

69-185-A **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **RENTAL TOOLS & EQUIPMENT CO., INC.**, 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 Variance from Section 413.2 f, **REQUIREMENTS 350 SQUARE FEET**, **INSTEAD OF THE REQUIRED 200 SQUARE FEET**, **AND 413.5 d, REQUIREMENTS A HEIGHT OF 25 FEET, INSTEAD OF THE REQUIRED 50 FEET**.

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

DUE TO RELOCATION OF SULPHUR SPRING ROAD, OUR MAIN ENTRANCE MUST BE MOVED TO THE REAR OF THE PROPERTY, AT THE WEST END, INSTEAD OF THE EAST END AS PRESENTLY LOCATED. IN ORDER TO CUT DOWN ON CUSTOMER CONFUSION, WE MUST HAVE A SIGN LARGE ENOUGH TO BE SEEN FROM ALL ADJACENT ROADS, SO THAT THEY CAN ENTER OUR FACILITY WITHOUT UNDUE DIFFICULTY.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expense of above Variance 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 **John T. Doran** Legal Owner
Address **4900 Uppur Street**
BLAC, G.BURG, MARYLAND 20710
Petitioner's Attorney _____ Protestants Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this **30th** day of **January**, **1969**, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two new papers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 196, County Office Building in Towson, Baltimore County, on the **5th** day of **March**, **1969**, at **11:00 o'clock** A.M.

Zoning Commissioner of Baltimore County.

(over)

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

the above Variance should be had; and it further appearing that by reason of

a Variance _____ should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, **196**, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that **by reason of the fact that the petitioner did not prove sufficient hardship to double the size of sign authorized by the Baltimore County Zoning Regulations**

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this **6th** day of **May**, **1969**, that the above Variance be and the same is hereby **DENIED**.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE **2/1/69** BY **20 Harsco**

MICROFILMED

6307

GILMORE WATSON

REGISTERED LAND SURVEYOR
1541 KINGSWAY ROAD
BALTIMORE, MD. 21210
January 27, 1969

323-4709
XEROX/LEKEX

Description of portion of property belonging to
Rental Tools & Equipment Co., Inc.
to be used for the erection of a sign

BEGINNING for the same at a point on the South 67° 51' 48" West 744.62 feet line of the property belonging to the Rental Tools & Equipment Co., Inc., as shown on the plat of survey prepared by Gilmore Watson, Registered Land Surveyor dated July 26, 1961. Said point being at the distance of 75.37 feet easterly from the end of said line which is 615.40 feet measured along the easterly side of Old Georgetown Road from the south-westerly side of Sulphur Spring Road. Said point being also the easterly section of the South 67° 51' 48" West 744.62 feet line and the easterly side of a proposed road, 50 feet wide, more or less, to be constructed by Baltimore County through the westerly portion of Parcel "B" as shown on the above mentioned plat. Thence running and binding along the easterly side of the proposed road 100 feet, more or less; thence leaving the easterly side of said road and running North 67° 51' 48" East 50 feet, more or less; thence southwesterly 100 feet, more or less, to intersect the aforementioned South 67° 51' 48" West 744.62 feet line; thence running and binding along said line South 67° 51' 48" West 50 feet, more or less, to the place of beginning.



Gilmore Watson
Registered Land Surveyor No. 1209



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 9, 1969

COUNTY OFFICE, BALTIMORE
215 N. Calverton
Towson, Maryland 21204
Mr. John T. Doran
4900 Uppur Street
Bladensburg, Maryland 20710

MEMBERS
BUREAU OF ENGINEERING
BUREAU OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PLANNING DEPARTMENT
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

RE: Type of Hearing: Height Variance
Locations: Rental Tools & Equipment Co., Inc.
875 Old Georgetown Road, 515' W. of
Sulphur Spring Rd.
District: 13th
Petitioner: Rental Tools & Equipment Co., Inc.
Committee Meeting of Dec. 17th, 1968
Item 141

Dear Sir:
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.
The property is presently improved with a contractor's equipment rental company. It is bordered by Interstate 95, New Sulphur Spring Road, and the Baltimore Beltway.

