

IN RE: PETITION FOR VARIANCE	* BEFORE THE
N/S Graves Court, 209' W of the	* DEPUTY ZONING COMMISSIONER
c/1 of Flood Road	* OF BALTIMORE COUNTY
(2002 Graves Court)	* Case No. 98-138-A
12th Election District	*
7th Councilmanic District	*
United Rental Equipment Co., Inc.	*
Petitioner	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, United Rental Equipment Company, Inc., by Robert Hileman, President, through their attorney, Emerson L. Dorsey, Jr., Esquire. The Petitioner seeks relief from Sections 255.1 and 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side and rear yard setbacks of 15 feet each in lieu of the required 30 feet each, and a setback between buildings of 11 feet in lieu of the required 60 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Robert Hileman, President of the United Rental Equipment Company, Inc., owner of the subject property, Richard Matz, Professional Engineer who prepared the site plan for this property, and Emerson L. Dorsey, Jr., Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of 0.87 acres, more or less, zoned M.L.-I.M., and is improved with a two-story block and frame office/maintenance building which houses

ORDER RECEIVED FOR FILING
 Date 11/22/97
 By [Signature]

the current operations for the United Rental Equipment Company. The Petitioner is in the business of renting construction cranes over the Baltimore Metropolitan area and have operated from the subject location since the early 1970s. The Petitioner wishes to construct a one-story, three-bay steel building to the rear of the subject property as shown on Petitioner's Exhibit 1 for the purpose of providing a storage and maintenance building for those construction cranes they lease. Testimony demonstrated that the proposed building is needed so that this heavy equipment can be stored indoors and employees who maintain this equipment will no longer be subjected to the elements. However, due to the location of existing improvements on the property the requested variances are necessary in order to proceed as proposed.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 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 a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient 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).

ORDER RECEIVED FOR FILING
Date 11/24/79
By [Signature]

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 20th day of November, 1997 that the Petition for Variance seeking relief from Sections 255.1 and 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard and a rear yard setback of 15 feet each in lieu of the required 30 feet for each, and a setback between buildings of 11 feet in lieu of the required 60 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 11/21/97

By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

November 20, 1997

Emerson L. Dorsey, Jr., Esquire
Blum, Yumkas, Mailman, Gutman & Denick
2 Hopkins Plaza
Baltimore, Maryland 21201

RE: PETITION FOR VARIANCE
N/S Graves Court, 209' W of the c/l of Flood Road
(2002 Graves Court)
12th Election District - 7th Councilmanic District
United Rental Equipment Co., Inc. - Petitioner
Case No. 98-138-A

Dear Mr. Dorsey:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Robert Hileman, President, United Rental Equipment Co., Inc.
2002 Graves Court, Baltimore, Md. 21222

Mr. Richard E. Matz, Colbert Matz Rosenfelt, Inc.
2835-G Smith Avenue, Baltimore, Md. 21209

People's Counsel; Case Files





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2002 Graves Court

which is presently zoned ML-IM

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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(s) 255.1 and SEC 238.2 of the BCZR to permit side yard setbacks of 15 ft., ~~15 ft. 6 in.~~ ~~15 ft. 6 in.~~ in lieu of 30 ft. and rear yard setback of 15 ft. in lieu of 30 ft. AND 11 FT. BETWEEN BUILDINGS IN LIEU OF THE REQUIRED 60 FEET.

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

The uniqueness and peculiarity of the property causes the zoning provisions to impact disproportionately upon the property.

Practical difficulty and unreasonable hardship result from the disproportionate impact of the provisions of the zoning regulations caused by the property's uniqueness.

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 Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner: Emerson L. Dorsey, Jr.
Blum, Yunkas, Mailman, Gutman & Denick, PA

(Type or Print Name)

Signature

2 Hopkins Plaza 410-385-4007

Address

Phone No.

Baltimore, MD 21201

City

State

Zipcode

Legal Owner(s)

Robert Hileman, President
United Rental Equipment Co., Inc.

(Type or Print Name)

Signature

(Type or Print Name)

Signature

2002 Graves Ct. 410-285-6363

Address

Phone No

Baltimore, MD 21222

City

State

Zipcode

Name Address and phone number or representative to be contacted

Richard E. Matz, PE
Colbert Matz Rosenfelt, Inc.

