

PETITION FOR ZONING VARIANCE 85-19-A

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 255.2(243.2 and 102.2) to permit a distance between buildings of 18 feet in lieu of the maximum required distance of 100 feet. Section 255.1 (243.1 and 102.1) to permit a distance between buildings of 18 feet in lieu of the maximum required distance of 60 feet by amending the site plan in Case 84-242-A, of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Shape and acreage of property
2. Property retained in single ownership
3. 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 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:	Legal Owner(s): Timonium South Mini-Storage
(Type or Print Name)	M. L. HERZBERGER
Signature	<i>M. L. Herzberger</i>
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	10 Parks Avenue 666-0040
Benjamin Bronstein, Esquire	Address Phone No.
(Type or Print Name)	Cockeysville, MD 21030
Signature	City and State
102 W. Pennsylvania Avenue	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Towson, MD, 21204	Name
City and State	Address Phone No.
Attorney's Telephone No.: 828-4442	

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of May, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of July, 1984, at 10:45 o'clock A.M.

Carl J. Jell
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO Zoning Commissioner Date July 17, 1984
Norman E. Gerber, Director
FROM Office of Planning and Zoning
Timonium South Mini-Storage
SUBJECT No. 85-19-A

This office is not opposed to the granting of this petition in its present form. If granted, it is requested that details of landscaping be submitted to the Division of Current Planning and Development for approval.

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

NEG/JGH/sf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 16, 1984

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

Benjamin Bronstein, Esquire
Suite 200, 102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item NO. 316 - Case NO. 85-19-A
Timonium South Mini-Storage
Variance Petition

Dear Mr. Bronstein:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

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

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

NBC:bsc

Enclosures

cc: George William Stephens, Jr. & Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

June 15, 1984

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

Re: Item 316 (1983-1984)
Property Owner: Timonium South Mini-Storage
4/S Greenspring Dr. 2350' S. from centerline Timonium Rd.
Acres: 4.47 District: 8th

Dear Mr. Jablon:

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

General:

Comments were supplied in conjunction with the Zoning Advisory Committee review of this property in connection with Item 168 (1983-1984).

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 316 (1983-1984).

Very truly yours,

Gilbert S. Benson
GILBERT S. BENSON, P.E., Asst. Chief
Bureau of Public Services

GSB:EAM:FWR:ss

S-SE Key Sheet
49 & 50 NW 3 & 4 Pos. Sheets
NW 13 A Topo
60 Tax Map

Encl.

February 23, 1984

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

Re: Item 316 (1983-1984)
Property Owner: Timonium South Mini Storage and Company
4/S Greenspring Dr. 2350' S. from centerline Timonium Rd.
Acres: 4.47 District: 8th

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:

Subdivision Review Comments were supplied November 3, 1983 by the Developers Engineering Division for this property (Project 83173).

This property was reviewed by the County Review Group November 10, 1983.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 316 (1983-1984).

Very truly yours,

Robert A. Norton
ROBERT A. NORTON, P.E., Chief
Bureau of Public Services

RAM:EM:TH:cs

cc: D. Schuler
S-SE Key Sheet
49 & 50 NW 3 & 4 Pos. Sheets
NW 13 A Topo
60 Tax Map

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

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

2/1/84

Re: Zoning Advisory Meeting of 2/22/84
Item # 316
Property Owner: Timonium South Mini Storage
Location: 4/S Greenspring Dr.
2350' S. from centerline Timonium Rd.

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 22-96 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 _____.
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service 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.
- () Additional comments:

Landscaping and screening must be provided on the site. Baltimore County Building Department Manual, adopted May 7, 1984. It is recommended that landscaping be limited to a maximum of 10' high. Screening should be provided to the rear of the property and on the side of the property. The Basic Services Areas are re-evaluated annually by the County Council.

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

cc: James Hoswell

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

June 5, 1984
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 316, Zoning Advisory Committee Meeting of May 22, 1984

Property Owner: Timonium South Mini-Storage

Location: W/S Greenspring Drive District 8

Water Supply public Sewage Disposal public

COMMENTS ARE AS FOLLOWS:

() Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for annual review and approval.

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

() A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

() A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.

() Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.

() Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

() If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 316, Zoning Advisory Committee Meeting of May 22, 1984
Page 2

(x) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768; regarding removal and/or disposal of potentially hazardous materials and solid wastes.

