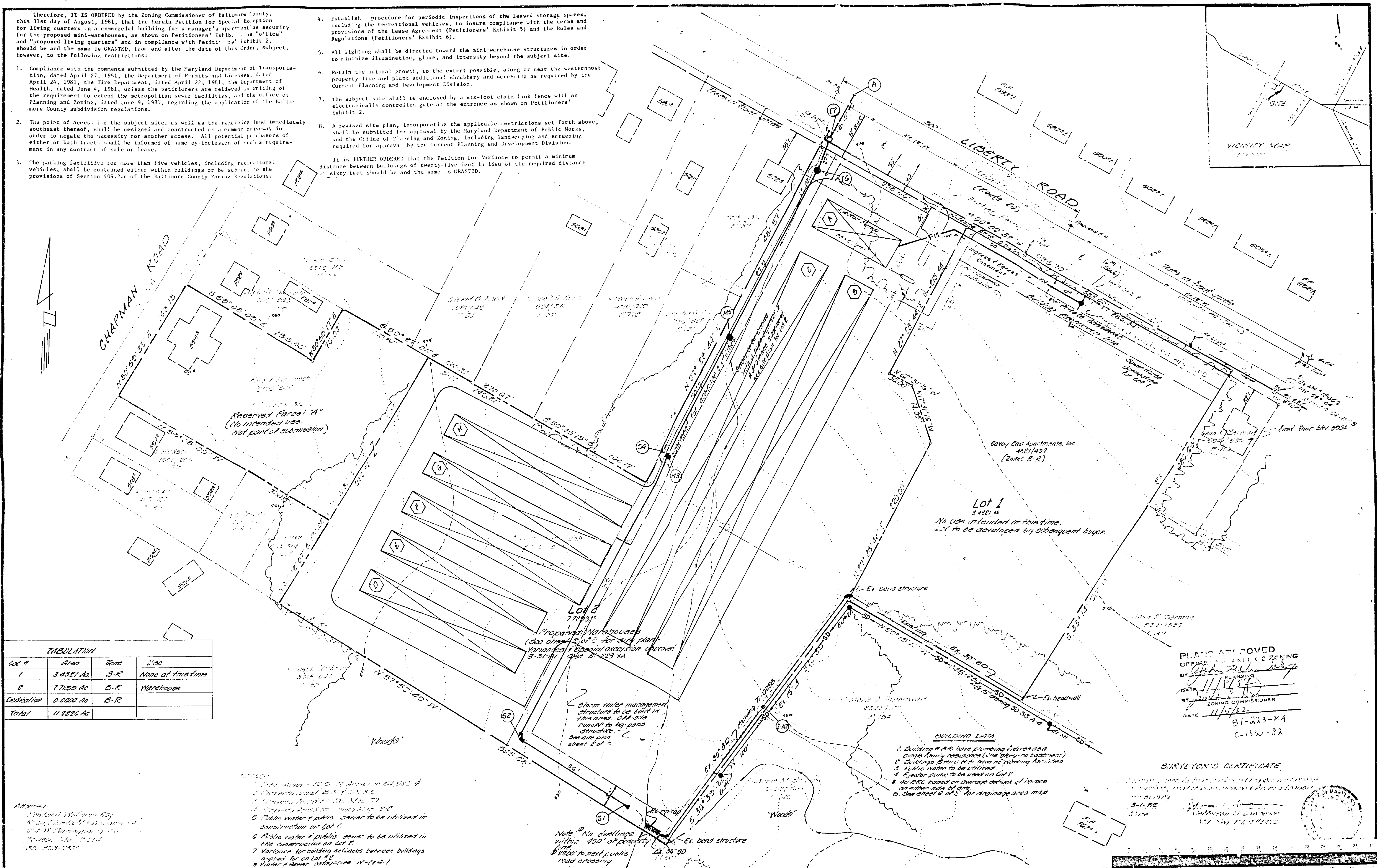


Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of August, 1981, that the herein Petition for Special Exception for living quarters in a commercial building for a manager's apartment as security for the proposed mini-warehouses, as shown on Petitioners' Exhibit 1, as "office" and "proposed living quarters" and in compliance with Petitioners' Exhibit 2, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the comments submitted by the Maryland Department of Transportation, dated April 27, 1981, the Department of Permits and Licenses, dated April 24, 1981, the Fire Department, dated April 22, 1981, the Department of Health, dated June 4, 1981, unless the petitioners are relieved in writing of the requirement to extend the metropolitan sewer facilities, and the office of Planning and Zoning, dated June 9, 1981, regarding the application of the Baltimore County subdivision regulations.
2. The point of access for the subject site, as well as the remaining land immediately southeast thereof, shall be designed and constructed as a common driveway in order to negate the necessity for another access. All potential purchasers of either or both tracts shall be informed of same by inclusion of such a requirement in any contract of sale or lease.
3. The parking facilities for more than five vehicles, including recreational vehicles, shall be contained either within buildings or be subject to the provisions of Section 409.2.c of the Baltimore County Zoning Regulations.

4. Establish procedure for periodic inspections of the leased storage spaces, including the recreational vehicles, to insure compliance with the terms and provisions of the Lease Agreement (Petitioners' Exhibit 5) and the Rules and Regulations (Petitioners' Exhibit 6).
5. All lighting shall be directed toward the mini-warehouse structures in order to minimize illumination, glare, and intensity beyond the subject site.
6. Retain the natural growth, to the extent possible, along or near the westernmost property line and plant additional shrubbery and screening as required by the Current Planning and Development Division.
7. The subject site shall be enclosed by a six-foot chain link fence with an electronically controlled gate at the entrance as shown on Petitioners' Exhibit 2.
8. A revised site plan, incorporating the applicable restrictions set forth above, shall be submitted for approval by the Maryland Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

It is FURTHER ORDERED that the Petition for Variance to permit a minimum distance between buildings of twenty-five feet in lieu of the required distance of sixty feet should be and the same is GRANTED.



TABULATION			
Lot #	Area	Zone	Use
1	5.4321 Ac.	B-R	None at this time
2	7.7283 Ac.	B-R	Warehouses
Dedication	0.0220 Ac.	B-R	
Total	11.2226 Ac.		

Attorney:
Randall & Williams, Bay
Nolan, Elmeroff & Associates, Inc.
250 W. Pennsylvania Ave.
Baltimore, Md. 21201
(410) 552-7870

NO.	REVISIONS	DATE
1	Senior revised	6-29-81
2	Revised, per Mr. County comments	11-22-81
3	Public sewer added	5-1-82
4	Public sewer revised	6-19-82
5	Final	8-2-82
6	Revised	7-2-82
7	Final	8-1-82
8	Building #2 deleted	8-25-82



**DEVELOPMENT
CONSULTANTS
GROUP, INC.**

12408 ROUTE 108
CLARKSVILLE, MD. 21029
301-596-9080 301-988-9830

OVERALL SITE PLAN
LIBERTY MINI STORAGE PARK

DATE: 8-1-82
BY: [Signature]
FOR: [Signature]
Baltimore County, Maryland

1
of 3
PROJECT NO. 81-223-XA

SCALE

7. **HOLDING OVER.** In the case of holding over by the User after the expiration of any stated term, without written agreement, such holding over will be construed to be a renewal from month-to-month. In the case that the Lessee still occupies the pre-described unit on the first day of the month, Lessee agrees to pay Lessor one (1) month's rent.

8. **MOVE OUT NOTICE.** I realize that I may move out of the storage unit whenever I want, but I will write or call Frederick Self Storage at least thirty (30) days in advance and tell you when I plan to move out. This means that I must give notice by the first of the month in which I wish to move out. I also realize that the rental month is from the first (1st) of the month to the thirtieth (30th) or thirty-first (31st) of the month, and so if I give notice by the first of the month, I should move out by the last day of the same month. I understand that you may penalize my deposit up to fifty percent (50%) if I fail to comply with the thirty day minimum move out notice. By initials: _____

9. **ALTERATIONS.** Lessee shall not make or suffer any alterations of the premises without the prior written consent of the Lessor.

10. **USE.** The premises are leased to Lessee for the purpose of storage of merchandise, materials, supplies, equipment, boats and cars. Lessee shall not store on the leased premises any personal property in or to which any other person has right, title or interest other than a security interest evidenced by a duly filed financing statement. Lessee shall not commit, nor allow to be committed, any waste or nuisance on said premises nor do any act or permit any condition to exist that could or may interfere with the quiet enjoyment of any other tenants in this project.

11. **LIMITATIONS OF LESSOR'S LIABILITY.** Lessor and Lessor's agents shall not be liable to Lessee for any damage, injury or loss to any person or to any personal property stored by Lessee on said premises arising out of, or resulting from any cause whatsoever except if Lessor or the Lessor's agents' fraud or willful act. Lessee hereby agrees to indemnify and hold the Lessor and the Lessor's agents harmless from any and all damage, loss or expense arising out of or in connection with any damage, injury or loss to any person or personal property stored by Lessee on said premises arising out of, or resulting from any cause whatsoever except the Lessor's or Lessor's agents' fraud or willful act. Lessee further agrees that the Lessor's liability for any act of Lessor or Lessor's agents shall be limited to the sum of \$100.00.

12. **ASSIGNMENT.** Lessee shall not voluntarily assign or encumber his interest in this Lease or in the premises, or sublease all or any part of the premises, or allow any other person or entity, except tenants authorized representative, to occupy or use all or any part of the premises, without first obtaining Lessor's written consent. Any assignment, encumbrance or sublease without Lessor's consent shall be voidable and, at Lessor's election, shall constitute a default.

A. No consent to any assignment, encumbrance or sublease shall constitute a further waiver of the provisions of this paragraph.

B. No interest of Lessee in this lease shall be assignable by operation of law (including without limitation, the transfer of this lease by testate or intestate). Each of the following acts shall constitute an involuntary assignment:

C. If Lessee is or becomes bankrupt or insolvent, makes an assignment for the benefit of creditors, or institutes a proceeding under the bankruptcy act in which Lessee is the bankrupt, or, if Lessee is a partnership or consists of more than one person or entity, if any partner or the partnership or other person or entity is or becomes bankrupt or insolvent, or makes an assignment for the benefit of creditors.

D. If a writ of attachment or execution is levied on this lease.

E. If, any proceeding or action to which Lessee is a party, a receiver is appointed with authority to take possession of the premises.

An involuntary assignment shall constitute a default by Lessee, and Lessor shall have the right to elect to terminate this lease, in which case this lease shall not be treated as an asset of Lessee.

13. **COMPLIANCE WITH LAW.** The storage of welding or flammable, explosive or other inherently dangerous materials is prohibited. Vehicles and other fuel driven equipment may be stored only if the fuel tanks are empty. Lessee shall not store in the premises any item which shall be in violation of any law or regulation imposed by any governmental agency, or do any act or permit to be done any illegal act on the premises.

14. **ABANDONMENT.** In the event of default by the Lessee in the payment of rent remaining uncured for a period of fourteen (14) consecutive days, and Lessee shall have failed to give Lessor written notice of an intention not to abandon said premises within a fourteen (14) day period of written notice given by Lessor after the expiration of the fourteen (14) day period of default, Lessor may reasonably assume that Lessee has abandoned the premises and any personal property stored in said premises, and, at Lessor's option, the premises and said personal property shall be deemed abandoned and this lease terminated. Notwithstanding the foregoing, in the event Lessor reasonably determines that Lessee has abandoned said premises, at Lessor's option, the premises and personal property stored in said premises shall be deemed abandoned and this lease terminated. On abandonment or any other termination of this lease, Lessor may sell, destroy or otherwise dispose of any personal property thereafter remaining on the premises in accordance with the applicable law of the State of Maryland.

15. **FEES AND EXPENSES.** In the event any action be instituted, or other proceedings take, to enforce any covenant herein contained or to recover any rent due or to recover possession of the premises for any default or breach of this lease by Lessee, Lessee shall pay a \$5.00 (Five Dollar) service charge for each and every registered or certified letter sent to last known address of Lessee, a \$5.00 (Five Dollar) service charge assessed to Lessee to remove each of Lessee's lock(s) on unit(s), a \$25.00 (Twenty-Five Dollar) fee will be assessed to Lessee for each unit that Lessor must inventory in accordance with the applicable law of the State of Maryland, and Lessor's reasonable attorney fees, auctioneer's fees, advertising fees, office and personal expenses and all other costs and expenses in connection therewith.

16. **LOCK AND KEY PROVISION.** Lessee agrees to furnish his own lock and key, at this sole expense, which is to be approved by Lessor, and Lessee further agrees, within forty-eight (48) hours of written notice from Lessor, to unlock and open the premises for inspection by Lessor, its representatives, or any representatives of any governmental agency requesting entry to the premises, and in the event of Lessee's failure or neglect to do so, Lessor, or its representative, shall have the right to remove such lock and enter into the premises for the purpose of making repairs, inspecting the premises, complying with applicable law or the enforcement of any of Lessor's rights under this lease.

17. **SUBSTITUTION.** Lessor does hereby reserve the right to substitute the area described above, which is the subject of this lease, for another area of like size on the same terms and conditions set forth above. This provision shall be at the sole discretion of the Lessor. User agrees that Owner or Owner's representatives shall have the right without notice to enter into and upon the unit for the purposes of examining the same for lease violations or condition thereof or making repairs or alterations thereto. Owner reserves the right to remove contents to another unit.

18. **NOTICES.** Any notice required or permitted under the terms of this lease may be personally served or served by first class mail, postage prepaid, addressed to the Lessee at the address set forth by Lessee under the Lessee's signature to this lease. Said address of Lessee shall be conclusively presumed to be Lessee's address for all purposes of notice under this lease unless Lessee shall give Lessor written notice of a different address. Service of any notice under this lease shall be deemed complete upon personal delivery of said notice or upon the date of deposit of said notice in the United States mail, postage prepaid.

19. **CONSTRUCTION.** Any provision of this agreement determined to be invalid by a court of competent jurisdiction shall in no way affect any other provision hereof.

20. **TIME.** Time is of the essence of this agreement.

21. **SUCCESSION.** All of the provisions hereof shall apply to, bind and be obligatory upon the heirs, personal representatives and successors of the parties hereto.

22. **RULES AND REGULATIONS.** The Lessor may adopt reasonable rules and regulations for the safety, care and cleanliness of the project, which shall when adopted or amended, become part of this agreement. The following list are to be abided by the Lessee, however, the rules and regulations are not limited to the following. Any amendments or additions to said rules and regulations shall be posted in a conspicuous place on the project.

A. Rent for the month is due on the 1st of the month. A \$5.00 late charge will be due and payable on the 7th day of the month, or, please be prompt.

B. You may move out of your space whenever you want, but please write or call us at least thirty (30) days in advance or by the first (1st) of the month and tell us when, so we can schedule your space for the next tenant.

C. Sorry, but you just cannot store the things we have listed because of the obvious reasons we have not listed. Here are the No-No's: (The right is reserved to inspect all goods upon entry to premises.)

1. Anything that's stolen, or the premises may not be used for any unlawful purpose.	6. Anything that leaks or makes loud noise.
2. No explosives, ammunition or dangerous chemicals.	7. No sleeping will be allowed in unit.
3. No inflammables, paint or oily rags. Gas tanks on cars, gas engines, etc. must be drained before storing in covered units.	8. No refrigerator or freezers are to be connected to service outlets.
4. No improperly packaged spoilable foods.	9. No sanding or spray painting to be done within the unit.
5. Anything that's alive and eating.	10. A 75 watt light bulb will be supplied to you upon renting a unit. It is your responsibility to leave a working light bulb when you move out.

E. Do not plug anything into the overhead light socket. Electric circuits are designed for lights and not much more except with special adaptation.

F. Please turn out the light when you leave your unit... waste not, want not!

G. We are by contract and by law not responsible for any loss or pilferage from your occupied space. We recommend insurance if the value of your goods is high. Our manager can tell you how to insure.

H. Do not smoke in any unit or on the premises.

I. Keep FREDERICK SELF STORAGE clean - place all trash in the dumpster by the front gate.



— RULES & REGULATIONS — WITH HELPFUL HINTS FOR SAFE STORAGE

To make your use of our space a smooth and pleasant experience, we have some rules to live by. If everybody abides, our service will be super, your goods will be safer, and you'll be happier using this self storage center.

1. Rent for the month is due on the 1st of the month. A late charge will be due and payable on the 7th day of the month, so please be prompt.
2. You may move out of your space whenever you want, but please write or call us at least fourteen (14) days in advance and tell us when, so we can schedule your space for the next tenant.
3. Sorry, but you just cannot store the things we have listed because of the obvious reasons we have not listed. Here are the No-No's: (The right is reserved to inspect all goods upon entry to premises.)
 - A. Anything that's stolen or premises may not be used for any unlawful purpose.
 - B. No explosives, ammunition or dangerous chemicals.
 - C. No inflammables, paint or oily rags. Gas tanks on cars, gas engines, etc. must be drained before storing in covered units.
 - D. No improperly packaged spoilable foods.
 - E. Anything that's alive and eating.
 - F. Anything that leaks or makes loud noise.
 - G. No sleeping will be allowed in unit.
 - H. No refrigerator or freezers are to be connected to service outlets.
 - I. No sanding or spray painting to be done within the unit.
 - J. A 75 watt light bulb will be supplied to you upon renting a unit; it is your responsibility to leave a working light bulb when you move out.

HELPFUL HINTS FOR SAFE STORAGE

- A. Spray furniture with a good polish. Cover with drop cloths, sheeting, etc. whenever possible.
- B. Do not store food items unless sealed in glass or metal containers.
- C. Defrost refrigerators and leave door open.
- D. Seal boxes with masking tape.
- E. It is not advisable to store pianos.
- F. Wrap mattress of box springs with plastic covers, drop cloths or paper. Do not set directly on floor or lean against walls.
- G. Use boxes, plastic bags or clothing bags for storing clothes.
- H. Keep all items off of floor if possible to let air underneath. Skids or pallets are good for this purpose and available in the rental office. Or, place plastic under all cardboard boxes.
- I. To retard rusting of exposed metal, use a light coat of oil.
- J. Do not plug anything into the overhead light socket. Electric circuits are designed for lights and not much more except with special adaptation.

4. Please turn out the light when you leave your unit... waste not, want not!

5. We are by contract and by law not responsible for any loss or pilferage from your occupied space. We recommend insurance if the value of your goods is high. Our manager can tell you how to insure.

We're glad you're our customer - If we can be of further service, please give us a call!

THANK YOU FOR YOUR COOPERATION
ENJOY YOUR STAY WHILE USING FREDERICK SELF STORAGE
AND TELL ALL YOUR FRIENDS ABOUT US.

2.C. Pet. 6

We have no problems with having Frederick Self Storage as our neighbors.
Paula C. Schuy 112 Monroe Ave Frederick MD

I have no complaints from the Self Storage
Neil H. Hest

2.C. Pet. Exp. 7

To Whom It May Concern,
We, the Kemp family, have no trouble or problems with the nearby Self Storage.

Mr. Anna D. Kemp
110 Monroe Ave.

EVERYTHING IS FINE AT FREDERICK
SELF STORAGE
Raymond R. Carver

I don't feel that we have had any problems with Self Storage.

neighbors across the street
Mr & Mrs R.M. Bruns Jr

Everything seems to be fine. You have cleaned up the fence. Thanks
Earl & Mary Clunie

Everything is fine being neighbors with Frederick self storage.
Mrs. King

I don't find any problems with having Frederick Self Storage across the street
Mrs. Robert Joyce

barking dog at night - J. Reddy

L C D C
LIBERTY COMMUNITIES DEVELOPMENT CORPORATION

3335 Washington Avenue
Baltimore, Maryland 21207

June 29, 1981

William E. Hammond, Zoning Commissioner,
Baltimore County, Maryland
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

The Liberty Communities Development Corporation has several concerns about the plans for the mini-warehouse development on the south side of Liberty Road between Offutt Road and Chapman Road (Case no. 81-223-XA).

The Liberty Action Plan was adopted in November of 1980 by the Baltimore County Planning Board and in January of 1981 by the Baltimore County Council. Two recommendations of that official revitalization plan are relevant to the mini-warehouse plan.

One recommendation is that there be a minimum of 15 feet of PLANTED setback along all street frontages. This landscaped setback is intended to create a visually attractive edge...that is free of clutter, parked cars, and asphalt. (Liberty Action Plan, p.22). Lack of landscaping, both along the front and in the interior, should not be permitted in new projects when the county is committed to expending public funds for landscape design and planting along the public rights of way and intends to encourage similar private sector improvements to already developed property.

The second recommendation is that the county "promote the consolidation of driveways." (Liberty Action Plan, p.10) A major impediment to traffic flow is the unnecessarily large number of curb-cuts along the corridor. The location of the warehouse property causes particular concern because Liberty Road is only 4 lanes wide in that area. The property in question includes approximately 3 acres of B.R.-zoned land along Liberty Road which is not a part of the mini-warehouse site plan. Regardless of what is ultimately put on those 3 acres, it should be served by the same access drive that serves the mini-warehouses. This requirement should hold even if the property is transferred to another owner. While the State of Maryland cannot impose any such requirement, the county does have the power to do so by attaching conditions to its grant of variances and special exceptions.

PROTESTANT'S
EXHIBIT

The proposals by the owner for a variance to allow the buildings to be separated by 25 feet and for a special exception to allow a manager to reside on the property are sound. However, these privileges should not be granted without the condition that the owner adhere to design standards the county has officially endorsed. With such conditions, we support the owner's requests.

Yours truly,

Joel Winegarten, President
President, LCDC

EXHIBIT 1185

ROAD

CONCRETE

FIGURE 2

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED

204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

AREA CODE 301
TELEPHONE
823-7800

July 8, 1981

The Hon. William E. Hammond, Esquire,
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Re: Kermisch Special Exception and Variance
Case, Case No. 81-223-XA.

Dear Commissioner Hammond:

On behalf of both myself and my client, we would like to thank you for the very full hearing which was held on June 30th, and which of course ran approximately two hours beyond its scheduled time.

As was brought out in the case, Mr. Cohen is purchasing this property from Mr. Kermisch, Mr. Sobel and others, and settlement is presently scheduled for October 15, 1981, and hence we would respectfully request that this case be decided well in advance of that date, including any 30-day appeal period.

Thanking you and your Staff for your consideration in this regard, I am

Sincerely,

Newton A. Williams
Newton A. Williams

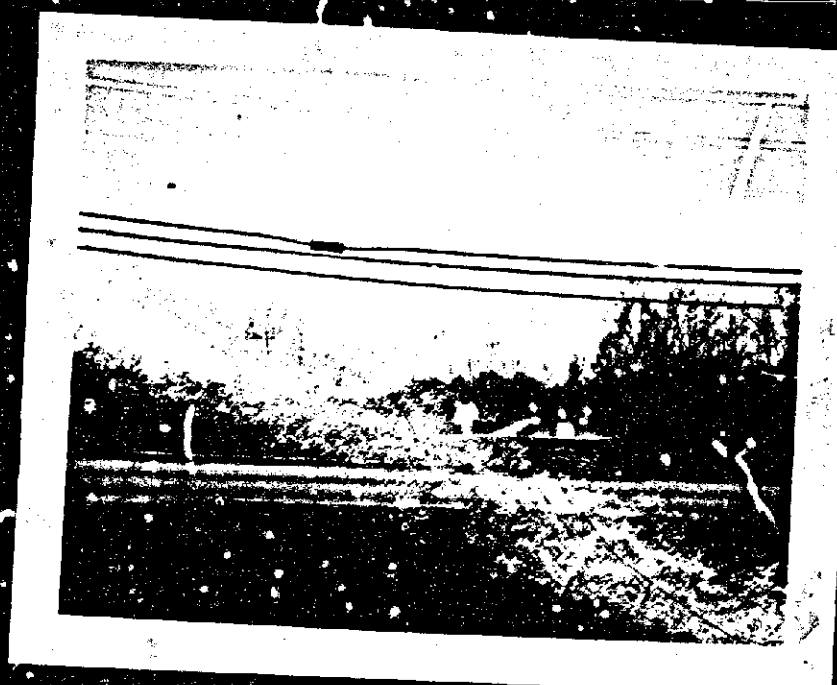
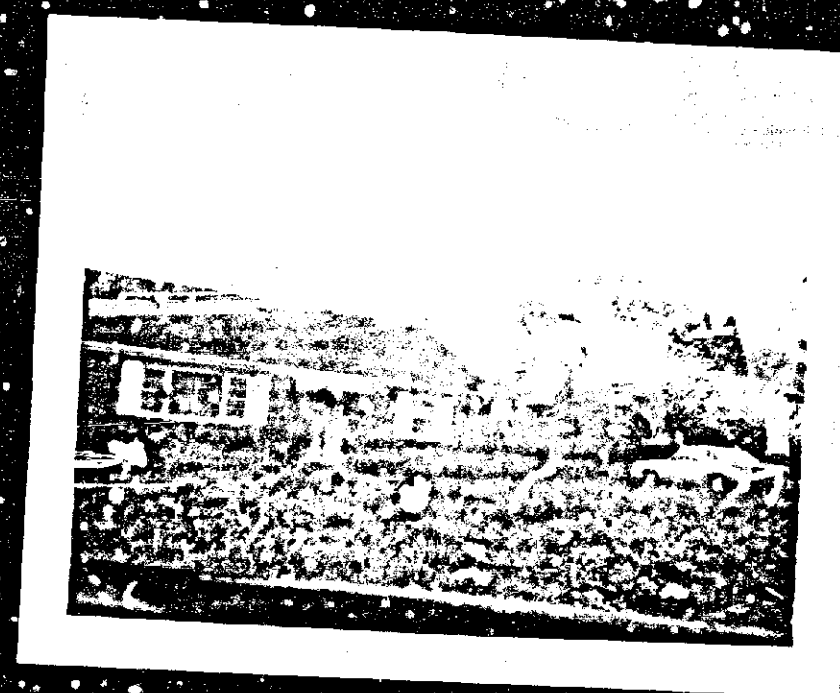
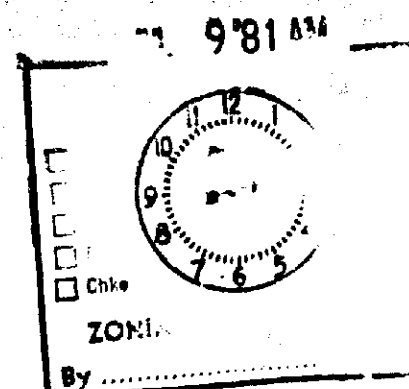
cc: Randy L. Cohen, President
Liberty Mini-Storage

Mr. Albert Cohen
c/o Randy Cohen

Louis Battistone, A.I.A.
Louis Battistone & Associates, Inc.

Lee Sutherland, President
Development Consultants Group, Inc.