BUREAU OF ENGINEERING:
No water, sewer or storm drain comments are required.
Old Georgetown Road will be widened to a 30' curb and gutter street on a 50' right-of-way based on the center line of the existing right-of-way.

Comments were forwarded to the Applicant on Building Permit MD-390-63. Widening has not been acquired as of this date.
PROJECT PLANNING DIVISION:
This plan has been reviewed and there are no site planning factors requiring comment. It should be noted that the sign, as nearly as can be determined, would be in the newly graded Old Georgetown Road.

BUREAU OF TRAFFIC ENGINEERING:
The variance requested should have no adverse effect on traffic.

STATE ROADS COMMISSION:
The location where the petitioner proposes to erect his sign is in the State Roads Commission's Right of Way for a service road.

Mr. John T. Doran
4900 Uppur Street
Bladensburg, Maryland 20710
RE: Rental Tools & Equipment Co., Inc.
Item 141
January 9, 1969

STATE ROADS COMMISSION (Continued):
This is under construction in conjunction with the construction of Interstate Route 95. The State Roads Commission is in the process of purchasing the Right of Way and has filed and posted funds with the Circuit Court of Baltimore County to purchase the Right of Way.

Enclosed are copies of the plat plan on which has been indicated the aforementioned Right of Way. The petitioner must have his plan revised to indicate the sign as being located clear of the Right of Way prior to a hearing date being assigned.

BOARD OF EDUCATION:
Does not affect school population.

HEALTH DEPARTMENT:
Since this petition is for only a sign, this office does not anticipate any health problems.

FIRE DEPARTMENT:
No fire problems at this time.

ZONING ADMINISTRATION DIVISION:

A hearing date will be withheld until such time as the petitioner revises his plan in accordance with the State Roads Commission comments above.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLH:JD
Enc.

RE: PETITION FOR VARIANCE
from Section 413.2 f and Section
413.5 d of the Baltimore County
Zoning Regulations
East Side of Old Georgetown Road
615.40 feet Southeast of Sulphur
Spring Road
13th District
John T. Doran -
Rental Tools & Equipment Co., Inc.
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
file. 69-185-A

OPINION

This case is a request made by John T. Doran, President of Rental Tools & Equipment Co., Inc., for a variance for a sign with reference to the zoning of tools and construction equipment. This property is located on the east side of Old Georgetown Road 615.40 feet southeast of Sulphur Spring Road, in the 13th District of Baltimore County. The request is for variances from Sections 413.2 f and 413.5 d (signs).

The variance requested is to permit a sign having a height of 50 feet instead of the required 25 feet allowed by the Zoning Regulations, with 350 square feet of area instead of the allowed 200 square feet. The Zoning Commissioner passed an Order denying the variance as to the number of square feet, and also as to the height of the sign.

Mr. Doran stated to the Board that since the new construction of roads in the area, such as new I-95, and the new relocation of Sulphur Spring Road, his customers cannot see his place of business from the Beltway, or from any other roads in the area. The only way his customers can find or locate his place of business is to erect this type of sign. In the Board's mind Mr. Doran has proven practical difficulty and unreasonable hardship, and is hereby granting the requested variances.

