

PETITION FOR SPECIAL HEARING 84-345-SPHA
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 Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve for an interpretation of the proper applicability of Sections 192.1, 250, 251, and 252 when more than one mini-warehouse building is located on one parcel in an M.R. Zone.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of the above Special Hearing 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 of 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: (Type or Print Name) _____
Signature _____
Address _____
City and State _____

Legal Owner(s): SECURITY MINI STORAGE
(Type or Print Name) _____
Signature Lewis Ruttenberg, General Partner
Address _____
City and State _____

Attorney for Petitioner: CHARLES B. HEYMAN
(Type or Print Name) _____
Signature _____
10th Floor - Sun Life Building
Address Baltimore, Maryland 21201
City and State _____
Attorney's Telephone No.: (301) 539-6967

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of April, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of June, 1984, at 11:00 o'clock A.M.

Call John
Zoning Commissioner of Baltimore County.

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

PETITION FOR ZONING VARIANCE 84-345-SPHA
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 _____ (See attached) _____

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

shape and size of property; close proximity to flood plain; near Beltway and other industrial buildings; other practical hardships and unreasonable difficulties to be presented at time of hearing

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 of 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: (Type or Print Name) _____
Signature _____
Address _____
City and State _____

Legal Owner(s): SECURITY MINI STORAGE
(Type or Print Name) _____
Signature Lewis Ruttenberg, General Partner
Address _____
City and State _____

Attorney for Petitioner: CHARLES B. HEYMAN
(Type or Print Name) _____
Signature _____
10th Floor - Sun Life Building
Address Baltimore, Maryland 21201
City and State _____
Attorney's Telephone No.: (301) 539-6967

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of April, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of June, 1984, at 11:00 o'clock A.M.

Call John
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 28, 1984

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

cc: 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

Charles B. Heyman, Esquire
10th Floor - Sun Life Building
Baltimore, Maryland 21201

RE: Item No. 277 - Case No. 84-345-SPHA
Security Mini Storage
Special Hearing and Variance Hearings

Dear Mr. Heyman:

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.

This combination hearing is required in view of your client's proposal to construct a number of mini-warehouse buildings on this site without maintaining the required distance between structures or constructing a connection between the buildings.

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

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures
cc: APR Associates, Inc.
7424 Harford Road
Baltimore, Md. 21234

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

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

Dear Mr. Jablon:

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

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

APPROVED C.R.G. PLAN 8-25-83 TO 8-26-86
BUILDING PERMIT #59025, CONTROL # C-1393-83

Eugene A. Boer
Eugene A. Boer
Chief, Current Planning and Development

cc: James Howell

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: May 16, 1984
FROM: Norman E. Gerber, Director, Office of Planning and Zoning
SUBJECT: Security Mini Storage #84-345-SPHA

A plan was approved by CRG on August 25, 1983.

Norman E. Gerber per Howell
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. RENCKE
CHIEF May 3, 1984

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: Security Mini Storage
Location: NE/Cor. Belmont and Grove Avenue
Item No.: 277 Zoning Agenda: Meeting of 4/24/84
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- 2. A second means of vehicle access is required for the site.
- 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- 6. Site plans are approved, as drawn.
- 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *George M. Wagnon* Noted and Approved: *George M. Wagnon*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

84-345-SPHA

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

Your petition has been received and accepted for filing this 24th day of April, 1984.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Security Mini Storage Received by: *Nicholas B. Commodari*
Petitioner's Attorney: Charles B. Heyman, Esquire
Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

At the onset of the hearing, the petitioner withdrew the Petition for Special Hearing; therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 15th day of June, 1984, that said petition be and the same is hereby DISMISSED.

Jean M. H. Jung
Deputy Zoning Commissioner of Baltimore County

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 result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 15th day of June, 1984, that the herein Petition for Variance(s) to permit a minimum side yard setback of 11 feet in lieu of the required 30 feet and a total sum of 51 feet in lieu of the required 80 feet for building A; a minimum side yard of 11 feet in lieu of the required 30 feet and a total sum of 61 feet in lieu of the required 80 feet for building B; a minimum side yard setback of 11 feet in lieu of the required 30 feet and a total sum of 22 feet in lieu of the required 80 feet for buildings C, D, E, F, and G; and a minimum side yard setback of 11 feet in lieu of the required 30 feet and a total of 51 feet in lieu of the required 80 feet for building H, in accordance with the site plan prepared by APR Associates, Inc., revised March 12, 1984, and marked Petitioner's Exhibit 1, and the CRG plan dated August 25, 1983, is Granted, from and after the date of this Order, subject, however, to the following:

1. The required landscaping shall be installed no later than Fall, 1984.
2. Approval of the aforementioned site plan by the Office of Planning and Zoning.

