

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, 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 Variance from Section 415.6.B.1. of the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. At height required by regulation sign would be at an unreasonable risk of damage from road hazard, debris and vandalism, given the traffic patterns of Pulaski Highway and the availability of the area to regular vehicular and pedestrian traffic.
2. A sign at the height and of the dimensions required would not be readily visible to the high speed traffic in the area of its proposed location, thereby failing in its essential purpose to identify and advertise Petitioner's business location for potential retail and commercial customers, with the resultant financial loss to Petitioner.
3. For other reasons to be presented at a hearing on the Petition.

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

I, or we, agree to pay expenses 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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract of Purchaser:
 Signature of Petitioner:
 Signature of Attorney:
 Signature of Legal Owner:
 Signature of Representative:
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
 Name:
 Address:
 City and State:
 Phone No.:

ORDERED BY The Zoning Commissioner of Baltimore County, this 25th day of September, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of November, 1984, at 10:15 o'clock A.M.

Rescheduled:
 Tuesday, December 4, 1984
 at 9:30 a.m.
 (over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
 TO: Zoning Commissioner
 FROM: Norman E. Gerber, Dir. for Office of Planning and Zoning
 No. 85-135-A
 SUBJECT: Hertz-Penske Truck Leasing, Inc.

Assuming the evidence presented at the hearing substantiates the portion of the request for the height of the sign, this office is not opposed to the granting of that request. This office is opposed to the other requested variance; the sign regulations, in this office's opinion, are quite liberal in the size of signage permitted.

NED/JGH/af

Norman E. Gerber, Director
 Office of Planning and Zoning

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 5, 1984

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

Nicholas B. Commodari
 Chairman

MEMBERS
 Bureau of Engineering
 Department of Traffic Engineering
 State Road Commission
 Bureau of Fire Prevention
 Health Department
 Project Planning
 Building Department
 Board of Education
 Zoning Administration
 Industrial Development

Jeffrey H. Gray, Esquire
 Suite 5, 110 Painters Mill Road
 Owings Mills, Maryland 21117

RE: Item No. 75 - Case No. 85-135-A
 Hertz-Penske Truck Leasing, Inc.
 Variance Petition

Dear Mr. Gray:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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 suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
 Chairman
 Zoning Plans Advisory Committee

NED:bse

Enclosures

cc: Kidde Consultants,
 1020 Cromwell Bridge Road
 Towson, Md. 21204

BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
 DIRECTOR

November 1, 1984

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Item #75 (1984-1985)
 Property Owner: Hertz-Penske Truck Leasing, Inc.
 N/S Nashua Court 630' N. Kelso Dr.
 Acres: 3.72
 District: 15th

Dear Mr. Jablon:

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.

General Comments:

Baltimore County highway and utility improvements are not directly involved.

Pulaski Highway (U.S. 40) is a State Road. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

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.

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.

Very truly yours,

James A. Markle, P.E., Chief
 Bureau of Public Services

JAM:EAM:FW:sa

1-NW Key Sheet
 16 NS 28 Box Sheet
 NE 4 G Topo Sheet 90 Tax Map

Maryland Department of Transportation
 State Highway Administration

William K. Hellmann
 Secretary
 Hal Kassoff
 Administrator

September 26, 1984

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Attn: Mr. N. Commodari

Re: ZAC Meeting of 9-25-84
 ITEM: #75.
 Property Owner: Hertz-Penske Truck Leasing, Inc.
 Location: N/S Nashua Court
 630' N. Kelso Drive (S/E Side Pulaski Hwy., Route 40E)
 Existing Zoning: M.L.-IM
 Proposed Zoning: Variance to permit 97 sq. ft. per face in lieu of the required 25 sq. ft. and to permit 25' in height above grade in lieu of 6' for a road side sign.
 Acres: 3.72
 District: 15th

Dear Mr. Jablon:

On review of the site plan and field inspection, the State Highway Administration finds the plan generally acceptable.

However, any additional information or comments regarding the proposed advertising structures should be through Mr. Morris Stein, Chief of Outdoor Advertising at 659-1642.

Very truly yours,

Charles Lee, Chief
 Bureau of Engineering
 Access Permits

CL:GM:maw

cc: Mr. J. Ogle

Mr. M. Stein (w-attachment)

By: George Wittman

My telephone number is
 Teletypewriter for Impaired Hearing or Speech
 383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5412 Statewide Toll Free
 P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 TOWSON, MARYLAND 21204
 NORMAN E. GERBER
 DIRECTOR

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Zoning Advisory Meeting of 9/25/84
 Item # 75
 Property Owner: Hertz-Penske Truck Leasing, Inc.
 Location: N/S Nashua Court
 630' N. Kelso Drive

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access to this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () The parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board.
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is re-evaluated annually by the County Council.
- () Additional comments:

Stephen A. Collins
 Chief, Current Planning and Development

BALTIMORE COUNTY
 DEPARTMENT OF TRAFFIC ENGINEERING
 TOWSON, MARYLAND 21204
 494-3550

STEPHEN E. COLLINS
 DIRECTOR

October 8, 1984

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Item No. 72, 73, 75, and 78 ZAC-Meeting of September 25, 1984
 Property Owner:
 Location:
 Existing Zoning:
 Proposed Zoning:

Acres:
 District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 72, 73, 75, and 78.

Michael S. Flanagan
 Traffic Engineering Assoc. II

NMF/ocm

85-135-A

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 21th day of September, 1984

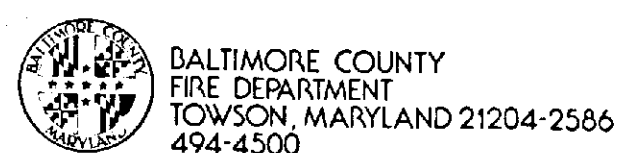
ARNOLD JABLON
 Zoning Commissioner

Petitioner: Hertz-Penske Truck Leasing, Inc.
 Petitioner's Attorney: Jeffrey H. Gray, Esquire
 Nicholas B. Commodari
 Chairman, Zoning Plans Advisory Committee

AUG 21 1985

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should/should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit



PAUL H. REINCKE
CHIEF

September 27, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Hertz-Penske Truck Leasing, Inc.

Location: N/S Nashua Ct. 630' N. of Kelso Drive

Item No.: 75 Zoning Agenda Meeting of 9/25/84

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 _____

EXCEEDS 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 operation.