Name

2835 G Smith Ave. 410-653-3838

Address

Phone No

Baltimore, MD 21209

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

R.T.

DATE

10-9-97

#138

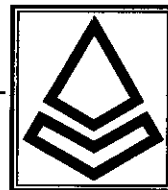
ORDER RECEIVED FOR FILING

Date

Printed with Soybean Ink
on Recycled Paper

Zoning Administration

Development Management



ZONING DESCRIPTION

Beginning at a point on the north side of Graves Court Road, which is 50 feet wide at the distance of 209 feet west of the centerline of the nearest improved intersecting street, Flood Road, which is 40 feet wide. Thence the following courses and distances:

N52°12'00"W 200.00 ft.;
N37°48'00"E 189.00 ft.;
S52°12'00"E 200.00 ft.;
S37°48'00"W 189.00 ft.,

to the place of beginning. As recorded in Deed Liber 5434, Folio 964. Also known as 2002 Graves Court Road and located in the 12th Election District.

AREA 0.99 ACRES



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 004250

DATE 10-9-97 ACCOUNT 72-001-6150

AMOUNT \$ 2,500.00

RECEIVED FROM: COLBERT MATE ROSENHEIT, W.G.

FOR: #010 VARIANCE #2002 GRAVES COURT
MEM#- 138 R.T.

98-138-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAYED RECEIPT

PROCESS ACTUAL THE
10/09/1997 10/09/1997 10:30:24
REG 0602 CASHIER JRIC JAW TRAMER 2
5 MISCELLANEOUS CASH RECEIPT
Receipt # 017580 URLN
CR NO. 044250

250.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF HEARING

This Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

16448: #98-10872

2002 Graves Court,
N/S Graves Court Road, #09,
W of W Flood Road,
12th Election District,
7th Councilmanic
Legal Owner(s):
United Rental Equipment
Company, Inc.

Variance: to permit side yard setbacks of 15 feet in lieu of 30 feet and rear yard setback of 15 feet in lieu of 30 feet and 11 feet between buildings in lieu of the required 60 feet.

Hearing: Monday, November 10, 1997 at 10:00 a.m.,
Room 407 Courts Bldg., 401
Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3331.

10/405 Oct. 23 : C184287.

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 23, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Oct. 23, 1997.

THE JEFFERSONIAN.

A. Henriksson

LEGAL AD. - TOWSON



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 20, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-138-A
2002 Graves Court
N/S Graves Court Road, 209' W of c/l Flood Road
12th Election District - 7th Councilmanic
Legal Owner(s): United Rental Equipment Company, Inc.

Variance to permit side yard setbacks of 15 feet in lieu of 30 feet and rear yard setback of 15 feet in lieu of 30 feet and 11 feet between buildings in lieu of the required 60 feet.

HEARING: MONDAY, NOVEMBER 10, 1997 at 10:00 a.m. in Room 407 Courts Building, 401 Bosley Avenue.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: United Rental Equipment Co., Inc.
Richard E. Matz
Emerson L. Dorsey, Jr., Esq,

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 26, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



98-138-A

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE TO ALLOW SETBACKS (SIDE AND
REAR YARDS) OF 15 FT. IN LIEU OF THE REQUIRED
30 FT. AND TO ALLOW A DISTANCE BETWEEN
BLDGs. OF 11 FT. IN LIEU OF THE REQUIRED
60 FT.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

ITEM # 138

~~§~~ 255.1 & 238.2 (BCZR)

TO: PUTUXENT PUBLISHING COMPANY

October 23, 1997 Issue - Jeffersonian

Please forward billing to:

Emerson L. Dorsey, Jr., Esq
Blum, Yunkas, Mailman, Gutzman & Denick, P.A.
2 Hopkins Plaza
Baltimore, MD 21201
410-385-4007

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-138-A

2002 Graves Court

N/S Graves Court Road, 209' W of c/l Flood Road

12th Election District - 7th Councilmanic

Legal Owner(s): United Rental Equipment Company, Inc.

Variance to permit side yard setbacks of 15 feet in lieu of 30 feet and rear yard setback of 15 feet in lieu of 30 feet and 11 feet between buildings in lieu of the required 60 feet.

HEARING: MONDAY, NOVEMBER 10, 1997 at 10:00 a.m. in Room 407 Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 5, 1997

Emerson L. Dorsey, Jr., Esquire
Blum, Yumkas, Mailman, Gutman & Denick, PA
2 Hopkins Plaza
Baltimore, MD 21201

RE: Item No.: 138
Case No.: 98-138-A
Petitioner: Robert Hileman, Pres.