Jean M. H. Jung
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE June 15, 1984
BY *[Signature]*
BY *[Signature]*

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

April 25, 1984

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

Dear Mr. Jablon:

Comments on Item # 277 Zoning Advisory Committee Meeting are as follows:

Property Owner: Security Mini Storage
Location: NE/Cor. Belmont and Grove Avenues
Existing Zoning: M.U.C.
Proposed Zoning: Special hearing to approve an interpretation of the proper applicability of Sec. 102.1, 250, 251 & 252 when more than one mini warehouse building is located on one parcel in an M.U.C. zone. Etc.

Address: 3-6921
District: 1st.

The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Age; and other applicable Codes.
- A building & other permit shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 407 and Table 400, also Section 503.4.
- Requested variance appears to conflict with the Baltimore County Building Code, Section 4.
- A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- 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 con comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 102 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Surman
Charles E. Surman, Chief
Plans Review

CEB:es

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
NE Corner Belmont & Grove :
Aves., 1st District :
SECURITY MINI STORAGE, : Case No. 84-345-SPHA
Petitioner :
: : : : : :

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

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 11th day of May, 1984, a copy of the foregoing Entry of Appearance was mailed to Charles B. Heyman, Esquire, 10th Floor, Sun Life Building, Baltimore, MD 21201, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

May 31, 1984

Charles B. Heyman, Esquire
10th Floor - Sun Life Building
Baltimore, Maryland 21201

Re: NE/corner Belmont and Grove Avenues
Petitions for Special Hearing and Variances
Security Mini Storage - Petitioner
Case No. 84-345-SPHA

Dear Mr. Heyman:

This is to advise you that \$69.70 is due for advertising and posting of the above property.

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

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

Sincerely,

[Signature]
ARNOLD JABLON
Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 130523
DATE 6/8/84 ACCOUNT R-01-615-000
AMOUNT \$69.70
RECEIVED FROM Security Mini Storage
FOR advertising and posting Case #84-345-SPHA
G 018*****697010 865AA
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
DIRECTOR

May 28, 1984

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

Re: Item #277 (1983-1984)
Property Owner: Security Mini Storage
N/E corner Belmont Avenue and Grove Avenue
Address: 3-6921 District: 1st

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements exist and are not directly involved.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 277 (1983-1984).

Very truly yours,
[Signature]
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:es

L-SE Key Sheet
7 NW 25 & 26 Pos. Sheets
NW 2 G Topo
87 & 94 Tax Maps

6/4
84-345-SPHA

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

ARNOLD JABLON
ZONING COMMISSIONER

June 15, 1984

Charles B. Heyman, Esquire
10th Floor - Sun Life Building
Baltimore, Maryland 21201

RE: Petitions for Special
Hearing and Variance
NE/corner of Belmont
and Grove Avenue - 1st
Election District
Security Mini Storage -
Petitioner
No. 84-345-SPHA (Item No. 277)

Dear Mr. Heyman:

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

Very truly yours,
Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMJ:eh

Attachments

cc: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning Date: May 29, 1984
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items
Meeting - April 24, 1984

The Baltimore County Department of Health has reviewed the following zoning items and does not anticipate any health hazards at this time regarding these items.