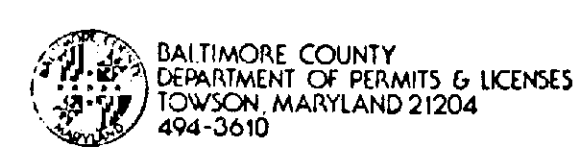
() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



JOE LAUSKI JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

September 25, 1984

Dear Mr. Jablon:

Comments on Item # 75 Zoning Advisory Committee Meeting are as follows:

Property Owner: Hertz-Penske Truck Leasing, Inc.
Location: N/S Nashua Court 630' N. Kelso Drive
Existing Zoning: M.L.-IM
Proposed Zoning: Variance to permit 97 sq. ft. per face in lieu of the required 25 sq. ft. and to permit 25' in height above grade in lieu of 6' for a road side sign.

Area: 3.72
District: 15th.

The items checked below are applicable:

() All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82

(X) A building/ & sign permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0" for commercial uses or 3'0" for One & Two Family use groups of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 407 and Table 402, also Section 901.2.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section 401.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

I. Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plan Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

[Signature]
Charles E. Burnham, Chief
Plan Review

CEB:es

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
N/S Nashua Ct., 630' : OF BALTIMORE COUNTY
N of Kelso Dr. (5 Nashua :
Ct.), 15th District :
HERTZ-PENSKO TRUCK LEASING, : Case No. 85-135-A
INC., Petitioner :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

[Signature]
Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 25th day of October, 1984, a copy of the foregoing Entry of Appearance was mailed to Jeffrey H. Gray, Esquire, Suite 5, 110 Painters Mill Rd., Owings Mills, MD 21117-4991, Attorney for Petitioner.

[Signature]
Peter Max Zimmerman
Peter Max Zimmerman

IN RE: PETITION ZONING VARIANCES : BEFORE THE
N/S of Nashua Court, 630' N : ZONING COMMISSIONER
of Kelso Drive (5 Nashua :
Court) - 15th Election : OF BALTIMORE COUNTY
District :
Hertz-Penske Truck Leasing, : Case No. 85-135-A
Petitioner :

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests variances to permit a free-standing sign of 97 square feet per face instead of the permitted 25 square feet and said sign to be 25 feet in height above grade rather than the permitted 6 feet, as more particularly shown on Petitioner's Exhibit 1.

The Petitioner, by George J. Stremba, its construction manager, appeared and testified and was represented by Counsel. Also appearing for Petitioner was Paul W. Botzler, Project Manager and General Contractor. Mary Ginn, representing the Alliance of Baltimore County Community Councils, Inc., appeared as a Protestant.

Testimony indicated that the subject property, zoned M.L.-I.M., is being improved for a truck rental and service operation. The site is located at Martin Boulevard and Pulaski Highway and is in an area that is heavily industrial and commercial, although there is a trailer park and apartment complex about 1,000 feet away. Both are heavily screened from the subject site.

The Petitioner leases fleet trucks on a national basis and rents trucks of various sizes to consumers. At present, the building under construction will have a large sign attached to it. A free-standing sign instantly identifying the business' location by vehicles using both Martin Boulevard and Pulaski Highway passing by at high rates of speed is also needed. The sign will be erected at the ramp leading from Martin Boulevard to Pulaski Highway so that it can

be seen by traffic in either direction. In order for it to be seen, the Petitioner is requesting that the sign be permitted to be 25 feet in height, including the base, and each face 97 square feet. Although variances are required under Section 413.6.b, Baltimore County Zoning Regulations (BCZR), effective April, 1984, the proposed sign would have met the requirements of Section 413.5.d, BCZR, 1955. Additionally, other businesses contiguous to this site or nearby have similar signs, e.g., Burger King and Jack's. Mr. Stremba and Mr. Botzler testified that the proposed sign is the identical sign used at about 75 other locations around the country and its size has been tested by a sign manufacturer to assure the best means of quick identification by the heavy traffic utilizing the access routes to these types of highly commercial sites. Recognition is a necessity, i.e., about 30% to 50% of the projected business is by "over-the-road" operators who are traveling the heavily utilized New York-Philadelphia-Baltimore-Washington corridor and who need the services provided by the Petitioner. The sign proposed for this location needs to be as large as proposed to insure such recognition. If it were any smaller, it would be invisible to traffic. The Petitioner pointed out that the site is much lower than Martin Boulevard and not easily visible by oncoming traffic.

Mrs. Ginn testified that the association she represents opposes the sign and believes a smaller sign would suffice.

The Petitioner seeks relief from Section 413.6.b.1 and 2, pursuant to Section 413.7, BCZR.

The area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property.

McLean v. Soley, 279 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement the Petitioner seeks relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variances requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of December, 1984, that the Petition for Zoning Variances to permit a free-standing sign of 97 square feet per face instead of the permitted 25 square feet and said sign to be 25 feet in height above grade rather than the permitted 6 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following restriction:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If,

for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Jeffrey H. Gray, Esquire
Mrs. Mary Ginn
People's Counsel

ORDER RECEIVED FOR FILING
DATE [Signature]
BY [Signature]

ORDER RECEIVED FOR FILING
DATE [Signature]
BY [Signature]

ORDER RECEIVED FOR FILING
DATE [Signature]
BY [Signature]

ORDER RECEIVED FOR FILING
DATE [Signature]
BY [Signature]

AUG 21 1985

85-135-A

The Times

Middle River, Md., July 15, 1984

This is to Certify, That the annexed
Catch - Hooky - Bomb
Pkg L 67247
was inserted in The Times, a newspaper printed
and published in Baltimore County, once in each
of _____ successive
weeks before the _____ day of _____
Sgt D. W. H. H. H. Publisher.

November 2, 1984

Jeffrey H. Gray, Esquire
Suite 5
110 Painters Mill Road
Owings Mills, Maryland 21117

RE: Petition for Variances
N/S Nashua Ct., 630' N of Kelso
Dr. (5 Nashua Court)
Hertz-Penske Truck Leasing, Inc. - Petitioner
Case No. 85-135-A

Dear Mr. Gray:

No. 135898

a postponement of the
onsible for the adver-
44.05, which is due
e check payable to
Arlene January, Zoning
wson, Maryland 21204.
equent bill will be issued
incurred.

ous court assignment,
his office for our file.
buled hearing date.

Sincerely yours,

JABLON
Commissioner

AJ:aj

Please Note: Signs were able to be pulled before being erected, therefore this bill does not include posting charges.