Dear Mr. Dorsey:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 9, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: October 27, 1997

FROM: Robert W. Bowling, Chief
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for October 27, 1997
 Item No. 138

 The Bureau of Developer's Plans Review has reviewed the subject zoning item. Per our records, there is an existing 20-foot "use-in-common" alley paralleling the northwest property line of this site. Developer should check requirements of building setbacks.

RWB:HJO:jrb

cc: File

ZONE1027.138

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 10/24/97

FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Oct 20, 1997

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	132	139
	133	140
	134	141
	136	142
	138	145
		146

RBS:sp

BRUCE2/DEPRM/TXTS8P



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 138

10/24/97
RT

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Cindy M. Webb

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Sepe
11/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: October 28, 1997

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petition (s):

Item Nos. 138

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kline

AFK/JL

RE: PETITION FOR VARIANCE
2002 Graves Court, N/S Graves Court,
209' W of c/l Flood Road, 12th
Election District, 7th Councilmanic

United Rental Equipment Company, Inc.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-138-A

* * * * *

ENTRY OF APPEARANCE

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

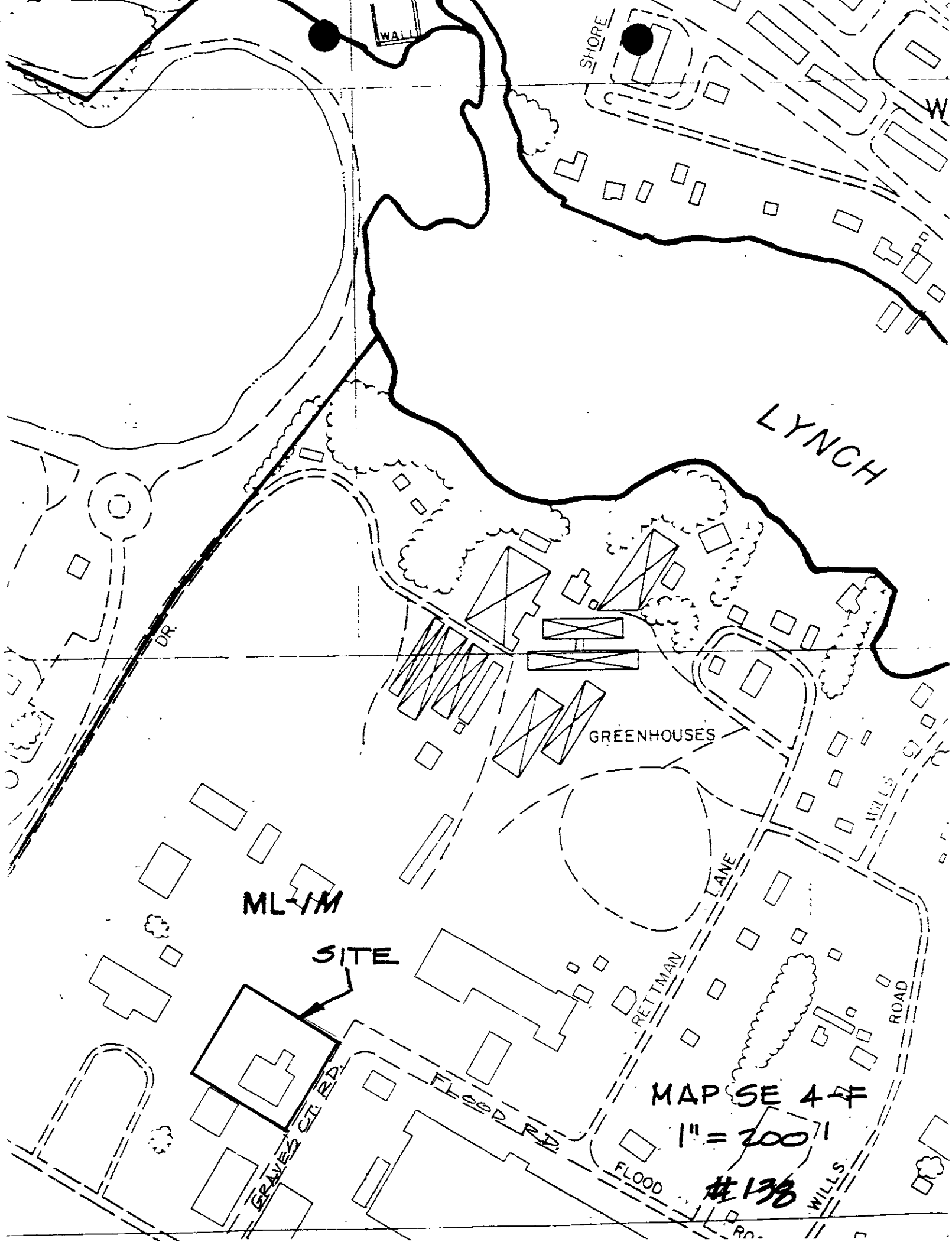

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

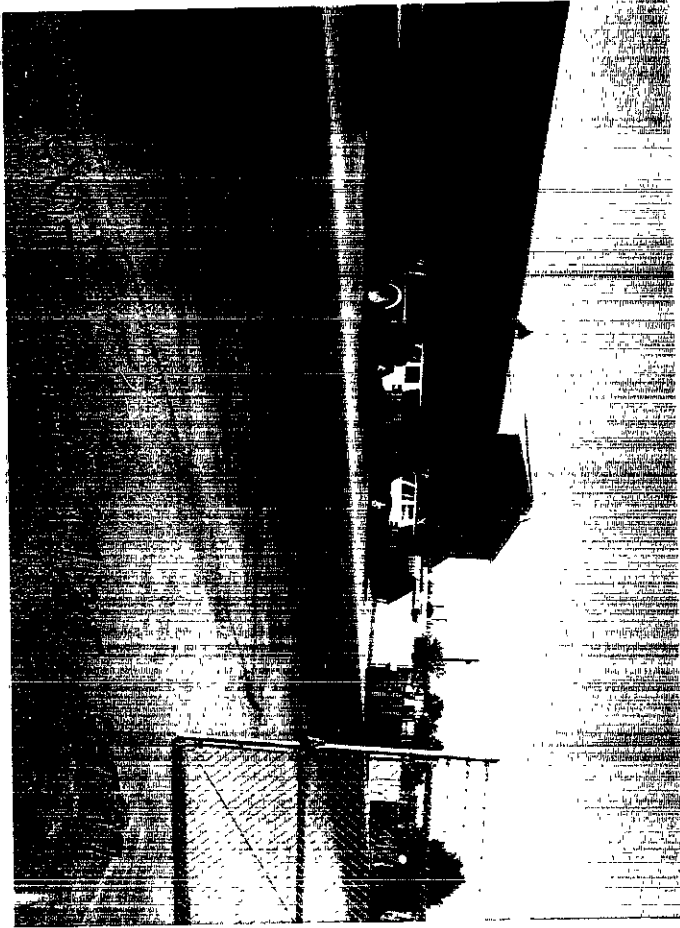
I HEREBY CERTIFY that on this 6th day of November, 1997, a copy of the foregoing Entry of Appearance was mailed to Emerson L. Dorsey, Jr., Esq., Blum, Yunkas, Mailman, 2 Hopkins Plaza, Baltimore, MD 21201, attorney for Petitioner.

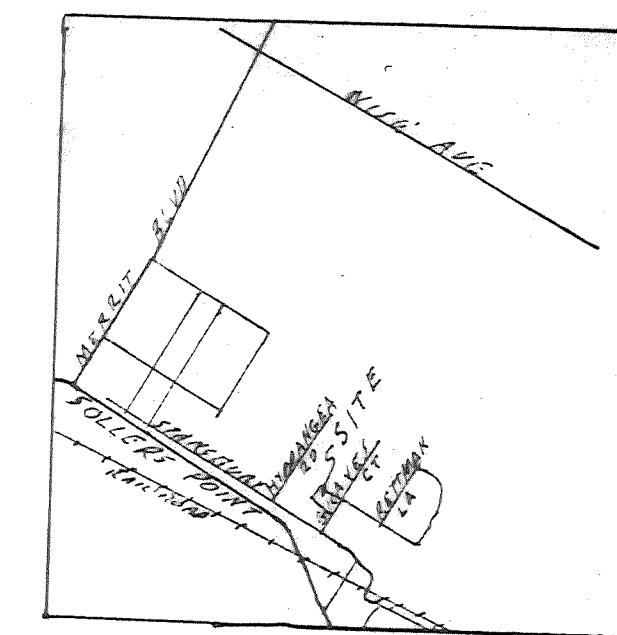

PETER MAX ZIMMERMAN



photograph

Case 98-138-A





VICINITY MAP
SCALE 1"=2000'