(x) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.

() Soil percolation tests (have been/must be) conducted.
() The results are valid until _____
() Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.

() Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
() shall be valid until _____
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.

() Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

(x) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

() Others _____

Jan J. B. Street, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

June 15, 1984

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

PAUL H. REINKE
CHIEF

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: Timonium South Mini-Storage

Location: W/S Greenspring Drive 2,350' S. from c/l Timonium Road

Item No.: 316 Zoning Agenda: Meeting of 5/22/84

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 or _____ 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.

(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: Jan J. B. Street 6/15/84 Noted and Approved: George M. Hagan
Planning Officer, Fire Prevention Bureau
Special Inspection Division

/mb

June 22, 1984

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3600

TED ZALUSKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 316 Zoning Advisory Committee Meeting are as follows:

Property Owner: Timonium South Mini-Storage

Location: W/S Greenspring Drive 2,350' S. from c/l Timonium Road

Relating Zoning: M.U.-1B

Proposed Zoning: Variance to permit a distance between buildings of 18' in lieu of the maximum required distance of 100' and to permit a distance between buildings of 18' in lieu of the maximum required distance of 60' by amending the site plan in Case No. 84-242-A.

Acres: 4.47

District: 8th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

X B. A building/_____ permit shall be required before beginning construction.

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

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

E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use 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 4107 and Table 402, also Section 2901.2.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____

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

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

I. Comments _____

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

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

CEB:es

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SW/S Greenspring Dr., : OF BALTIMORE COUNTY
2,350' S of Timonium Rd.
(1932 Greenspring Drive)
8th District :
TIMONIUM SOUTH MINI : Case No. 85-19-A
STORAGE, Petitioner :
: : : : :
ENTRY OF APPEARANCE

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

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 5th day of July, 1984, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esquire, Suite 200, 102 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

FROM THE OFFICE OF
GEO. WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

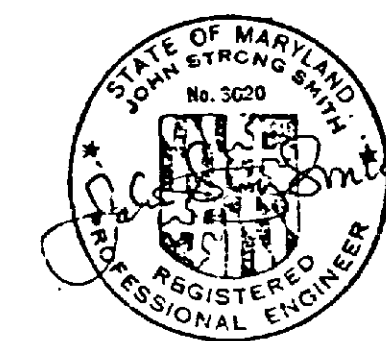
Description to Accompany a Petition for a Special Hearing to Amend (Case 84-242-A) Petition For Variances to Front, Rear and Side Yards in an Existing M.U.-1B Zone For Timonium South Mini Storage April 13, 1984 1932 Greenspring Drive

Point of beginning being located 2,350 feet more or less from the southwest intersection of Greenspring Drive and Timonium Road, thence; binding on the west side of Greenspring Drive curving to the right with a radius of 699.44 feet in a southerly direction 50.04 feet, thence leaving the side of Greenspring Drive:

1) South 80° 31' 48" West 276.15' and
2) South 09° 32' 42" East 311.72' and
3) South 80° 31' 48" West 530.00' and
4) South 22° 11' 56" East 425.00' and
5) North 80° 31' 48" East 634.47' to the place of beginning.

Containing: 4.47 Acres of land more or less.

(THIS DESCRIPTION FOR ZONING PURPOSES ONLY)



PETITION FOR VARIANCES
8th Election District

ZONING: Petition for Variances

LOCATION: Southwest side Greenspring Drive, 2,350 ft. South of Timonium Road (1932 Greenspring Drive)

DATE & TIME: Monday, July 23, 1984 at 10:45 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 Variances to permit a distance between buildings of 18 ft. in lieu of the maximum required distance of 100 ft. and to permit a distance between buildings of 18 ft. in lieu of the maximum required distance of 60 ft. by amending the site plan in Case No. 84-242-A

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

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

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

IN RE: PETITION ZONING VARIANCES
SW/S of Greenspring Drive,
2,350' S of Timonium Road
(1932 Greenspring Drive) -
8th Election District
Timonium South Mini-Storage,
Petitioner
* * * * *
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-19-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests variances to permit distances between buildings of 18 feet instead of the maximum required distance of 100 feet when located within 100 feet of a residential zone boundary and 18 feet instead of the 60 feet required elsewhere, as more particularly shown on Petitioner's Exhibit 1.

The Petitioner was represented by Counsel. Howard Smith, an adjacent neighbor appeared and did not object to the proposals made herein.

