

Baltimore County
Department of Permits and
Development Management

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

June 11, 1998

Begravia Capital Corporation
c/o Midland Loan Services, LP
210 West 10th Street
Kansas City, MO 64105

RE: Zoning Verification
3000 Eastern Boulevard
Zoning Case #88-184-A
15th Election District

Gentlemen:

Your letter has been referred to me for reply. Based upon the information provided therein and our research of the zoning records, the following has been determined.

The property known as 3000 Eastern Boulevard is currently zoned M.H.-I.M. (Manufacturing, Heavy - Industrial, major) as per the 1995 Baltimore County zoning map #NE-4J. Please be advised that the use as mini-storage warehouses are permitted as a matter of right in the M.H.-I.M. zone under Section 256.1 of the Baltimore County Zoning Regulations. Further, any future improvements must be in accordance with zoning case #88-184-A.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

Jun R. Fernando
Jun R. Fernando
Planner II
Zoning Review

JRF:rye

c: zoning case #88-184-A

Enclosure

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT		No. 055850
DATE 6/1/98	ACCOUNT 001-6150	
AMOUNT \$ 40.00 (JRF)		
RECEIVED FROM Rosenberg Proutt Funk & Greenberg LLP		
FOR VERIFICATION #98-2228		
3000 Eastern Boulevard		
CASHIER'S VALIDATION		

ROSENBERG PROUTT FUNK & GREENBERG, LLP
ATTORNEYS AT LAW
A PARTNERSHIP INCLUDING A PROFESSIONAL CORPORATION
1115 FIRST MARYLAND BUILDING
25 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201
(410) 787-0000
FACSIMILE (410) 787-1110

June 4, 1998

To: Jim ASAD 6/5/98

WLF

Stanley S. Fine

Via Hand Delivery

Mr. Carl Richards, Zoning Review Supervisor
Department of Permits and Development
Management
111 W. Chesapeake Avenue, Room 111
Towson, Maryland 21204

Re: Zoning Verification - 3000 Eastern Boulevard
15th Election District

Dear Mr. Richards:

Please be advised that this firm represents CTC Associates Limited Partnership, which is the owner of the above property. On February 1, 1995, your office provided a zoning verification for this property, a copy of which is attached hereto.

Our client is in the process of refinancing this property and its lender requires verification that the above property is properly zoned as a self-storage facility. Accordingly, I hereby request that your office provide a written zoning verification for this property in the form of an update of your office's letter dated February 1, 1995. Enclosed herewith is a check in the amount of \$40.00 made payable to Baltimore County, Maryland to cover the cost of this request.

Your prompt response to this request would be greatly appreciated.

Sincerely,
Stanley S. Fine
Stanley S. Fine

cc: CTC Associates Limited Partnership
6/10/98 - TC from Stanley Fine.
Please address letter to:
Begravia Capital Corp.
c/o Midland Loan Services, LP
210 W. 10th St.
Kansas City, MO 64105

RECEIVED
JUN - 4 1998
PDM

Page: 05 PHONE NO.: 4106622784 May 29 1998 02:22PM P2

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

February 1, 1995 (410) 887-3353

Mr. Henry E. Thieleman, President
C.T.C. Associates
Chesapeake Mini Storage
3000 Eastern Boulevard
Baltimore, Maryland 21220

RE: Zoning Verification
3000 Eastern Blvd.
Zoning Case #88-184-A
15th Election District

Dear Mr. Thieleman:

Your letter has been referred to me for reply. Based upon the information provided therein and our research of the zoning records, the following has been determined.

The property known as 3000 Eastern Boulevard is currently zoned M.H.-I.M. (Manufacturing, Heavy-Industrial, Major). Please be advised that the use as mini-storage warehouses are permitted as a matter of right in the M.H.-I.M. zone under Section 256.1 of the Baltimore County Zoning Regulations. Further, any future improvements must be in accordance with the plan filed within zoning case #88-184-A.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 887-3391 (FAX - 887-5708).

Sincerely,
Jun R. Fernando
Jun R. Fernando
Planning and Zoning Associate III

JRF/jdw

41 88-184-A **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 238.2... to permit side yard setbacks of 35' in lieu of the required 30' (60' between buildings) required.
Reduce building to building setback from 60 feet to 25 feet for...

mini warehouse storage units.
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) There is a practical difficulty with a 60 feet spacing between buildings. The proposed layout of buildings with a 60 feet spacing would necessitate moving the buildings 210 feet to the east, which would place the structures in the 100 year tidal flood plain. Filling above flood plain elevations would result in surface slopes of less than 1% on the south and east sides of site, which would hinder positive storm drainage. There is also a hardship involved surrounding the 60 feet spacing, which would require the inefficient use of an additional 18% of the site for the same building density as shown on the proposed plan.
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:
N/A
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
C. T. C. & Associates
(Type or Print Name)
Signature
Address
City and State

MAP 184-4
4B
E.D. 15th
DATE 2-4-88
200
1000
DP

Attorney for Petitioner:
Robert Cannon, Weinberg & Green
(Type or Print Name)
Signature
Address
City and State
Telephone No.