GENERAL NOTES:

1. OWNER: UNITED RENTAL EQUIPMENT COMPANY
ROBERT HILEMAN - PRESIDENT/OWNER
2002 GRAVES COURT
BALTIMORE, MD 21222
TELEPHONE NUMBER: (410) 285-6363
2. SITE AREA, NET = 37,600.00 SQ. FT. = 0.87 AC. GROSS = 43,470 SQ. FT. = 0.99 AC
PARKING REQUIRED (OFFICE): 33 SPACES PER 1,000 SQ. FT. OF GROSS FLOOR AREA
PARKING PROVIDED: 33 SPACES PER 5,119 SQ. FT. = 17 SPACES
PARKING REQUIRED (WAREHOUSE): 1 SPACE PER # OF EMPLOYEES IN LARGEST SHIFT
PARKING PROVIDED: 1 SPACE PER 4 EMPLOYEES = 4 SPACES + 3 INTERIOR BAYS
TOTAL PARKING REQUIRED: 21 SPACES
TOTAL PARKING PROVIDED: 24 SPACES
3. EXISTING ZONING: M.L. = I.M., MAP #SE-4F, ADC MAP #44, J-6
4. PREVIOUS PERMITS - BC78084, TAC 210290
5. COUNTY COUNCIL DISTRICT - 7
6. DRG# CB82570 - A(7) LIMITED EXEMPTION APPROVED BY DRC ON 8/25/97.
7. TAX ACCOUNT NUMBER 1211090190
8. DEED REF LIBER 5434 FOLIO 964
9. TAX MAP 103-114-24
10. PROPOSED FLOOR AREA RATIO = TOTAL GROSS FLOOR AREA / GROSS SITE AREA
= 1.02 AC / 0.99 AC = 0.33
MAX F.A.R. PERMITTED = 2.0
11. EXISTING BUILDING WATER AND SEWER
12. EXISTING AND PROPOSED USE - STORAGE AND MAINTENANCE OF CONSTRUCTION EQUIPMENT
13. SITE IS NOT LOCATED ON A 100-YEAR FLOODPLAIN
14. SITE IS LOCATED IN AN ADA CRITICAL AREA
15. EXISTING SIGN ON BUILDING NO ADDITIONAL SIGNS PROPOSED

98-138-A

138

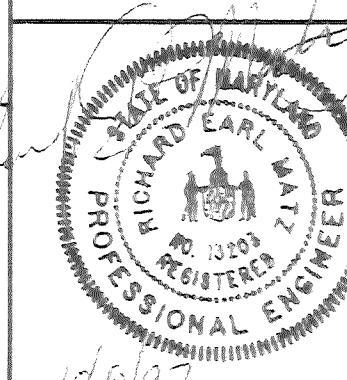
PLAN TO ACCOMPANY PETITION FOR VARIANCE

AND PLAN TO ACCOMPANY BUILDING PERMIT

UNITED RENTAL EQUIP. CO.

2002 GRAVES COURT RD.

12TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND



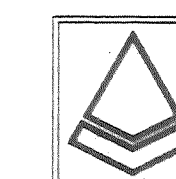
Colbert Matz Rosenfelt, Inc.

