A. Rucco-Petitioner."

15th District

HEARING: Wednesday, May 4, 1966. (11:00 A.M.)

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

We understand that the subject property is part of a larger tract. Sub-division processing, therefore, would be required. We do not feel that detailing of the plan as submitted is rational in terms of access and circulation. We especially question the proposal to reduce the amount of required parking area, since it appears that the petitioner owns additional land (vacant, so we have been informed) southwesterly from the subject tract; this is particularly questionable in view of the statement in the Zoning Regulations that "It is the intent of the Regulations that adequate offstreet parking spaces be provided for all buildings, and that the requirements hereinafter set forth are and shall be taken as absolute minimums, to be exceeded wherever feasible."

In view of these considerations, we would recommend that the petition be withdrawn so that the question of site planning for the overall tract can be achieved before consideration of a Special Exception. In the event that the petition is not withdrawn, we recommend that a final order be withheld until such time as the overall site planning problems are resolved.

Allen J. Malvester, Esquire  
1010 One Charles Center  
Baltimore, Maryland 21201

**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 \_\_\_\_\_ day of \_\_\_\_\_, 1966.

Petitioner: Bernard A. Rucco

Petitioner's Attorney: Allen J. Malvester Reviewed by: James E. Ryan  
Chairman of Advisory Committee

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. April 11, 1966.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. \_\_\_\_\_ day of \_\_\_\_\_, 1966, the first publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_, 1966.

THE JEFFERSONIAN

H. Leach Strickland  
Manager

Cost of Advertisement \$ \_\_\_\_\_

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

No. 38635

DATE 5/21/66

To: A & H Transportation, Inc.  
P.O. Box 246  
Baltimore, Md. 21203

QUANTITY	REMARKS	TOTAL AMOUNT
69.00	Advertising and posting of property for Bernard A. Rucco #66-239-XASPH	69.00
69.00		69.00

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND  
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

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

No. 37662

DATE 4/7/66

To: William & Pitter  
1010 One Charles Center  
Baltimore, Md. 21201

QUANTITY	REMARKS	TOTAL AMOUNT
50.00	Petition - Rucco Special Exception, Variance & Special Hearing for Bernard A. Rucco #66-239-XASPH	50.00
0.00		0.00
0.00		0.00

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND  
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 15th Date of Posting: 4-14-66  
Posted for: Hearing Wed. May 4, 66 AT 11:00 A.M.  
Petitioner: Bernard A. Rucco  
Location of property: North 16° 29' 18" East - 79.00 feet  
Location of Sign: 3' in open field east to Station 32  
Remarks: Station 32 and adjacent 15th from the station.  
Posted by: Robert A. Buehler Date of return: 4-21-66

**BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING**  
COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204

Allen J. Malvester, Esquire  
1010 One Charles Center  
Baltimore, Maryland 21201

Dear Sirs: The Zoning Advisory Committee has reviewed the revised drawings dated March 11, 1966, and offer the following comments:  
**REVISION OF DRAWINGS:** The entrance could be in consonance with the parcel of land to the west. It is respectfully requested that if this petition is granted, the zoning should be subject to the approval of this office, as the proposed entrance on Eastern Boulevard.  
**UNIQUE PLANNED DIVISION:** Previous comments still valid.  
**STATE ROAD COMPLETION:** Entrances will be subject to State Roads Commission approval.  
**AREA OF ADJACENT:** Previous comments still valid.

The above comments are not intended to indicate the approprateness of the zoning 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 sections had no comment to offer:  
Fire Bureau-Plans Review  
Health Department  
Industrial Development Commission  
Board of Education  
Building Department  
County Administration Division

Very truly yours,  
James E. Ryan  
Chairman of Advisory Committee

cc: Mr. T. Richard Moore - Bureau of Traffic Engineering  
Mr. Edward V. Gandy - Project Planning Division  
Mr. John Rogers - State Roads Commission  
Mr. Carlisle Brown - Bureau of Engineering

PETITION FOR  
SPECIAL EXCEPTION,  
VARIANCE AND  
SPECIAL HEARING

15th DISTRICT

ZONING Petition for Special  
Exception for a Garage, Service,  
Petition for Variance for  
Parking. Pet 208 for Special  
Hearing to remove part of Spec-  
ial Exception No. 3581-X.  
LOCATION: Northwest side  
of Eastern Boulevard 818 1/2 feet  
West of Solig Avenue.  
DATE & TIME: WEDNES-  
DAY, MAY 4, 1966 at 11:00  
A.M.