Mr. Albert Kermisch



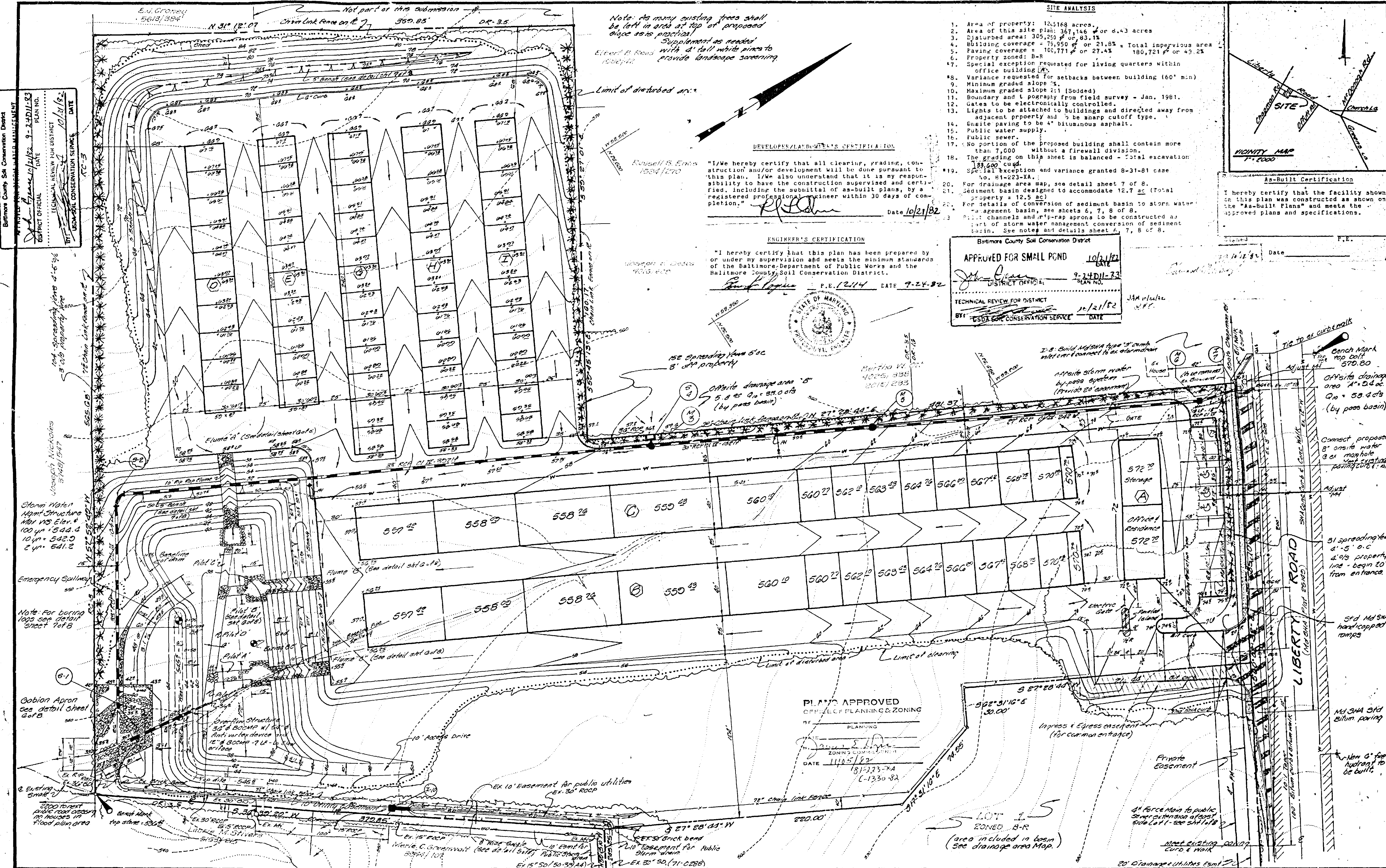
APPROVED FOR TECHNICAL REVIEW
Baltimore County Soil Conservation District

9-24-D11-83
PLAN NO.

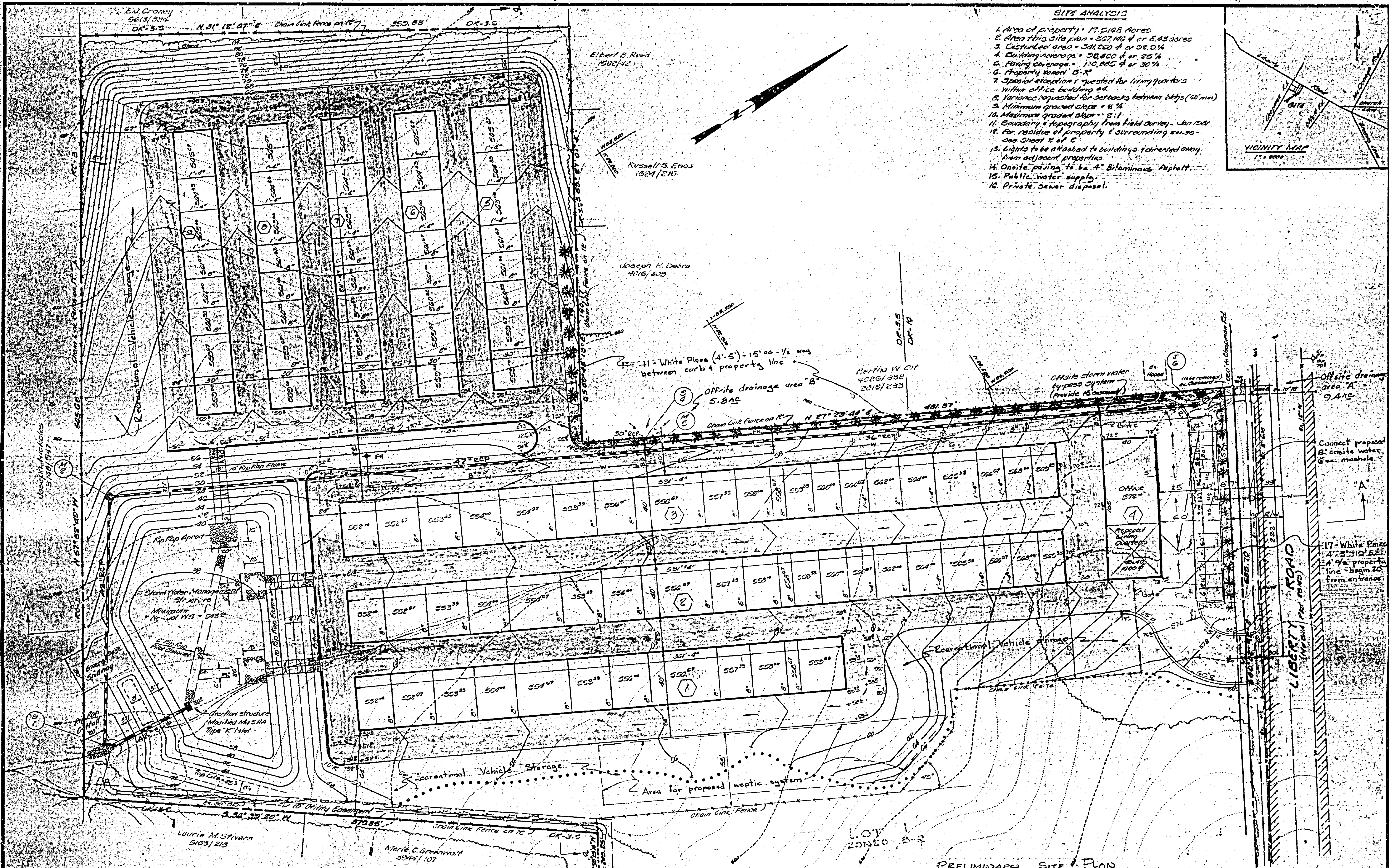
DISTRICT OFFICIAL DATE 10/2/82

TECHNICAL REVIEW FOR DISTRICT

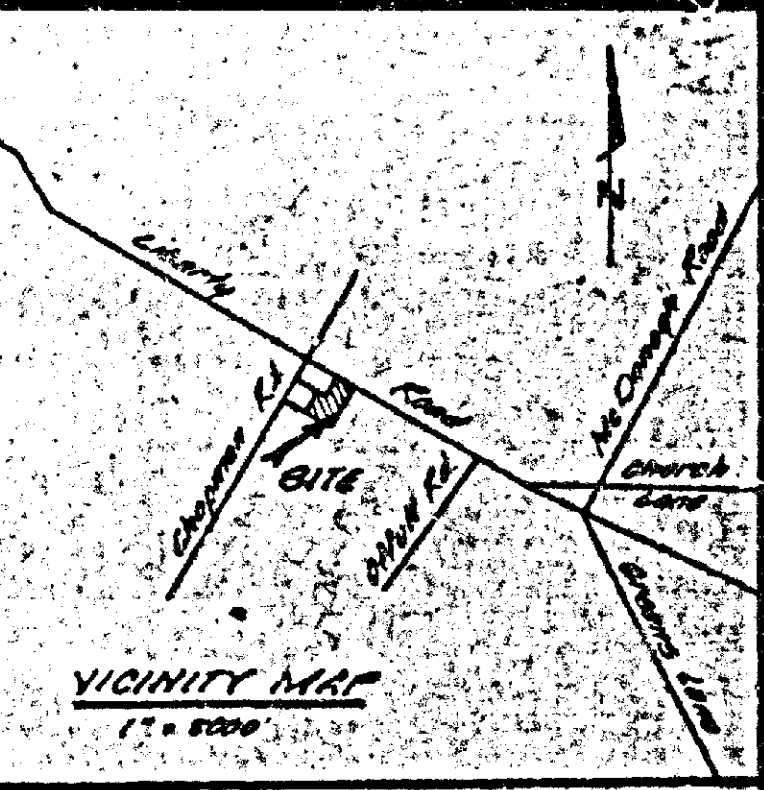
BY: [Signature]
USDA SOIL CONSERVATION SERVICE

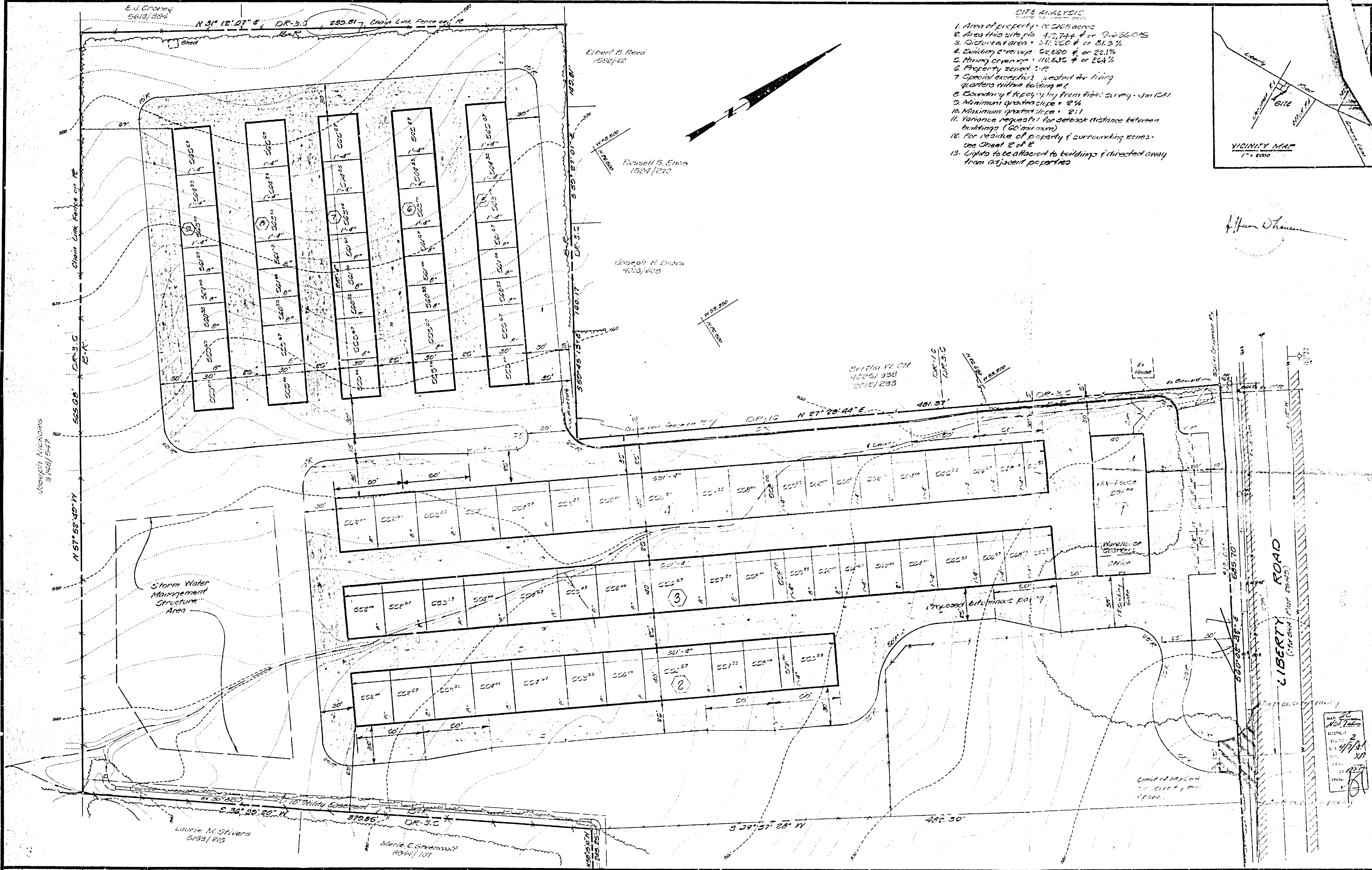


Owner: (Contract) Randy Cohen 10 College Terrace Terrace Office Building Frederick, Md. 21701 301-002-7076	NO.	REVISIONS	DATE	 DEVELOPMENT CONSULTANTS GROUP, INC.	12408 ROUTE 108 CLARKSVILLE, MD. 21029 301-596-9080 301-988-9830	Revised Storm Water Management & Site Grading Plan-Lot 2 <u>LIBERTY MINI STORAGE PARK</u> 2nd Election District Tax Map 77 Parcel 13341337 Baltimore County, Maryland	DATE Sept. 28, 82	Sheet 2
	1	Building number & size revised	9-28-82				DRAWN M. Lykes	of 8
							CHECKED MCB	PROJECT NO.
							SCALE 1" = 32'	

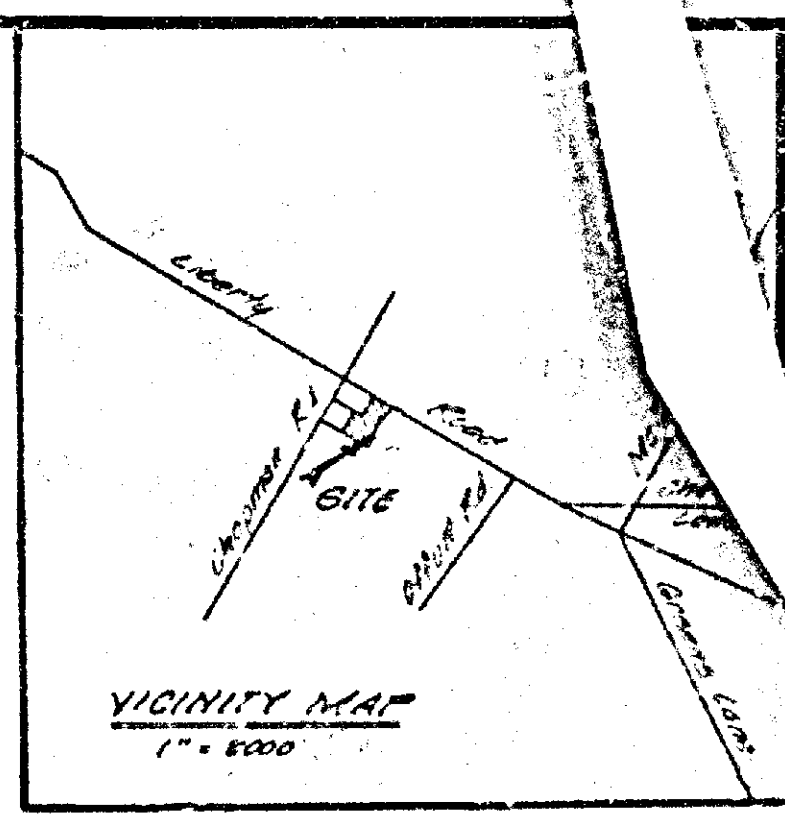


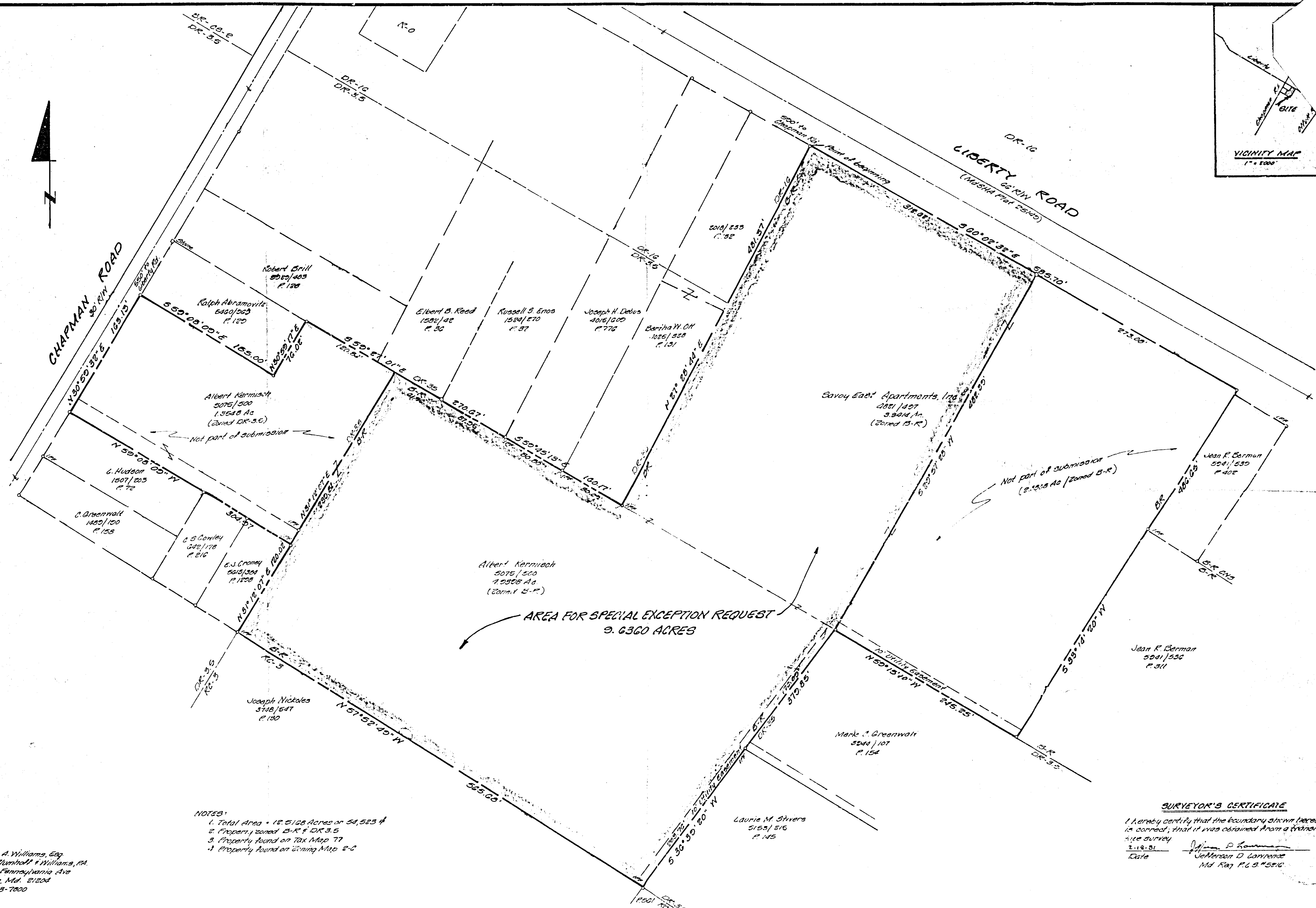
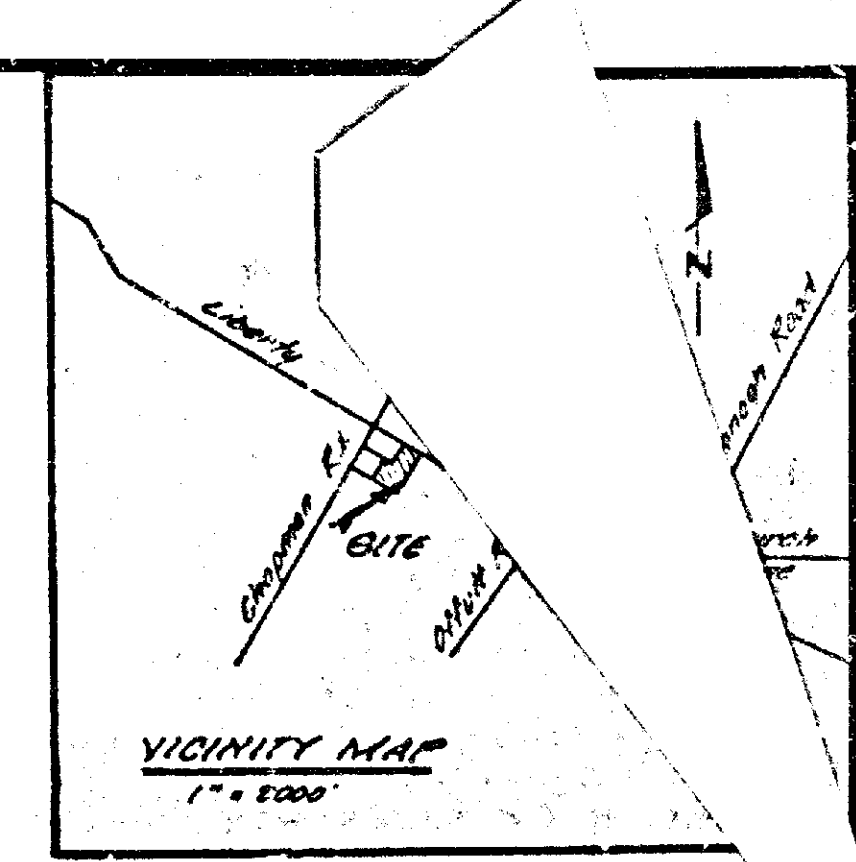
- SITE ANALYSIS**
1. Area of property - 12.5168 Acres
 2. Area this site plan - 367,146 sq. ft. or 8.43 acres
 3. Disturbed area - 341,250 sq. ft. or 7.80%
 4. Building coverage - 52,800 sq. ft. or 25.1%
 5. Parking coverage - 110,885 sq. ft. or 30.1%
 6. Property zoned B-R
 7. Special exception requested for living quarters within office building #4
 8. Variance requested for setbacks between bldgs (10' min)
 9. Minimum graded slope - 2:1
 10. Maximum graded slope - 2:1
 11. Boundary & topography from field survey - Jan 1987
 12. For residue of property & surrounding easements - see Sheet 2 of 2
 13. Lights to be attached to buildings & directed away from adjacent properties
 14. Onsite paving to be 4" Bituminous Asphalt
 15. Public water supply
 16. Private sewer disposal





- SITE ANALYSIS**
1. Area of property: 18.565 acres
 2. Area this site: 4,774.4 ± or 9.6360 ac
 3. Disturbed area: 311,550 ± or 81.3 %
 4. Building coverage: 52,800 ± or 22.1 %
 5. Parking coverage: 110,635 ± or 26.4 %
 6. Property zoned: R
 7. Special exception: needed for living quarters within building #1
 8. Boundary & topography from field survey - Jun 1981
 9. Minimum graded slope: 2%
 10. Maximum graded slope: 2:1
 11. Variance requested for setback distance between buildings (60' minimum)
 12. For residue of property & surrounding zones - see sheet 2 of 2
 13. Lights to be attached to buildings & directed away from adjacent properties





Attorney:
Newton A. Williams, Esq.
Nolan, Plunkhoff & Williams, P.A.
200 W. Pennsylvania Ave.
Frederick, Md. 21701
301-662-7878

- NOTES:
- 1. Total Area = 12.5128 Acres or 54,523 ±
 - 2. Property zoned B-R & DR-3.5
 - 3. Property found on Tax Map 77
 - 4. Property found on zoning Map 2-C

SURVEYOR'S CERTIFICATE

I hereby certify that the boundary shown hereon is correct; that it was obtained from a recent site survey.

Date: 2-19-81
Surveyor: Jefferson D. Lawrence
Md. Reg. P.L.S. #5810

Owners (Contract)		NO.	REVISIONS	DATE
Randy Cohen 10 College Terrace Terrace Office Building Frederick, Md. 21701 301-662-7878		1	Revised	3-30-81



**DEVELOPMENT
CONSULTANTS
GROUP, INC.**

12408 ROUTE 108
CLARKSVILLE, MD. 21029
301-596-9080 301-988-9830

Plot to Accompany Petition for Special Exception for Living Quarters in Commercial Zone & Variances

ALBERT KERMISCH & SAVOY EAST APARTMENTS, INC. PROPERTY

2nd Election District
TAX MAP 77 (Borough 1391/1237
Baltimore County, Maryland

DATE Feb 1981	Sheet 2
DRAWN JAN	012
CHECKED HIS	
SCALE 1" = 500'	PROJECT NO. 13-16

E.J. Cronley
5613/354

N 31° 12' 07" E, DR-3.5 230.81' Chain Link Fence on R

Elbert B. Reed
1582/22

Russell S. Enos
1524/270

Joseph H. Dedon
4015/620

Bertha W. Ott
4025/338
2018/233

Storm Water
Management
Structure
Area

Laurie M. Stivers
5153/215

Mirrie C. Greenwalt
8244/107

SITE ANALYSIS

1. Area of property - 16.5465 acres
2. Area this site plan - 419,744 sq ft or 9.5366 ACS
3. Disturbed Area - 341,450 sq ft or 81.3%
4. Building coverage - 54,250 sq ft or 22.1%
5. Paving coverage - 110,805 sq ft or 26.4%
6. Property zoned C-R
7. Special exception requested for living quarters within building #1
8. Boundary & topography from field survey - Jan 1981
9. Minimum graded slope - 2%
10. Maximum graded slope - 2:1
11. Variance requested for setback distance between buildings (60 minimum)
12. For residue of property & surrounding zones - see Sheet 2 of 2
13. Lights to be attached to buildings & directed away from adjacent properties

VICINITY MAP

1" = 500'

Alfred Thamm

Owner: (Contract)

Randy Cohen
10 College Terrace
Terrace Office Building
Frederick, Md. 21701
301-622-7878

NO.	REVISIONS	DATE
1	General Reviewing	3-10-81
2	Revisions	3-30-81



**DEVELOPMENT
CONSULTANTS
GROUP, INC.**

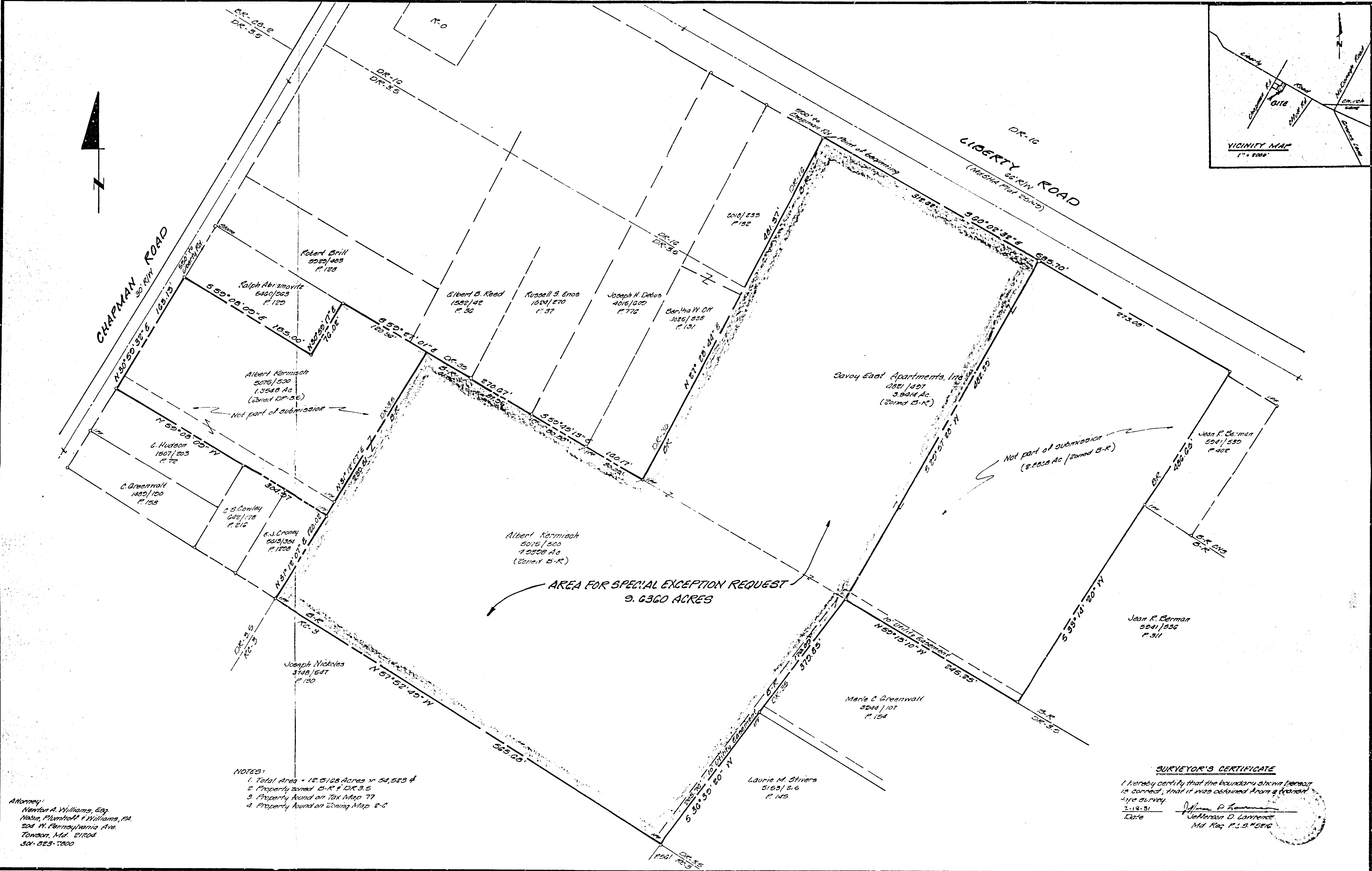
12408 ROUTE 108
CLARKSVILLE, MD. 21029
301-596-9080 301-988-9830