Testimony indicated that variances were granted to the Petitioner for this particular site, zoned M.L.-I.M., in Case No. 84-242-A and a site plan was approved for the construction of a mini-warehouse operation. That decision was appealed to the Board of Appeals of Baltimore County, wherein amendments to the proposed plan were approved, i.e., building "L", originally approved for combined office use and warehouse, would only be utilized for office space.

A refrigerated warehouse existed on the site but has been removed since the last zoning. In its place, the Petitioner proposes new mini-warehouse buildings. These new buildings will be within 100 feet from a residential zone line, D.R., and from Mr. Smith's home which adjoins the Petitioner's property. The variances requested are for 18 feet between buildings "I" and "J-1", "J-1" and "J-2", and "J-2" and "K". Case No. 84-242-A previously granted a variance of 50 feet from what is now building "K" to the joint boundary line.

In addition, the Petitioner proposes to reposition some buildings in the center of the site and to locate buildings "D-1", "D-2", "E-1", and "E-2" as

presently described on Petitioner's Exhibit 1. The distance proposed between each building is 18 feet instead of the required 60 feet. Additionally, distances of 18 feet between buildings "E-2" and "F", 18 feet between buildings "F" and "G", 17.5 feet between buildings "F" and "G", and 18 feet between buildings "G" and "H" are also requested.

The Petitioner seeks relief from Sections 255.2 (243.2 and 102.2) and 255.1 (238.1 and 2 and 102.2), pursuant to Section 307, of the Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with regulation would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

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

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

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

addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of July, 1984, that the Petition for Zoning Variances to permit distances between buildings of 18 feet instead of the maximum required distance of 100 feet when located within 100 feet of a residential zone boundary and 18 feet instead of the 60 feet required elsewhere be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions.

- The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- A detailed landscaping plan shall be submitted to and approved by the Current Planning and Development Division, Office of Planning and Zoning.
- The site plan approved in Case No. 84-242-A is amended pursuant to this Order, and Petitioner's Exhibit 1 shall be accepted accordingly.

[Signature]
Zoning Commissioner of
Baltimore County

cc: Benjamin Bronstein, Esquire

People's Counsel

ORDER RECEIVED FOR FILING

DATE *July 24, 1984*
BY *[Signature]*
ADMINISTRATIVE ASSISTANT

- 2 -

- 3 -



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

ARNOLD JABLON
ZONING COMMISSIONER

July 10, 1984

Benjamin Bronstein, Esquire
102 W. Pennsylvania Avenue
Suite 200
Towson, Maryland 21204

Re: Petition for Variances
SW/S Greenspring Dr., 2,350' S of Timonium
Rd. (1932 Greenspring Drive)
Timonium South Mini Storage - Petitioner
Case No. 85-19-A

Dear Mr. Bronstein:

This is to advise you that \$57.21 is due for advertising and posting of the above property.

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

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

Sincerely,

[Signature]
ARNOLD JABLON
Zoning Commissioner

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

No. 131946

DATE 7/24/84 ACCOUNT R-01-615-000

AMOUNT \$57.21

RECEIVED FROM Julio Brothers Construction Co.

FOR Advertising and posting Case 85-19-A
(Timonium South Mini Storage)

0 085*****572116 0250F

VALIDATION OR SIGNATURE OF CASHIER

June 26, 1984

Benjamin Bronstein, Esquire
102 W. Pennsylvania Avenue
Suite 200
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Variances
SW/S Greenspring Drive, 2,350' S of
Timonium Road (1932 Greenspring Drive)
Timonium South Mini-Storage - Petitioner
Case No. 85-19-A

TIME: 10:45 A.M.

DATE: Monday, July 23, 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. 130233

DATE 7/14/84 ACCOUNT R-01-615-000

AMOUNT \$100.00

RECEIVED FROM Ben Bronstein

FOR Pay fee for Case # 85-19-A

0 012*****100010 5143A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 8th
Date of Posting 7-6-84
Posted for: Variances
Petitioner: Timonium South Mini-Storage
Location of property: SW side of Greenspring Dr. 2,350' S of
Timonium Rd. (1932 Greenspring Dr.)
Location of Signs: SW side of Greenspring Dr. approx. 2375 ft
S. of Timonium Rd.
Remarks:
Posted by Stephen J. Brata
Signature
Number of Signs: 1

63169 251 714
CERTIFICATE OF PUBLICATION
85-19-A
Towson, Md. 7/20 1984
THIS IS TO CERTIFY that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 14th day of July, 1984.
The TOWSON TIMES
M. H. H. H.
Cost of Advertisement: \$30.21
BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 5, 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., appearing on July 5, 1984.