PUBLIC HEARING: Room  
106, County Office Building, 111  
W. Chesapeake Avenue, Towson,  
Maryland.

The Zoning Commissioner of  
Baltimore County, by authority  
of the Zoning Act and Regula-  
tions of Baltimore County, will  
hold a public hearing:

1. Petition for Special Exception  
for a Garage, Service, Petition  
for Variance from the Zoning  
Regulations of Baltimore County  
to permit 14 parking spaces  
instead of the required 23 park-  
ing spaces, Petition for Special  
Hearing to remove part of Special  
Exception No. 3581-X.

The Zoning Regulation to be  
excepted as follows:  
Section 409.2 b (3) - Other in-  
stitutional, office, and non-re-  
tail commercial buildings (ex-  
cluding garage structures) here-  
after shall have a total floor area of  
more than 2000 square feet - 1 for  
each 200 square feet of total  
ground floor area and 1 for each  
500 square feet of total area of  
upper floors.

All that parcel of land in the  
Fifteenth District of Baltimore  
County

beginning for the same at a  
point on the northwest side of  
Eastern Boulevard as shown on  
State Roads Commission of  
Maryland Plat Nos. 4774 and  
4775 at the distance of 218.33  
feet southwesterly from the west  
side of Solig Avenue and running  
thence southwesterly bounding  
on the northwest side of Eastern  
Boulevard by a line curving to  
the right with a radius of  
2864.79 feet the distance of 80.00  
feet and a chord bearing (the  
course herein being referred to  
the meridian of the Baltimore  
County Coordinate System)  
South 45 degrees 19' 19" West,  
80.00 feet, thence leaving East-  
ern Boulevard for a line of divi-  
sion now made, North 71 de-  
grees 42' 50" East, 117.22 feet to  
intersect the third or South 54  
degrees 20' 47" West, 244.43 foot  
line of the parcel of land which  
by a lease dated July 23, 1956  
and recorded among the Land  
Records of Baltimore County in  
Liber G.L.R. No. 2985 folio 292  
was leased by Bernard A. Ruocco  
and Alice Ruocco, his wife, to  
Savon Gas Stations Number Six,  
Inc., thence binding reversely on  
a part of said third line, North  
46 degrees 29' 47" East, 79.88  
feet to a point 02.15 feet from  
the beginning of said line, thence  
parallel to the second line here-  
in described, South 77 degrees  
43' 53" West, 155.53 feet to the  
place of beginning.

Containing 12,465 square feet  
of land.

Being a part of the parcel of  
land which by a lease dated  
July 23, 1956 and recorded  
among the Land Records of Bal-  
timore County in Liber G.L.R.  
No. 2985 folio 292 was leased by  
Bernard A. Ruocco and Alice  
Ruocco, his wife, to Savon Gas  
Stations Number Six, Inc.

Being the property of Bernard  
A. Ruocco and Alice Ruocco, as  
shown on plat plan filed with  
the Zoning Department.

Hearing Under: Wednesday,  
May 4, 1966 at 11:00 A.M.

Public Hearing: R. 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson, Md.  
BY ORDER OF  
JOHN J. ROSE  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