ORDER

For the reasons set forth in the foregoing Opinion, it is this **11th** day of December, 1969, by the County Board of Appeals: ORDERED, that the variance petitioned

Doran - Rental Tools & Equipment Co., Inc.
No. 69-185-A - 2 -

for from Section 413.2 f of the Baltimore County Zoning Regulations for 350 square feet instead of the required 200 square feet is hereby GRANTED; and that the variance petitioned for from Section 413.5 d of the Baltimore County Zoning Regulations for a height of 50 feet instead of the required 25 feet is hereby GRANTED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of the Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slawik, Acting Chairman
Walter A. Keller, Jr.
John A. Miller

RENTAL TOOLS & EQUIPMENT CO., INC.
 4000 Upham Street
 Towson, Md. 21204
 MAY 20, 1959

ZONING COMMISSIONER
 COUNTY OFFICE BUILDING
 111 W. CHESAPEAKE AVENUE
 TOWSON, MD. 21204
 RE: CASE #69-185-A
 GENTLEMEN:
 THIS LETTER IS A REQUEST FOR AN APPEAL TO THE COUNTY BOARD OF APPEALS REGARDING THE ABOVE CASE.
 OUR CHECK FOR \$70.00 ENCLOSED.

RENTAL TOOLS & EQUIPMENT CO., INC.
 JOHN T. DORAN,
 PRESIDENT
 ENCL.
 JTD:LR



INDUSTRIAL & CONSTRUCTION EQUIPMENT RENTALS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 21, 1969
 FROM: George E. Gavelits, Director of Planning
 SUBJECT: Petition #69-185-A. Variance to permit a sign 350 square feet in area instead of the required 150 square feet and to permit a sign height of 25 feet 8 inch instead of the required 25 feet. East side of Old Georgetown Road 615.40 feet southwest of Sulphur Road. John T. Doran, Petitioner.
 14th District
 HEARING: Wednesday, March 5, 1969 (11:00 A.M.)

The Planning staff will offer no comment on the subject petition.

GEG:bms

Mr. John T. Doran
 4900 Upham Street
 Bladensburg, Maryland 20710

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

Petitioner: John T. Doran
 Petitioner's Attorney: _____
 Reviewed by: _____
 Chairman of Advisory Committee

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

INVOICE No. 60830 DATE Feb. 7, 1969

TO: Rental Tools & Equipment Co. of Baltimore, Inc.
 1709 Sulphur Spring Road
 Baltimore, Md. 21227

Zoning Dept. of Balto. Co.

QUANTITY	DEPOSIT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Petition for Variance #69-185-A	25.00	25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

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

INVOICE No. 60875 DATE 3/3/69

TO: Rental Tools & Equipment Co. of Balto., Inc.
 1709 Sulphur Spring Road
 Baltimore, Md. 21227

Zoning Dept. of Baltimore County

QUANTITY	DEPOSIT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Advertising and posting of property #69-185-A	59.30	59.30

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

PETITION FOR A VARIANCE
 150 DETERMINE
 ZONING: Petition for a Variance
 LOCATION: East side of Old Georgetown Road 615.40 feet southwest of Sulphur Road.
 DATE: A TIME: Wednesday, March 5, 1969
 PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 The Zoning Commission of Baltimore County, by authority of the Board of Appeals, do hereby certify that the above-named petitioner has been granted a variance from the Zoning Regulations of Baltimore County to permit a sign 350 square feet in area instead of the required 150 square feet and to permit a sign height of 25 feet 8 inch instead of the required 25 feet. The Zoning Commission is hereby authorized to issue a permit for the erection of the sign on the property of the petitioner, subject to the conditions set forth in the Zoning Regulations of Baltimore County.
 BY ORDER OF: JOHN G. ROSE, Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. FEB 13 1969

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 in each of one week before the 13th day of February, 1969, the date of publication appearing on the 13th day of February, 1969.

THE JEFFERSONIAN
 Manager

Cost of Advertisement, \$ _____

PETITION FOR A VARIANCE
 150 DETERMINE
 ZONING: Petition for a Variance
 LOCATION: East side of Old Georgetown Road 615.40 feet southwest of Sulphur Road.
 DATE: A TIME: Wednesday, March 5, 1969
 PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 The Zoning Commission of Baltimore County, by authority of the Board of Appeals, do hereby certify that the above-named petitioner has been granted a variance from the Zoning Regulations of Baltimore County to permit a sign 350 square feet in area instead of the required 150 square feet and to permit a sign height of 25 feet 8 inch instead of the required 25 feet. The Zoning Commission is hereby authorized to issue a permit for the erection of the sign on the property of the petitioner, subject to the conditions set forth in the Zoning Regulations of Baltimore County.
 BY ORDER OF: JOHN G. ROSE, Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. February 24, 1969

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one successive weeks before the 5th day of March, 1969, the first publication appearing on the 13th day of February, 1969.