- Item #275 - Louis DiPasquale
- Item #277 - Security Mini Storage
- Item #278 - Industrial Enterprises, Inc.
- Item #281 - Charles L. Carter

Meeting - May 1, 1984

- Item #284 - 122 Slade Ltd. Partnership
- Item #285 - James R. Gugliette, Sr., et ux
- Item #286 - I.U.E. Local #130
- Item #287 - Middle River Square Club, Inc.
- Item #288 - Beechwood Development Corp.
- Item #289 - Bernard W. Baker
- Item #291 - M. Tyler Gatchell, et ux

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

1JF/rtb
6/4 84-345-SPHA

May 9, 1984

Charles B. Heyman, Esquire
10th Floor - Sun Life Building
Baltimore, Maryland 21201

NOTICE OF HEARING
Re: Petitions for Special Hearing and Variances
NE corner of Belmont and Grove Avenues
Security Mini Storage - Petitioner
Case No. 84-345-SPHA

TIME: 11:00 A.M.
DATE: Tuesday, June 5, 1984
PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 128285
DATE: 4/1/84 ACCOUNT: R-11415-000
AMOUNT: \$200.00
RECEIVED FROM: Charles Heyman
FOR: City fee for Petition #277
C 065*****2000010 311-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: 5-17-84
Posted for: Special Hearing and Variances
Petitioner: Security Mini Storage
Location of property: NE corner of Belmont and Grove Avenues
Location of Signs: NE corner of Belmont and Grove Avenues
Remarks:
Posted by: *[Signature]* Date of return: 5-25-84
Number of Signs: 3

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

May 17 19 84

THIS IS TO CERTIFY, that the annexed advertisement of
Special Hearing 55238

was inserted in the following:
*Catonsville Times
*Arbutus Times
weekly newspapers published in Baltimore County, Maryland
once a week for One successive weeks before
the 19 day of May 19 84, that is to say,
the same was inserted in the issues of

May 17, 1984

PATUXENT PUBLISHING CORP.
By *[Signature]*

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF

PETITION FOR SPECIAL HEARING AND VARIANCES
1st Election District
LOCATION: Northeast corner of Belmont and Grove Avenues
DATE & TIME: Tuesday, June 5, 1984 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve for an interpretation of the proper applicability of Sections 102.1, 250, 251 and 252 when more than one mini warehouse building is located on one parcel in an M.L.R. zone and Variances to permit a minimum side yard of 11 ft. instead of required 30 ft. and a total sum of 51 ft. instead of required 80 ft. for Building A and a minimum side yard of 11 ft. instead of required 30 ft. and a total sum of 61 ft. instead of required 80 ft. for Building B and to permit a minimum side yard of 11 ft., respectively for each of Buildings C, D, E, F and G instead of required 30 ft. for each and a total sum of 22 ft., respectively, for each of said buildings instead of a required 80 ft. for each and to permit a minimum side yard of 11 ft. instead of required 30 ft. and a total of 51 ft. instead of required 80 ft. for Building H.
Being the property of Security Mini Storage, as shown on plat plan filed with the Zoning Department.
In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

PETITION FOR SPECIAL HEARING AND VARIANCES

1st Election District
ZONING: Petition for Special Hearing and Variances
LOCATION: Northeast corner of Belmont and Grove Avenues
DATE & TIME: Tuesday, June 5, 1984 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve for an interpretation of the proper applicability of Sections 102.1, 250, 251 and 252 when more than one mini warehouse building is located on one parcel in an M.L.R. zone and Variances to permit a minimum side yard of 11 ft. instead of required 30 ft. and a total sum of 51 ft. instead of required 80 ft. for Building A and a minimum side yard of 11 ft. instead of required 30 ft. and a total sum of 61 ft. instead of required 80 ft. for Building B and to permit a minimum side yard of 11 ft., respectively for each of Buildings C, D, E, F and G instead of required 30 ft. for each and a total sum of 22 ft., respectively, for each of said buildings instead of a required 80 ft. for each and to permit a minimum side yard of 11 ft. instead of required 30 ft. and a total of 51 ft. instead of required 80 ft. for Building H.

Being the property of Security Mini Storage, as shown on plat plan filed with the Zoning Department.

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

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Variance from Section 250.2, if applicable, to (i) permit a minimum side yard of 11 feet instead of required 30 feet and a total sum of 51 feet instead of required 80 feet for building A and a minimum side yard of 11 feet instead of required 30 feet and a total sum of 61 feet instead of required 80 feet for building B and (ii) permit a minimum side yard of 11 feet respectively for each of buildings C, D, E, F and G instead of required 30 feet for each and a total sum of 22 feet respectively for each of said buildings instead of required 80 feet for each, and (iii) permit a minimum side yard of 11 feet instead of required 30 feet and a total of 51 feet instead of required 80 feet for building H.