# CERTIFICATE OF PUBLICATION

OFFICE OF

## The Community Press

DUNDALK, MD., April 13,

19 66

THIS IS TO CERTIFY, that the annexed advertisement of

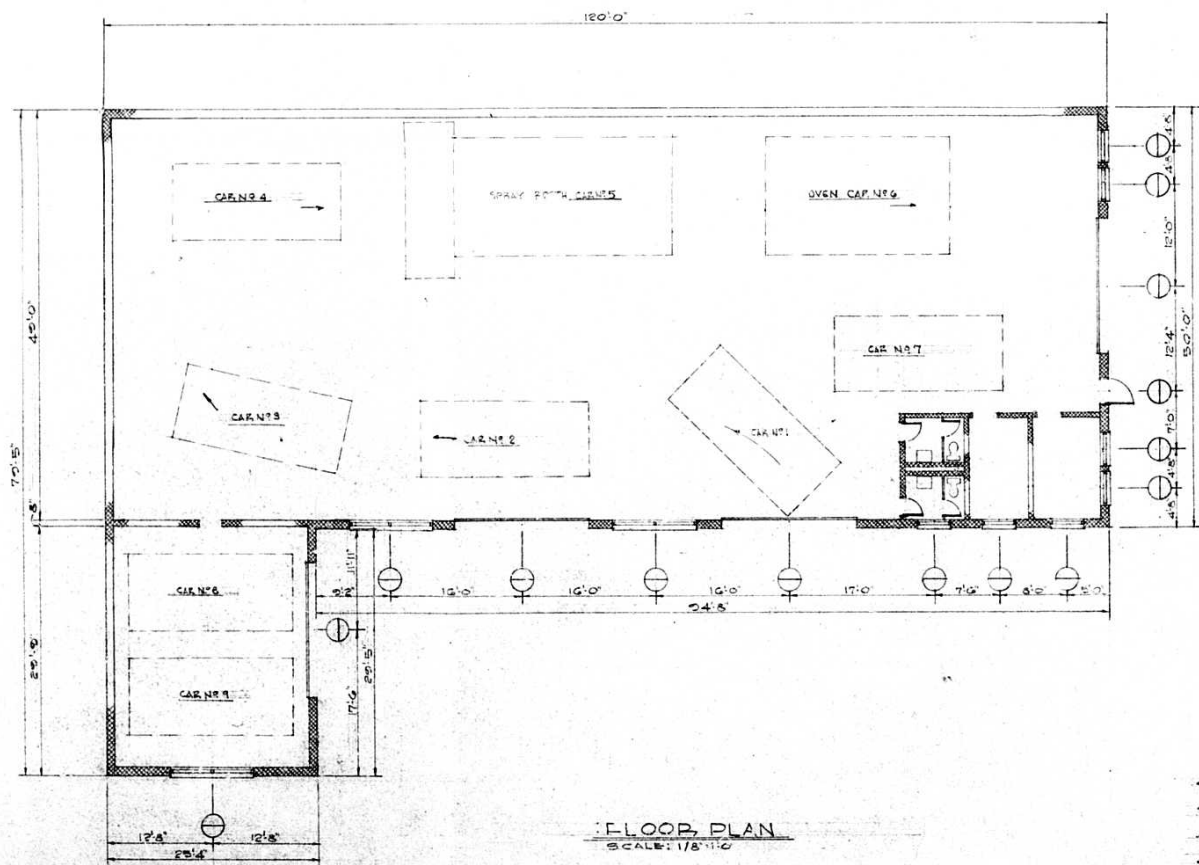
"Bernard A. Ruocco"  
was inserted in THE COMMUNITY PRESS, a weekly news-  
paper published in Baltimore County, Maryland, once a week  
for 1 successive week before the  
12th day of April 19 66; that is to say,  
the same was inserted in the issues of 4-13-66

**Stromberg Publications, Inc.**

Publisher.

By Mrs. Palmer Price

*Mrs. Palmer Price*



ONE STORY MASONRY SERVICE GARAGE -  
 FOR MR. HARRY WALLER -  
 EASTERN BLVD. WEST OF SELIG AVENUE  
 BALTIMORE COUNTY, MARYLAND

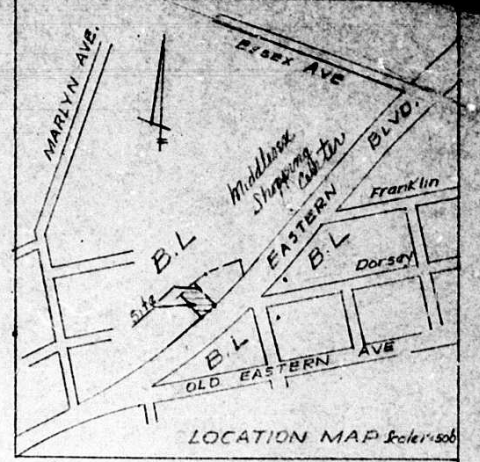


FLOOR PLAN		
HARRISON & GRAIN ARCHITECTS		
BALTIMORE	MARYLAND	PROJECT
DRAWN BY: SW		
CHECKED BY: SLG		
REV.	SCALE: AS NOTED	DWG. NO. P-1
	DATE: 8-10-65	



*Handwritten:* Bowling Alley  
Parking  
B.L.