Plat to Accompany Petition for Special Exception for Living Quarters in Commercial Zone & Variances
ALBERT KERMISCH & SAYOY EAST APARTMENTS INC. PROPERTY

See Elected District
Tax Map 77 Parcel 133 & 1357
Baltimore County, Maryland

Jim HKS

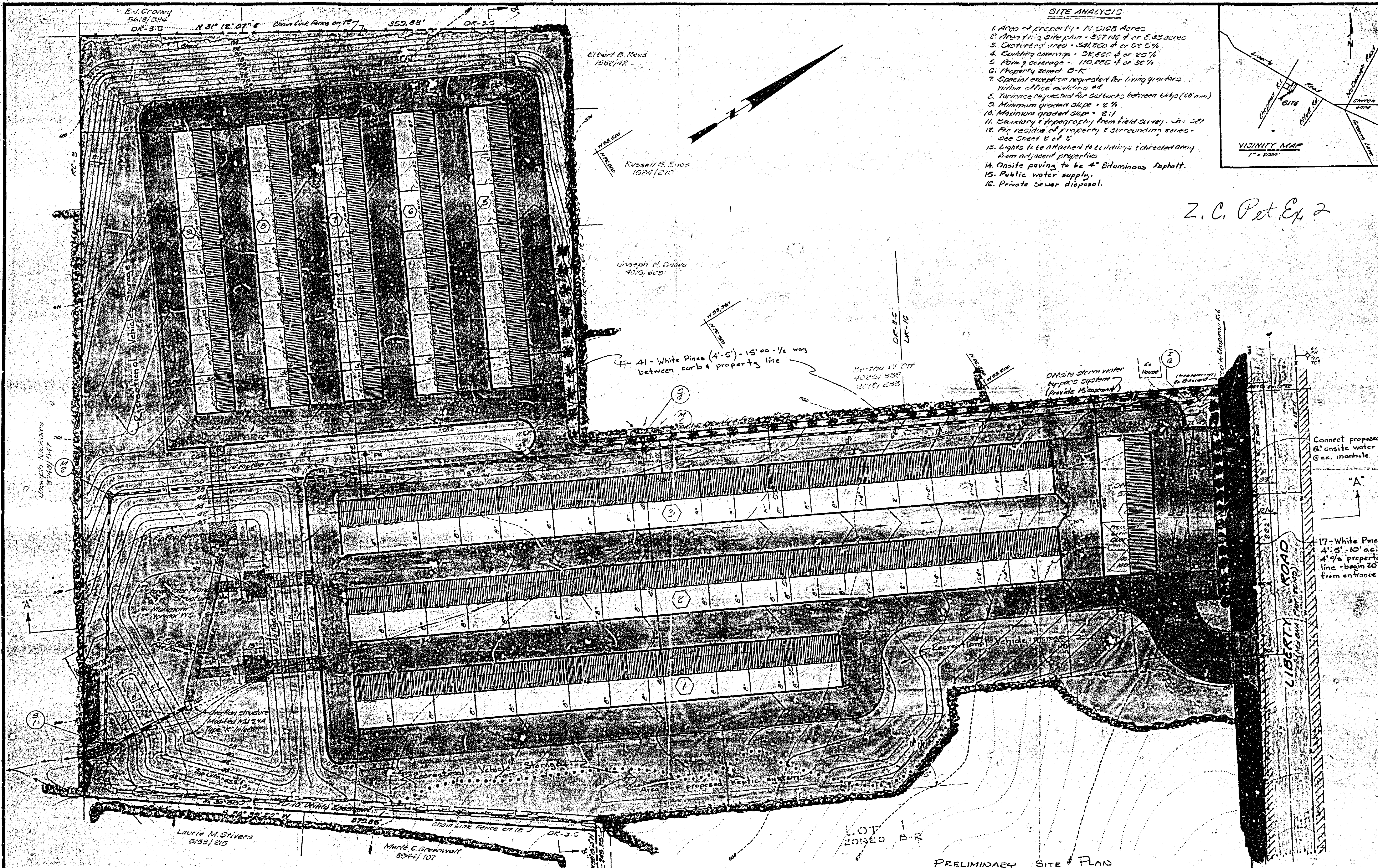
DATE	Sheet
Feb 1981	1 of 1
DRAWN JW	
CHECKED JLS	
SCALE 1" = 30'	PROJECT NO. 10-10



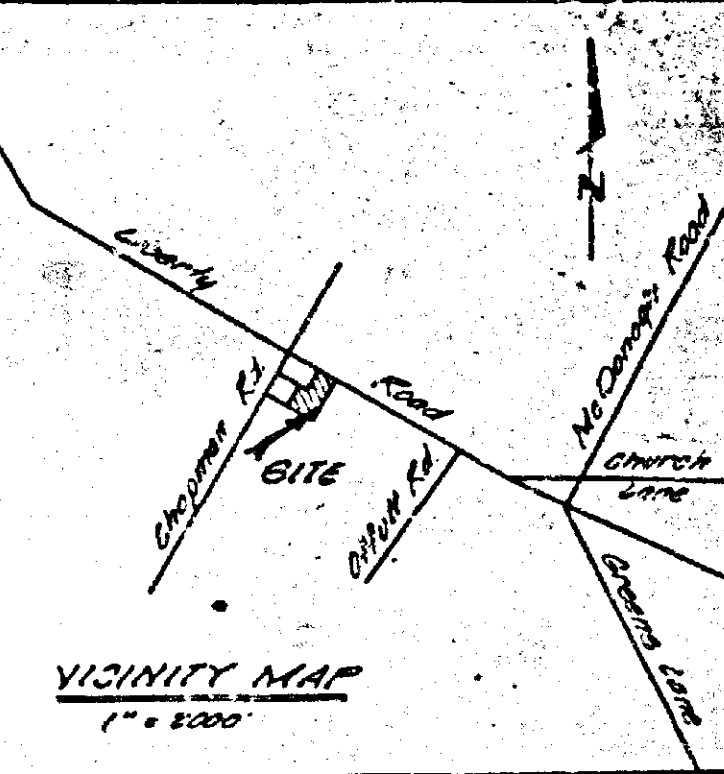
- NOTES:
- 1. Total Area = 12.5128 Acres or 54,583 sq ft
 - 2. Property zoned B-R & DR-3.5
 - 3. Property found on Tax Map 77
 - 4. Property found on Zoning Map 2-C

Attorney:
Nathan A. Williams, Esq.
Nathan, Plunkholt & Williams, P.A.
204 W. Pennsylvania Ave.
Towson, Md. 21204
301-523-7000

SURVEYOR'S CERTIFICATE
I hereby certify that the boundary shown hereon is correct, that it was obtained from a recent type survey.
Date: 2-18-81
Jefferson D. Lawrence
Md Reg. P.L.S. #5810

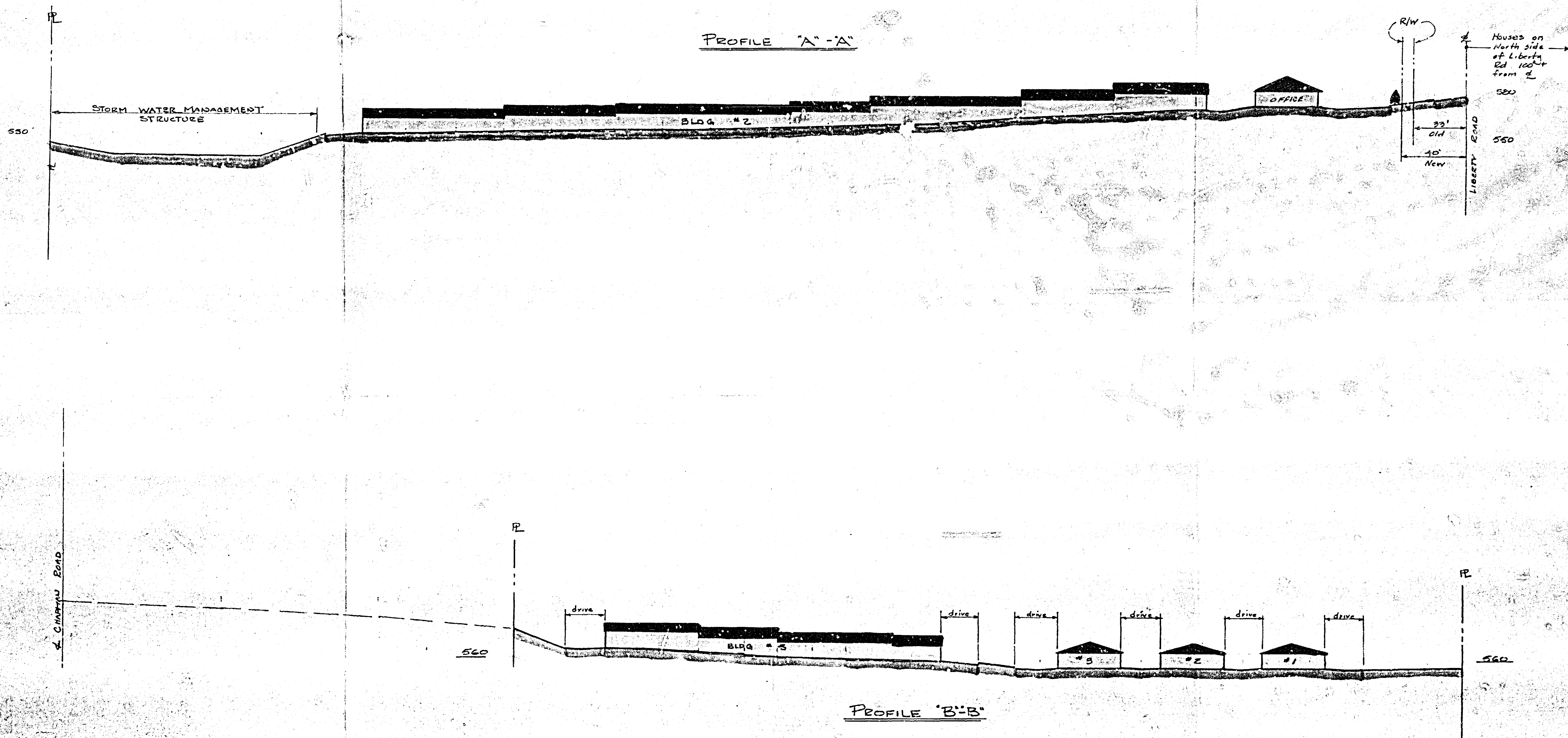


- SITE ANALYSIS**
1. Area of property - 10.5168 Acres
 2. Area of site plan - 3.27166 ac or 8.93 acres
 3. Covered area - 541,600 sq ft or 38.5%
 4. Building coverage - 54,500 sq ft or 4.5%
 5. Parking coverage - 110,000 sq ft or 30%
 6. Property zoned - B-2
 7. Special exception requested for living quarters within office building, #4
 8. Variance requested for setbacks between 14' to 16' (60 min)
 9. Minimum ground slope - 2:1
 10. Maximum ground slope - 8:1
 11. Boundary & topography from field survey - Jan. 2017
 12. For residue of property & surrounding zones - See Sheet 2 of 2
 13. Lights to be attached to buildings & directed away from adjacent properties
 14. Onsite paving to be 4" Bituminous Asphalt.
 15. Public water supply.
 16. Private sewer disposal.



Z. C. Pet. Ex. 2

Z, C, Pet. 3



NO.	REVISIONS	DATE



**DEVELOPMENT
CONSULTANTS
GROUP, INC.**

PROFILES

DATE	Sheet



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

April 22, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Albert & Bessie Kermisch

Location: S/S Liberty Blvd. 590' E. of Chapman Road

Item No.: 185 Zoning Agenda: Meeting of April 14, 1981

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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Fire hydrants at 300' intervals on site of Liberty Road.

- () 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.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 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: *George M. Hammond*
Planning Group
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

TED ZALESKI JR.
DIRECTOR

April 24, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 185 Zoning Advisory Committee Meeting, April 14, 1981

are as follows:

Property Owner: Albert and Bessie Kermisch
Location: S/S Liberty Road 590' E. of Chapman Road
Existing Zoning: BR
Proposed Zoning: Special Exception for living quarters in a commercial building for a managers apartment & Variance to permit a minimum distance between buildings of 25' in lieu of the required maximum distance of 50'.

Acres: 9.6360

District: 2nd

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- X B. A building permit shall be required before beginning construction.
- X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot line. A minimum 6" masonry firewall is required if construction is on the lot line.
- X F. Requested variance conflict with the Baltimore County Building Code, Section/s See below.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s 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 305 and the required construction classification of Table 211.
- X I. Comments - See page 2

NOTE: These comments reflect only on the information provided by the drawing 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 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Sumner
Charles E. Sumner, Chief
Plans Review

(ED:rrj)

Comments on Item #185 Zoning Advisory Committee Meeting, April 14, 1981

Property Owner: Albert & Bessie Kermisch
Location: S/S Liberty Road 590' E. of Chapman Road

Existing Zoning: BR
Proposed Zoning: Special Exception for living quarters in a commercial building for a managers apartment and Variance to permit a minimum distance between buildings of 25' in lieu of the required maximum distance of 50'.

Acres: 9.6360

District: 2nd

- X I Comments - Mini warehouses will be classified high hazard use. In order to determine how much setback will be required from property lines and other buildings this office will need to know the type of construction (Table 211), of the proposed structure. When distance is required for fire separation under Article three to comply with Table 305 the distance shall be calculated as defined in Article 2, Page 36, "Fire separation, exterior fire exposure." I suggest the designer consult with this office before proceeding.

Charles E. Sumner

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 8, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: April 14, 1981

RE: Item No: 182, 183, 184, 185, 186, 187, 188, 189

Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich, Assistant
Department of Planning

WNP/bp

RE: PETITIONS FOR SPECIAL EXCEPTION:
AND VARIANCE
S/S of Liberty Road, 590' SE of Chap- : ZONING COMMISSIONER
man Road - 2nd Election District
Albert Kermisch, et al - Petitioners : OF
NO. 81-223-XA (Item No. 185) : BALTIMORE COUNTY

... ..

This matter comes before the Zoning Commissioner as the result of a Petition for Special Exception for living quarters in a commercial building for a manager's apartment and, additionally, a Petition for Variance to permit a minimum distance between buildings of twenty-five feet in lieu of the required distance of sixty feet.

According to the site plan prepared by Development Consultants Group, Inc., dated February, 1981, and marked Petitioners' Exhibit 2, the subject site contains 8.43 acres of land out of a total tract of 12.5168 acres and has a frontage on Liberty Road of 312.62 feet out of a total frontage of 585.70 feet. The site is located on the southwest side of Liberty Road, 590 feet southeast of Chapman Road and is zoned Business, Roadside (B.R.). Under this zoning classification, the proposed use of the property for mini-warehouses is not specifically set forth; however, Section 236.1 of the Baltimore County Zoning Regulations states:

"Use permitted and as limited in B.M. Zone."

and Section 233.2, permitted uses in a Business, Major (B.M.) Zone, refers to:

"Warehouses."

It should be noted that the petitioners could have constructed the proposed mini-warehouses without a public hearing, except to request the variance, if a manager's apartment on the site for security purposes had not been requested. In view of this, the petitioners having met the requirements of Section 502.1 of the zoning regulations, and the health, safety, and general welfare of the community not being adversely affected, it is the opinion of the Zoning Commissioner that the special exception and variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of August, 1981, that the herein Petition for Special Exception for living quarters in a commercial building for a manager's apartment as security for the proposed mini-warehouses, as shown on Petitioners' Exhibit 2 as "office" and "proposed living quarters" and in compliance with Petitioners' Exhibit 2, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the comments submitted by the Maryland Department of Transportation, dated April 27, 1981, the Department of Permits and Licenses, dated April 24, 1981, the Fire Department, dated April 22, 1981, the Department of Health, dated June 4, 1981, unless the petitioners are relieved in writing of the requirement to extend the metropolitan sewer facilities, and the Office of Planning and Zoning, dated June 9, 1981, regarding the application of the Baltimore County subdivision regulations.
2. The point of access for the subject site, as well as the remaining land immediately southeast thereof, shall be designed and constructed as a common driveway in order to negate the necessity for another access. All potential purchasers of either or both tracts shall be informed of same by inclusion of such a requirement in any contract of sale or lease.
3. The parking facilities for more than five vehicles, including recreational vehicles, shall be contained either within buildings or be subject to the provisions of Section 409.2.c of the Baltimore County Zoning Regulations.
4. Establish a procedure for periodic inspections of the leased storage spaces, including the recreational vehicles, to insure compliance with the terms and provisions of the Lease Agreement (Petitioners' Exhibit 5) and the Rules and Regulations (Petitioners' Exhibit 6).
5. All lighting shall be directed toward the mini-warehouse structures in order to minimize illumination, glare, and intensity beyond the subject site.
6. Retain the natural growth, to the extent possible, along or near the westernmost property line and plant additional shrubbery and screening as required by the Current Planning and Development Division.
7. The subject site shall be enclosed by a six-foot chain link fence with an electronically controlled gate at the entrance as shown on Petitioners' Exhibit 2.

8. A revised site plan, incorporating the applicable restrictions set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

It is FURTHER ORDERED that the Petition for Variance to permit a minimum distance between buildings of twenty-five feet in lieu of the required distance of sixty feet should be and the same is GRANTED.

William E. Hammond
Zoning Commissioner of
Baltimore County

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

2nd DISTRICT

ZONING: Petition for Special Exception for living quarters in a commercial building for a managers apartment, and Variance for front, side and rear yard setback and minimum distance between buildings

LOCATION: South side of Liberty Road, 590 feet Southeast of Chapman Road

DATE & TIME: Tuesday, June 30, 1981 at 9:45 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 Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for living quarters in a commercial building for a managers apartment, and Variance to permit a minimum distance between buildings of 25 ft. in lieu of the maximum distance of 60 ft.

The Zoning Regulations to be excepted as follows:

Section 238.1, 238.2 and 102.2 - Minimum front, side and rear yard setback in a B.R. Zone, and minimum required yard area for separate building.

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

Being the property of Albert Kermisch, et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, June 30, 1981 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

ORDER RECEIVED FOR FILING

DATE August 24, 1981

BY *John P. Lawry, clerk*

ORDER RECEIVED FOR FILING

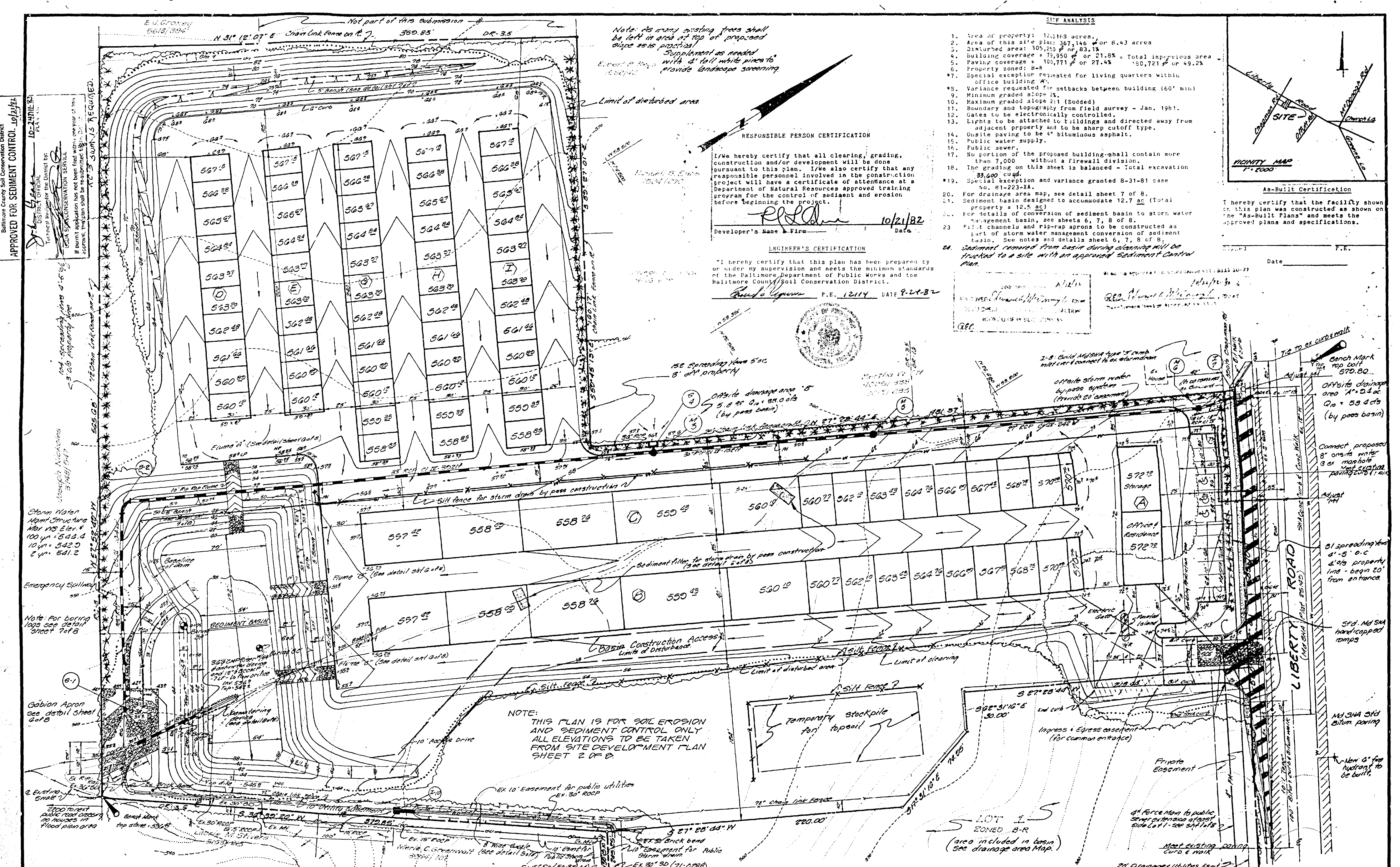
DATE August 24, 1981

BY *John P. Lawry, clerk*

ORDER RECEIVED FOR FILING

DATE August 24, 1981

BY *John P. Lawry, clerk*



Baltimore County Soil Conservation District
APPROVED FOR SEDIMENT CONTROL 10/21/82

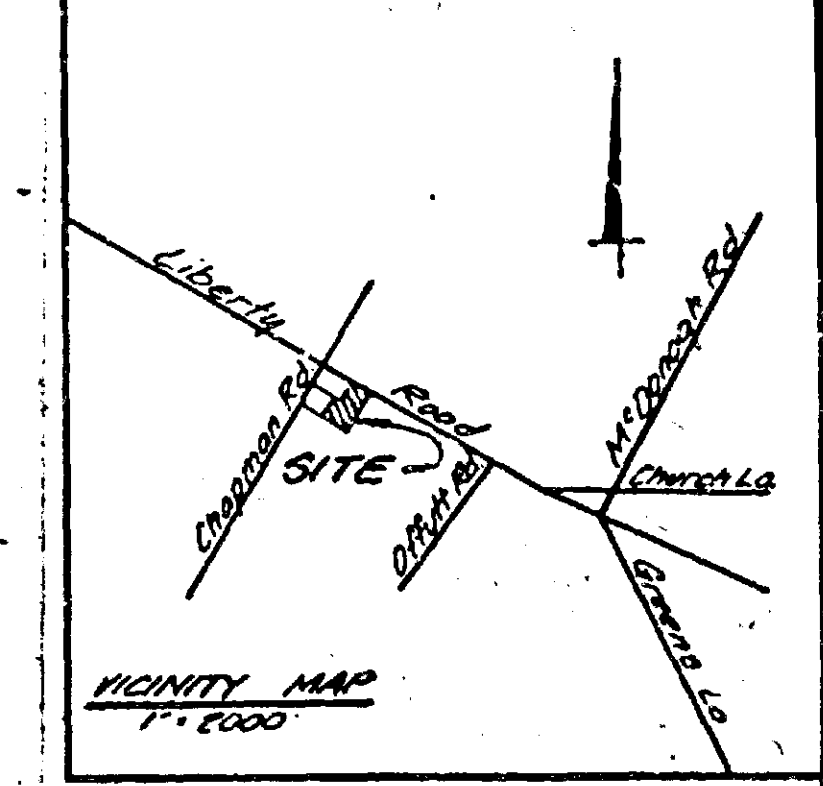
Technical Review of the District by
BALTIMORE COUNTY SOIL CONSERVATION DISTRICT
If permit application has not been filed within one year of this date, this approval shall be resubmitted for review.

Note: As many existing trees shall be left in area at top of proposed slope as is practical.
Supplement as needed with 4" tall white pine to provide landscape screening.

RESPONSIBLE PERSON CERTIFICATION
I/We hereby certify that all clearing, grading, construction and/or development will be done pursuant to this plan. I/We also certify that any responsible personnel involved in the construction project will have a certificate of attendance at a Department of Natural Resources approved training program for the control of sediment and erosion before beginning the project.
Developer's Name: Firm Date: 10/21/82

ENGINEER'S CERTIFICATION
I hereby certify that this plan has been prepared by or under my supervision and meets the minimum standards of the Baltimore Department of Public Works and the Baltimore County Soil Conservation District.
Randy Cohen P.E. 12114 DATE 9-24-82

- SITE ANALYSIS
1. Area of property: 12.5169 acres.
 2. Area of this site plan: 367,144 sq. ft. or 8.43 acres
 3. Disturbed area: 305,250 sq. ft. or 83.1%
 4. Building coverage: 75,950 sq. ft. or 21.8% Total impervious area
 5. Paving coverage: 100,771 sq. ft. or 27.4% 180,721 sq. ft. or 49.2%
 6. Property zoned: B-R
 7. Special exception requested for living quarters within office building.
 8. Variance requested for setbacks between building (60' min)
 9. Minimum graded slope 2:1
 10. Maximum graded slope 2:1 (Sodded)
 11. Boundary and topography from field survey - Jan. 1981.
 12. Gates to be electronically controlled.
 13. Lights to be attached to buildings and directed away from adjacent property and to be sharp cutoff type.
 14. Onsite paving to be 4" bituminous asphalt.
 15. Public water supply.
 16. Public sewer.
 17. No portion of the proposed building shall contain more than 7,000 sq. ft. without a firewall division.
 18. The grading on this sheet is balanced - Total excavation 33,600 cu. yd.
 19. Special exception and variance granted 8-31-81 case No. 81-223-1A
 20. For drainage area map, see detail sheet 7 of 8.
 21. Sediment basin designed to accommodate 12.7 ac (Total property = 12.5 ac)
 22. For details of conversion of sediment basin to storm water management basin, see sheets 6, 7, 8 of 8.
 23. Filter channels and rip-rap aprons to be constructed as part of storm water management conversion of sediment basin. See notes and details sheet 6, 7, 8 of 8.
 24. Sediment removed from basin during cleaning will be trucked to a site with an approved Sediment Control Plan.