CERTIFICATE OF PUBLICATION

TOWSON, MD, 1984, 17, 1984

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 ~~the~~ 17th day of May, 1984, before the 5th day of June, 1984, the next publication appearing on the 17th day of May, 1984.

THE JEFFERSONIAN,
[Signature]
Manager.

Cost of Advertisement, \$ 22.00

apf associates, inc.
surveyors-engineers

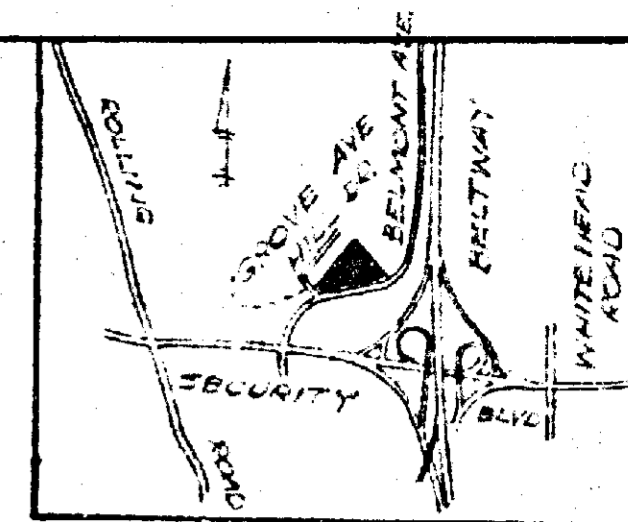
ALEXANDER P. RAYCH, PRIN. L.S.
RICHARD J. TRUDELLO, P.E.

DESCRIPTION OF PROPERTY
1700 BELMONT AVENUE
FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND
BEGINNING FOR THE SAME at the Southerly end of the gusset line connecting the North side of Belmont Avenue, 60 feet wide, with the Northeastly side of Grove Avenue, 50 feet wide; thence running from said point of beginning and binding along said gusset line North 54 degrees 38 minutes 10 seconds West 14.68 feet; thence binding on the Northeastly side of Grove Avenue the following two courses and distances: (1) Northwestly, by a curve to the left having a radius of 175.00 feet for an arc length of 89.78 feet and a chord of North 26 degrees 32 minutes 28 seconds West 88.79 feet and (2) North 41 degrees 14 minutes 15 seconds West 10.04 feet; thence leaving Grove Avenue and running North 37 degrees 02 minutes 00 seconds East 401.12 feet and thence South 48 degrees 07 minutes 15 seconds East 577.06 feet to intersect the North side of Belmont Avenue; thence binding thereon the following three courses and distances: (1) by a curve to the right having a radius of 288.31 feet for an arc length of 206.57 feet and a chord of South 75 degrees 53 minutes 27 seconds West 202.18 feet (2) North 85 degrees 35 minutes 00 seconds West 345.62 feet and (3) by a curve to the left having a radius of 390.00 feet for an arc length of 75.67 feet and a chord of South 88 degrees 51 minutes 30 seconds West 75.55 feet to the point of beginning; containing 3.6921 acres more or less.