THE TIMES
 John H. Marston
 Manager

Cost of Advertisement, \$ 88.50
 PURCHASE ORDER P 5983
 Requisition No. 2 7715

INVOICE No. 62247 DATE 5/28/69

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

TO: Mr. John T. Doran, Pres.,
 Rental Tools & Equipment Co.,
 4900 Upham Road,
 Bladensburg, Md.

Office of Planning & Zoning
 119 County Office Bldg.,
 Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-622

QUANTITY	DEPOSIT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Cost of appeal - Rental Tools & Equip. Co. No. 69-185-A	\$79.00	\$79.00

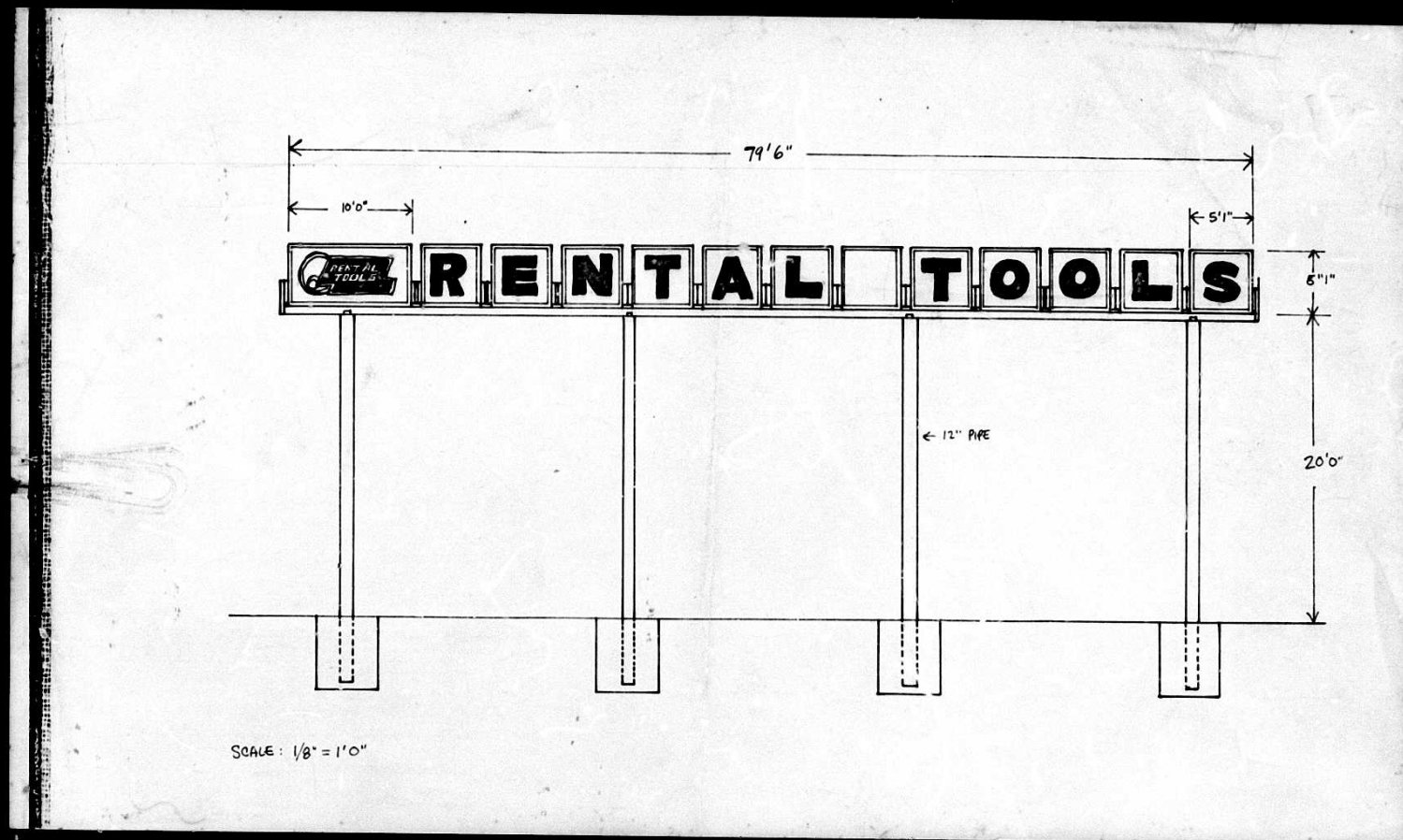
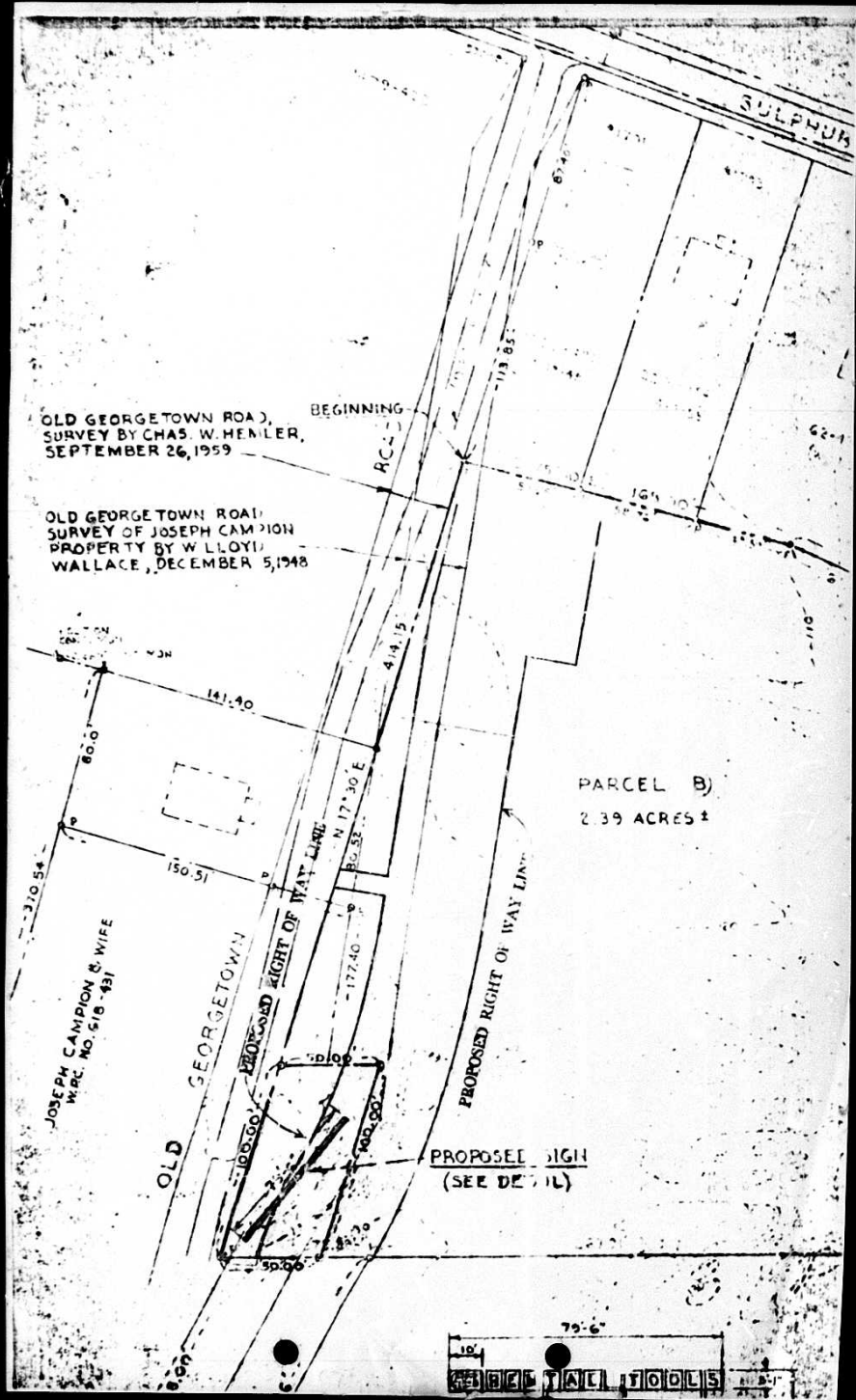
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 13th
 Posted for: VARIANCE
 Petitioner: J. T. Doran
 Location of property: E. side of Old Georgetown Rd. 615.40 ft. S. of Sulphur Spring Rd.
 Location of Sign: S. side of Sulphur Spring Rd. N. of Wash. Bldg. on Prop. of Rental Tools & Equip. Co.
 Remarks:
 Posted by: [Signature]
 Date of return: 2-24-69