Engineers * Surveyors * Planners

2835 Smith Avenue, Suite G

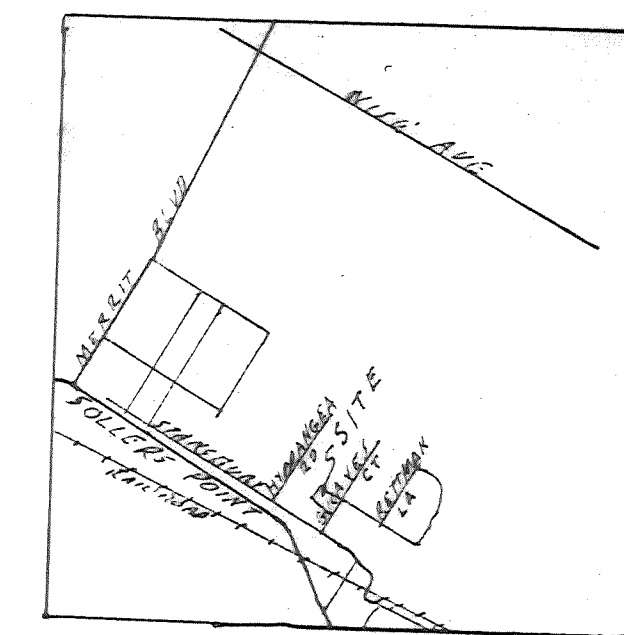
Baltimore, Maryland 21209

Telephone: (410) 653-3838



		SCALE: 1" = 30'	
		DATE: October 7, 1997	
		JOB NO.: 87135	
		DESIGNED: KP	
		DRAWN: KP	
		CHECKED: RM	
		FILE: 87135.DWG	
		DRAWING NUMBER:	
NO.	DATE	REVISIONS:	BY SHEET 1 OF

NO.	DATE	REVISIONS:	BY	SHEET 1 OF 1
-----	------	------------	----	--------------



VICINITY MAP
SCALE 1"=2000'

GENERAL NOTES:

1. OWNER: UNITED RENTAL EQUIPMENT COMPANY
ROBERT HILEMAN - PRESIDENT/OWNER
2002 GRAVES COURT
BALTIMORE, MD 21222
TELEPHONE NUMBER: (410) 285-6363
2. SITE AREA, NET = 37,600.00 SQ. FT. = 0.87 AC. GROSS = 43,470 SQ. FT. = 0.99 AC
PARKING REQUIRED (OFFICE): 33 SPACES PER 1,000 SQ. FT. OF GROSS FLOOR AREA
PARKING PROVIDED: 33 SPACES PER 5,119 SQ. FT. = 17 SPACES
PARKING REQUIRED (WAREHOUSE): 1 SPACE PER # OF EMPLOYEES IN LARGEST SHIFT
PARKING PROVIDED: 1 SPACE PER 4 EMPLOYEES = 4 SPACES + 3 INTERIOR BAYS
TOTAL PARKING REQUIRED: 21 SPACES
TOTAL PARKING PROVIDED: 24 SPACES
3. EXISTING ZONING: M.L. = I.M., MAP #SE-4F, ADC MAP #44, J-6
4. PREVIOUS PERMITS - BC78084, TAC 210290
5. COUNTY COUNCIL DISTRICT - 7
6. DRG# CB82570 - A(7) LIMITED EXEMPTION APPROVED BY DRC ON 8/25/97.
7. TAX ACCOUNT NUMBER 1211090190
8. DEED REF LIBER 5434 FOLIO 964
9. TAX MAP 103-114-24
10. PROPOSED FLOOR AREA RATIO = TOTAL GROSS FLOOR AREA/ GROSS SITE AREA
= 1.02 AC / 0.99 AC = 0.33
MAX F.A.R. PERMITTED = 2.0
11. EXISTING BUILDING WATER AND SEWER
12. EXISTING AND PROPOSED USE - STORAGE AND MAINTENANCE OF CONSTRUCTION EQUIPMENT
13. SITE IS NOT LOCATED ON A 100-YEAR FLOODPLAIN
14. SITE IS LOCATED IN AN ADA CRITICAL AREA
15. EXISTING SIGN ON BUILDING NO ADDITIONAL SIGNS PROPOSED

98-138-A

138

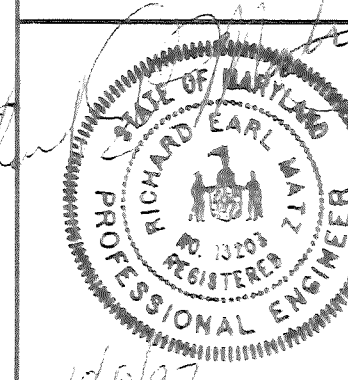
PLAN TO ACCOMPANY PETITION FOR VARIANCE

AND PLAN TO ACCOMPANY BUILDING PERMIT

UNITED RENTAL EQUIP. CO.

2002 GRAVES COURT RD.

12TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND



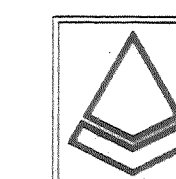
Colbert Matz Rosenfelt, Inc.