As-Built Certification
I hereby certify that the facility shown on this plan was constructed as shown on the "As-Built Plans" and meets the approved plans and specifications.

Storm Water
Mgmt Structure
Max WS Elev. =
100 yd = 544.4
10 yd = 542.0
2 yd = 541.2

Note: For boring
logs see detail
sheet 7 of 8

Gobion Apron
See detail sheet
6 of 8

2000' to nearest
public road crossing
no houses in
flood plain area

Owner: (Contractor)
Randy Cohen
10 College Terrace
Terrace Office Building
Frederick, Md. 21701
301-602-7070

NO.	REVISIONS	DATE
1	Building number & area revised	9-28-82

 **DEVELOPMENT CONSULTANTS GROUP, INC.**
12408 ROUTE 108
CLARKSVILLE, MD. 21029
301-596-9080 301-988-9830

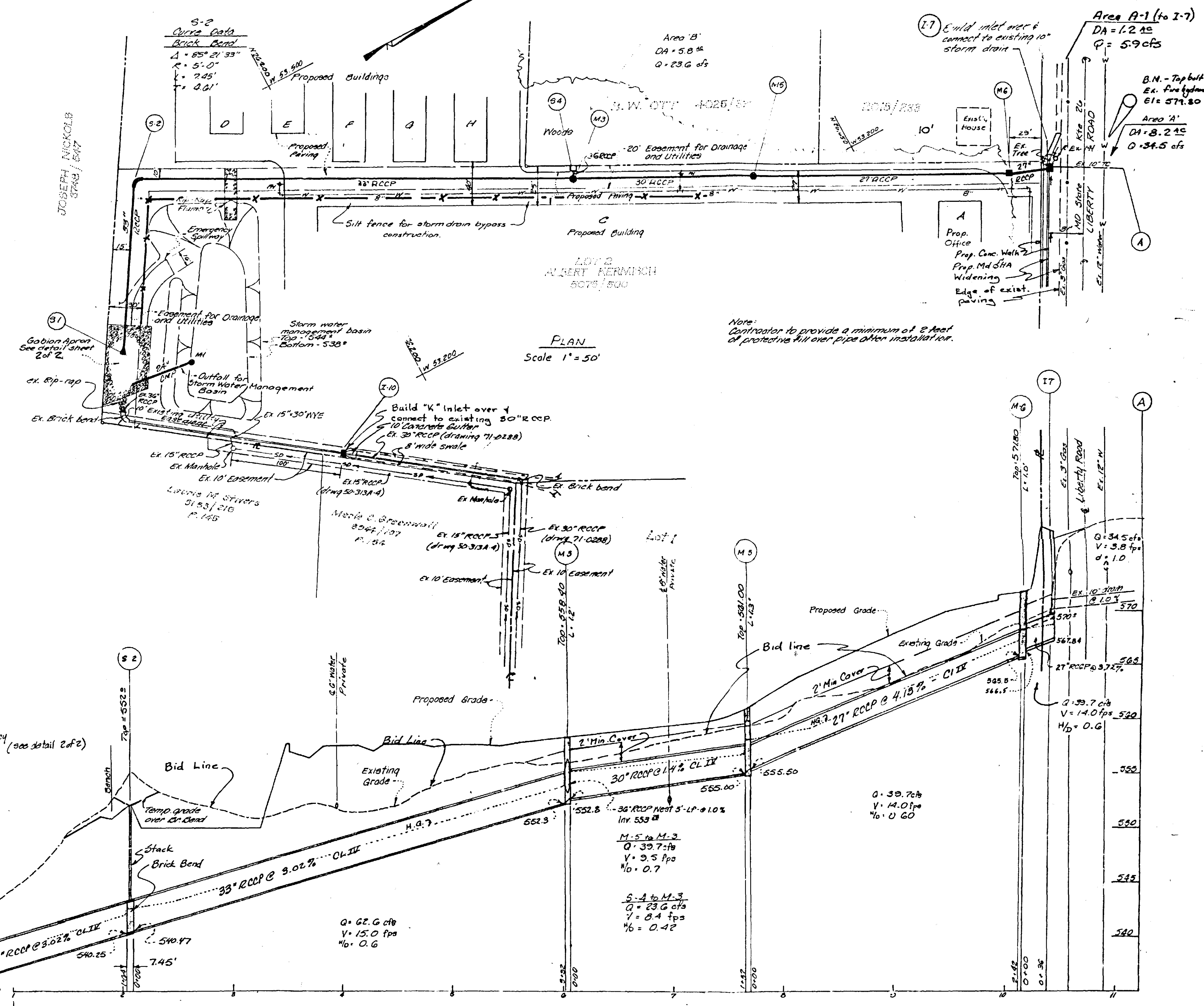
LIBERTY MINI STORAGE PARK
2nd Election District
Tax Map 77 Parcel 1334257
Baltimore County, Maryland

Sediment Control Plan (Revised)

DATE: Sept 22, 82
DRAWN: M. Lyles
CHECKED: M.C.B.
SCALE: 1" = 30'

Sheet 3 of 8
PROJECT NO.

Note: All construction within R/W of Liberty Road to be in accordance with MD SHA Permit #AB-9513-82



OWNER: RANDY L COHEN
10 W COLLEGE TERRACE
TELETYPE OFFICE CENTER
FREDERICK, MARYLAND 21701
301 662 7575

NOTE: For drainage area map, computations, and other details, see sheet 2 of 2

Note: All construction shown hereon is to be in accordance with Baltimore County Standard Specifications & Details for Construction, dated 1976 & as amended.

CITY OF BALTIMORE									
DESIGNED: M.L.A.		DEVELOPMENT CONSULTANTS, INC.		BUREAU OF ENGINEERING		BUREAU OF PUBLIC SERVICES		DEPARTMENT OF PUBLIC WORKS	
DRAWN: MNL		ENGINEER: E.L. ROGERS		REVIEWED: [Signature]		APPROVED: [Signature]		DATE: 9/10/82	
CHECKED: M.L.S.		DATE: 8-2-82 LIC. NO. 114		DATE: 9-8-82		DATE: 9-10-82		DATE: 9-10-82	

PRIVATE CONTRACT 82 207 DSO		JOB ORDER NO. 4-14567	
BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING		SHEET 1 OF 2	
LIBERTY ROAD - EASEMENT SOUTH OF		82-0531	
SUBDIVISION: LIBERTY MINI STORAGE PARK		FILE: 4	

Storm Drain Design Data														
Location	From	To	Area	Acres	Conf.	CA	CCA	Time Conc.	Min. Inter.	Q-C.I.A.	Pipe	n	0.014	Remarks
1-7	A-1	A-2	8.2	8.2	0.69	5.66	5.66	10:20	-	10:00	6.1	34.5	Ex. 10"	Existing
1-7	M-6	A-1	1.2	9.4	0.70	0.84	6.50	5:00	10:21	10:21	6.1	39.7	27"	d=0.6
M-6	M-3	A-1	-	9.4	-	-	6.50	-	0:02	10:23	6.1	39.7	27"	d=0.6
M-5	M-3	A-1	-	9.4	-	-	6.50	-	0:17	10:40	6.0	39.7	30"	d=0.7
3-4	M-3	B	5.8	5.8	0.68	3.94	3.94	11:00	-	11:00	6.0	23.6	36"	d=0.42
M-3	G-12	AM-10	-	15.2	-	-	10.44	-	11:17	11:07	6.0	62.6	33"	d=0.6
G-12	S-1	-	-	15.2	-	-	10.44	-	11:33	11:33	6.0	62.6	33"	d=0.58
I-11	G-16	S-1	1.7	1.7	0.70	1.10	1.10	5:00	-	5:00	7.0	8.3	15"	d=0.1

STRUCTURE SCHEDULE						
No.	Type	Q	Inn. in	Out. in	Top elev.	Remarks
E-1	36" RCP End Sec 33'	740 cfs	-	-	536.30	Balto. Std D-1.10
E-2	36" RCP End structure	740 cfs	540.47	540.2	532.00	" " D-4.01
M-5	36" Manhole AB	40.0 cfs	552.80	552.30	558.40	" " D-3.03
3-4	36" Modified End wall	-	556.20	554.12	560.00	See detail right
M-6	36" Shellman Manhole AB	40.0 cfs	555.50	555.00	561.70	Balto. Co. Std D-3.03
M-6	36" Manhole AB	40.0 cfs	556.50	556.50	571.80	" " D-3.03
I-11	36" RCP Inlet	6.1 cfs	570.00	567.84	577.80	Md. SHA Std. 374.02
I-15	36" RCP Inlet (built over Ex. 20")	8.3 cfs	543.76	-	540.50	Balto. Co. Std D-2.15

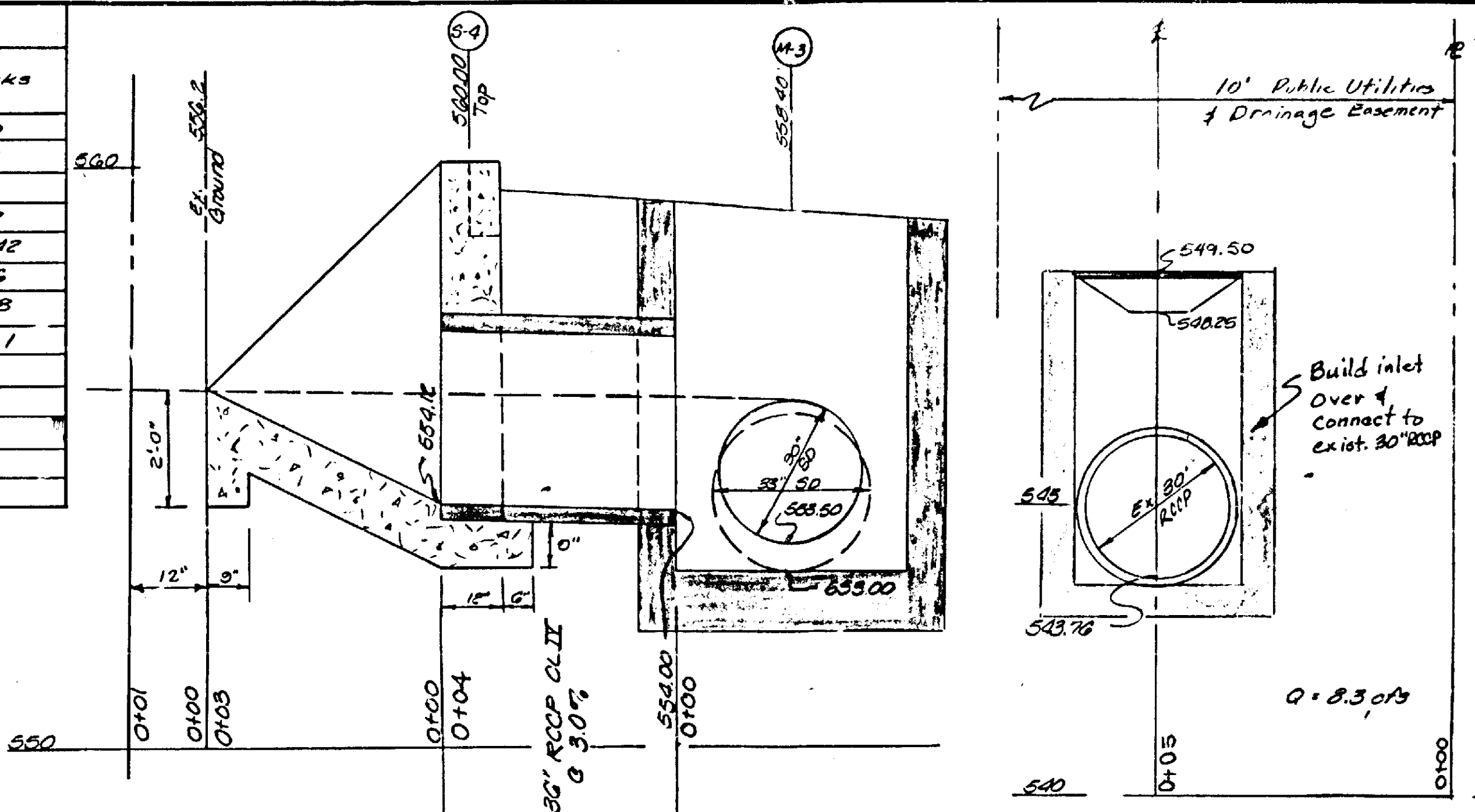
Manholes and open with 10' concrete gutters

PIPE SCHEDULE	
36" RCP	CL II 278 LF
30" RCP	CL II 162 LF
33" RCP	CL II 556 LF
36" RCP	CL II 4 LF

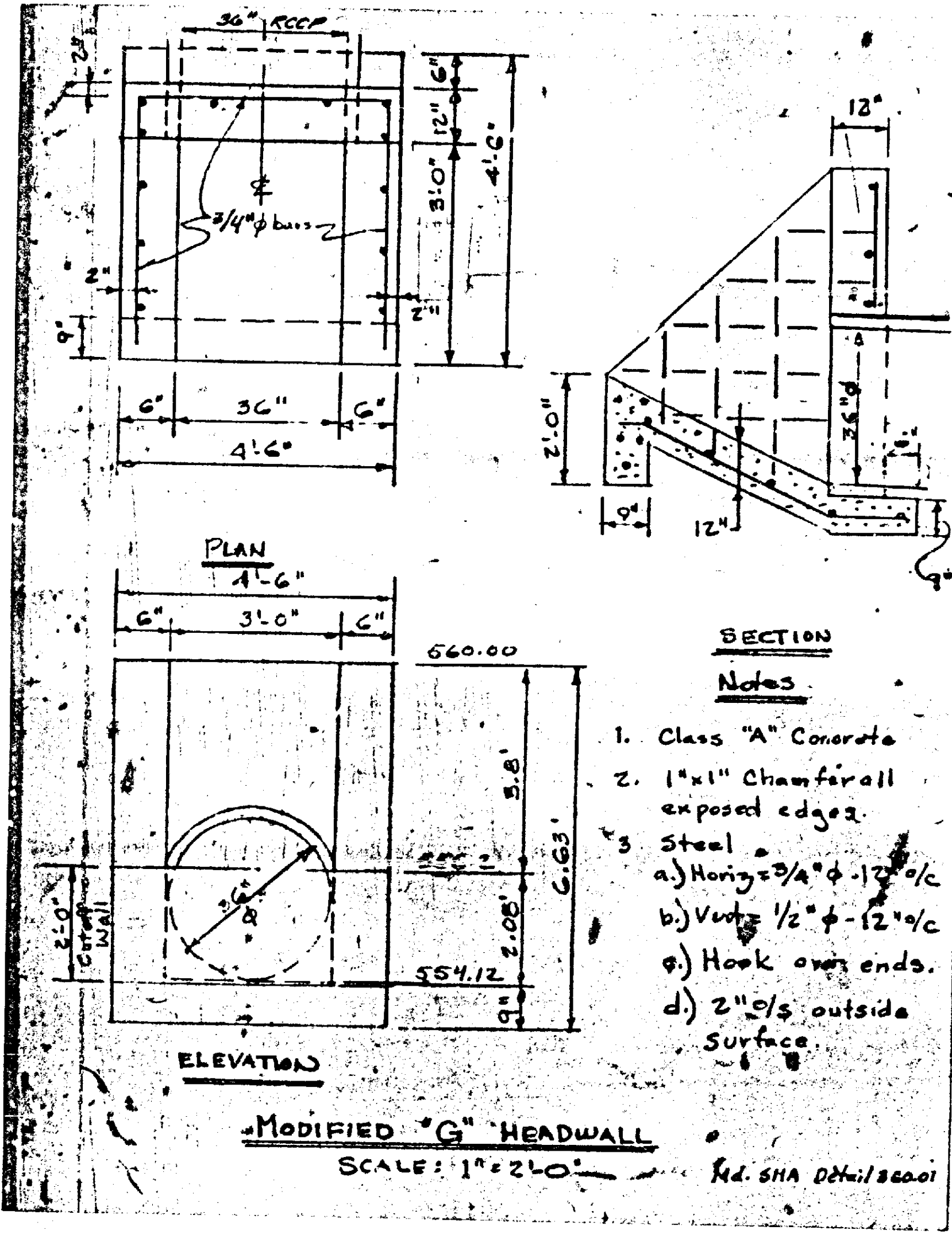


OWNER: RANDY COHEN
10 W COLLEGE TERRACE
TERRACE OFFICE CENTER
FREDERICK, MARYLAND 21701
301 662 7575

CITY OF BALTIMORE		DEPT. OF PUBLIC WORKS		DATE		CIVIL WATER DIV.		DATE	
DESIGNER		CHECKED		APPROVED		DESIGNED		DATE	
PROJECT NO.		CONTRACT NO.		SHEET NO.		SHEET TOTAL		DATE	
28201				1		1		9-9-82	
BUREAU OF PUBLIC SERVICES		DEPARTMENT OF PUBLIC WORKS		LEVEL NO.		KEY SHEET		SCALE	
27 NW 36		27 NW 36		P. 5W		P. 5W		1" = 20'	

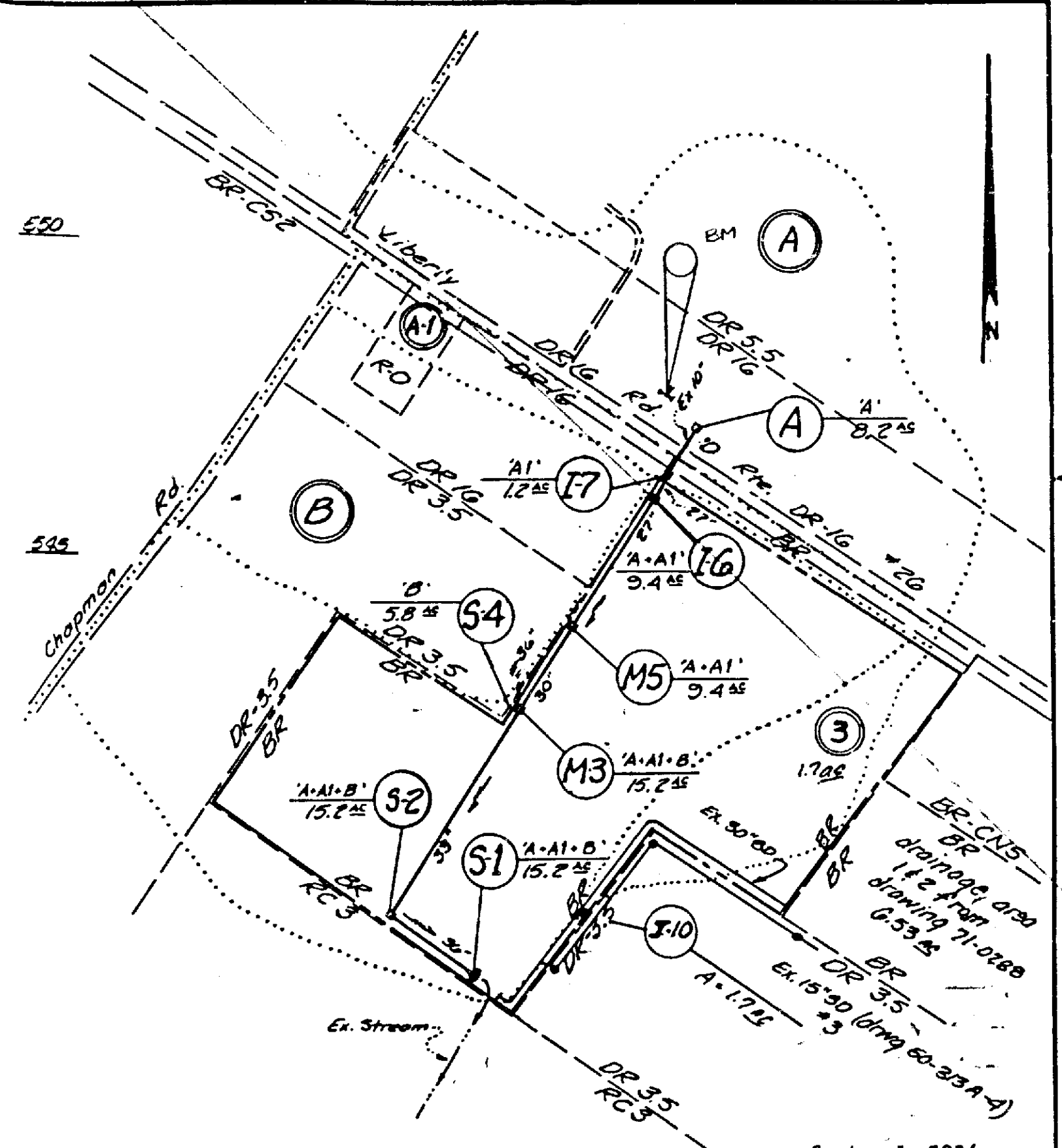


PROFILE 0-4 to M-3
1" = 2' 0"



MODIFIED "G" HEADWALL
SCALE: 1" = 2' 0"

- Notes
- Class "A" Concrete
 - 1"x1" Chamfer all exposed edges
 - Steel
 - Horizontal 3/4" x 12" o/c
 - Vertical 1/2" x 12" o/c
 - Hook over ends.
 - 2" o/s outside surface



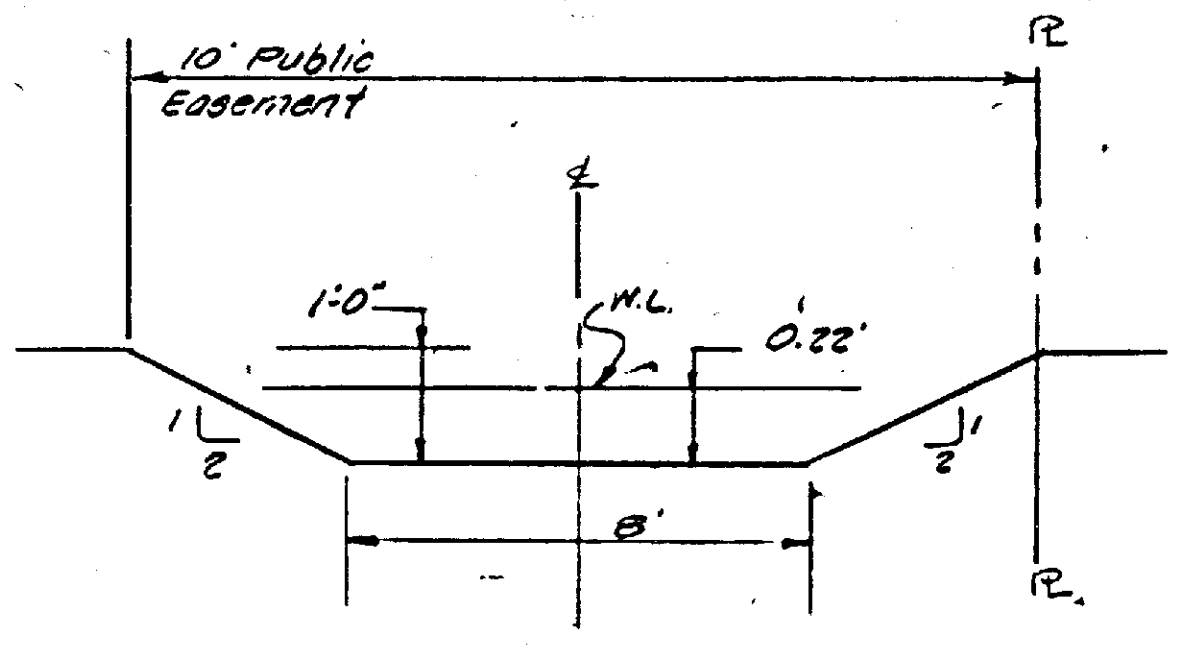
Drainage Area Map
Vicinity Map

Note: For drainage area map & computations for Ex. 33" SD, & 15" SD, see drawings 71-0288 & 50-3134-4.

ZONES	
BR	Business
BR-CNS	"
BR-CS2	"
DR-3.5	Residential (1/4 ss)
DR-5.5	Residential (1/2 ss)
DR-16	Residential (Apts.)
RO	Residential (Office)
RC-9	Residential (1/2 ss)

Bench Mark - Top bolt of existing fire hydrant - north side Liberty Rd. Elev = 579.80
Private Bench Mark established from County traverse in area.

TYPICAL SECTION
SWALE @ EAST PROPERTY LINE



Q = 8.3 cfs
n = 0.03 (ood)
Slope = 80% max.
Vel = 4.5 fps

PRIVATE CONTRACT 82 207 DSO		JOB ORDER NO.	
		4-1-4567	
BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING		SHEET 2 OF 2	
Storm Drain		DATE	
Liberty Road - Easement South of		82-0532	
LIBERTY MINI STORAGE PARK		FILE	

SOIL CONSERVATION SERVICE NATURAL CONSTRUCTION SPECIFICATIONS FOR POND (STORM WATER MANAGEMENT)

These specifications are appropriate to ponds within the scope of the National Engineering Practice 378.

I. SITE PREPARATION

Areas designated for borrow areas, embankment, and structural areas shall be cleared, grubbed and stripped of topsoil. All trees, vegetation, stumps and other objectionable material shall be removed. Chain of hills and sharp breaks shall be sloped to no steeper than 1:1.

Areas to be covered by the pond or reservoir will be cleared of all trees, brush, logs, fences, rubbish and other objectionable material unless otherwise designated on the plans. Trees, brush and stumps shall be removed approximately level with the ground surface.

All cleared and grubbed material shall be disposed of outside the limits of the dam and reservoir as directed by the owner or its representative. When specified, a sufficient quantity of rock shall be stockpiled in a suitable location for use on the embankment and designated areas.

II. EARTH FILL

Material

The fill material shall be taken from approved designated borrow areas. It shall be free of roots, stumps, wool, brush, logs, frozen or other objectionable materials. The material shall be constructed to an elevation which provides for a minimum of 1 foot above the design elevation. The fill height all along the length of the embankment shall be increased above the design elevation (freeboard) as shown on the plans.

Placement

Areas on which fill is to be placed shall be scarified prior to placement of fill. Fill materials shall be placed in 8-inch maximum thickness (before compaction) layers which are to be continuous over the entire length of the fill. The most porous borrow material shall be placed in the downstream portions of the embankment.

III. BACKFILL

The movement of the hauling and spreading equipment over the fill shall be controlled so that the entire surface of each lift shall be traversed by not less than one tread track of the equipment or compaction shall be achieved by a minimum of four complete passes of a sheepsfoot, rubber tired or vibratory roller. Fill material shall contain sufficient moisture such that the required degree of compaction can be obtained with the equipment used.

Where a minimum required density is specified, each layer of fill shall be compacted as necessary to obtain that density and is to be certified by the Engineer. Compaction densities to conform to the latest ASTM Specifications.

Cutoff Trench (Type soil to be used - ML/Unified Soil Classification)
Where specified, a cutoff trench shall be excavated along or parallel to the centerline of the embankment as shown on the plans. The bottom width of the trench shall be as shown on the drawings, with the minimum width being four feet. The depth shall be at least four feet or as shown on the plans. The side slopes of the trench shall be 1 to 1 or flatter. The backfill material for the cutoff trench shall be the most impervious material available and shall be compacted with equipment or rollers to assure maximum density and minimum permeability.

IV. PIPE CONDUITS

Backfill material shall be of the type and quality conforming to that specified for the adjoining fill material. The fill shall be placed in horizontal layers not to exceed four inches in thickness and compacted by hand tamper or other compaction equipment. The material needs to fill completely all spaces under and adjacent to the pipe. No time during the backfilling operation shall elapse without the pipe being covered by more than six feet, measured horizontally, to any part of the structure. Under no circumstances shall equipment be driven over any part of a concrete pipe or pipe unless there is a compacted fill of three-four inches or greater over the structure or pipe.