November 26, 1984

Jeffrey H. Gray, Esquire
Suite 5, 110 Painters Mill Road
Owings Mills, Maryland 21117

RE: Petition for Variance
N/S Nashua Ct., 630' N of Kelso
Dr. (5 Nashua Ct.)
Hertz-Penske Truck Leasing, Inc. - Petitioner
Case No. 85-135-A

Dear Mr. Gray:

This is to advise you that \$52.05 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

No. 135891

4 12/4 1 11/15:40

DATE 11/1/54 ACCOUNT 11

AMOUNT 750.00

T a a a a

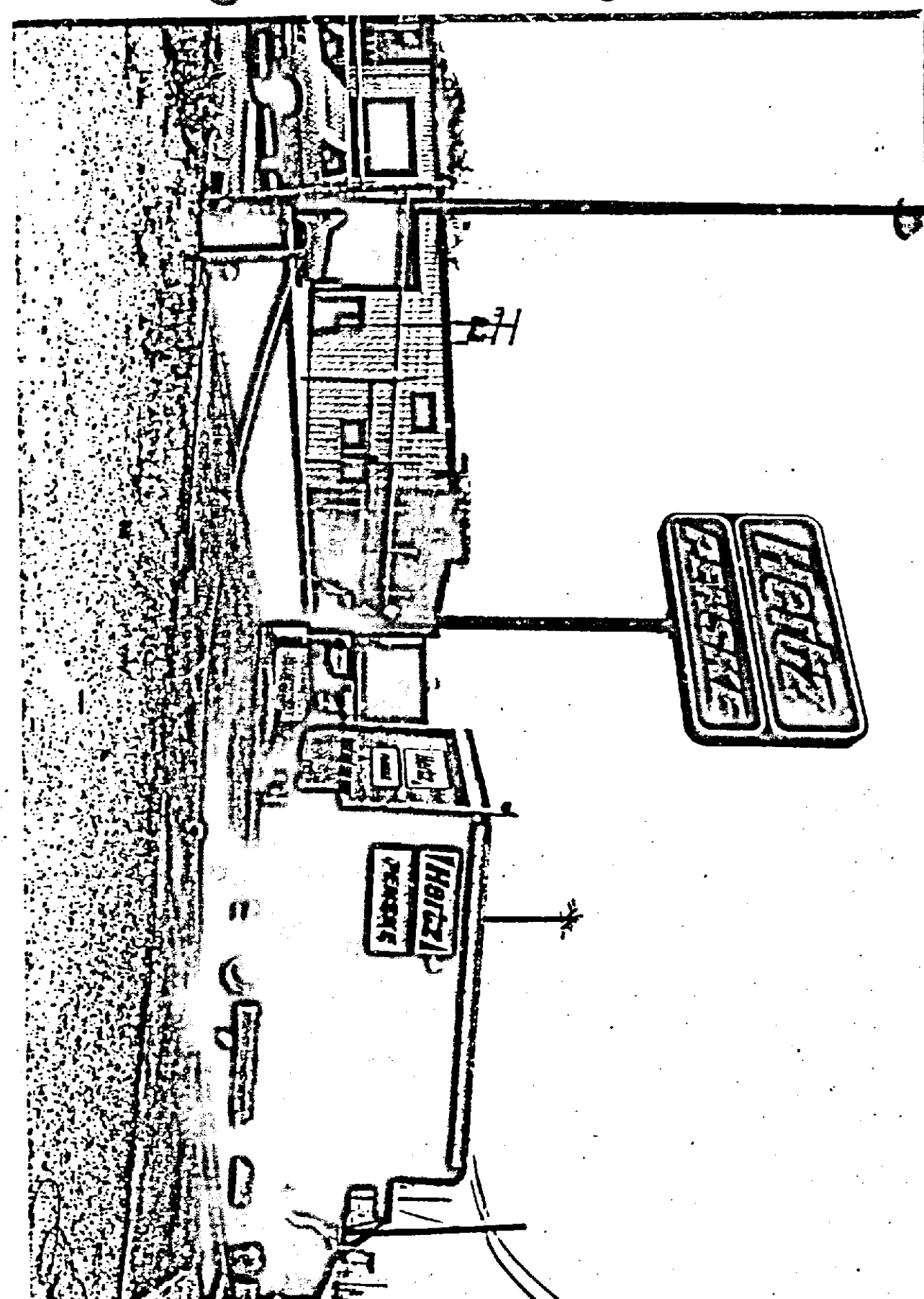
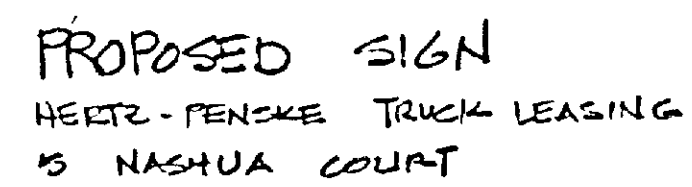
FROM: Honorable Earl Warren

FOR 4/17/71

1/20/1919

C 055*****52051a 2042F

VALIDATION OR SIGNATURE OF CARRIER



BEGINNING FOR THE SAME at a point in or near the center of the intersection of Nashua Court and Kelso Drive, approximately 630 feet in a northerly direction to a point on the northern edge of the end of Nashua Court, said point being at the beginning of the North 24° 57' 47" West 314.93 foot line of that parcel of land known as Lot 11, Pulaski Industrial Park, and recorded among the Land Records of Baltimore County in EHK, JR. 50-116, running thence and binding on the North 24° 57' 47" West line of the aforesaid Lot 11, the following courses and distances:

1. North 24° 57' 47" West 314.93 ft. to a point on the edge of the right-of-way for Pulaski Highway.
2. East on a curve binding upon the right-of-way of Pulaski Highway and the off-ramp to Martin Boulevard of same, Curve Data, L=510.34 ft., k=773.51 ft. to a point, said point being at the beginning of the South 09° 43' 20" East 87.20 foot line of that parcel of land known as Lot 16, Pulaski Industrial Park, and recorded among the Land Records of Baltimore County in EHK,3R. 48-46, running thence and binding on the South 09° 43' 20" East 87.20 foot line, 87.20 feet, to a point, said point being at the beginning of the South 46° 25' 05" West 85.84 foot line of said Lot 16, running thence and binding on the South 46° 25' 05" West 85.84 foot line, 85.84 feet, to a point, said point being at the beginning of the South 17° 55' 00" East 255.28 foot line of said Lot 16, running thence and binding on the South

17° 55' 00" East 255.28 foot line, 255.28 feet, to a point, said point being at the beginning of the South 66° 42' 36" West 231.73 foot line of that parcel of land known as Lot 13, Pulaski Industrial Park, and recorded among the Land Records of Baltimore County in EHM,JR. 50-116, running thence and binding upon the South 66° 42' 36" West 321.73 foot line, 231.73 feet, to a point on the curb of Nashua Court, running thence and binding on said curb on a curve, to the beginning hereof, Curve Data L=120.00 ft., R=75.00 ft., containing 3.7239 acres of land, more or less.

LOCATION: North side Nashua Court, 630 feet North of Kelso Drive (S Nashua Court)

DATE AND TIME: Tuesday, November 13, 1984 at 10:15 a.m.

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

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

Petition for Variances to permit 97 square feet per face in lieu of 25 square feet per face, total variance of 72 square feet per face, and to permit 25 feet in height above grade in lieu of 6 feet in height above grade, total variance of 19 feet above grade (for a road side sign).