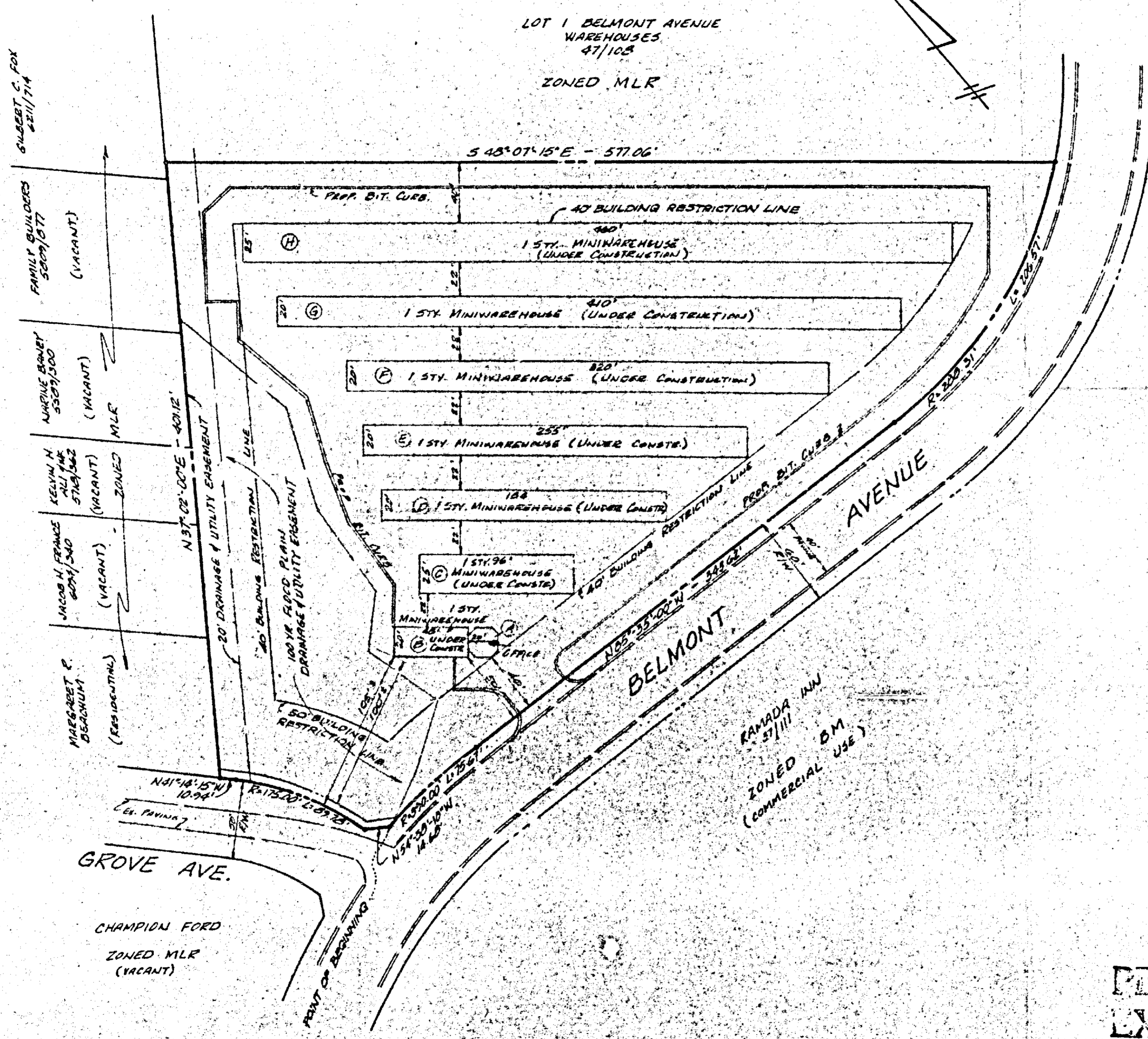
[Signature]
ALEXANDER P. RAYCH
LAND SURVEYOR

11/25/1983

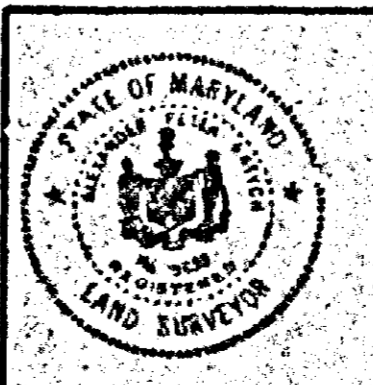
7427 harford road Baltimore, md. 21234 tel: 301 444 4312
208 east main street Elkton, md. 21921 301 398 7766



VICINITY MAP
SCALE: 1"=2000'



PETITIONER'S EXHIBIT 1



apc associates, inc.
surveyors-engineers
1200 HANFORD ROAD
PLYMOUTH, MD 21088
PHONE 444-7788
FAX 444-8112
REV. - O.P.2. CMTS 3-12-84

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE
SECURITY MINIWAREHOUSES
1100 BELMONT AVENUE
BALTIMORE, MARYLAND 21207
1ST ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50'
FEBRUARY 27, 1994