V. CONCRETE

1. Materials

a. Cement - Normal Portland cement shall conform to the latest ASTM Specification C-150.
b. Water - The water used in concrete shall be clean, free from oil, acid, alkali, scales, organic matter or other objectionable substances.
c. Sand - The sand used in concrete shall be clean, hard, strong and durable, and shall be well graded with 100 percent passing a No. 40 sieve. Limestone sand shall not be used.
d. Coarse Aggregate - The coarse aggregate shall be clean, hard, strong and durable, and free from clay or dirt. It shall be well graded with a maximum size of one and one-half (1-1/2) inches.
e. Reinforcing Steel - The reinforcing steel shall be deformed bars of intermediate grade billet steel or rail steel conforming to ASTM Specification A-615.
f. Design Mix - The concrete shall be mixed in the following proportions, by weight: The water-cement ratio shall be 5-1/2 to 6 U.S. Gals. of water per 94 pound bag of cement. The proportion of materials for the trial mix shall be 1:2:3-1/2. The combination of aggregates may be adjusted to produce a plastic and workable mix that will not produce hardness in placing or honeycombing in the structure.
g. Mixing - The concrete ingredients shall be mixed in batch mixers until the mixture is homogeneous and of uniform consistency. The mixing time shall not be less than one hour and shall be sufficient to ensure that the full amount of water is in the mixture. The minimum mixing time is predicted on proper control of the speed of rotation of the mixer and of the introduction of the materials, including water, into the mixer. Water shall be added prior to, during, and following the mixing operations. Excessive overmixing requiring the addition of water to preserve the required concrete consistency shall not be permitted. Truck mixing will be allowed provided that the use of this method shall cause no violation of any applicable provisions of the specifications given here.

2. Forms

The forms shall have sufficient strength and rigidity to hold the concrete and to withstand the necessary pressure, pumping, and vibration without deflection from the prescribed lines. They shall be mortar-tight and constructed so that they can be removed without hammering or prying against the concrete.

The inside of forms shall be oiled with a non-staining mineral oil or thoroughly wetted before concrete is placed.

Forms may be removed 24 hours after the placement of concrete. All wire ties and other devices used shall be removed from the surface of the concrete.

Reinforcing Steel - All reinforcing material shall be free of dirt, rust, scale, oil, paint or any other coatings. The steel shall be accurately placed and securely tied and blocked into position so that no movement of the steel will occur during placement of concrete.

Consolidating - Concrete shall be consolidated with internal type mechanical vibrators. Vibration shall be supplemented by spading and hand tamping as necessary to insure smooth dense concrete on all form surfaces, in corners, and around embedded items.

Finishing - Defective concrete, honeycombed areas, voids left by the removal of rebar, ridges on all concrete surfaces permanently exposed to view or exposed to water on the finished structure, shall be repaired immediately after the removal of forms. All voids shall be repaired and completely filled with dry-patching mortar.

Protection and Curing - Exposed surfaces of concrete shall be protected from the direct rays of the sun for at least the first three days. All concrete shall be kept continuously moist for at least 10 days after being placed. Moisture may be applied by spraying or sprinkling as necessary to prevent the concrete from drying. Concrete shall not be exposed to freezing during the curing period. During cold spells may also be used.

Placing Temperature - Concrete may not be placed at temperatures below 32° F with the temperature falling, or 34° with the temperature rising.

Steel pipes with polymeric coatings shall have a minimum coating thickness of 0.01 inch (10 mil) on both sides of the pipe. The following coatings are commercially available: Necon, Plasti-Cote, Blac-Klad, and Beth-Cut-Loy. Coated corrugated steel pipe shall meet the requirements of AASHTO M-245 and M-246.

Materials - (Aluminized Steel Pipe) - This pipe and its appurtenances shall conform to the requirements of AASHTO Specification M-274-791 with watertight coupling bands or flanges.

Materials - (Aluminum Pipe) - This pipe and its appurtenances shall conform to the requirements of AASHTO Specification M-105 or M-211 with watertight coupling bands or flanges. Coupling bands, anti-seep collars, and sections, etc. must be composed of the same material as the pipe. Details must be insulated from dissimilar materials with use of rubber or plastic insulating materials at least 1/4 inch in thickness. Aluminum insulating material shall be painted with corrosion resistant primer. Not dip galvanized bolts or nuts for connections. The pH of the surrounding soil shall be less than 4.

Connections - All connections with pipes shall be completely watertight. The drain pipe at barrel connection to the riser shall be welded all around when the pipe and riser are metal. Watertight coupling bands or flanges shall be used at all joints. Deep collars shall be connected to the pipe in such a manner as to be completely watertight. Double bands are not considered watertight.

The pipe shall be firmly and uniformly bedded throughout its entire length. Where rock or soft, sandy or other unstable soils are encountered, all such material shall be removed and replaced with suitable earth compacted to provide adequate support.

Drainage pipe - The pipe shall be placed with inside circumferential lap joint pointing downstream and with the longitudinal lap at the upstream end.

Gravelling shall conform to structural backfill as shown above.

Other Details (anti-seep collars, valves, etc.) shall be as shown on the drawings.

APPROVED FOR SUBMITTAL
CMW 9/9/82 10/21/82
9/10/82

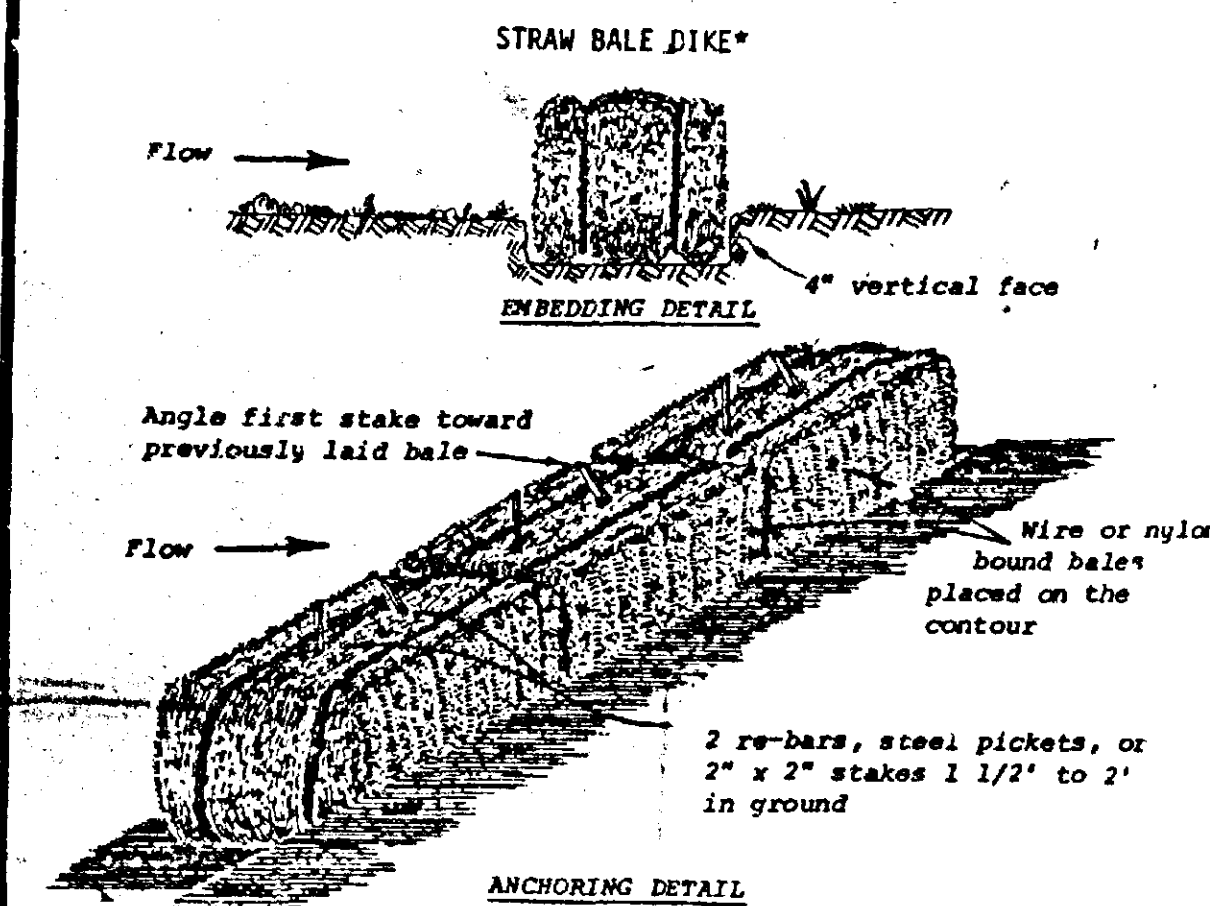
NO.	REVISIONS	DATE
1	Final Revisions	8-8-82
2	Revisions	6-30-82
3	Riser detail	7-6-82
4	Final	8-6-82
5	Owner Revision	2-23-82

DEVELOPMENT CONSULTANTS GROUP, INC.

12408 ROUTE 108
CLARKSVILLE, MD 21029
301-596-9080 301-988-9830

LIBERTY MINI STORAGE PARK
2nd Edition District
Tax Map 77, Parcel 133 & 137
Baltimore County, Maryland

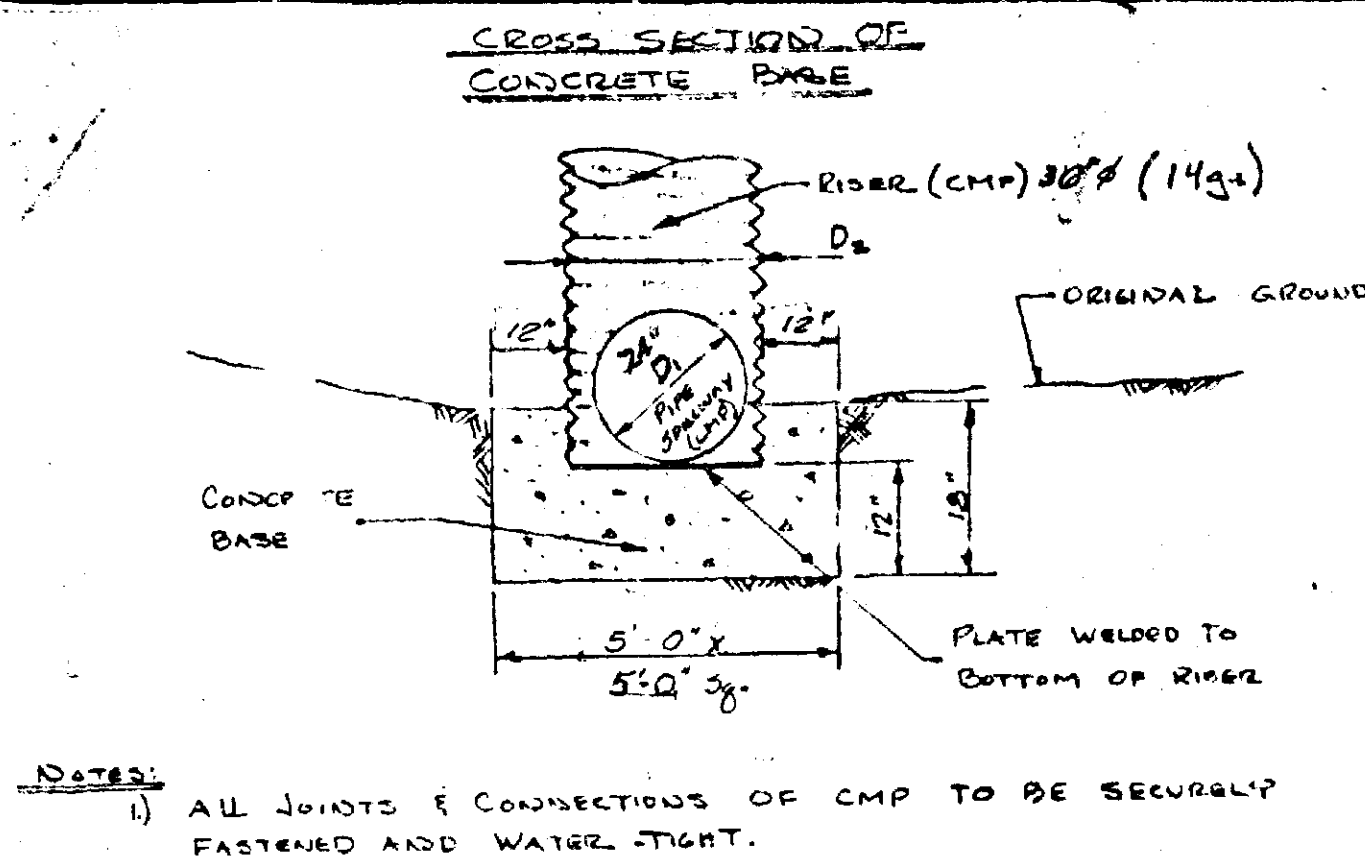
DATE Mar 1982	SHEET 6
DRAWN Jan	OF 8
CHECKED MJS	PROJECT NO.
SCALE As Shown	



Construction Specifications

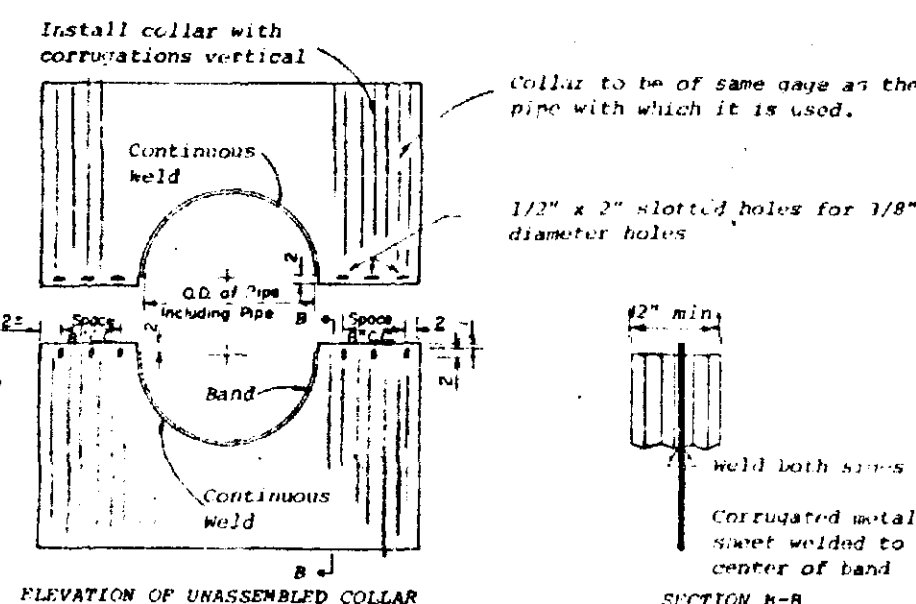
- Bales shall be placed in a row with ends tightly abutting the adjacent bales.
- Each bale shall be embedded in the soil a minimum of 4".
- Bales shall be securely anchored in place by stakes or re-bars driven through the bales. The first stake in each bale shall be angled toward previously laid bale to force bales together.
- Inspection shall be frequent and repair or replacement shall be made promptly as needed.
- Bales shall be removed when they have served their usefulness so as not to block or impede storm flow or drainage.

Standard Symbol SBD



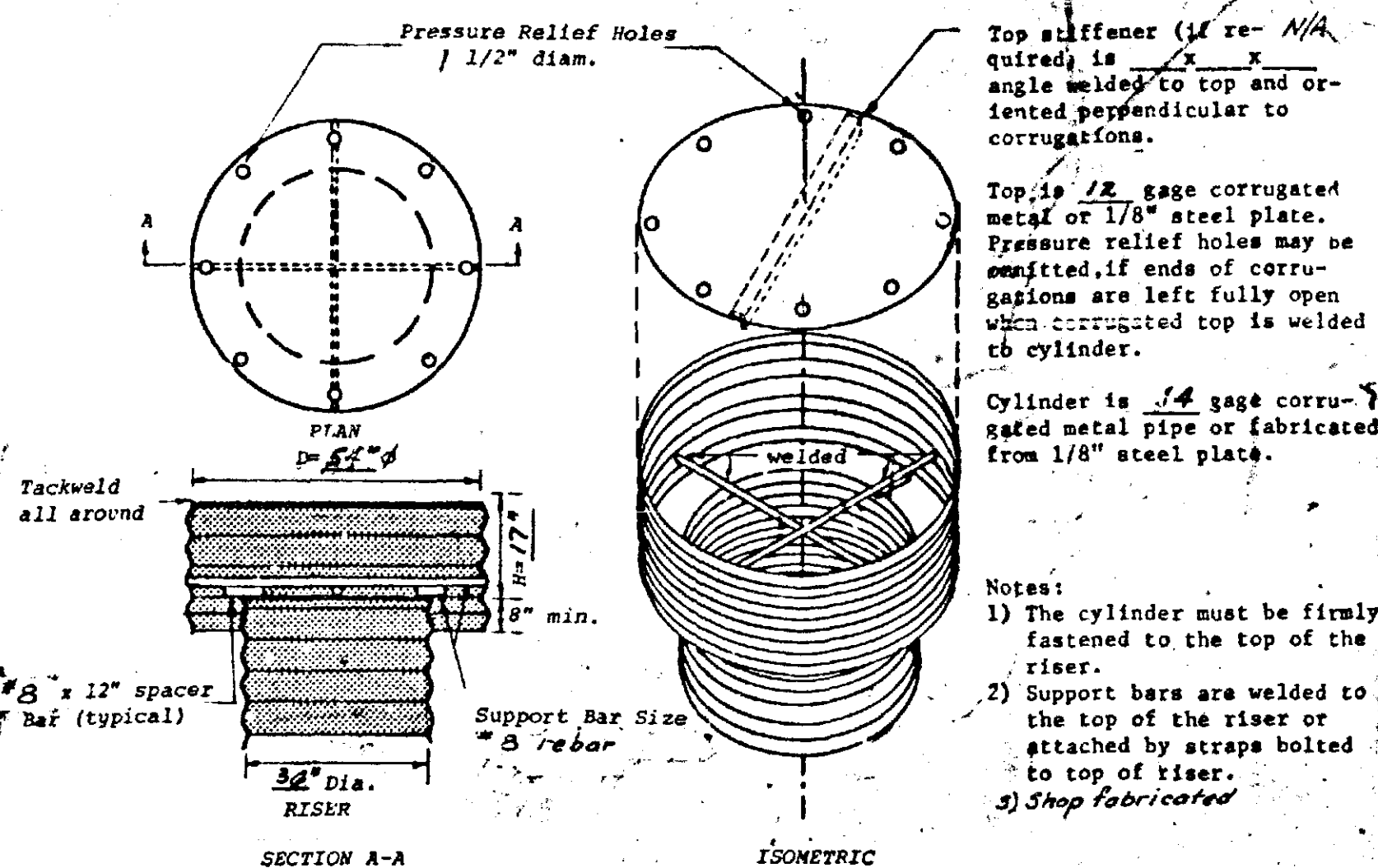
GENERAL NOTES

- Refer to USDA-Soil Conservation Service Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas for standard details and detailed specifications of each practice specified herein.
- During the layout of sediment control practices required on this plan, minor field adjustments can and will be made to insure the arrest and control of any sediment before it leaves the construction site. Changes in sediment control practices require prior approval of the Sediment Control Inspector and the Baltimore County Soil Conservation District.
- At the end of each working day, all sediment control practices will be inspected and left in operational condition.
- Any disturbed earth left idle for periods exceeding 30 days shall be stabilized according to temporary stabilization specifications.
- Any change to the grading proposed on this plan required re-submission to Baltimore County Soil Conservation District for approval.
- Contractor is to maintain positive drainage to sediment basin at all times.



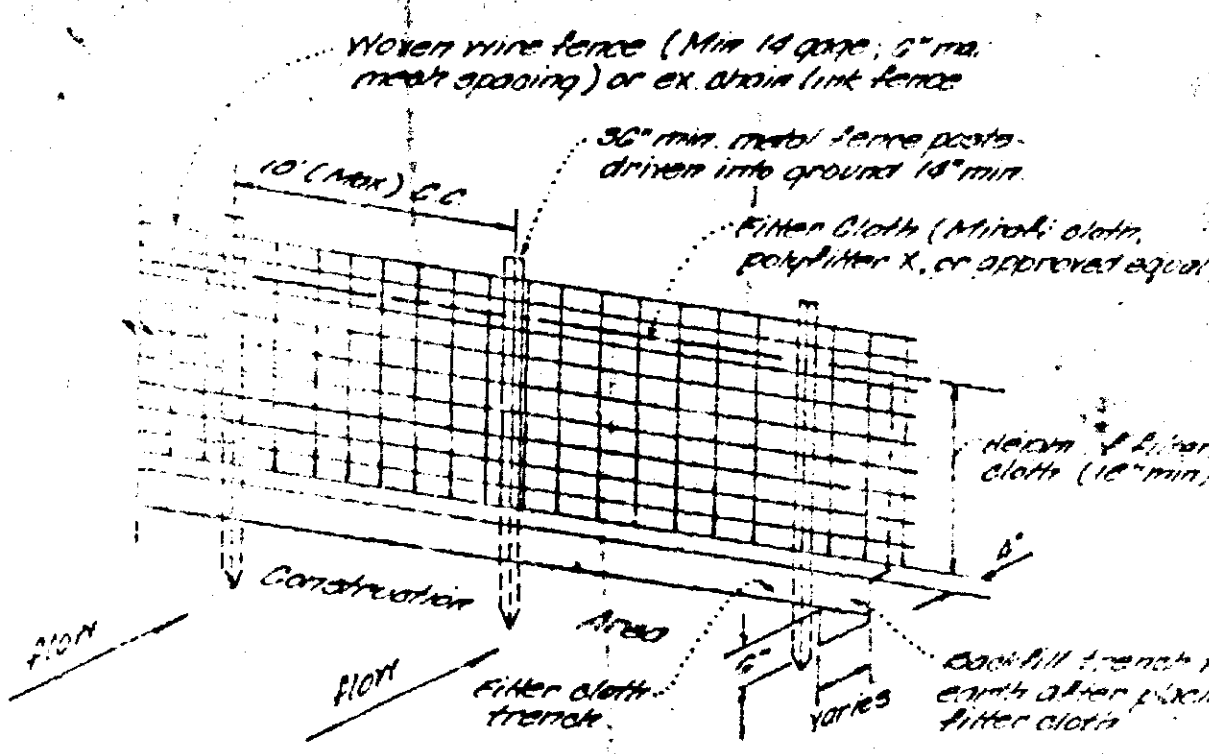
NOTES FOR COLLARS:

- All materials to be in accordance with construction and construction material specifications.
- When specified on the plans, coating of collars shall be in accordance with construction and construction material specifications.
- Unattached collars shall be marked by painting or tagging to identify matching pairs.
- The lap between the two half sections and between the pipe and connecting band shall be caulked with asphalt mastic at time of installation.
- Each collar shall be furnished with two 1/2" diameter rods with standard tank lugs for connecting collars to pipe.

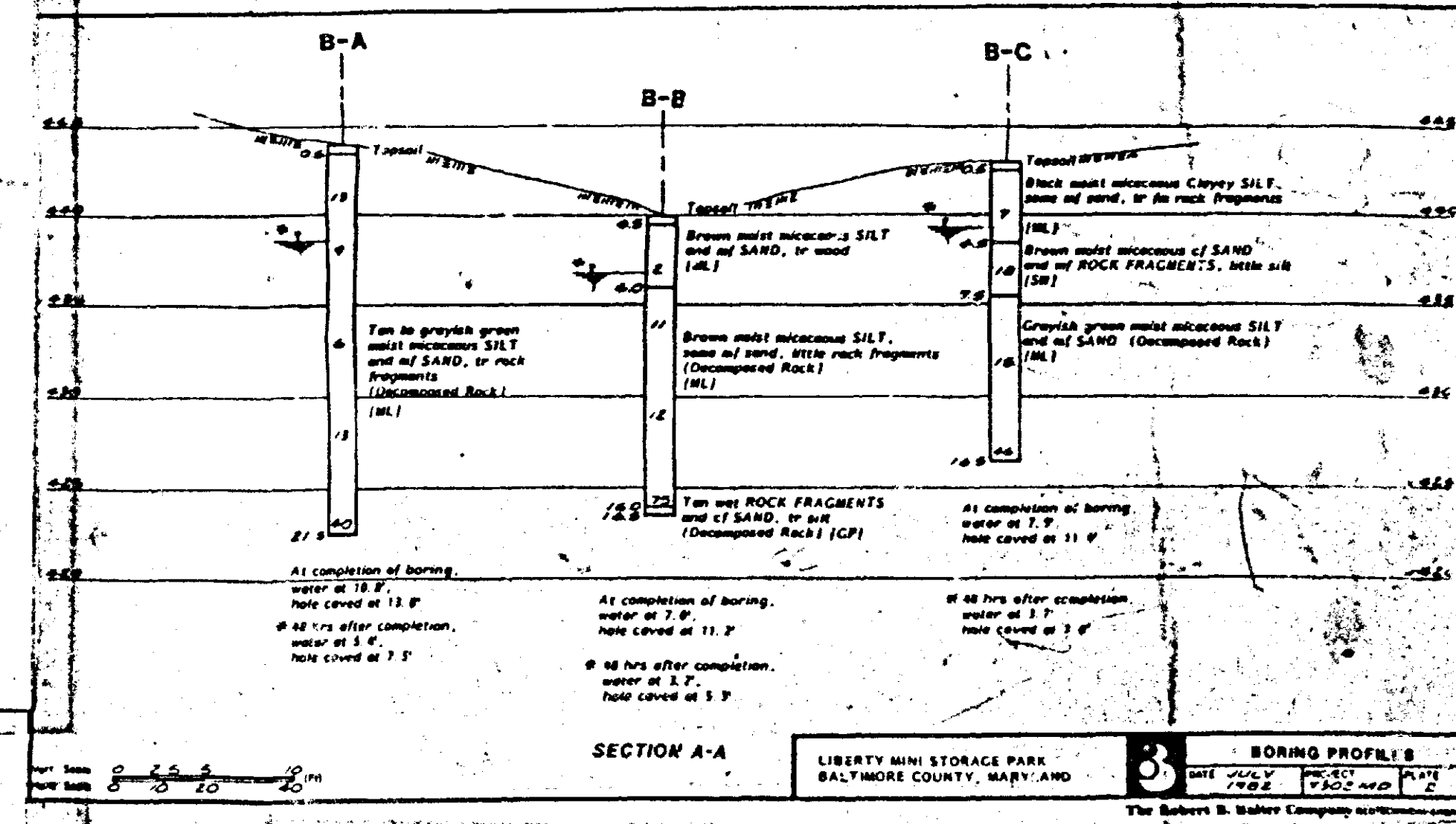
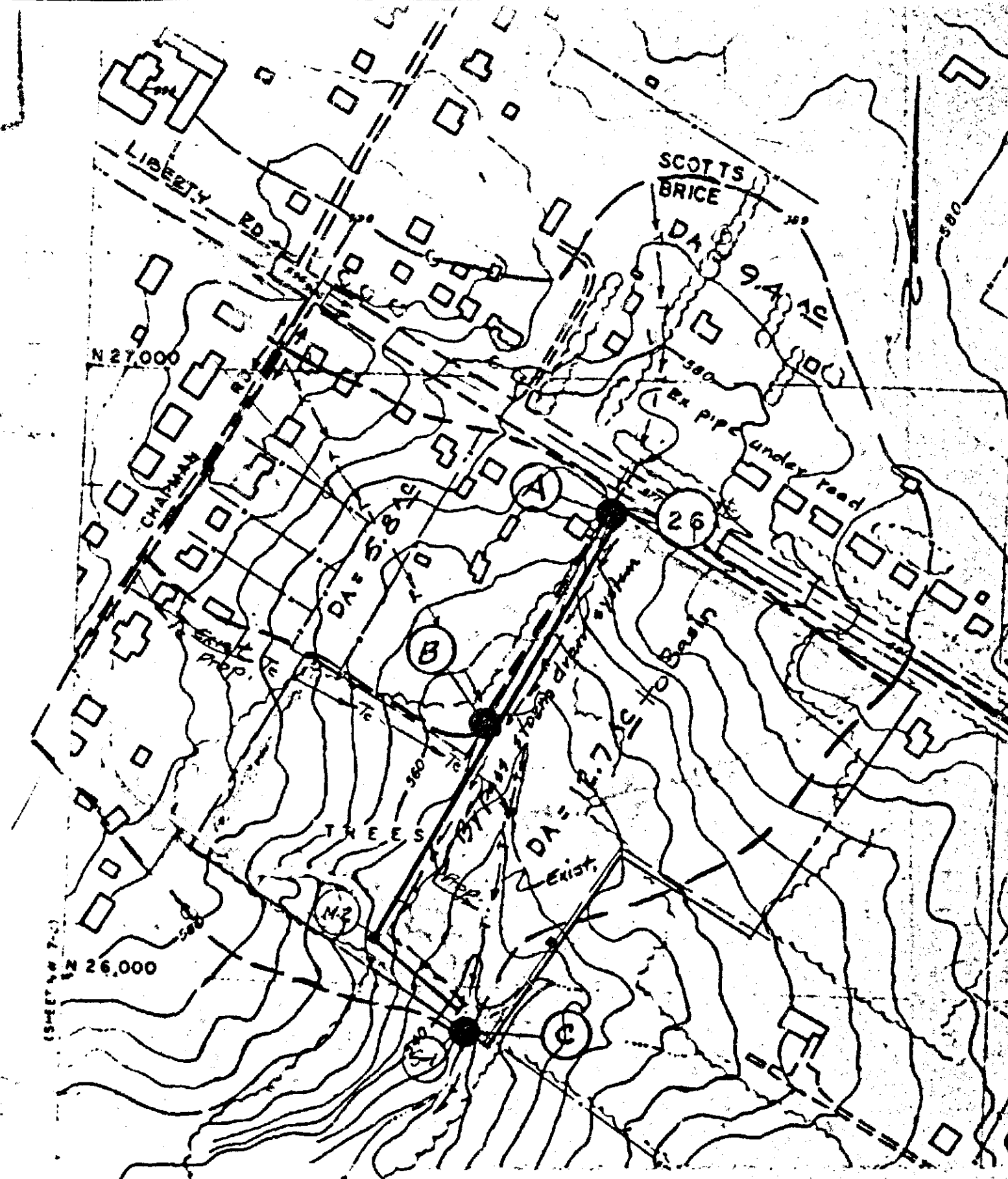
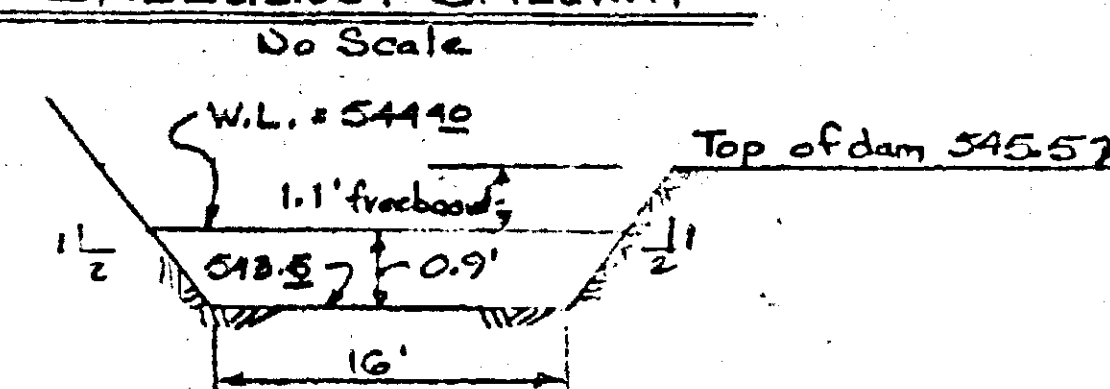