THE JEFFERSONIAN,
[Signature]
Publisher

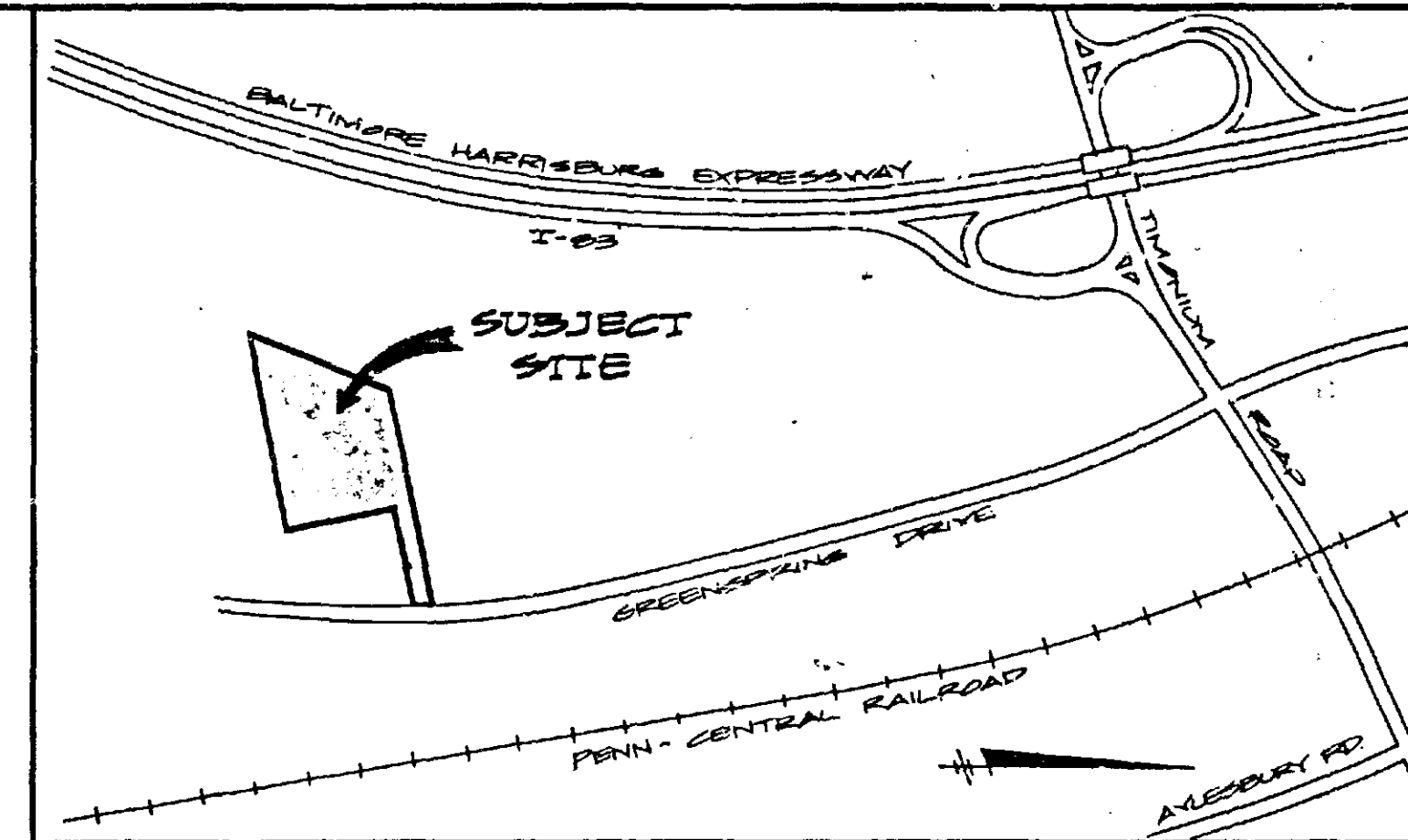