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Mr. Patrick Benhoff
Melvin C. Benhoff & Sons, Inc.
4215 Old North Point Rd.
Baltimore, Md. 21224 (301) 477-5650
Address Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 27th day of September, 1987, 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 16th day of November, 1987, at 11:00 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.
(over)

Mr. J. Robert Haines
page 2
August 25, 1987

Attached for your review is a sketch showing the proposed highway improvements.
It is requested the site plan be revised prior to a hearing being set.

Very truly yours,
Creston J. Mills, Jr.
Acting Chief-Bureau of Engineering Access Permits
by: George Wittman

CJM-GW/es
attachment

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 27th day of September, 1987.
J. Robert Haines
ZONING COMMISSIONER
Petitioner: C.T.C. & Associates
Petitioner's Attorney: Robert Cannon, Esquire
Received by: Norman E. Gerber, AICP
Chairman, Zoning Plans Advisory Committee

Maryland Department of Transportation
State Highway Administration
Richard H. Trainor
Secretary
Hal Kassoff
Administrator

August 25, 1987
RE: Baltimore County Item #41
Property Owner: C.T.C. and Associates
Location: N/S Eastern Avenue, Maryland Route 150 205' E centerline
Lynbrook Road
Existing Zoning: M.H. IM
Proposed Zoning: Variance to permit side yard setbacks of 25' in lieu of the required 30' (60' between buildings) for mini warehouse storage units
Area: 15.24 acres
District 15th

Dear Mr. Haines:
On review of the submittal of July 17, 1987 (revised), and review of our files, the State Highway Administration, Bureau of Engineering Access Permits offers the following comments.

Although the State Highway Administration has a established criteria for directional access to State highway, the S.H.A.-Bureau of Engineering Access Permits recommends that all access to 14,555 acre site to serve the Chesapeake Mini Storage site by way of a standard 35' entrance centered on existing Lynbrook Road.

State Highway Administration Type "A" concrete curb and gutter must be constructed along the frontage of the site, off-set 15' from the edge of the travelled way, with left turn lane construction within the median to accommodate eastbound traffic into the site.

RECEIVED
AUG 27 1987
ZONING OFFICE
My telephone number is (301)333-1350
Teletypewriter for Impaired Hearing or Speech
363-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21202-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner
Date: November 4, 1987
Norman E. Gerber, AICP
FROM: Director of Planning and Zoning
SUBJECT: Zoning Petition No. 88-184-A

This office does not support the granting of the subject variance. We believe the standard setbacks are reasonable and note that the property is fairly regular in shape and presents no particular topographical problems.

The Division of Current Planning and Development notes that a County Review Group Meeting is required and that this proposal must comply with the standards set forth in the Baltimore County Landscape Manual.

Norman E. Gerber, AICP
Director

NEG:JCH:dm
cc: Shirley M. Hess, Legal Assistant, People's Counsel
File

RECEIVED
NOV 6 1987
ZONING OFFICE

Baltimore County
Fire Department
Towson, Maryland 21204-2386
494-4500
Paul H. Reincke
Chief
J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: C.T.C. & Associates
Location: N/S Eastern Blvd., 205' E. c/l Lynbrook Road
Item No. 41
Zoning Agenda: Meeting of 8/18/87

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 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.
- (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.

REVIEWER: [Signature] Noted and Approved: John F. O'Neill
Planning Group
Special Inspection Division
Fire Prevention Bureau

/s/

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 4, 1987

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
000

Robert Cannon, Esquire
Weinberg & Green
100 South Charles Street
Baltimore, Maryland 21201

RE: Item No. 41 - Case No. 88-184-A
Petitioner: C.T.C. & Associates
Petition for Zoning Variance

Dear Mr. Cannon:

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,

James E. Dyer, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Engineering Construction Corp.
2227 Monocacy Road
Baltimore, Maryland 21221

Mr. Patrick Benhoff
Melvin C. Benhoff & Sons, Inc.
4215 Old North Point Road
Baltimore, Maryland 21224

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3554

Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 41
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:
Area:
District:
Dear Zoning Commissioner:
This bureau recommends that the proposed channelized entrance be changed to a normal entrance and a left turn lane be provided on the Eastern Blvd. median, into the site.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate II