- Notify Sediment Control Division 48 hours prior to start of operations.
- Clear and grub area for sediment control for installation of storm drain bypass system. (See sheet 4 of 8 for plan.)
- Install sediment control for storm drain bypass system.
- Install storm drain bypass system including gabion outfall apron. Excavation for storm drain to be placed on uphill side of trench or protected by straw bales.
- Clear and grub for SCE and silt fence.
- Install SCE and silt fence.
- Clear and grub for basin access road within basin construction access "LIMITS OF DISTURBANCE" shown on plan.
- Clear and grub for sediment basin.
- Install sediment control basin. (Storm water management, also.)
- Clear and grub remainder of site. (Dispose of debris at a offsite approved disposal site.)
- Strip and stockpile topsoil. (Stockpile area shown on site plan, sheet 2 of 8.)
- Grade site as per site grading plan.
- Install other onsite utilities.
- Install footings and slabs for buildings.
- Install curbs and gutters.
- Place base course paving.
- Begin building construction.
- Stabilize disturbed areas not in construction area. (Subject to stabilization scheduled and specifications on plans.)
- Install landscape material not in construction area. (See details on plans.)
- Complete building construction.
- Place surface course paving.
- Final grade disturbed areas.
- Stabilize balance of disturbed areas.
- Install fences.
- Place balance of landscape material.
- Clear sediment from basin when approved by Sediment Control Division, Baltimore County. (Dispose of sediment at an approved disposal area offsite.)
- Place rip-rap aprons, flumes and pilot channels as per plan; remove dewatering device and stone; place sod and/or permanent seeding in basin area as per standards and specifications (when approved by Sediment Control Division, Baltimore County).
- Remove any remaining sediment control measures (when approved by Sediment Control Division, Baltimore County).

NOTE: The storm drain bypass system must be completely installed before proceeding beyond step #4 of the "Construction Sequence." Any change to the above sequence requires prior approval of the S.C.D.



CROSS SECTION OF CONTROL SECTION EMERGENCY SPILLWAY



SEDIMENT CONTROL NOTES

- Area of site = 367,146 SF 8.43AC
- Disturbed area = 341,250 SF 92.0 %
- Impervious area = 203,745 SF 55.0 %
- Green area = 163,401 SF 45.0 %
- Use = mini warehouse
- All sediment control facilities, specifications and procedures to follow those in "Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas" available at District Soil Conservation Office.
- Sediment Control facilities to be adjusted as necessary to meet differing field conditions

JAM 9/9/82

APPROVED FOR SWM + SCE

CMW 9/9/82

10/21/82

NO.	REVISIONS	DATE
1	FINAL	6-2-82
2	Revisions	6-20-82
3	Riser Revised	7-6-82
4	Boring Logs Added	7-21-82
5	Final	8-6-82
6	OWNER REVISION	9-23-82



DEVELOPMENT CONSULTANTS GROUP, INC.

12409 ROUTE 108
CLARKSVILLE, MD. 21029
301-596-9080 301-988-9830

LIBERTY MINI STORAGE PARK

2nd Election District

Tax Map 77, Parcel 1351237

Baltimore County, Maryland

DATE: May 1982	Sheet 7 of 8
DRAWN: JAM	
CHECKED: MJS	
SCALE: As Shown	

PETITION FOR SPECIAL EXCEPTION

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 Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for living quarters in a commercial building for a managers apartment

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

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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: RANDY L. COHEN (Type or Print Name)
Signature: [Signature]
Address: 120 Monroe Avenue
City and State: Frederick, Maryland 21701
Attorney for Petitioner: J. Earle Plunhoff (Type or Print Name)
Signature: [Signature]
Address: 204 Pennsylvania Avenue
City and State: Towson, Maryland 21204
Attorney's Telephone No.: 823-7800

Legal Owner(s): DECEASED (Type or Print Name)
Signature: [Signature]
Address: 120 Monroe Avenue
City and State: Frederick, Maryland 21701
Attorney for Petitioner: J. Earle Plunhoff (Type or Print Name)
Signature: [Signature]
Address: 204 Pennsylvania Avenue
City and State: Towson, Maryland 21204
Attorney's Telephone No.: 823-7800

c/o Albert Kermisch
8517 Glenn Michael Lane
Randallstown, Maryland 21133
City and State
Name and telephone number of legal owner, tract purchaser or representative to be contacted
Name
Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of April, 1981, 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 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 30th day of June, 1981, at 9:45 o'clock A.M.

X.C.O.-No. 1 (over)

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 (238.1, 238.2 and 102.2) to permit a minimum distance

between buildings of 25 feet in lieu of the maximum distance of 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)

1. That the requested variances are needed since sixty feet between buildings would cause Petitioner unnecessary practical hardship and unreasonable difficulty.
2. That the requested variances will allow the buildings to be constructed with sufficient aisles between them rather than excessive aisles.
3. That the requested variances are in harmony with the spirit and intent of the Regulations.

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: RANDY L. COHEN (Type or Print Name)
Signature: [Signature]
Address: 120 Monroe Avenue
City and State: Frederick, Maryland 21701
Attorney for Petitioner: J. Earle Plunhoff (Type or Print Name)
Signature: [Signature]
Address: 204 Pennsylvania Avenue
City and State: Towson, Maryland 21204
Attorney's Telephone No.: 823-7800

Legal Owner(s): DECEASED (Type or Print Name)
Signature: [Signature]
Address: 120 Monroe Avenue
City and State: Frederick, Maryland 21701
Attorney for Petitioner: J. Earle Plunhoff (Type or Print Name)
Signature: [Signature]
Address: 204 Pennsylvania Avenue
City and State: Towson, Maryland 21204
Attorney's Telephone No.: 823-7800

c/o Albert Kermisch
8517 Glenn Michael Lane
Randallstown, Maryland 21133
City and State
Name and telephone number of legal owner, tract purchaser or representative to be contacted
Name
Telephone No.

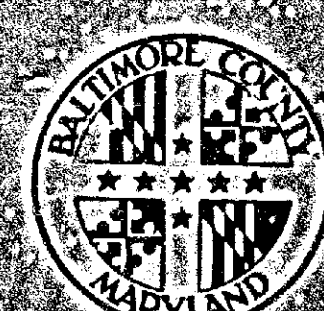
ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of April, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 30th day of June, 1981, at 9:45 o'clock A.M.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 18, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ofo
Nicholas B. Commodari
Chairman

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

J. Earle Plunhoff, Esquire
Newton A. Williams, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 185
Petitioner - Albert Kermisch, et ux
Special Exception & Variance Petition

Dear Sirs:

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.

Located on the south side of Liberty Road southeast of Chapman Road in the 2nd Election District, the subject of this petition is part of an overall tract of land owned by your client. Because of his proposal to construct warehouse buildings closer to each other than allowed and provide living quarters for a watchman, this combination hearing is required.

The submitted site plans must be revised to reflect the comments of the State Highway Administration, while particular attention should be afforded to comments of the Health Department and the Department of Permits and Licenses. For further explanation on the latter comments, you may contact Mr. Charles Burnham at 494-3987.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

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

NEC:bsc

Enclosures

cc: Development Consultants Group, Inc.
12408 Route 108
Clarksville, Maryland 21029

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty
ATTN: Oliver L. Myers
FROM: Ellsworth N. Diver, P.E.

Date: May 7, 1971

SUBJECT: Item #43 (April - October Cycle 1971)
Property Owner: Albert Kermisch and Jack Sobel
Location: S/S Liberty Rd., 575' S/S of Chapman
Present Zoning: D.M. 3-1
Proposed Zoning: Reclas. to B.R.
District: 2C2 Sector: Northwestern
No. Acres: 4.915

ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:ENM:RMD:ss

cc: File (3)

Attachment

The subject property constitutes the same property previously reviewed by the Zoning Advisory Committee and known as Item #228 (1969-1970). The comments furnished by this office in connection with Item #228 remain valid and in effect. We are enclosing herewith a xerox copy of those comments which are applicable to the current petition.

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 13, 1981

Mr. William F. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #185 (1980-1981)
Property Owner: Albert & Bessie Kermisch
S/S Liberty Blvd. 590' E. of Chapman Road
Acres: 9.6360 District: 2nd

Dear Mr. Hammond:

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:

The comments which were supplied in conjunction with the Zoning Advisory Committee reviews for a large portion of this property for Item 228 (1969-1970) and Item 43 Zoning Cycle I (April-October 1971) are referred to for your consideration.

Future drainage and utility easements will be required through this property.

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

This property is tributary to the Patapsco Sewage Pumping Station subject to State Health Department allocations and regulations.

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:ENM:FWR:ss

cc: Jack Wimbley
John Gast

Attachments

P-SW Key Sheet
26 & 27 NW 36 Pos. Sheets
NW 7 I Topo
77 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty
ATTN: Oliver L. Myers
FROM: Ellsworth N. Diver, P.E.

Date: April 24, 1970

SUBJECT: Item 228 (1969-1970)
Property Owner: Albert Kermisch
575' S/S of Chapman and Liberty Roads
District: 2nd
Present Zoning: R-10
Proposed Zoning: Reclassification to ER
No. Acres: 6.331 acres

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:

Liberty Road is a State Road. Therefore, all street improvements, entrance locations, drainage requirements and utility construction within the State Road right-of-way come under the jurisdiction of the Maryland State Roads Commission and will be subject to the standards, specifications and approval of that agency.

Highways:

Chapman Road is an existing 18-foot wide easement road proposed for improvement as a 40-foot closed roadway within a 60-foot right-of-way. Highway right-of-way widening and improvements would be required with any subsequent grading or building permit applications.

Wilbur Avenue may be terminated at the property line as indicated on the plat.

The status of the "20-foot road - Use In Common" extending into the site from Chapman Road must be clarified. Any access to Chapman Road must be approved by the Department of Traffic Engineering and the Office of Planning.

Storm Drains:

No provisions for accommodating storm water or drainage have been indicated on the subject plans; however, storm drain facilities and easements will be required in connection with the proposed development of this property.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Special Exception

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

Item 228 (1969-1970)
Property Owner: Albert Kermisch
Page 2
April 24, 1970

Storm Drains: (Cont'd)

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.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Water:

Public water supply is available to serve this property.

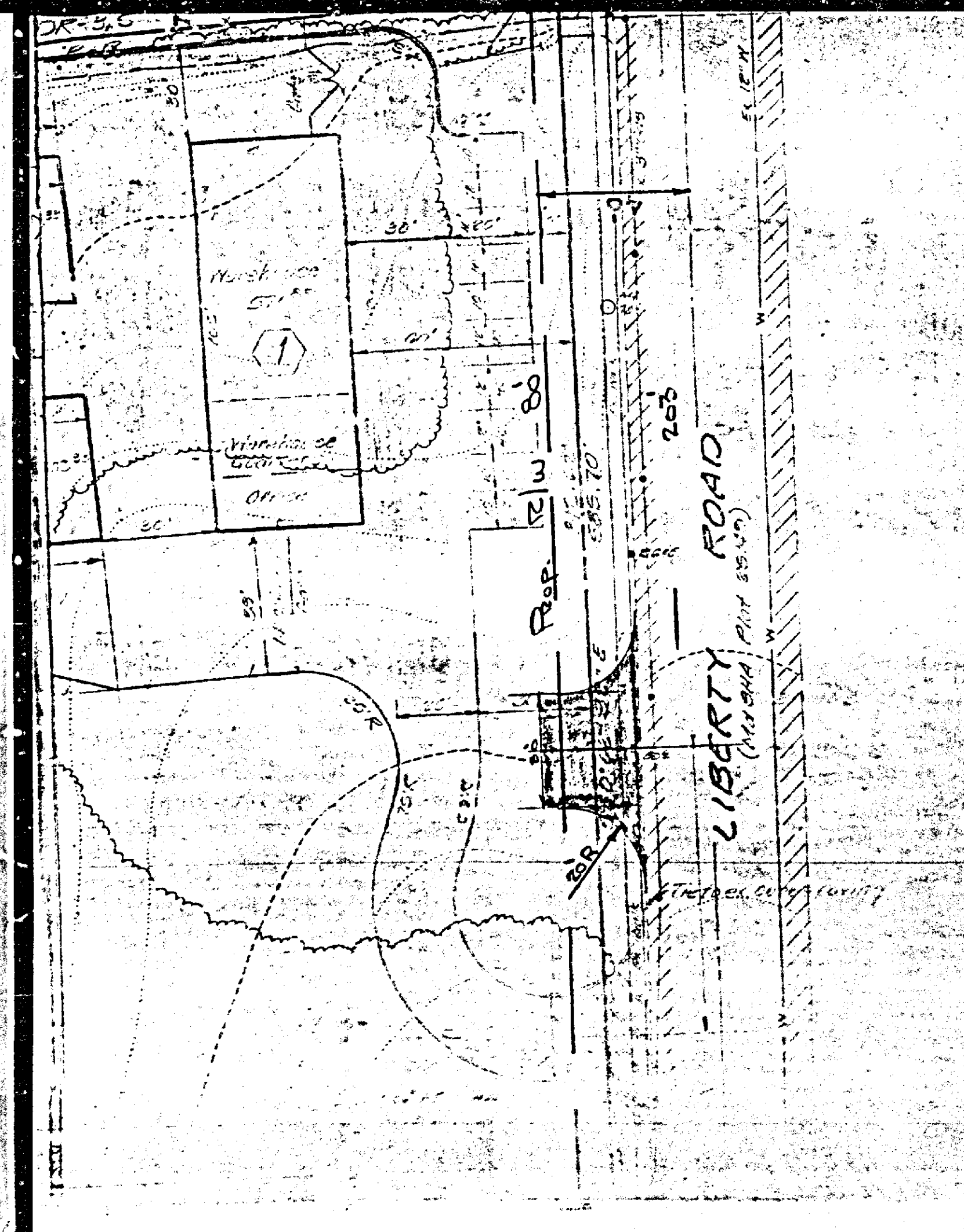
Sanitary Sewer:

Public sanitary sewer is not presently available in the Patapsco River drainage area, the natural drainage area in which this property lies. It will be possible to reach the Scotts Level Drainage Area by constructing a private sewage pumping station as indicated on the subject plan. The private pumping station must be constructed onsite in accordance with Department of Health regulations and requirements, and will not be permitted to be constructed within any drainage and utility easement or flood plain reservation.

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:REC:ss

P-SW Key Sheet
27 NW 36 Position Sheet
NW 7 I & 7 J Topo



James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

April 27, 1981

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting of April 14, 1981
ITEM: #185
Property Owner: Albert & Bessie Kermisch
Location: S/S Liberty Blvd.
Route 26, 590' E. of Chapman Rd.
Existing Zoning: BR
Proposed Zoning: Special
Exception for living quarters in a commercial building for a managers apartment & Variance to permit a minimum distance between buildings of 25' in lieu of the required maximum distance of 60'.
Acres 9.6360
District: 2nd

Dear Mr. Hammond:

On review of the plan and field inspection, the State Highway Administration will require the plan to be revised.

The proposed point of access, 278' east of the west property line does not meet minimal sight distance for this location.

Therefore, the proposed entrance must be relocated 75' to the west.

The State Highway Administration will require the revised plan to show a 3% grade for the first 50' from the flowline of Liberty Road.

Also, the State Highway Administration will request the revised plans show a proposed right of way of 80', 40' from the centerline of Liberty Road.

I am sending a sketch to show the areas in question.

Very truly yours,

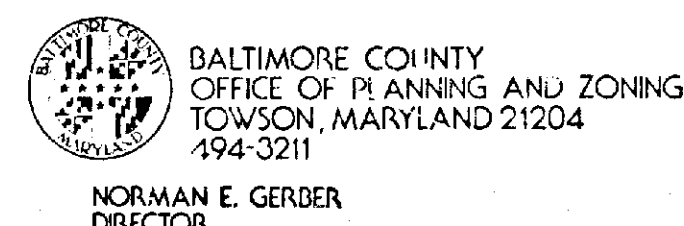
Charles Lee
Charles Lee, Chief

Bureau of Eng. Access Permits

CL:GW:maw

cc: Mr. J. Wimbley telephone number is 659-1350

P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203



June 9, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #185, Zoning Advisory Committee Meeting, April 14, 1981, are as follows:

Property Owner: Albert and Bessie Kermisch
Location: S/S Liberty Blvd 590' E. of Chapman Road
Acres: 9.6360
District: 2nd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The subject property is in the Gwynns Falls Sewer Area and in an "E" level Traffic Deficient Area.

The property is subject to the Baltimore County Subdivision Regulations.

Landscaping and compact screen planting is required to be provided and indicated on the site plan.

Very truly yours,

John L. Wimbley
John L. Wimbley

Planner III
Current Planning & Development

BALTIMORE COUNTY, MARYLAND

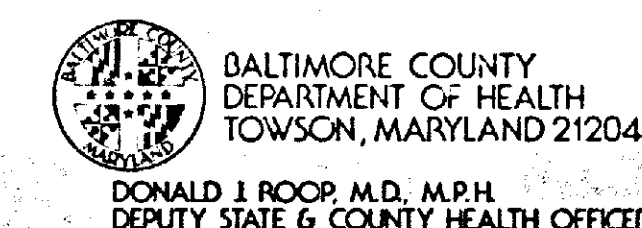
INTER-OFFICE CORRESPONDENCE

Mr. William Hammond
Zoning Commissioner
TO: _____ Date: May 27, 1981
FROM: Michael S. Flanigan, Engineer Associate II
SUBJECT: Zoning Comments

With reference to ZAC meeting of April 14, 1981, the Department of Traffic Engineering has no comments for items #184, 185, 186 and 187.

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/bza



June 4, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #185, Zoning Advisory Committee Meeting of April 14, 1981, are as follows:

Property Owner: Albert & Bessie Kermisch
Location: S/S Liberty Blvd. 590' E. of Chapman Road
Existing Zoning: BR
Proposed Zoning: Special Exception for living quarters in a commercial building for a manager's apartment & variance to permit a minimum distance between buildings of 25' in lieu of the required maximum distance of 60'.
Acres: 9.6360
District: 2nd

Metropolitan water is available to serve the property. Public sewer is not available to serve the property at present. The proposed commercial building, to contain an apartment, is located in an S-1 sewer service area as delineated by the Baltimore County Water and Sewerage Plan. Metropolitan sewer, therefore, must be extended to serve the site.

Prior to new installation of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation before work begins.

John J. Forrest
John J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/rth

cc: Division of Air Pollution

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

No. 096358

DATE 6/30/81 ACCOUNT 01-662

AMOUNT \$132.50

RECEIVED FROM: Nolan, Plumbhoff & Williams

FOR: Posting and Advertising of Case #81-223-XA

13250

VALIDATION OR SIGNATURE OF CASHIER

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

Your Petition has been received this 2 day of April 1981.

Filing Fee \$ 50 Received: ☒ Check ☐ Cash ☐ Other

#185

William E. Hammond, Zoning Commissioner

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

No. 097295

DATE May 22, 1981 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED FROM: Newton A. Williams

FOR: \$110. fee for case no. 81-223-XA

109325 5000

VALIDATION OR SIGNATURE OF CASHIER

J. Earle Plumbhoff, Esquire
NOLAN, PLUMHOFF & WILLIAMS
204 W. Pennsylvania Avenue
Towson, Maryland 21204

May 25, 1981

NOTICE OF HEARING

RE: South side of Liberty Rd., 590 feet
Southeast of Chapman Road
Petition for Special Exception & Variance
Albert Kermisch, et al
Case No. 81-223-XA

TIME: 9:45 A.M.

DATE: Thursday, June 25, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,
TOWSON, MARYLAND

cc: Randy L. Cohen
120 Monroe Avenue
Frederick, Maryland 21701

ZONING COMMISSIONER OF
BALTIMORE COUNTY

J. Earle Plumbhoff, Esquire
NOLAN, PLUMHOFF & WILLIAMS
204 W. Pennsylvania Avenue
Towson, Maryland 21204

May 26, 1981

NOTICE OF HEARING

RE: South side Liberty Rd., 590 ft.
Southeast of Chapman Road
Petition for Special Exception & Variance
Albert Kermisch, et al - Petitioners
Case No. 81-223-XA

TIME: 9:45 A.M.

DATE: Tuesday, June 30, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,
TOWSON, MARYLAND

cc: Randy L. Cohen
120 Monroe Avenue
Frederick, Maryland 21701

ZONING COMMISSIONER OF
BALTIMORE COUNTY

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

December 22, 1981

Mr. Ian J. Forrest, Director
Bureau of Environmental Services
Baltimore County Health Department
Courts Building
Towson, Maryland 21204

Brooks H. Stafford, MHS, Director
Environmental Support Services
Baltimore County Health Department
Courts Building
Towson, Maryland 21204

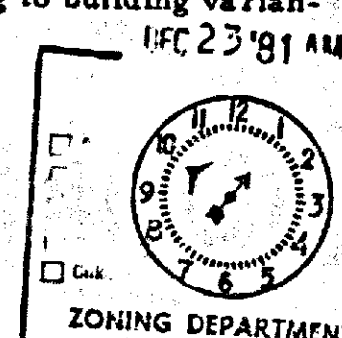
Re: Request for Percolation Test on the Cohen/Kermisch
Property, Liberty Road, by Mr. Randy Cohen, Contract
Purchaser, Case No. 81-223-XA (Item No. 185)

Dear Mr. Forrest and Mr. Stafford:

Thank you for your reply letter of December 16, 1981, in response to our letter of December 10, 1981 wherein we are requesting permission merely to make a perc test on the Cohen Liberty Mini Storage property. For everyone's convenience, another copy of our letter of December 10th is attached, together with Mr. Stafford's letter of December 16th.

We have measured our Site Plan dated November, 1981, and the manager's apartment with one bathroom and the one public washroom are, in fact, on the order of 564 feet from the sanitary sewer manhole you mention in your letter to the southeast of the building.

Furthermore, this measurement does not account for the actual distance which is further since it is uphill from the building's Liberty Road frontage to the manhole, and it is not a flat plane, but rather the road is curved, and manhole to building point along Liberty Road is over 500 feet due to the road's curvature. It is clear from a reading of Section 2.19.1 of the Baltimore County Plumbing-Gasfitting Code, 1973 Ed. as amended, that the word "premise" in that section refers to a building, and not to the land. Only a minority of the office/apartment/storage building itself is used for human occupancy, and the vast majority of the site, well over 99 percent is not used for human occupancy, but, rather, is used for storage of materials and other items of personal property as on the approved plan in Case No. 81-223-XA, which granted certain building to building variances and living quarters in a commercial zone.



Mr. Ian J. Forrest, Director
and
Mr. Brooks H. Stafford, Director

December 22, 1981

Once again, Mr. Cohen is agreeable as a part of the pending subdivision of Lot 1, a vacant 3.43 Acre BR parcel from the 7.73 Acre Liberty Mini Storage Parcel (which mini-storage facility will be first developed) to agree to connect to the sewer at such time as the 3.43 Acre Lot 1 develops for BR commercial usage, when the sewer will be extended by the developer of Lot 1.

Accordingly, we are again asking for permission merely to make a perc test to see if the property can be the subject for an interim private septic system until Lot 1 develops as above. We have made application for a percolation test pursuant to Cash Receipt No. D15343 in the amount of \$40.00 dated December 4, 1981, and we are hereby renewing that application.

We told Mr. Glen Miller that we have no wish to bypass him or either of you gentlemen, and we look forward to meeting with both of you, and Mr. Miller, which meeting of December 22nd had to be cancelled due to Mr. Forrest's illness.

We are sure that we can work this matter out with you since sewer is more than 500 feet away, but solely as a precaution, please consider this letter as an appeal and appeals to Mr. Forrest, to Dr. Donald J. Roop, the County Health Officer and/or to the County Board of Appeals, and to any and all of them from the purported denial of the perc test application contained in Mr. Stafford's letter of December 16, 1981.

We are advised by Mrs. June Holmen that there is no appeal fee due to the County Board of Appeals.

We are respectfully asking that Mr. Cohen be allowed to make the percolation test which cannot prejudice either the County or Mr. Cohen. As soon as Mr. Forrest returns to the office, we look forward to sitting down with all concerned, namely, Mr. Forrest, Mr. Stafford, Mr. Miller and any other interested party.

Looking forward to at least being allowed to make the perc test,

Mr. Ian J. Forrest, Director
and
Mr. Brooks H. Stafford, Director

December 22, 1981

we are with best regards of the holiday season to all,

Sincerely yours,

NOLAN, PLUMHOFF & WILLIAMS
CHARTERED

By: Newton A. Williams

NAW:ak
Enclosures

cc: The Honorable William T. Hackett, Chairman
Baltimore County Board of Appeals

cc: The Honorable William E. Hammond, Esq.
Baltimore County Zoning Commissioner

cc: Mr. Glen E. Miller
Environmental Support Services
Baltimore County Health Department

cc: Mr. Randy Cohen and
Mr. Albert Cohen

cc: Mr. Lee Sutherland, P.E.
Development Consultants' Group, Inc.