Engineers * Surveyors * Planners

2835 Smith Avenue, Suite G

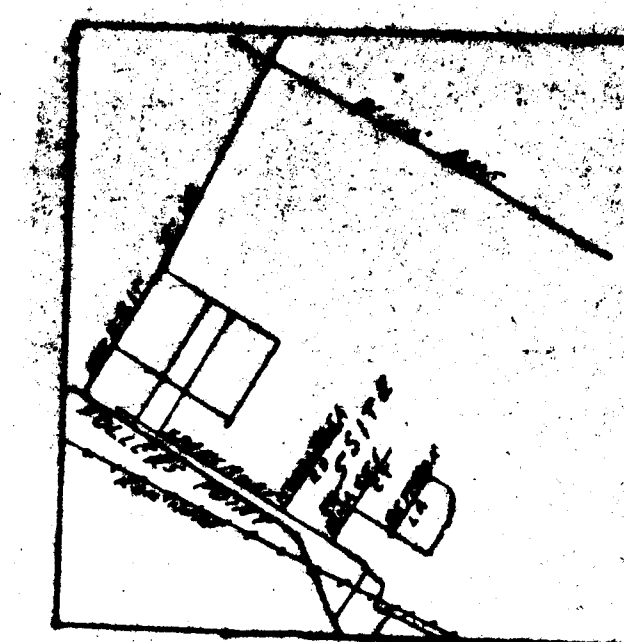
Baltimore, Maryland 21209

Telephone: (410) 653-3838

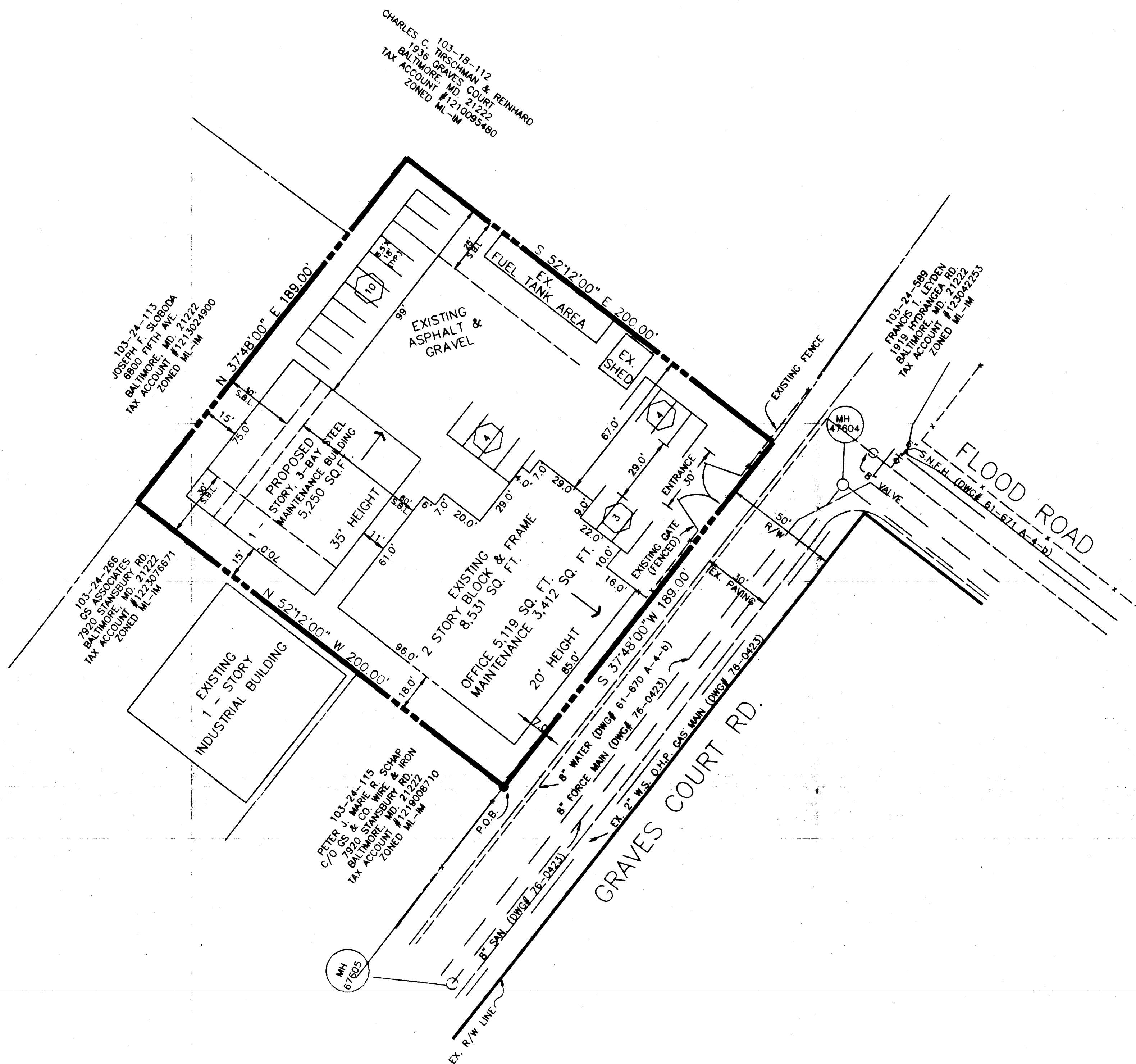


		SCALE: 1" = 30'	
		DATE: October 7, 1997	
		JOB NO.: 87135	
		DESIGNED: KP	
		DRAWN: KP	
		CHECKED: RM	
		FILE: 87135REV.DWG	
		DRAWING NUMBER:	
NO.	DATE	REVISIONS:	BY SHEET 1 OF

NO.	DATE	REVISIONS:	BY	SHEET 1 OF 1
-----	------	------------	----	--------------



VICINITY MAP
SCALE 1"=2000'



GENERAL NOTES:

- OWNER: UNITED RENTAL EQUIPMENT COMPANY
ROBERT HILMAN - PRESIDENT/OWNER
2002 GRAVES COURT
BALTIMORE, MD 21222
TELEPHONE NUMBER: (410) 285-6363
- SITE AREA: NET = 37,800.00 SQ. FT. = 0.87 AC.; GROSS = 43,470 SQ. FT. = 0.99 AC.
PARKING REQUIRED (OFFICE): 3.3 SPACES PER 1,000 SQ. FT. OF GROSS FLOOR AREA
PARKING PROVIDED: 3.3 SPACES PER 5,119 SQ. FT. = 17 SPACES
PARKING REQUIRED (WAREHOUSE): 1 SPACE PER 8 OF EMPLOYEES IN LARGEST SHIFT
PARKING PROVIDED: 1 SPACE PER 4 EMPLOYEES = 4 SPACES + 3 INTERIOR BAYS
TOTAL PARKING REQUIRED: 21 SPACES
TOTAL PARKING PROVIDED: 24 SPACES