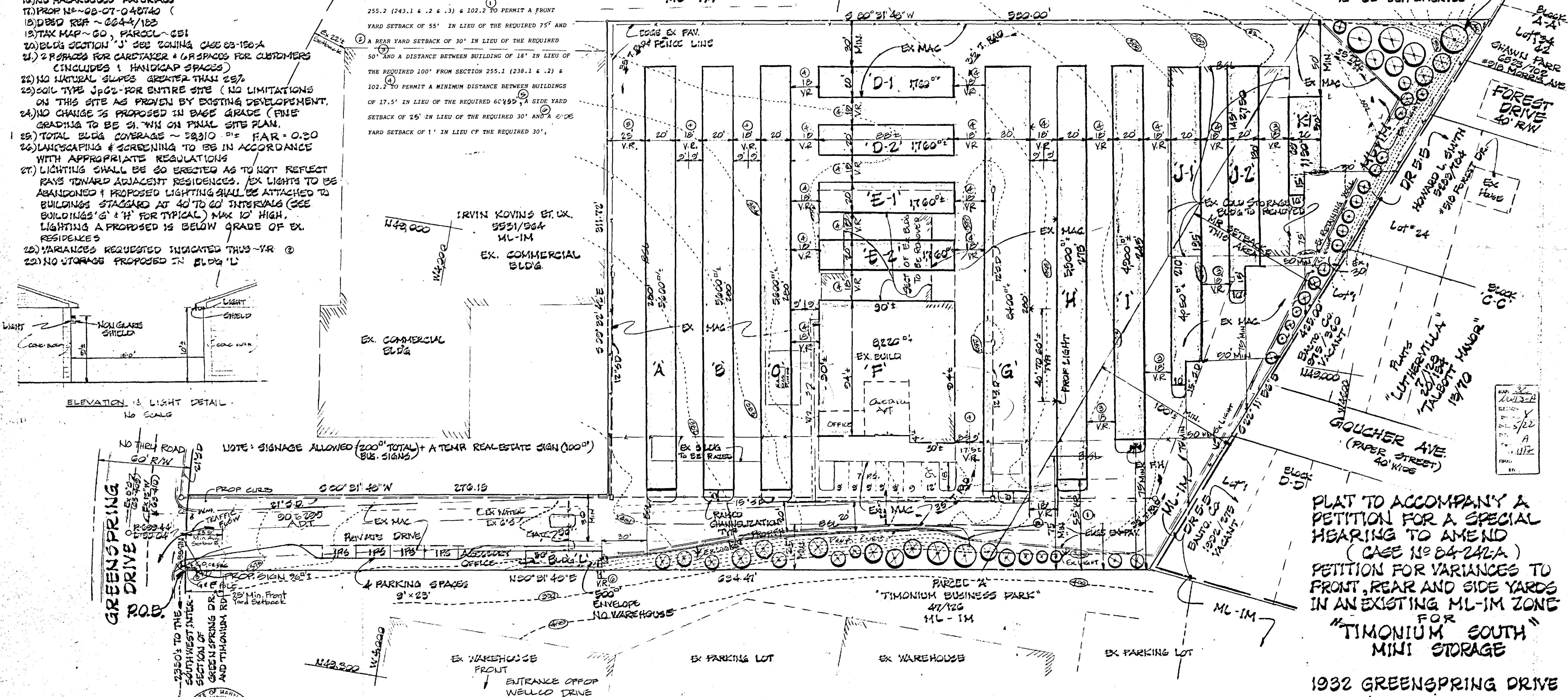
\$22.00