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

December 10, 1981

The Honorable William E. Hammond, Esquire
Baltimore County Zoning Commissioner
County Office Building
Towson, Maryland 21204

Mr. Ian J. Forrest, Director
Bureau of Environmental Services
Baltimore County Health Department
Courts Building - 4th Floor
Towson, Maryland 21204

Re: Request for Percolation Test on the Kermisch Property,
Liberty Road - Case No. 81-223-XA (Item No. 185)

Dear Commissioner Hammond and Mr. Forrest:

As your files will disclose, a special exception for living quarters in a commercial zone and variances were granted to the Kermisch property by Commissioner Hammond's opinion and order of August 31, 1981 in Case No. 81-223-XA (Item No. 185).

As the enclosed site plans disclose, approximately two-thirds of this 12-acre property is proposed for a low volume mini-warehouse complex with a manager's apartment pursuant to the special exception granted.

The balance of the Liberty Road frontage of approximately 3.43 acres, identified as Lot 1, is presently the subject of a subdivision effort and it is expected that this prime commercial frontage will be developed after the construction and opening of the mini-warehouse complex.

Sanitary sewer is not available at these properties and exists some distance to the southeast and will require an extensive and expensive extension when these properties are to be served.

We are enclosing herewith an Application for a Percolation Permit covered by Baltimore County Cash Receipt No. D15343 pursuant to a recent meeting with Commissioner Hammond and a conversation with the Health Department. Very simply, we are asking that we be allowed to perk test the area of Lot 2, shown on the two sheets, for a temporary usage by the two-person manager's apartment and the small public restroom in the office of an interim septic system.

Re: Kermisch Property - 2 - December 10, 1981

It was brought out at the hearing before Commissioner Hammond that there is quite literally no lesser generator of commercial traffic and sewage flows than a mini-warehouse complex. On the very busiest day at a comparable facility in Frederick on one particular Saturday seven (7) to ten (10) customers came to the site, and, of course, not all of these customers would even stop in the office, much less utilize the restroom since admittance is to be controlled by a card-actuated electric gate.

Thus, if this perk test is successful, which we believe it will be, only the manager and spouse and some relatively small percentage of perhaps fifteen (15) customers on a busy day would ever use this restroom facility.

Accordingly, we would respectfully ask that, pursuant to Commissioner Hammond's permission to conduct a perk test, we be allowed to conduct a perk test to determine the feasibility of interim septic tank usage. Based on the test results, we can then discuss possible solutions. We can assure you that we fully understand that any commercial development of Lot 1 will require the extension and usage of sanitary sewer facilities, and at that time the manager's apartment and restrooms could be switched over to the public sewer. Of course, public water is available and will be utilized from the inception on both sites.

Thanking both of you and your staff for your consideration of this request and trusting that we will be allowed to conduct a perk test, I am with best regards of the Holiday Season to all

Sincerely,

NAW:jka
Enclosure

Newton A. Williams

cc: Mr. Randy L. Cohen
Mr. Albert Cohen
Frederick Shelf Storage
120 Monroe Avenue
Frederick, Maryland 21701

Mr. Lee Sutherland, President
Development Consultants Group, Inc.
12408 Route 108
Clarksville, Maryland 21029

December 16, 1981

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams
204 West Pennsylvania Avenue
Towson, Maryland 21204

Dear Mr. Williams:

This office has reviewed your request for soil percolation tests on the Kermish Property, located on Liberty Road, Election District 2, dated December 10, 1981.

Drawing #64-01, dated November, 1981, shows an existing sanitary manhole in the easement for Liberty Road, which is located approximately 435 feet from the corner of the lot in question.

Section 2.19.1 of the Baltimore County Plumbing-Gas-fitting Code, 1973 Edition as amended, states:

"The water distribution and drainage system of any building in which plumbing fixtures are installed shall be connected to a public water supply and sewer system respectively if available. A public water supply system and/or public sewer system shall be deemed available to a premise used for human occupancy if such a premise is within 500 feet, measured along a street, alley, or easement, of the public water supply or sewer system and a connection conforming with the standards set forth in the Code may be made thereto."

Based on the above, your request cannot be approved. A refund of the percolation test application fee can be obtained from the Department of Permits and Licenses. If any questions remain, please call Mr. Glenn E. Miller at 494-3768.

Very truly yours,

Brooks H. Stafford, Jr.
Brooks H. Stafford, M.H.S.
Director
ENVIRONMENTAL SUPPORT SERVICES

BHS:GEM:pb

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 11, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time, on or before the 30th day of June, 1981, the first publication appearing on the 11th day of June, 1981.

1981

Cost of Advertisement, \$

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$

PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
RE: PETITION FOR VARIANCE
S/S of Liberty Rd., 590'
SE of Chapman Rd., 2nd District : OF BALTIMORE COUNTY

ALBERT KERMISCH, et al, Petitioners : Case No. 81-223-XA

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify

me of any hearing date or dates which may be now or hereafter designated therefore,

and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 9th day of June, 1981, a copy of the foregoing

Order was mailed to J. Earle Plumhoff, Esquire, Nolan, Plumhoff & Williams, 204 W.

Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners; and Randy L.

Cohen, 120 Monroe Avenue, Frederick, Maryland 21701, Contract Purchaser.

John W. Hession, III
John W. Hession, III

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

AREA CODE 301
TELEPHONE
623-7600

May 26, 1981

The Hon. William E. Hammond
Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Rescheduling of the Kermish Special
Exception for Living Quarters and
Variances Hearing to Tuesday, June 30,
1981 at 9:45 A.M. in Room 106, County
Office Building.

Dear Commissioner Hammond:

We understand from Mrs. Regal of your Staff that due to a conflict with your trial schedule, the Kermish special exception and variance hearing is being rescheduled from Thursday, June 25th to Tuesday, June 30th at 9:45 a.m.

By copy of this letter we are informing our clients and engineer of this change in scheduling.

Thanking you and your Staff for your attention to this matter, I am

Respectfully,

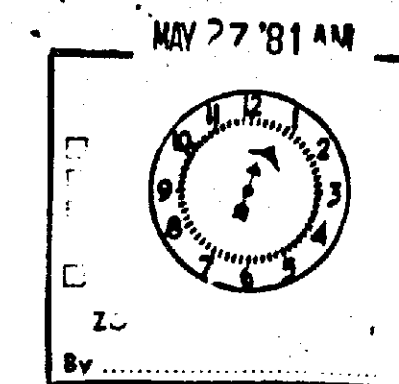
Newton A. Williams

NAW/hl
cc: Randy L. Cohen, President
Liberty Mini-storage

Mr. Albert Cohen
c/o Randy L. Cohen
Louis Battistone, A.I.A.
Louis Battistone & Associates, Inc.

Lee Sutherland, President
Development Consultants Group, Inc.

Mr. Albert Kermisch
Stanley H. Wilen, Esquire
Burke, Berber & Wilen



DESCRIPTION OF PART OF THE
PROPERTIES OF SAVOY EAST APARTMENTS, INC.,
ET. AL. LIBER 4821 - PAGE 497 AND ALBERT
KERMISCH LIBER 5075 Page 500
CONTAINING 9.6360 ACRES

All that piece or parcel of land lying situate and being in the Second Election District, Baltimore County, Maryland and being part of the land conveyed to Savoy East Apartments, Inc. and Jack Sobel from Alford C. Fryfole, widower, by deed dated November 6, 1967 and recorded in Liber 4821 at Page 497 among the Land Records of Baltimore County, Maryland and all that piece or parcel of land lying situate and being in the Second Election District, Baltimore County, Maryland and being part of the land conveyed to Albert Kermisch and Bessie T. Kermisch, his wife and Jack Sobel from Elias Rom, divorced, by deed dated March 3, 1970 and recorded in Liber 5075 at Page 500 among the Land Records of Baltimore County, Maryland and being more particularly described as follows:

Beginning at a point on the Southerly side of Liberty Boulevard (66 feet wide) South 60° 02' 32" East 590 feet from the intersection of the Easternmost right of way line of Chapman Road (30 feet wide) and the Southernmost right of way line of said Liberty Boulevard also said beginning point being at the northeasternmost corner of the land of Bertha W. Ott as recorded in Liber 2018 at Page 233 among the land records of Baltimore County, Maryland thence running with the Southerly right of way line of said Liberty Boulevard.

- 1) South 60° 02' 32" East, 312.62 feet to a point, thence leaving said Liberty Boulevard and running by a new line of division
- 2) South 29° 57' 28" West, 482.39 feet to a point, thence running with the land of Albert Kermisch as recorded in Liber 5075 at Page 500
- 3) South 36° 39' 20" West, 176.09 feet to an iron pipe found, thence with the land of Lauris M. Stivers as recorded in Liber 5153 at Page 215
- 4) South 36° 39' 20" West, 203.76 feet to an iron pipe found, thence with the land of Joseph Nickoles as recorded in Liber 3748 at Page 547

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 2nd Date of Posting 6-11-81
Posted for: SPECIAL EXCEPTION & VARIANCE
Petitioner: ALBERT KERMISCH
Location of property: SOUTHWEST SIDE OF LIBERTY ROAD, S 29.5' SOUTHWEST
OF CHAPMAN ROAD
Location of Signs: SOUTHWEST SIDE OF LIBERTY ROAD, APPROX. 775' SOUTH
EAST OF CHAPMAN ROAD
Remarks:
Posted by: Stephen J. P. Date of return: 6-19-81
Number of Signs: 2

Office of The Carroll County Times

Westminster, Md., June 11, 1981

THIS IS TO CERTIFY that the annexed Baltimore County, Md.

the (1) successive weeks previous to the 11th

1981 in The Carroll County Times a daily

Westminster, Carroll County, Maryland

THE CARROLL COUNTY TIMES

Per \$70.00

PETITION FOR SPECIAL EXCEPTION AND VARIANCE 2nd DISTRICT

ZONING: Petition for Special Exception for living quarters in a commercial building for a managers apartment and Variance for front, side and rear yard setback and minimum distance between buildings.

LOCATION: South side of Liberty Road, 200 feet East of Chapman Road

DATE & TIME: Tuesday, June 30, 1981 at 9:45 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 Regulations of Baltimore County, will hold a public hearing on the above-captioned petition for Special Exception for living quarters in a commercial building for a managers apartment, and Variance to permit a minimum distance between buildings of 25 ft. in lieu of the maximum distance of 80 ft.

The Zoning Regulations to be accepted are as follows:

Section 228.1, 228.2 and 102.2 - Minimum front, side and rear yard setback in a B.R. Zone, and minimum required yard area for separate building.

At the period of land in the Second District of Baltimore County, the following description of the property of Savoy East Apartments, Inc. is as follows: Page 497 and Albert Kermisch Liber 5075 Page 500, containing 9.6360 Acres.

Beginning at a point on the Southerly side of Liberty Boulevard (66 feet wide) South 60° 02' 32" East 590 feet from the intersection of the Easternmost right of way line of Chapman Road (30 feet wide) and the Southernmost right of way line of said Liberty Boulevard also said beginning point being at the Northeasternmost corner of the land of Bertha W. Ott as recorded in Liber 2018 at Page 233 among the land records of Baltimore County, Maryland thence running with the Southerly right of way line of said Liberty Boulevard.

1) South 60° 02' 32" East, 312.62 feet to a point, thence leaving said Liberty Boulevard and running by a new line of division

2) South 29° 57' 28" West, 482.39 feet to a point, thence running with the land of Albert Kermisch as recorded in Liber 5075 at Page 500.

3) South 36° 39' 20" West, 176.09 feet to an iron pipe found, thence with the land of Lauris M. Stivers as recorded in Liber 5153 at Page 215.

4) South 36° 39' 20" West, 203.76 feet to an iron pipe found, thence with the land of Joseph Nickoles as recorded in Liber 3748 at Page 547.

5) North 57° 52' 49" West, 565.68 feet to an iron pipe found, at a point 305 feet from the beginning of the fourth or South 53° 45' East, 871.375 foot line of the aforesaid conveyance recorded in Liber 5075 at Page 500 (said point also being located from the intersection of Chapman Road and Liberty Boulevard Southwesterly along Chapman Road 825 feet and thence South 59° 08' 09" East, 304.97 feet) said point also being the Southeast corner of the land of E. J. Crony as recorded in Liber 5613 at Page 384, and running thence with said conveyance recorded in Liber 5613 at Page 384.

6) North 31° 12' 07" East, 120.02 feet to an iron pipe found, thence running to cross and include a part of the conveyance recorded in Liber 5075 at Page 500.

7) North 31° 12' 07" East, 239.81 feet to a point on the sixth line of the aforesaid conveyance recorded in Liber 5075 at Page 500, thence running with said line and the land of Elbert B. Reed as recorded in Liber 1582 at Page 42.

8) South 59° 27' 01" East, 61.86 feet to a pipe found, thence with the land of Russell E. Enos as recorded in Liber 1524 at Page 270.

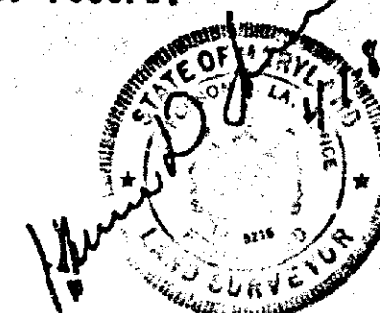
9) South 59° 27' 01" East, 87.95 feet to an angle iron found, thence with the land of Joseph H. Debus as recorded in Liber 4015 at Page 609.

10) South 59° 45' 13" East, 80.08 feet to a point, thence with the land of Bertha W. Ott as recorded in Liber 4025 at Page 338.

11) South 59° 45' 13" East, 80.09 feet to an iron pipe found, thence with the land of Savoy East Apartments, Inc. as recorded in Liber 4821 at Page 497.

12) North 27° 28' 44" East, 481.37 feet to the place of beginning, containing 9.6360 acres of land.

Subject to any and all rights of way or easements of record.



COMMUNITY
Office of The Carroll County Times

Westminster, Md., June 11, 1981

THIS IS TO CERTIFY that the annexed Baltimore County, Md.,

one (1) successive weeks previous to the 11th day of June, 1981 in The Carroll County Times a daily

Westminster, Carroll County, Maryland.

THE CARROLL COUNTY TIMES

Per: *[Signature]*

\$70.00

PETITION FOR SPECIAL
EXCEPTION AND VARIANCE

2nd DISTRICT

ZONING: Petition for Special Exception for living quarters in a commercial building for a managers apartment, and Variance for front, side and rear yard setback and minimum distance between buildings.

LOCATION: South side of Liberty Road, 590 feet Southeast of Chapman Road.

DATE & TIME: Tuesday, June 30, 1981 at 9:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204

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

Petition for Special Exception for living quarters in a commercial building for a managers apartment, and Variance to permit a minimum distance between buildings of 25 ft. in lieu of the maximum distance of 60 ft.

The Zoning Regulations to be excepted as follows:

Section 238.1, 238.2 and 102.2 - Minimum front, side and rear yard setback in a B.R. Zone, and minimum required yard area for separate building.

All that parcel of land in the Second District of Baltimore County.

Description of part of the properties of Savoy East Apartments, Inc., Et. Al. Liber 4821 - Page 487 and Albert Kermisch Liber 5075 Page 503. Containing 9.8803 Acres.

Beginning at a point on the Southern side of Liberty Boulevard (86 feet wide) South 60° 02' 32" East 580 feet from the intersection of the Easternmost right of way line of Chapman Road (30 feet wide) and the Southernmost right of way line of said Liberty Boulevard also said beginning point being to the Northeastmost corner of the land of Bertha W. Ott as recorded in Liber 2018 at Page 233 among the land records of Baltimore County, Maryland thence running with the Southern right of way line of said Liberty Boulevard.

1) South 60° 02' 32" East, 312.62 feet to a point, thence leaving said Liberty Boulevard and running by a new line of division.

2) South 77° 57' 28" West, 482.39 feet to a point, thence running with the land of Albert Kermisch as recorded in Liber 5075 at Page 503.

3) South 36° 39' 20" West, 176.09 feet to an iron pipe found, thence with the land of Laurie M. Stevens as recorded in Liber 5153 at Page 215.

4) South 36° 39' 20" West, 203.76 feet to an iron pipe found, thence with the land of Joseph Nickolas as recorded in Liber 5148 at Page 547.

5) North 57° 52' 49" West, 565.68 feet to an iron pipe found, at a point 305 feet from the beginning of the fourth or South 53° 42' East, 671.376 feet line of the aforesaid conveyance recorded in Liber 5075 at Page 503 (said point also being located from the intersection of Chapman Road and Liberty Boulevard) Southwesterly along Chapman Road 825 feet and thence South 59° 08' 00" East, 304.91 feet said point also being the Southeastern corner of the land of E.J. Coney as recorded in Liber 5613 at Page 384, and running thence with said conveyance recorded in Liber 5613 at Page 384.

6) North 31° 12' 07" East, 320.02 feet to an iron pipe found, thence running to cross and include a part of the conveyance recorded in Liber 5075 at Page 503.

7) North 31° 12' 07" East, 249.81 feet to a point on the sixth line of the aforesaid conveyance recorded in Liber 5075 at Page 503, thence running with said line and the land of Albert B. Reed as recorded in Liber 1392 at Page 42.

8) South 59° 27' 01" East, 61.86 feet to a pipe found, thence with the land of Russell E. Ence as recorded in Liber 1524 at Page 270.

9) South 59° 27' 01" East, 87.95 feet to an angle iron found, thence with the land of Joseph H. Debus as recorded in Liber 4015 at Page 608.

10) South 59° 45' 12" East, 80.06 feet to a point, thence with the land of Bertha W. Ott as recorded in Liber 4025 at Page 338.

11) South 59° 45' 12" East, 80.09 feet to an iron pipe found, thence with the land of Savoy East Apartments, Inc. as recorded in Liber 4821 at Page 487.

12) North 27° 28' 44" East, 461.37 feet to the place of beginning containing 9.8803 acres of land.

Subject to any and all rights of way or easements of record.

Being the property of Albert Kermisch, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, June 30, 1981 at 9:45 a.m.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204

By Order of

William E. Hammond

Zoning Commissioner

of Baltimore County

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

June 24, 1981

J. Earle Plumbhoff, Esquire
NOLAN, PLUMHOFF & WILLIAMS
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception and Variance
S/S of Liberty Rd., 590' SE of Chapman Rd.
Albert Kermisch - Petitioner
Case No. 81-223-XA Item No. 185

Dear Mr. Plumbhoff:

This is to advise you that \$132.50 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

2nd DISTRICT

ZONING: Petition for Special Exception for living quarters in a commercial building for a managers apartment, and Variance for front, side and rear yard setback and minimum distance between buildings

LOCATION: South side of Liberty Road, 590 feet Southeast of Chapman Road

DATE & TIME: Tuesday, June 30, 1981 at 9:45 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 Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for living quarters in a commercial building for a managers apartment, and Variance to permit a minimum distance between buildings of 25 ft. in lieu of the maximum distance of 60 ft.

The Zoning Regulations to be excepted as follows:

Section 238.1, 238.2 and 102.2 - Minimum front, side and rear yard setback in a B.R. Zone, and minimum required yard area for separate building.

All that parcel of land in the Second District of Baltimore County.

Being the property of Albert Kermisch, et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, June 30, 1981 at 9:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William E. Hammond

Zoning Commissioner

TO: Norman E. Gerber, Director

FROM: Office of Planning and Zoning

Date: June 11, 1981

SUBJECT: Petition #81-223-XA Petition for Special Exception for Living Quarters in a Commercial Building for a Managers Apartment, and Variance to permit a Minimum Distance Between Buildings of 25 ft. in Lieu of the Maximum Distance of 60 ft. Petitioner - Albert Kermisch, et al

2nd District

HEARING

Tuesday, June 30, 1981 (9:45 A.M.)

The setback requirements were designed, in part, to provide some protection from high hazard uses; this type of warehouse facility could be such in that there appears to be no method of regulating what materials would be stored in the individual compartments. It should be noted that the adjacent properties are, for the most part, residential in character. These properties, zoned R.C. 3, are ideally suited for future higher density development.

There is a stream on this site which is tributary to Brice Run. Soils along the stream are primarily BaB (Baltic silt loam), and these soils absorb water very slowly. Consequently, from an environmental standpoint, it is best that the area along such streams be left in its natural state.

[Signature]
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:dme



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 31, 1981

J. Earle Plumbhoff, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception and Variance
S/S of Liberty Road, 590' SE of Chapman Road - 2nd Election District
Albert Kermisch, et al - Petitioners
NO. 81-223-XA (Item No. 185)

Dear Mr. Plumbhoff:

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

Very truly yours,

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:arl

Attachments

cc: Liberty Communities Development Corporation

3335 Washington Avenue
Baltimore, Maryland 21207
Attention: Mr. Joel Winegarden

Mr. Francis H. Benton
9138 Liberty Road
Randallstown, Maryland 21133

Mr. William E. Poe
3506 Chapman Road
Randallstown, Maryland 21133

John W. Hessian, III, Esquire
People's Counsel

Ms. Donna Moose
8807 Meadow Heights Road
Randallstown, Maryland 21133

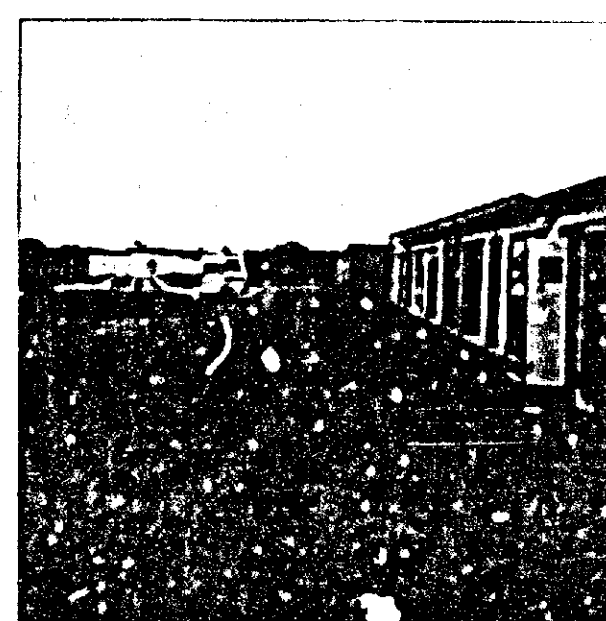
FREDERICK SELF STORAGE

Randy L. Cohen, 120 Monroe Avenue, Frederick, Maryland, 21701 (301) 662-7575

Ret. 2.C.1



Resident Manager's Apartment and Office at end of Bldg #1



Outdoor Parking
Storage Units
Bldg #1



FREDERICK SELF STORAGE



2.C. Ret. Esh. 4

PROFORMA
RANDALLSTOWN, MD.
8.5 +/- acres
for Liberty Mini Storage

See: To construct 93,550 square feet of individual Mini Warehouse storage spaces for individuals and businesses on a month to month basis consisting of 788 units, 270 lockers, and 90 R/V parking spaces.

The Site: The 8.5 acre site is located in the 64,283rd population second election district of Baltimore County, located on the main arterial, Liberty Road between Chapman and Offutt with 200 foot frontage. The site is in the center of no less than 20 apartment complexes outside I-695. The Primary Trade Zone consists of at least 6,000 units of apartments plus, 8,330 small businesses. 20,800 vehicles pass by this site every day. This site is under contract for \$500,000 and includes 12.5 acres. 11 acres is zoned Businesses Roadside (B.R.) and 1.5 acres is zoned Residential (D.R. 3.5). Of the 11 acres about 3.5 +/- acres is under the subdivision process, and will be sold in the future.

The Mode of Operandi: The project will be open to existing tenants on a 24 hour basis. The rental office will be open from 8 a.m. to 6 p.m. Monday through Saturday, except major holidays.

To construct nine concrete block buildings 20' to 40' in width. The driveway to be of bitum and the slabs of concrete. The roofing to be the built up form on trusses. The interior ceilings to be of 1/2" gypsum screwed to the bottom of the trusses.

The interior of the structure will have both metal and gypsum movable panels, allowing for maximum flexibility in space size. The front of the apartment-office building will have an attractive fascia. The front of the project will be landscaped with a green area. The project will be well lighted and fenced. The project will be equipped with a restroom facility. The developer currently owns and operates a 276 unit mini storage complex, called Frederick Self Storage in Frederick, Maryland.

*Regional Planning Districts #311, 312, and 319 populations total 81,434 according to 1980-81 Statistical Profile of Baltimore County (1979)

Liberty Mini Storage

PROJECT SPECIFICATIONS
June, 1981

Grading: Cut, fill, and fine grade as required on lightly sloping terrain.

Foundation: Concrete footing on natural soil. 8" deep.

Floor: 4" concrete slab, 1" step to curb, 1" drop, 1" step to pavement.

Exterior Walls: Concrete block as required.

Partitionings: Movable partitions constructed of metal or studs with 1/2" gypsum on one side.

Roofing: 4 x 12 pitched trusses, covered with 1/2" CPX plywood, covered with 15 lb. roof felt, covered with 240 lb. self seal down shingles.

Access Doors to Hallways: Exterior: 26 gauge metal roll up door. (3'4" x 7'0") minimum.
Doors in Hallways: Interior: hollow core wood door. (7'0" x 6'8").

Exterior Doors: 26 gauge metal roll up door (7'0" x 8'0") minimum.

Lighting: All interior space would be illuminated by pull chains or by hallway lights. Exterior lighting by 150 watt flood light.

Site Work: "bittum drives in traffic area. Slope for positive drainage in all areas.

Sign: Liberty Mini Storage externally lighted sign on building #1. (Apartment-Office).

Office: Project office. One public restroom and two small offices. Two bedroom apartment with one bathroom.

Security Gate: 16' steel sliding gate with electronic card reader entry system. Automatic exit. One 16' emergency access gate.

Fencing: 6' chain link with three strands of barbed wires.

Landscaping: To meet zoning requirements.

Septic System: As needed.

Water: Well

Fire Main: To meet zoning requirements.

LOCATION OF THE SITE

The site that is the subject of this report is in Randallstown, Maryland. It is 12 1/2 acres approximately situated on Liberty Road. (See map) Randallstown, Maryland is part of the Baltimore County metropolitan area. 3.6 miles from Interstate 695.

PREFACE:

HISTORY, USES AND PURPOSE

The demand for small storage in the United States is growing at a rapid pace primarily because of increased productivity of goods, greater consumer purchasing power, higher cost of living, and higher density living.

The trend in housing is shifting from spacious single-family residences to apartments and townhouses. The result is many people who need private storage space for their excess goods. In addition, as the resulting cost of retail and commercial space rises, the demand for lower cost space to store dead files, records, merchandise, and supplies increases.

The demand for and uses of small, individual, secure storage space is almost unlimited. Evidence of the rate of development and prevailing demand for such space bears this out.

Users of space in mini warehouses are primarily individuals, small businesses, professionals and large businesses. Individuals usually employ such space for storage of furniture, appliances, personal belongings and other household items as well as motor vehicles, boats, campers and motorcycles. Businesses normally employ such space for storage of excess inventory and business records. Such usage may be on a long-term or short-term basis, but the typical rental period is for less than one year and spaces are rented on a month-to-month basis with rent payable monthly in advance.

Mini warehouses are just recently becoming popular. In fact, in many parts of the country, most people have never heard of them. However, a few enterprising developers have realized the huge untapped potential value of the investment and are beginning to meet the demand.

After months of research and planning, I placed a Contract of Sale on a 12.5 acre parcel on Liberty Road. The Contract of Sale is with Albert Kermisch, et al, and is dated July 29, 1980.

This Contract of Sale marked the beginning of an enterprise designed to create and rent small individual storage units to the public.