*Handwritten:* B.L.  
Middlesex  
Shopping Center



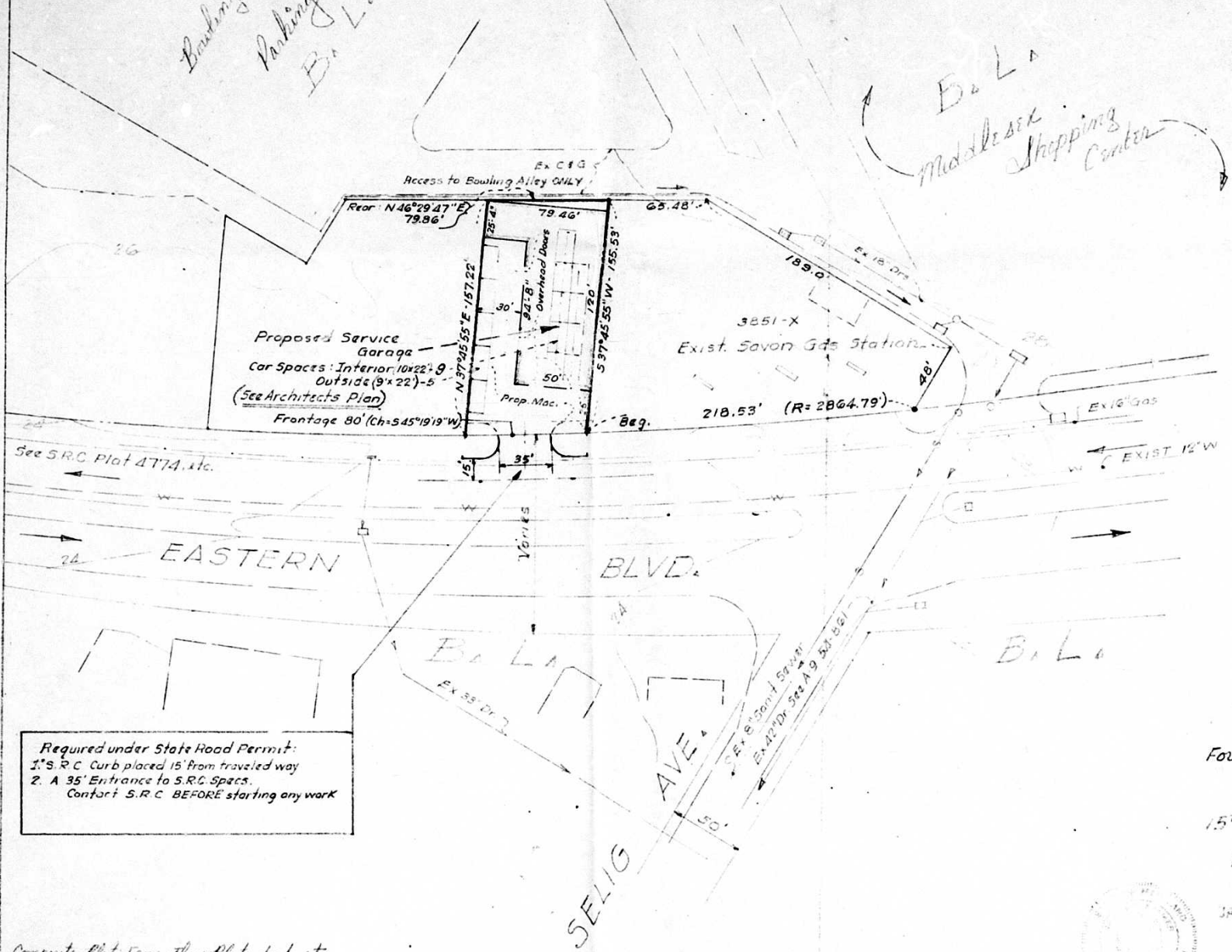
SEE ALSO ATTACHED 1"=200' MAP 15B

ZONING: EXIST B.L.  
See Also 3851-X  
Prop. Use: Auto-Service Garage  
Body & Paint Shop  
All to conform to Sect 405 Zoning Code

\* Parking: 1 space 9'x20' / 300' Bldg Floor Area.  
6800' / 300' =  
23 Spaces Required.

All B.C.B.E Utilities Available: \*\*  
Design Extensions to the site as required by P.W.A.

Request Variance for 14 CAR STALLS  
9 Interior being processed  
5 For Estimates & get ready.  
Total Max. Cars processed/day 14  
TOTAL PARKING PROVIDED-14



Required under State Road Permit:  
1. S.R.C. Curb placed 15' from traveled way  
2. A 35' Entrance to S.R.C. Specs.  
Contact S.R.C. BEFORE starting any work

Composite Plat Form. Also: Plats, deeds etc.  
See HRW 60-239-SX  
See 6.7 NE 29

\*\*Utilities extension costs & Area Charges to be determined by P.W.A.

Plat for ZONING Purposes  
Service Garage  
For: Harry Walker, Agent, 4100 Pulaski Hgh, Balto 3, Md

15<sup>th</sup> Elect. Dist. Balto Co. Md  
Scale: 1"=50'; Mar. 14, 1956



JAMES S. SPAMER & ASSOCIATES  
ENGINEERS & SURVEYORS  
400 YORK ROAD  
TOWSON, MD. 21204