Being the property of Hertz-Penske Truck Leasing, Inc. as shown on
the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RESCHEDULED
PETITION FOR VARIANCES
15th Election District

LOCATION: North side of Nashua Court, 630 feet North of Kelso Drive (S Nashua Court)

DATE AND TIME: Tuesday, December 4, 1984 at 9:30 a.m.

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

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

Petition for Variances to permit 97 square feet per face in lieu of 25 square feet per face, total variance of 72 square feet per face, and to permit 25 feet in height above grade in lieu of 6 feet in height above grade, total variance of 19 feet above grade (for a road side sign).

Being the property of Hertz-Penske Truck Leasing, Inc. as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

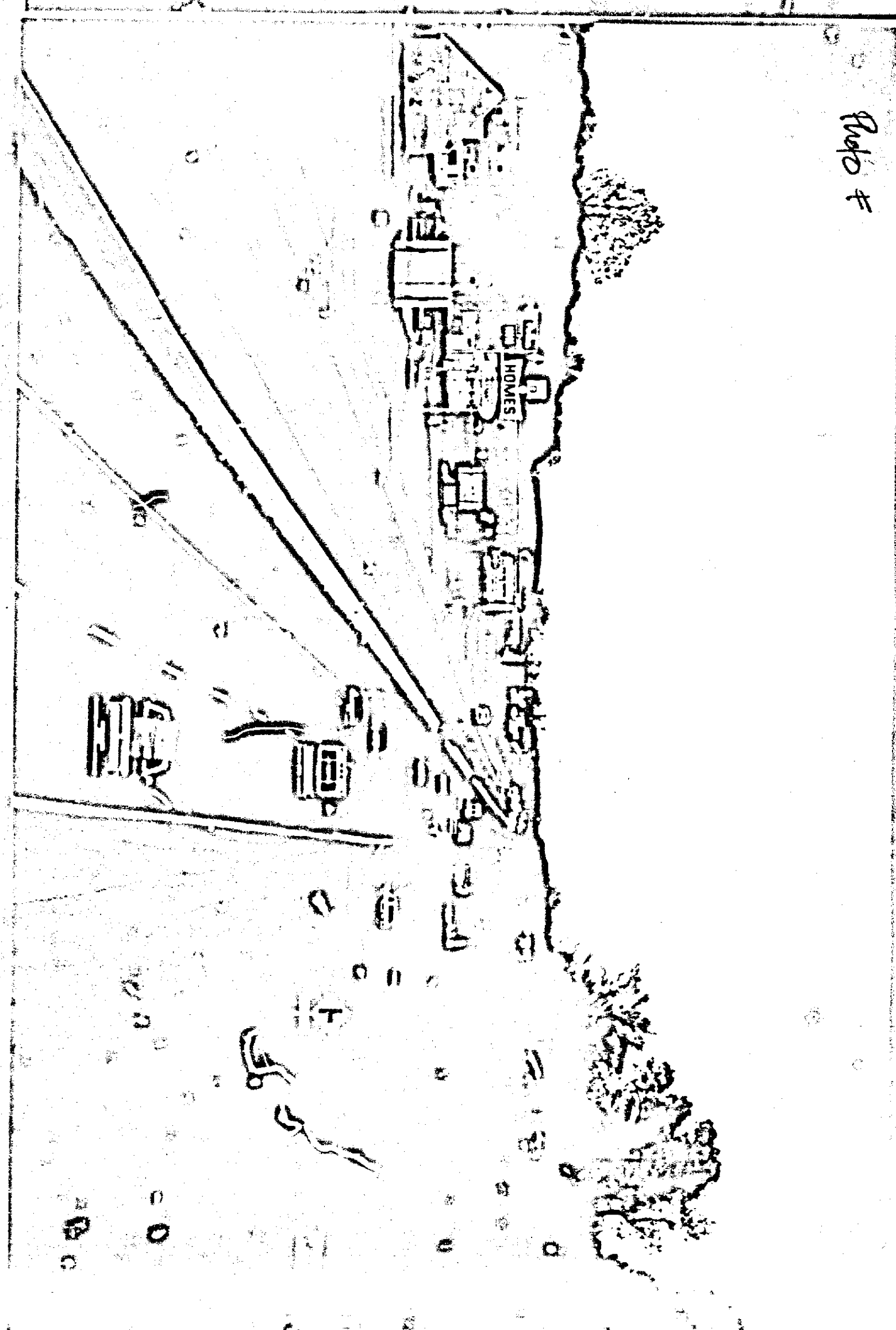
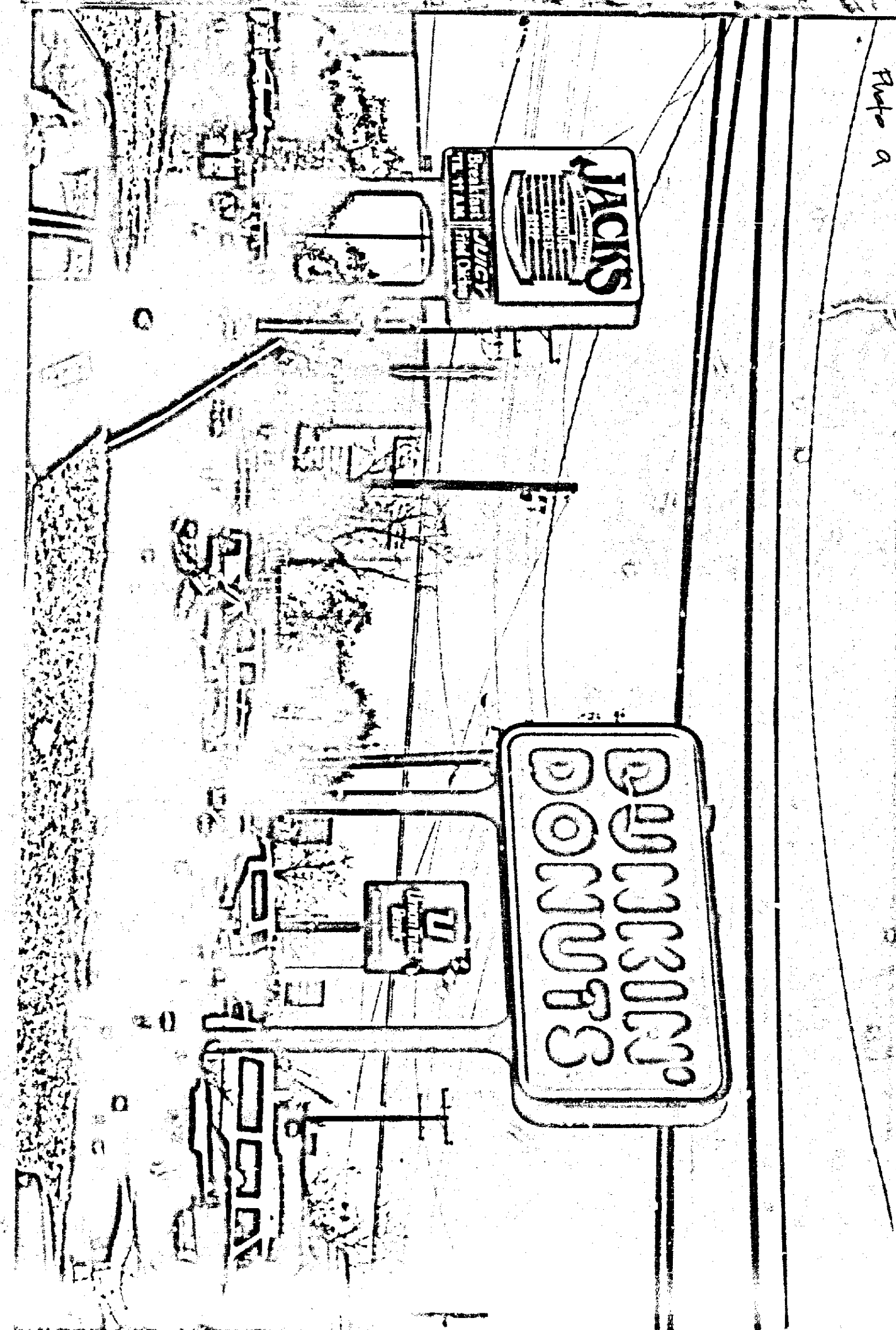
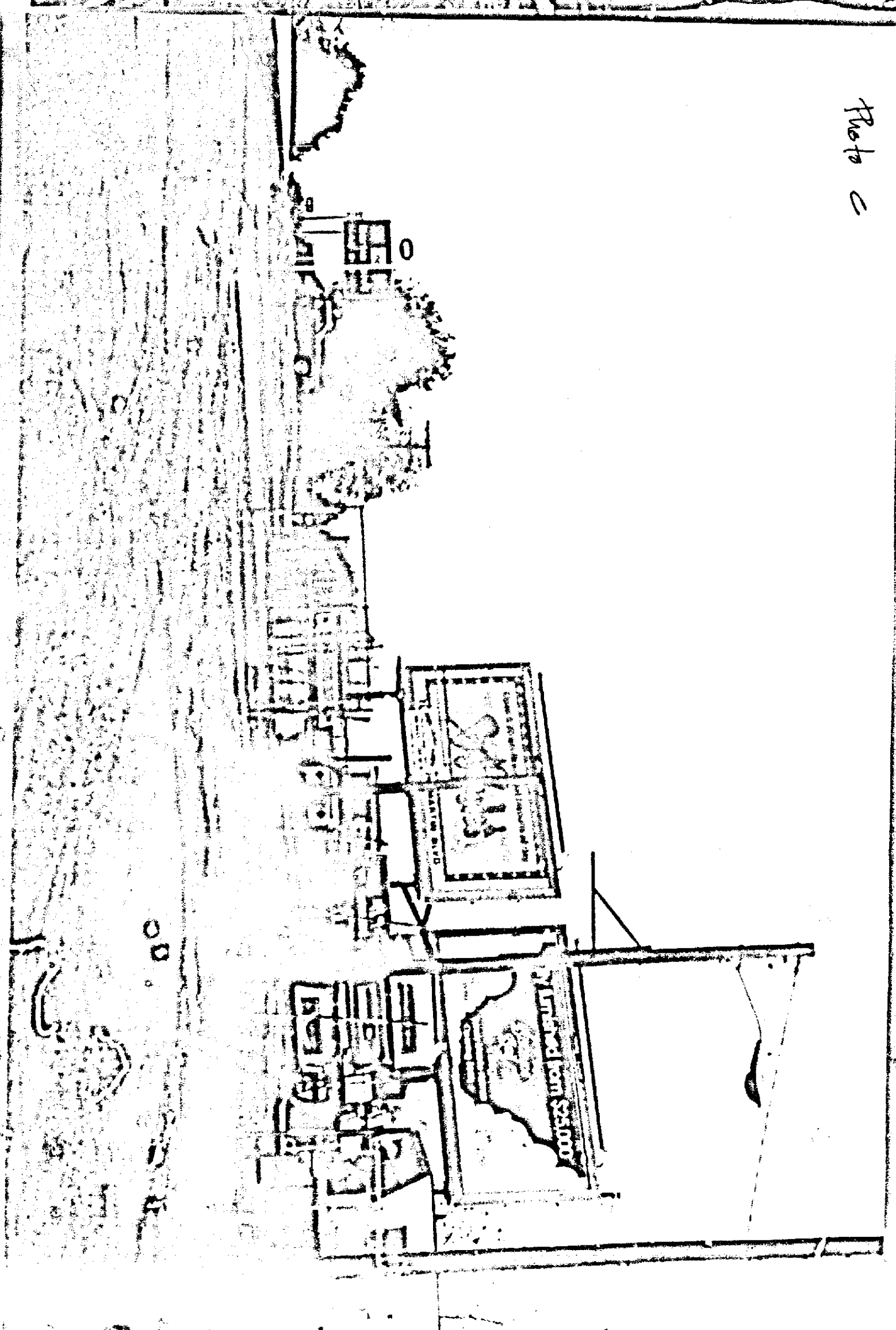
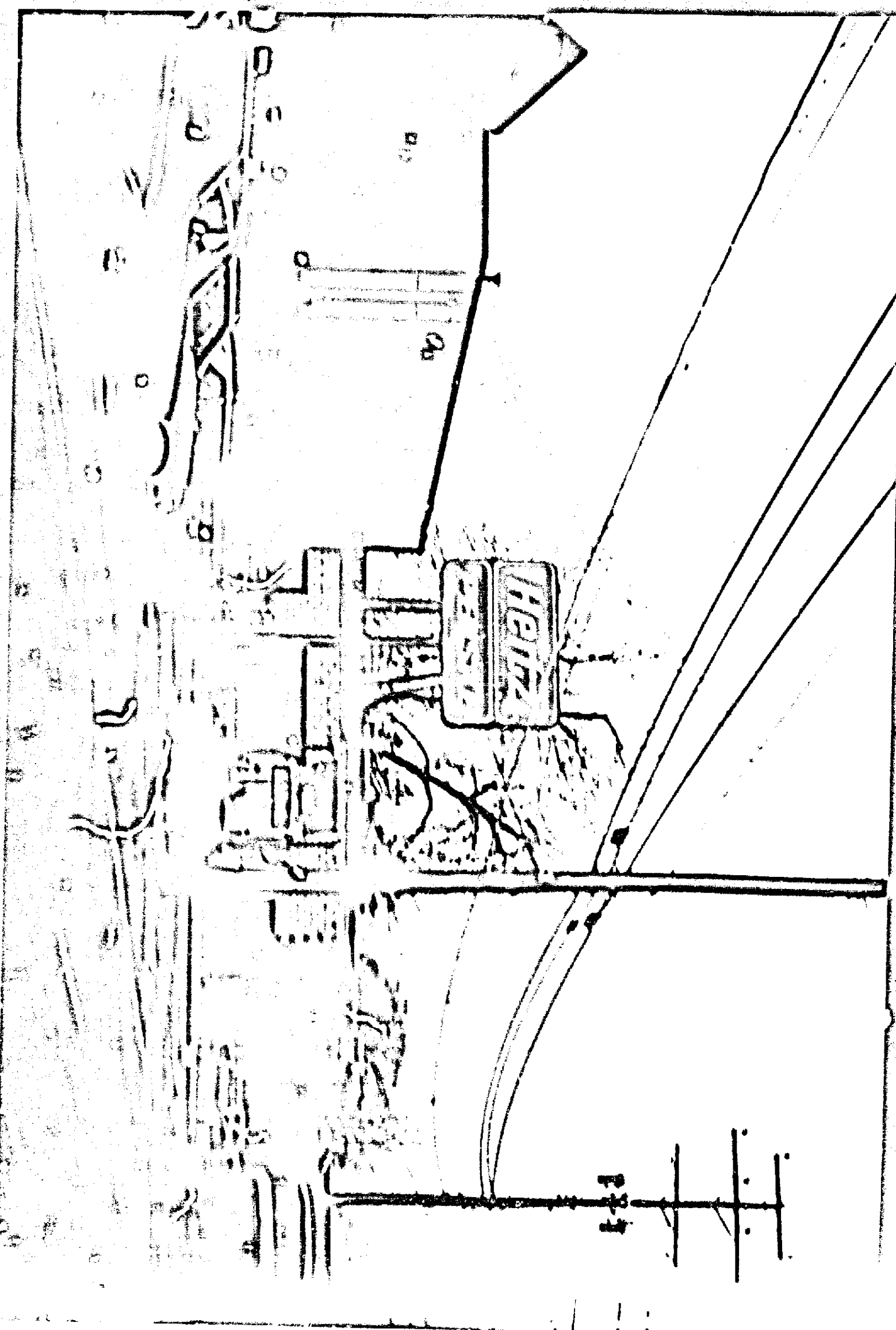
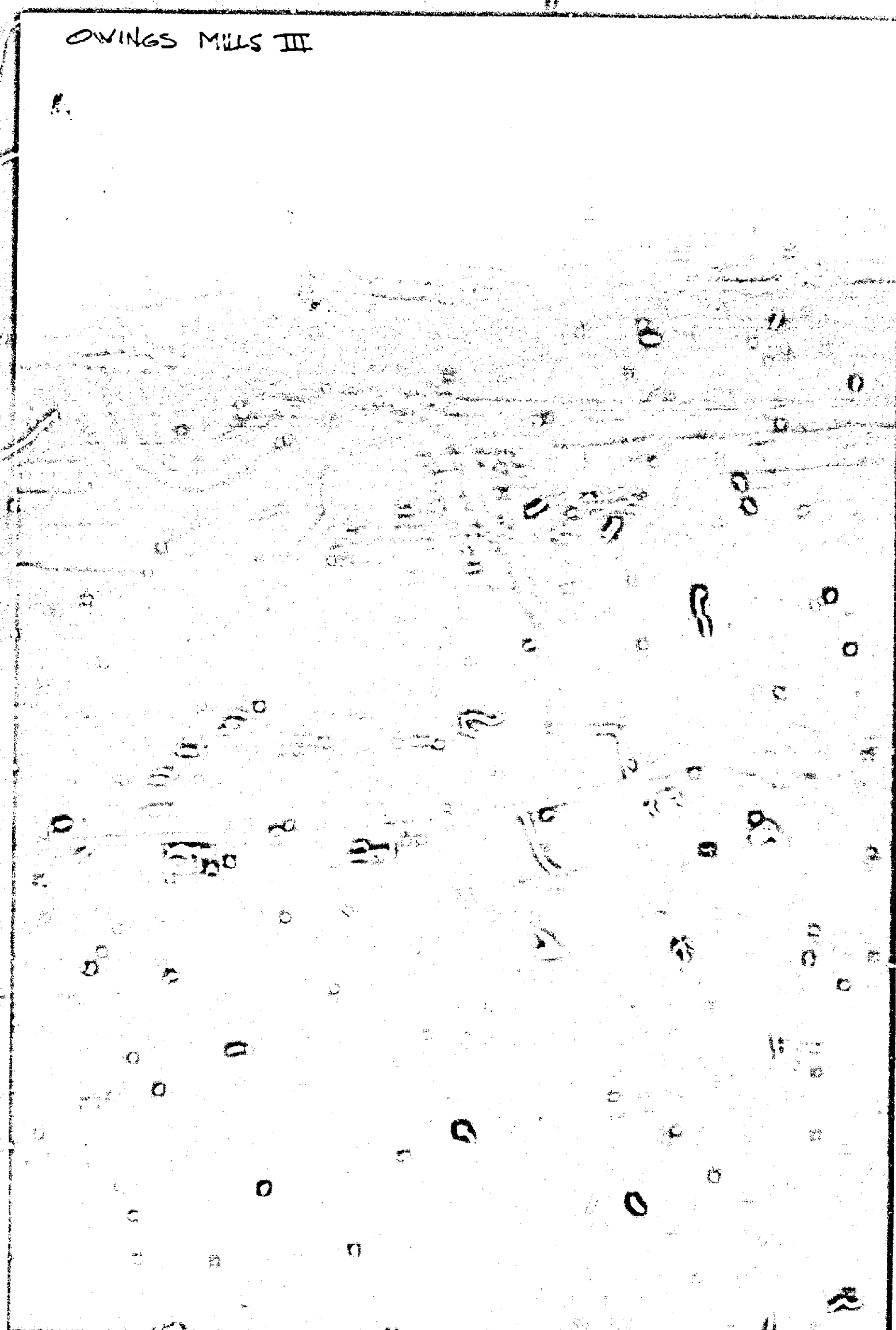
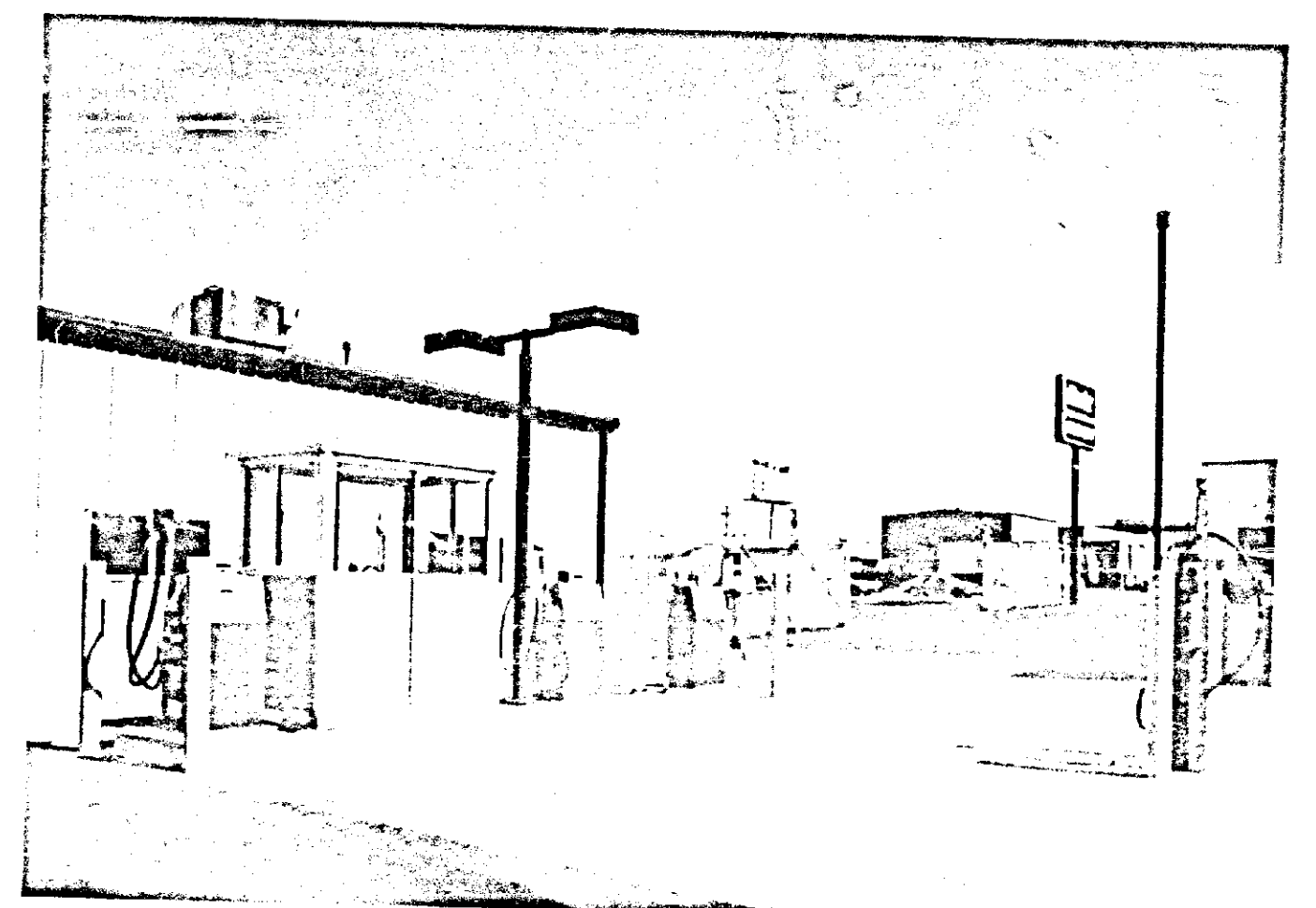
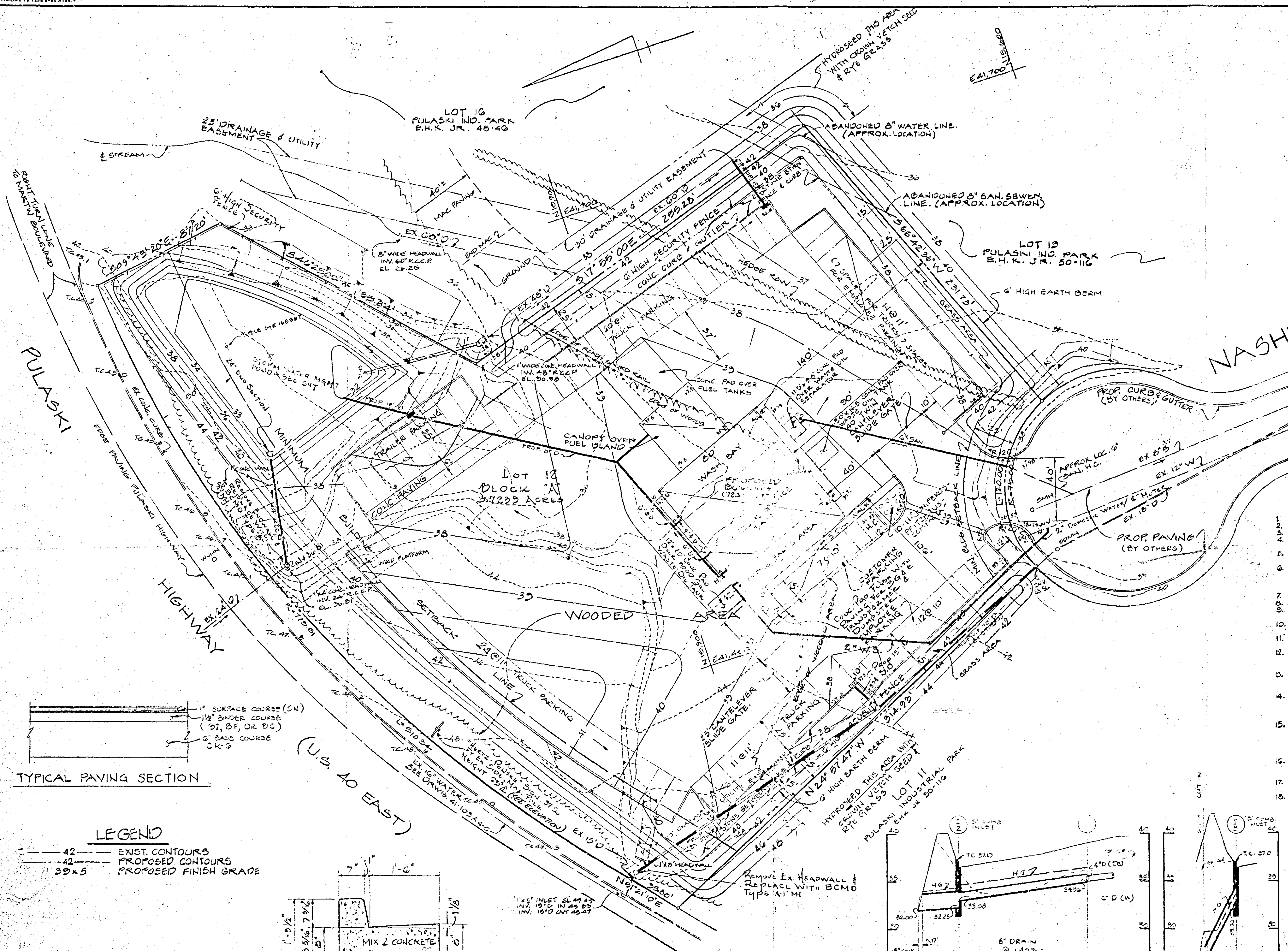