- EXISTING ZONING: M.L. - I.M., MAP #SE-4F, ADC MAP #44, J-6
- PREVIOUS PERMITS - BC78084, TAC 210290
- COUNTY COUNCIL DISTRICT - 7
- DRC# 082570 - A(7) LIMITED EXEMPTION APPROVED BY DRC ON 8/25/97
- TAX ACCOUNT NUMBER 1211090190
- DEED REF. LIBER 5434 FOLIO 064
- TAX MAP 103-114-24
- PROPOSED FLOOR AREA RATIO = TOTAL GROSS FLOOR AREA / GROSS SITE AREA
= 0.32 AC. / 0.98 AC. = 0.33
MAX F.A.R. PERMITTED = 2.0
- EXISTING PUBLIC WATER AND SEWER.
- EXISTING AND PROPOSED USE - STORAGE AND MAINTENANCE OF CONSTRUCTION EQUIPMENT.
- SITE IS NOT LOCATED ON A 100-YEAR FLOODPLAIN.
- SITE IS LOCATED IN AN IDA CRITICAL AREA.
- EXISTING SIGN ON BUILDING. NO ADDITIONAL SIGNS PROPOSED.

98-138A

Pet Ex #1

#138

PLAN TO ACCOMPANY PETITION FOR VARIANCE

AND PLAN TO ACCOMPANY BUILDING PERMIT

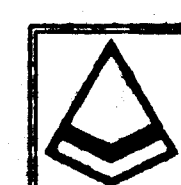
UNITED RENTAL EQUIP. CO.
2002 GRAVES COURT RD.

12TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND



Colbert Matz Rosenfelt, Inc.

Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



NO.		DATE	REVISIONS:	BY	SHEET 1 OF 1
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					