SITE DATA

- 1) AREA OF TRACT ~ 4.47 AC±
- 2) EX ZONING ~ ML-IM
- 3) EX USE ~ WAREHOUSES, OFFICES, STORAGE
MAINTENANCE OF VEHICLES
- 4) PROPOSED ~ MINI-WAREHOUSES (SELF-STORAGE)
- 5) FIRE SERVICE, DOMESTIC WATER & SEWER
STORM DRAIN SYSTEMS EXIST ON SITE (PRIVATE)
- 6) COUNCILMANIC DISTRICT ~ #4
- 7) CENSUS TRACT ~ 4088
- 8) WATERED ~ #24
- 9) SUBDENSED ~ #57
- 10) NO HISTORIC BUILDINGS
- 11) NO WETLANDS
- 12) NO S.W.M. (NO INCREASE OF IMPERVIOUS AREAS) (EXEMPT)
- 13) NO CRITICAL AREAS
- 14) NO ARCHEOLOGICAL SITE
- 15) NO ENDANGERED SPECIES
- 16) NO HAZARDOUS MATERIALS
- 17) PROP N° ~ 83-07-048740 (W.M. #3-6°-03-120776-001
4°-03-120777-002)
- 18) DED REF ~ 6644/183
- 19) TAX MAP ~ 60, PARCEL ~ C51
- 20) BLDG SECTION 'J' SEE ZONING CASE 83-150-A
- 21) 2 SPACES FOR CARPARKER & 6 SPACES FOR CUSTOMERS
(INCLUDES 1 HANDICAP SPACE)
- 22) NO NATURAL SLOPES GREATER THAN 25%
- 23) SOIL TYPE Spc2-FOR ENTIRE SITE (NO LIMITATIONS
ON THIS SITE AS PROVEN BY EXISTING DEVELOPMENT)
- 24) NO CHANGE IS PROPOSED IN BASE GRADE (FINE
GRADING TO BE S.W.N ON FINAL SITE PLAN)
- 25) TOTAL BLDG COVERAGE ~ 28,310 sq ft FAR = 0.20
- 26) LANDSCAPING & SCREENING TO BE IN ACCORDANCE
WITH APPROPRIATE REGULATIONS
- 27) LIGHTING SHALL BE SO ERRECTED AS TO NOT REFLECT
RAYS TOWARD ADJACENT RESIDENCES. EX LIGHTS TO BE
ABANDONED & PROPOSED LIGHTING SHALL BE ATTACHED TO
BUILDINGS STAGGARD AT 40' TO 60' INTERVALS (SEE
BUILDINGS 'G' & 'H' FOR TYPICAL) MAX 10' HIGH.
LIGHTING A PROPOSED IS BELOW GRADE OF EX
RESIDENCES
- 28) VARIANCES REQUESTED INDICATED THUS-V.R. @
- 29) NO STORAGE PROPOSED IN BLDG 'L'

VARIANCES REQUESTED (THUS-V.R.) FROM SECTIONS ON PLAN

- 1) 255.2 (243.1 & .2 & .3) & 102.2 TO PERMIT A FRONT
YARD SETBACK OF 55' IN LIEU OF THE REQUIRED 75' AND
- 2) A REAR YARD SETBACK OF 30' IN LIEU OF THE REQUIRED
50' AND A DISTANCE BETWEEN BUILDING OF 18' IN LIEU OF
THE REQUIRED 100' FROM SECTION 255.1 (238.1 & .2) &
102.2 TO PERMIT A MINIMUM DISTANCE BETWEEN BUILDINGS
OF 17.5' IN LIEU OF THE REQUIRED 60' AND A SIDE YARD
SETBACK OF 25' IN LIEU OF THE REQUIRED 30' AND A SIDE
YARD SETBACK OF 1' IN LIEU OF THE REQUIRED 30'.



VICINITY MAP SCALE: 1"=500'

ELEVATION & LIGHT DETAIL
NO SLOPE

NOTE: SIGNAGE ALLOWED (200' TOTAL) + A TEMP REAL-ESTATE SIGN (100')

PLAT TO ACCOMPANY A
PETITION FOR A SPECIAL
HEARING TO AMEND
(CASE N° 84-242A)
PETITION FOR VARIANCES TO
FRONT, REAR AND SIDE YARDS
IN AN EXISTING ML-IM ZONE
FOR
"TIMONIUM SOUTH"
MINI STORAGE

1932 GREENSPRING DRIVE
BALTIMORE CO., MD.
DATE: APRIL 13, 1984
ELECT. DIST # 8
SCALE: 1"=30'

PETITIONER'S
EXHIBIT

NOTE:
FOR FURTHER INFORMATION
SEE APPROVED C.R.G. PLAN OF
NOV. 1983 & ZONING CASES
N° 83-126-Y & N° 83-150-A

ENGINEER
GEORGE W. STEPHENS, JR.
P.E., INC.
303 ALLEGHENY AVE.
TOWSON, MD. 21204
(301-825-8120)

OWNER
TIMONIUM SOUTH MINI STORAGE & CO.
10 PARKS AVE.
COCKEYSVILLE, MD. 21030
(301-666-0040)
G.T. JAMES