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 13th
 Posted for: Appeal
 Petitioner: Rental Tools & Equip. Co.
 Location of property: E. side of Georgetown Rd. 615.40 ft. S. of Sulphur Spring Rd.
 Location of Sign: Sulphur Spring Road at Company Drive N.
 Remarks:
 Posted by: [Signature]
 Date of return: 6-12-69



OLD GEORGETOWN ROAD,
SURVEY BY CHAS. W. HEMLER,
SEPTEMBER 26, 1959

OLD GEORGETOWN ROAD
SURVEY OF JOSEPH CAMPION
PROPERTY BY W. LLOYD
WALLACE, DECEMBER 15, 1948

4" CUT ON
TONG. MON.
0.22" CONC. MON.

JOSEPH CAMPION & WIFE
W.P.C. NO. C/18-43

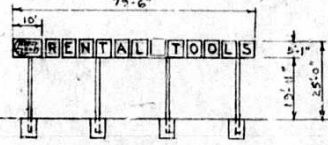
OLD GEORGETOWN

PARCEL B
2.39 ACRES ±

PARCEL A
2.00 ACRES ±

EASEMENT
AREA

PROPOSED SIGN
(SEE DETAIL)



DETAIL OF SIGN
NOT TO SCALE

D & D PROPERTIES, INC.

NOTES:
THE ELEVATIONS SHOWN ON THIS PLAT ARE BASED ON
BENCH MARK NO. B-3006 (ELEV. 33.778) AS ESTABLISHED
BY BALTIMORE COUNTY METROPOLITAN DISTRICT.

or DENOTES IRON PIPES

413.2-e - Request a sign of 403.86 Sq. feet
instead of the required 150 Sq. feet

REVISED - NOV. 9, 1968 - PROPOSED SIGN
REVISED - JAN. 17, 1969 - RELOCATE SIGN



GILMORE WATSON REGISTERED LAND SURVEYOR		
1541 KINGSWAY ROAD BALTIMORE 18, MD		
DATE	SURVEY OF PROPERTY	SHEET
7-10-68	RENTAL TOOLS	1 of 1
SCALE	& EQUIPMENT CO	ENV. NO.
1"=50'	SULPHUR SPRING ROAD	6307
	13TH ELECTION DIST.	
	BALTIMORE COUNTY, MD	

Gilmore Watson
REGISTERED LAND SURVEYOR NO. 1209