Photo B



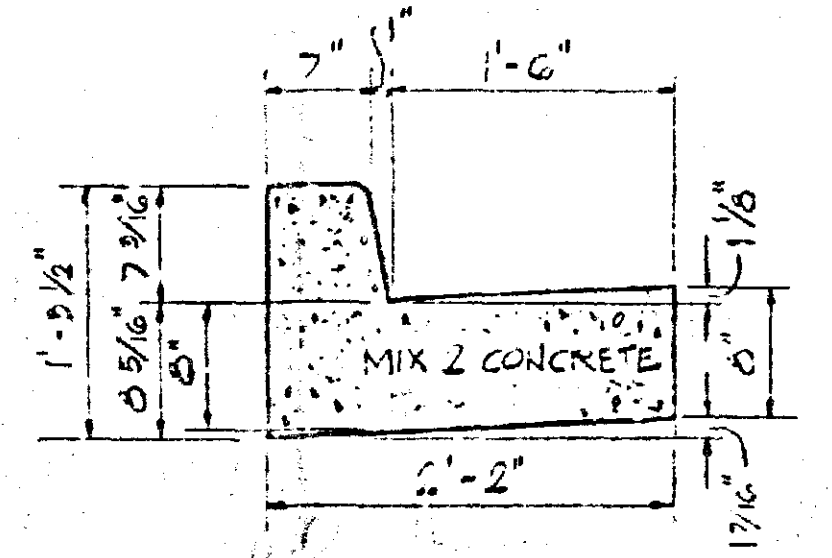
Photo D



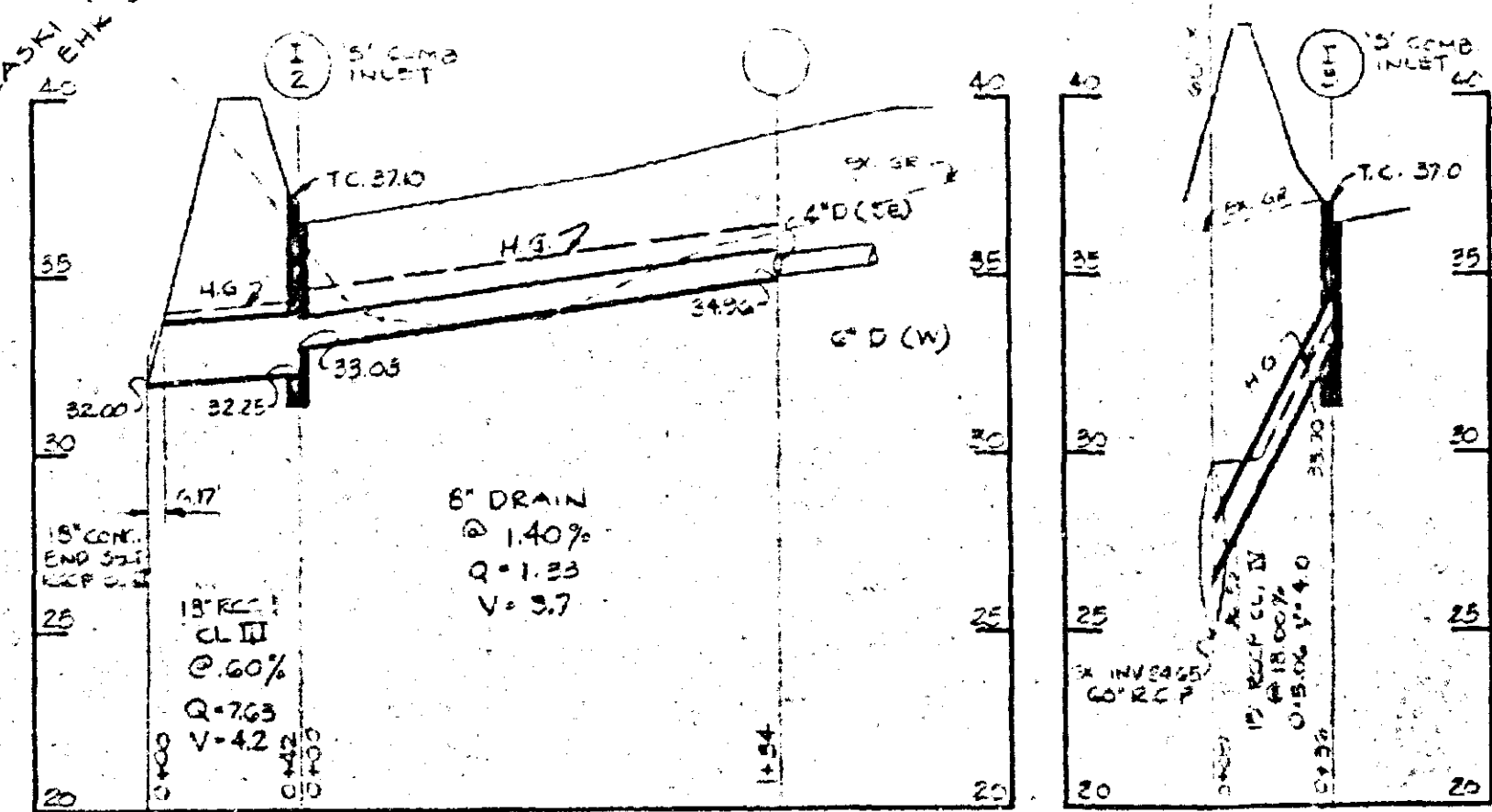


LEGEND

- 42 ——— EXIST. CONTOURS
42 ——— PROPOSED CONTOURS
39x5 ——— PROPOSED FINISH GRADE



CURD & GUTTER DETAIL
NOT TO SCALE



PETITIONER'S
EXHIBIT



Drafting K.G.	DATE	REVISIONS
Check RLS	8-26-84	Rev'd Note ON Height of Heel & Sign
Design SA		
Drawn		

KIDDE CONSULTANTS, INC.
ENGINEERS • ARCHITECTS • PLANNERS

SITE PLAN
 HERTZ-PENSKE TRUCK LEASING FACILITY
 5 KASHUA COURT
 ELECTION DISTRICT N° 15 BALTIMORE COUNTY MARYLAND

SHEET 1 OF	DATE	JOB NUMBER
	SCALE 1" = 30'	KC1 84C36