SECTION I

SUMMARY AND INTRODUCTION

1. We estimate the demand for mini storage in Regional Planning Districts 311, 312, and 319. Baltimore County would be 214,584 square feet. The Regional Planning Districts 311, 312, and 319 include the cities of Harrisonville, Randallstown, and Lochearn. We feel that this may extend slightly beyond the 5 mile radius in some areas. However, it is reduced to a 2.5 mile radius in others. These Regional Planning Districts represent the Primary Trade Zone for Liberty Mini Storage. This feasibility study is based on that theory.

The proposed mini warehouse project located at 9131 Liberty Road will consist of nine buildings which are of various sizes and will provide 783 individual units each with its own door. The design permits rental of space from 25 square feet on up by adjustments or additions to the movable partitions. Liberty Mini Storage is designed to offer easily accessible storage space for personal and business use at a relatively low cost. A user rents a fully enclosed space which is for his exclusive use and to which only he has access.

Mini storage facilities consist of long, narrow buildings where families can rent to store household goods, or industrial users to store material or inventories. Most of the potential demand that we see in the Primary Trade Zone, comes from the people who live in the area. There is, in addition, a tremendous market among households who live outside of the Primary Trade Zone and can be expected to look to the Liberty Mini Storage for their storage needs.

2. The site that is the subject of this report lies in the middle of one of Baltimore's most important residential areas. An estimate of 29,354 housing units are located within the Primary Trade Zone of this site. At any one time some 3%-6% of these households are likely to respond to an opportunity to remove household goods to a mini storage facility.

Many of the households in these potential markets are moving into or out of the area...or they are moving around within the area.

Such movers often need temporary month to month storage facilities. The mobility rate is higher in the Primary Trade Zone than in the rest of the nation, partly because there are proportionally more renters.

3. Right now there are two mini storage facilities serving the adjacent markets which can effect the Primary Trade Zone. These facilities do not satisfy the market. They offer less than 65,000 square feet of storage area. The new mini storage facility on Security Boulevard at I-695 is 80% occupied.

Occupancy: This means that the demand for storage in the area is approximately 12,000 square feet of space per month. We estimate that the two adjacent mini storage facilities will be 100% occupied by the end of June, 1981.

It is likely that much of this potential demand for storage space in the Primary Trade Zone will continue to be latent and untapped. There are no mini storage projects on Liberty Road. Individuals who enter the Primary Trade Zone from other areas must be able to use facilities similar to what they relied on before.

Some of these people resort to storage facilities outside of the Primary Trade Zone. There are four other projects within a 30 mile radius of the subject site.

4. It is appropriate, then, that a new project be considered for Randallstown. There is an untapped market for more than 214,584 square feet in the Primary Trade Zone. This proposed project will help serve some of that demand. The project should be oriented toward its market.

Residential Demand
Most of the demand will come from people who live within the Primary Trade Zone. These are largely home owners, and renters. These potential users will be offered a number of small compartments, ranging in size from 2' lockers to 10 x 20. Perhaps, 60%-75% of all the compartments of the proposed project should be within this size range.

Commercial Demand
Nonresidential users abound among the many retailers and businessmen who operate stores, small manufacturing firms or other businesses in the Primary Trade Zone. Generally, nonresidential users need larger compartments. They should be offered spaces ranging from 5 x 10 to 10 x 30.

5. Absorption Potential: Count on leasing about 6,000 square feet per month. This is a conservative projection. We estimate that about 15,000 to 20,000 square feet of mini storage space is rented each month among the two projects that serve the 1st, 2nd, and 3rd election districts. This absorption represents 25% of the total area of these projects. There is slightly more than a turnover of occupied space. Over 90% of the total space in these projects is already occupied, so, the demand that is absorbed by these projects is little more than a normal releasing of space each month.

There is no accommodation of the demand that goes unserved each month because there is a lack of total space or a lack of certain size compartments.

6. There is more potential demand for mini storage space in Randallstown than this project on the subject site can satisfy. The site consists of 8.5 acres of land area. At normal density, one-story buildings on this area will make available 93,000 square feet of area. The density of these mini storage buildings is over 25%.

7. The new space can be marketed above prevailing rent range. Today mini storage space in the adjacent areas for about 50¢ per square foot per month. This is the rent/area ratio of medium sized units, (10 x 10) for example. Smaller units range up to 65¢ and larger units will cost up to 40¢. The proposed project can be planned at rents which are equal to the prevailing level. This is a conservative, but safe approach. The 10 x 10 compartments, for example, should be offered for \$55.00 per month.

Rentals for other units may follow this general scale.

5 x 5	\$19.00
5 x 8	25.00
5 x 10	29.00
5 x 12	33.00
5 x 14	36.00
5 x 15	39.00
8 x 10	40.00
10 x 10	55.00
10 x 12	59.00
10 x 15	65.00
10 x 18	73.00
10 x 20	79.00
10 x 25	89.00
10 x 30	99.00

SECTION II THE SITE

SECTION II THE SITE

- The site is a 8.5 acre tract in Randallstown, on Liberty Road between Offutt and Chapman Roads. Liberty Road is one of Baltimore County's Northwest to Southeast arterial streets. It carries from 20-50,000 vehicles everyday. Most of this traffic is generated by residents who live in or near the Primary Trade Zone. (See map 2-1) To the North of Liberty Road is Reisterstown Road and to the South of Liberty Road is I-70 and U.S. Route 40. Liberty Mini Storage will certainly draw customers from these major arterials that the subject site is not located on. A 5 mile Primary Trade Zone embraces nearly all of Regional Planning Districts #311, 312, and 319 and extends along Liberty Road all the way into the city of Baltimore. I-695 cuts across the bottom of the Primary Trade Zone forming an interchange with Liberty Road before going North to Timonium and Towson and South to Baltimore and Catonsville.
- This market accompanies highways and brings the site within 15 minutes of residents of Baltimore and Catonsville in the South, and Towson and Timonium to the North. It is likely that a project on the subject site needs to count on demand from this distance, but its comforting to know that its close to this broader market on a time basis, at least. We do not include any figures from these adjacent areas.
- The site is a slightly wooded field now. The field is an undeveloped area that can be totally developed. The open field has nearly 200 feet of frontage along Liberty Road. One acre will be used for Storm Water Management.
- The site is surrounded on all sides by intensely developed residential areas. A view of the site from the air makes this clear. Housing of all types, from single families to apartments is within a mile of the site. Outside I-695 on Liberty Road, alone, are at least 6,000 rental apartments containing hundreds of potential mini storage users. There are, in addition, thousands of small retail firms lining the length of Liberty Road. These firms are also potential users.

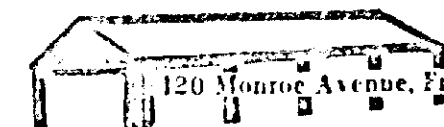
TABLE 2-1
TRAFFIC COUNTS NEAR THE SUBJECT SITE
RANDALLSTOWN, MARYLAND
JUNE, 1981

Intersection/Counter Location	Traffic Count
Liberty Road at Offutt Road (next to site)	20,800
Beltway (I-695) at Liberty Road (Inner Loop)	36,950
Beltway (I-695) at Liberty Road (Outside Loop)	43,600

These are 24-hour counts

Source: Maryland Department of Transportation

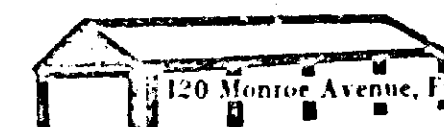
THE GREAT SPACE PLACE, INC.



SECTION III THE MARKET

- The market for mini storage facilities is generated partly by households who live close to the site. Our experience has shown that 60% to 75% of the residential renters of a mini storage facility live within 5 miles of the project they use. The other 25% to 40% of these users live beyond this mile zone. Sometimes, as much as, 30 miles away, depending upon the highways that serve the area and the lack of storage area closer to their home.
- Households account for only part of the market for a mini storage facility. Commercial demands can generate almost as much demand themselves. We have found that 25% to 50% of the users of mini storage facilities are business firms, institutions, building contractors, governmental agencies, and other nonresidential resources.
- At the subject site we expected that 30% to 40% of the demand will be generated by these nonresidential resources. Our estimate is based partly on our analysis of the composition of the Primary Trade Zone. It is a residential community with considerable commercial activity. Its location is partly responsible for this. Two highways travel across the Primary Trade Zone connecting the area.
- In 1980 there were an estimated 29,254 housing units within the Primary Trade Area of the site. This is an estimate from the County of Baltimore's population. 41% (12,080) of these housing units are for renters. Renters are an important source of demand. Apartment residents generally do not enjoy the kind of storage available to home owners. Another 1% are triplexes and four-plexes. Residents of these units are often without suitable storage facilities, as well. See the map of census tracts which are part of the Primary Trade area. This map shows that there are census tracts within the trade area. Households who live outside of the Regional Planning District have not been included within our determination of the density of the trade area.

THE GREAT SPACE PLACE, INC.



- About 69% of the single family homes have basements. There are an estimated 30,000 single family homes in the Primary Trade Area. Of these only 20,700 have basements. This is our estimate, based on an application of the prevalence of basements in the trade area of 1970. The mini storage compartment becomes a substitute for a basement for those who do not have one. Most of the households who live within the Primary Trade zone own their own home. But the number of renters is extremely high. Demand for storage is higher among renters. Within the City of Randallstown, just over 59% of the households are home owners.
- We estimate that the households in the primary zone need between 105,300 and 70,375 square feet of mini storage space. These are high and low estimates. The range takes its limits from assumptions of high and low demand intensity. We have found that markets with a high proportion of renters, where mobility is high, generally approach the high limit. It seems logical that markets with many home owners, with low mobility, fall to the bottom of the range. The demand range, itself, reflects such factors as type of housing and the availability of storage space within the housing units. Demand is likely to be at the high end of our range. Our best estimate: 105,300 square feet.
- The total need for mini storage facilities--including households living outside the primary zone and commercial users is 230,379 square feet to an unlimited amount.

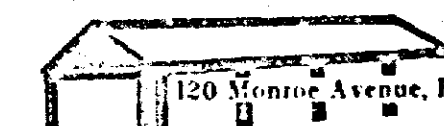
Here's our analysis.

Residential demand

The highways that bring thousands of motorists through Randallstown everyday are likely to bring hundreds of households who will need storage space at Liberty Mini Storage.

Even though these renters will live outside of the Primary Trade zone, they will see convenience in using a storage facility within Randallstown.

THE GREAT SPACE PLACE, INC.



This is true, even though there will be storage facilities closer to their home.

Our research shows that many residential users use relatively distant storage facilities for a number of reasons. Here are a few:

They used to live close to the facility. There are business reasons why they prefer the distant facility. Their commuting pattern brings them closer to the more distant facility. Closer facilities are full.

We estimate that, within the Primary Trade zone, an additional 15% of demand is drawn to accommodate local need.

This adds another 15,795 square feet of demand to the 105,300 square feet needed to accommodate local need.

Nonresidential demand

At least another 5% of the demand in the Primary Trade zone will be generated by some of the 8,330 firms in the area.

Our experience shows that at least one in twenty of these firms needs extra storage space at any one time. And when they rent, these firms generally need more space than residential users do for longer periods of time.

We estimate, then, that Randallstown-area firms generate a demand for another 83,300 square feet. Add to this another 25,994 square feet to serve industrial institutions. The demand will total 109,294 square feet for local non-residential demand. See table 3-1.

TABLE 3-4
HIGH DETERMINATION OF DEMAND
FOR MINI STORAGE SPACE
FOR RESIDENTIAL USERS
PRIMARY TRADE ZONE
LIBERTY MINI STORAGE
1981

Source of Demand	Size of Market Primary Trade Zone	Propensity (Percent)	Number	Space	Demand (sq. ft.)
Unit in Residential Structure					
One, W/Basement	16,510	2.4%	396	75	29,700
One, W/O Basement	5,990	6.0%	360	100	36,000
Two	750	6.0%	45	100	4,500
3-4	270	6.0%	16	100	1,600
5 or more W/Basement	3,340	2.4%	80	125	10,000
5 or more W/O Basement	3,140	6.0%	188	125	23,500
TOTAL or AVERAGE	30,000	4.8%	1,085	103	105,300

8. There are several reasons why rents in the proposed project can be raised above prevailing levels. Here are just a few:

Occupancy: Most of the space in the adjacent areas are occupied. From time to time the Reistertown project is 100% occupied and we expect to see the Security Boulevard project to be 100% occupied within the month. There are very little vacant spaces on the market.

Rent Increases: Mini storage operators in adjacent area markets have been slow to raise the rent despite the high occupancy. A rent increase of at least 10% is due. New mini storage space, beyond the proposed project, is unlikely. An expansion of the supply of mini storage space, probably, will not occur in Randallstown. There are only one or two sites available with proper price and location, that can be converted to mini storage facilities.

Location: The proposed project will enjoy visible location in Randallstown on Liberty Road.

Resident Manager: Liberty Mini Storage will have a resident manager, the two Minis nearby do not.

Electronic Gate: Liberty Mini Storage will have an electronic gate for a 24 hour access, the two Minis nearby do not.

TABLE 3-1
SUMMARY OF THE POTENTIAL DEMAND
FOR LIBERTY MINI STORAGE
PRIMARY TRADE ZONE
JUNE, 1981

Source	Number	Propensity	Space per Unit Of Demand	Best Estimate (sq. ft.)
Households				
Within the zone	30,000	4.8%	103'	105,300
Outside	Unlimited	-	-	-
Commercial Firms	8,330	5%	200'	83,300
Industrial	6,496	2%	200'	25,994
Institutional	-	-	-	-
Agricultural	223	-	-	-
TOTAL				214,584

TABLE 3-2
HOUSING INVENTORY
BY UNITS IN STRUCTURE
PRIMARY TRADE ZONE
1970 AND 1981 (Estimated)

	1970	1981 (Estimated)
Units in Structure		
One*	14,395	22,500
Two	509	750
3-4	180	270
5 or more	3,878	6,430
TOTAL	18,962	30,000

*Includes mobile homes or trailers

Source: U.S. Bureau of the Census for Baltimore County

TABLE 3-3
LOW DETERMINATION OF DEMAND
FOR MINI STORAGE SPACE
FOR RESIDENTIAL USERS
PRIMARY TRADE ZONE
LIBERTY MINI STORAGE
1981

Source of Demand	Size of Market Primary Trade Zone	Propensity (Percent)	Number	Space	Demand (sq. ft.)
Unit in Residential Structure					
One, W/Basement	16,510	1.6%	265	75	19,875
One, W/O Basement	5,990	4.0%	240	100	24,000
Two	750	4.0%	30	100	3,000
3-4	270	4.0%	10	100	1,000
5 or more W/Basement	3,340	1.6%	55	125	6,875
5 or more W/O Basement	3,140	4.0%	125	125	15,625
TOTAL or AVERAGE	30,000	3.79%	725	103	70,375

TABLE 3-5
YEAR-ROUND HOUSING INVENTORY
BY UNITS IN STRUCTURE
AND UNITS WITH BASEMENTS
SECOND ELECTION DISTRICT INCLUDING
PRIMARY TRADE ZONE
1970

Census Tract	Units with Basements	One	Two	3-4	5 or more	Total	Total with Basements
4021	185*	274	14	6	25	319	230*
4022.01	470	523	47	21	-	591	526
4022.02	212	315	28	21	-	364	245
4023.01	877	1,067	50	13	820	1,950	1,573
4023.02	826	854	34	-	192	1,080	994
4023.03	1,133	1,406	19	4	536	1,965	1,571
4023.04	630*	1,085	13	-	-	1,098	790*
4023.05	325	640	5	-	326	971	439
4024.01	243	255	29	15	-	299	287
4024.02	1,100*	1,222	111	37	1,388	2,758	1,380*
4024.03	450*	701	52	26	-	779	560*
4025.01	1,309	1,433	5	10	-	1,448	1,324
4025.02	651	696	44	13	404	1,157	986
4026.01	1,293	2,901	24	6	187	3,118	1,363
4026.02	852	1,023	34	8	-	1,065	888
TOTALS	10,563	14,395	509	180	3,878	18,962	13,156

*Estimated

TABLE 3-6
HOUSING INVENTORY
BALTIMORE COUNTY POPULATION
BY CENSUS TRACT
SECOND ELECTION DISTRICT
PRIMARY TRADE ZONE

Census Tract	1970 Census			January 1, 1980		
	Total Year-Round Housing Units	Total Population	Estimated Year-Round Housing Units	Owner	Renter	Group Qtrs.
4021	312	1,336	233	118	351	760
4022.01	584	2,123	506	111	617	1,711
4022.02	366	1,282	316	79	395	876
4023.01	2,212	6,159	1,046	2,578	3,624	4,919
4023.02	1,083	3,606	805	626	1,431	2,609
4023.03	1,970	6,457	1,324	911	2,235	4,302
4023.04	1,072	3,802	1,033	321	1,354	3,211
4023.05	649	1,982	396	500	896	1,255
4024.01	297	895	445	728	1,193	1,374
4024.02	2,820	7,160	1,265	1,939	3,204	3,685
4024.03	805	2,682	712	97	809	2,157
4025.01	1,442	5,345	1,839	1,043	2,882	6,220
4025.02	1,267	3,863	819	1,898	2,717	2,676
4026.01	1,484	6,088	1,700	81	1,781	5,733
4026.02	1,069	4,076	533	89	1,022	3,323
TOTAL	17,432	56,802	13,442	11,119	24,561	42,969

TABLE 3-7
HOUSING INVENTORY
BALTIMORE COUNTY POPULATION
BY REGIONAL PLANNING DISTRICT

Regional Planning District	1970 Census			January 1, 1980		
	Total Year-Round Housing Units	Total Population	Estimated Year-Round Housing Units	Owner	Renter	Group Qtrs.
311	1,262	4,741	1,055	308	1,363	3,347
312	5,262	19,372	5,341	3,111	8,432	17,932
319	15,955	49,700	11,316	8,661	19,977	24,727
TOTAL	22,489	73,813	17,712	12,080	29,792	56,026

SECTION IV EXISTING MINI STORAGE FACILITIES

- There are two mini storage facilities adjacent to the Primary Trade zone. There are four other mini storage facilities in Baltimore County and Baltimore City. The location of the six are noted on the map which accompanies this section of our report. Our findings have been summarized in the statistical tables at the end along with the observations which follow.
- Security Boulevard Mini Storage is closest to the subject site. This project is located about five miles away via Liberty Road to Interstate 695. It is located on Security Boulevard and can be easily seen by motorists traveling west on Interstate 695. Its location must be considered excellent due to its visibility. When I first saw the project in May its units were 80% to 85% rented. My visual inspection of the project revealed very few unlocked compartments. This project recently opened in the spring and has had tremendous success running up. I feel that this condition testifies to the strength of the mini storage market adjacent to the Primary Trade zone.
- Please note that this area was not considered in the Primary Trade zone in determining the amount in demand for mini storage space. Security Boulevard Mini Storage offers a wide variety of compartments. Its smallest compartment is 5 feet by 10 feet. Its largest compartment is 10 feet by 25 feet. Between these sizes are a variety of compartments. Most of these units are 5, 7, and 10 feet wide. This is about 35,000 square feet of leasable area. See table 4-1. The project averages about 52 cents per square foot per month or over 6 dollars a foot per year per square foot.
- Reisterstown Mini Storage is the next closest to the subject site. This project is located about six miles away. It is located in Owings Mills on the west side of Reisterstown Road about five miles from Interstate 695. Its location must be considered excellent due to its visibility. This project is sold out until September at which time there is a waiting list. This project is owned by the same people that own the Security Boulevard Mini Storage and it has similar compartments and prices.
- American Storage is located in downtown Baltimore and it is not competitive. It is located about ten miles from the subject site. It is not likely to exert any impact on the balance of supply and demand in Randallstown. American offers a variety of compartments of which 90%

- Self Service Storage is located on Pulaski highway, 35 miles from the subject site. It is not competitive. It is not likely to exert any impact on the balance of supply and demand in Randallstown. Self Service Storage offers a variety of compartments of which 98% are occupied. Ranging in size from 6 feet by 10 feet at \$30 per month to 20 feet by 20 feet at \$125 per month.
- Golden Ring Mini Storage is located on Philadelphia Road, 20 miles from the subject site. It offers 370 compartments ranging in size from 5 feet by 10 feet at \$24 per month to 10 feet by 30 feet at \$110 per month. According to the manager 90% is occupied, as it contains 48,000 square feet and proposes to build 21,000 additional square feet. It is not competitive because of its location.
- U-Haul Moving and Storage is located on Pulaski highway, 19 miles from the subject site. U-Haul Moving and Storage is not competitive. It offers only two different size compartments. An 8 feet by 8 feet at \$41 and an 8 feet by 12 feet at \$56 per month.

see TABLES 4-1 and 4-2



TABLE 4-2
SUMMARY OF PROJECTS
MODE OF OPERANDI
JUNE, 1981

COMPARABLE MINI STORAGE	ESTIMATED OCCUPANCY	SIZE	PRICE	DETERM
SECURITY BLVD. opened this year must rent for two months + deposit	80%	5 x 10 7 x 10 10 x 10 10 x 12 10 x 14 10 x 25	\$ 27.00 39.00 52.00 57.00 66.00 110.00	1 month
REISTERSTOWN M.S. 2 1/2 yrs old	waiting list	same as above	same as above	
AMERICAN STORAGE Shannon Drive Baltimore, MD. also: Laurel, MD.	90%	5 x 10 10 x 10 10 x 15 10 x 20	\$ 23.00 39.00 59.00 73.00	1 month
SELF SERVICE STORAGE 600 Pulaski Hwy. Baltimore, MD.	98%	6 x 10 10 x 20 20 x 20	\$ 30.00 65.00 125.00	1 month
GOLDEN RING M.S. opened this year Philadelphia Rd. BALTIMORE COUNTY, MD.	90%	5 x 10 10 x 10 10 x 20	\$ 24.00 45.00 80.00	1 month
U-HAUL Moving and Storage 4301 Pulaski Hwy. Baltimore, MD.	98%	8 x 8 8 x 12	\$ 41.50 56.50	\$20.00 20.00

TABLE 4-1
SUMMARY OF PROJECTS
SERVING THE BALTIMORE MARKET
JUNE, 1981

PROJECT	MAP LOCATION	UNITS	LEASABLE AREA (SQ. FT.)	RENT/SQ. FT. of 10 x 10 COMPARTMENT
SECURITY BLVD.	1	342	35,000 +/-	\$26.00
REISTERSTOWN RD. (Owings Mills)	2		30,000 +/-	\$52.00
AMERICAN STORAGE	3			\$39.00
SELF SERVICE STORAGE	4			\$49.00
GOLDEN RING M.S.	5	370	48,000 +/-	\$45.00
U-HAUL MOVING AND S.	6			\$49.00

SOURCES OF TABLES

- Maryland Department of Transportation
- Randy L. Cohen and 1980-81 Statistical Profile of Baltimore County
- U.S. Bureau of the Census for Baltimore County
- U.S. Bureau of the Census for Baltimore County and Randy L. Cohen
- U.S. Bureau of the Census for Baltimore County and Randy L. Cohen
- Baltimore County Population Report
- Baltimore County Population Report
- Randy L. Cohen
- Randy L. Cohen

SECTION IV EXISTING MINI STORAGE FACILITIES

DATE _____ LEASE NUMBER 2-C. P. 5

FREDERICK SELF STORAGE
120 Monroe Avenue
Frederick, Maryland 21701

LEASE AGREEMENT

THIS LEASE is executed in triplicate in the City of Frederick, State of Maryland, on the above date, between Frederick Self Storage (Lessor) and _____ (Lessee) for the purpose of leasing or renting certain space hereinafter described and not for the purpose of creating a bailment or deposit of goods.

Residence address: _____ Driver's License _____
Vehicle Lic. No. _____ Insurance Co. _____
Policy No. _____ Exp. Date _____
Employed by _____
Address _____
Phone _____

CHARGES

IT IS AGREED between Lessor and Lessee as follows:

- DESCRIPTION OF PREMISES. Lessor hereby leases to Lessee, and Lessee agrees to lease on the terms and conditions hereinafter set forth, the following described real property: (hereinafter called the "premises").
A. Unit Number _____
B. Approximate Size _____
C. Parking Space _____
- TERM. The term of this lease is:
A. Monthly Lease _____
B. Yearly Lease _____
- RENT.
A. Lessee shall pay to Lessor a monthly rental, without deduction, prior notice or demand, in _____ of _____ per month in advance.
B. Upon the execution of this lease, Lessee shall pay, in addition to the one month's rent set forth in "A" above, the sum of _____, being the proportionate amount necessary to bring rent payments up to date through the last day of the second calendar month of the term. The next rent payment shall be due on the first day of the third calendar month of the term.
C. Concurrently with the execution of this agreement, Lessee shall pay to Lessor \$5.00 as a non-refundable new account administration fee. See charges 3C. In the event of non-payment of rent within seven (7) days of the due date thereof, a service charge of \$5.00, by way of additional rent, shall be payable in respect of each such delinquent rent payment (said sum being the amount necessary to defray the expenses of Lessor in additional record-keeping, accounting, billing and other additional measures required to control and secure payment of each such delinquent payment of each such delinquent payment). Any such additional rent payment shall be payable concurrently with the rent payment in respect of which and additional rent is owed. In addition, the rent of a dishonored bank check from Lessee, and because actual damages for a dishonored bank check are extremely difficult to affirm or ascertain, Lessee agrees to pay \$5.00 as liquidated damages for each dishonored check.
- DEPOSIT. A deposit shall be paid by Lessee to Lessor concurrently with the execution of this agreement in the amount of \$ _____ See charges 4. The deposit shall be returned by Lessor to Lessee within thirty (30) days of the termination of this agreement, provided the premises shall be vacated and left in clean and sanitary condition and in as good repair as at the commencement of this lease, reasonable wear and tear excepted. In the event said premises are not left in such condition, the Lessor may apply all or part of the deposit for the expense of returning the premises to the same condition as it was found at the commencement of this lease.
- INSURANCE.
A. Lessee shall, at Lessee's sole expense, maintain in force a policy of fire and extended coverage insurance with theft, vandalism and malicious mischief endorsements for 100% of the full replacement value of all personal property stored by Lessee on the premises, provided, however, that Lessee may elect not to maintain such insurance and to bear the loss resulting from any risk that would be insured against under the extended coverage insurance described above. In the event that Lessee elects not to maintain such insurance, Lessee hereby releases Lessor and Lessor's agents from any and all claims for damages or loss to said personal property stored by Lessee on said premises caused by or resulting from risks that would be insured under the extended coverage insurance described above.
B. Lessee's property, by initials, is insured by the St. Paul Fire and Marine Insurance Company for the rate of \$3.00 per \$1,000.00 of coverage per month against Fire, Wind, Hail, Explosion, Riot, Civil Commotion, Vehicle, Aircraft, Smoke, Vandalism, Malicious Mischief, and Burglary (must be signs of forcible entry). Coverage begins upon the execution of this lease. Policy must be prepaid to assure cover. Policy carries \$100.00 deductible on all claims for loss or damage. Policy does not cover loss or damage resulting from flood or war. There is no coverage provided for accounts, bills, currency, deeds, valuables of any kind, jewelry, money, tools, power tools, watches, precious stones, furs, or garments trimmed with fur. Burglary coverage exists only when there are visible signs of forcible entry. Insurance premium is not refundable at any time. Coverage ceases upon removal of insured property from the storage area. Lessee declines _____ or accepts _____ monthly coverage of _____ (in thousands) at the rate of \$3.00 per month per thousand to equal _____ (cost per month.) See charges 5.
C. Lessee shall pay to Lessor a one time charge of \$5.00 for the privilege of having the combination to allow entrance into the project on a 24 hour basis. See charges 6.

THIS ENTIRE AGREEMENT IS BOTH SIDES OF THIS LEASE. There are no other promises except as stated herein, and Lessee agrees not to rely on any oral promises of Lessor or its agents except if stated in writing.

LESSEE ACKNOWLEDGES HAVING READ AND UNDERSTOOD THIS LEASE IN ITS ENTIRETY - FRONT AND BACK, AND HEREBY AGREES TO BE BOUND BY ALL TERMS AND PROVISIONS CONTAINED HEREIN.

LESSOR: _____
Signature _____
FREDERICK SELF STORAGE

LESSEE: _____
Signature _____
By _____
Agent