RECEIVED
SEP 30 1987
ZONING OFFICE

MSF:ab

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 requested will not adversely affect the health, safety, and general welfare of the community, the variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17 day of December, 1987, that the herein Petition for Variance(s) to permit side yard setbacks of 25 feet in lieu of the required 30 feet (60 feet between buildings), be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 re-turning, said property to its original condition.
- 2) The Petitioner shall comply with all comments set forth in the Baltimore County Zoning Plans Advisory Committee report filed on this case and in accordance with the following letters to J. Robert Haines:
 - a) Letter dated August 25, 1987 from the Maryland Department of Transportation, State Highway Administration by Creston J. Mills, Jr.
 - b) Letter dated September 23, 1987 from the Baltimore County Department of Traffic Engineering, by Michael S. Flannigan.
 - c) Letter dated August 26, 1987 from the Baltimore County Fire Department by Captain Joseph Kelly and John F. O'Neill.If any department modifies or waives any of the comments set forth above and advises the Deputy Zoning Commissioner in writing, said comments will be waived.
- 3) The Petitioner shall submit to the Deputy Zoning Commissioner for approval a new site plan adopting the comments of the Baltimore County Zoning Plans Advisory Committee report within 45 days of the date of this Order.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
of Baltimore County

Robert Cannon, Esquire
Weinberg and Green
100 S. Charles Street
Baltimore, Maryland 21201

RE: Petition for Zoning Variance
W/S Eastern Boulevard, 205' E of the c/l of Lynbrook Road
(2700 Eastern Boulevard)
15th Election District: 5th Councilmanic District
C.T.C. & Associates - Petitioners
Case No. 88-184-A

Dear Mr. Cannon:

Enclosed please find the decision rendered in the above-referenced case. The Petition for Zoning Variance has been Granted, subject to the restrictions noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
of Baltimore County

ANN:bjb
Enclosures

cc: Mr. Patrick Benhoff
Melvin C. Benhoff & Sons, Inc.
4216 Old North Point Road, Baltimore, Md. 21224

People's Counsel
File

88-184-A

WEINBERG AND GREEN
RECEIVED 11/12/87

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 27th day of September, 1987.

Petitioner C.T.C. & Associates
Petitioner's Attorney Robert Cannon, Esquire

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

88-184-A

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Robert W. Cannon	100 South Charles St 21201
Henry B. Benhoff	2700 Eastern Blvd 21220
STEVEN C. HILSEE	100 SOUTH CHARLES STREET, BALD MD 21201
STEVEN K. BROYLES P.E.	2227 MONOCACY RD. B. 1/2, MD
PATRICK K. BENHOFF C.P.E.	4216 OLD NORTH POINT RD. BALTO. MD 21222

WEINBERG AND GREEN
ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201

BALTIMORE (301) 332-8800
WASHINGTON AREA (202) 740-7400

WRITER'S DIRECT DIAL NUMBER

February 1, 1988

(301) 332-8787

Ms. Ann M. Nastarowicz
Deputy Zoning Commissioner of
Baltimore County
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Zoning Variance
CTC & Associates - Petitioners
Case No. 88-184-A

Deputy Commissioner Nastarowicz:

This will confirm that on or before Friday, January 29, 1988, Mr. Steven K. Broyles, Professional Engineer, Engineering Construction Corp., delivered (or caused to be delivered) an amended site plan in accordance with the third condition of the December 17, 1987 Order granting the referenced variance.

Mr. Broyles has informed us that the recently amended site plan reflected certain comments contained in the August 26, 1987 letter from the Baltimore County Fire Department by Captain Joseph Kelly and John F. O'Neill (December 17, 1987 Order, condition 2(c)). Please be advised that the other two conditions set forth in the December 17, 1987 Order (condition 2(a) - August 25, 1987 letter from the Maryland Department of Transportation, State Highway Administration by Creston J. Mills, Jr.; and condition 2(b) - September 23, 1987 letter from the Baltimore County Department of Traffic Engineering, by Michael S. Flannigan) were already reflected on a revised plat (revised as of July 17, 1987) filed three days before the hearing (on November 13, 1987) and introduced at the November 16, 1987 hearing as a Petitioner's Exhibit.

RESUME

NAME: Steven K. Broyles P.E.
2227 Monocacy Road
Baltimore, Maryland 21221
(301) 574-2227

STRONG BACKGROUND AND EXPERIENCE IN:

Commercial - Industrial Design and Construction
Deep Foundations - Piling, Caissons and Cofferdams
Structural Design, Inspection and Troubleshooting
Estimating and Cost Control
Consulting of Failures and Substandard Construction
Building Code Interpretation

EDUCATION:

B.S. Civil Engineering, University of Maryland (1977)

Majoring in Structural Design with a Minor in Soil Mechanics and expanded studies in Computer Design.

CERTIFICATIONS:

State of MD Professional Engineer #14420
State of MD Property Line Surveyor #368

EXPERIENCE:

1981 - Present
The Ellicott Contracting Company, V.P. of Engineering
1977 - 1980
The Ellicott Contracting Company, Project Engineer
1975 - 1977
The Ellicott Contracting Company, Assistant Superintendent (Summers)
1972 - 1974
Silbermann & Associates, Inc., Surveyor (Summers)

CLIENTS:

Insurance Company of North America
CSX Chessie System
AMOCO Oil Company
Textron, Inc.
Conoco
The Chimes, Inc.
Southern States Cooperative
Lockheed Aerospace
Keyway Transport
Master Adjusters, Inc.
National Brewery
Howard County Cable T.V.
National Wire Company

WEINBERG AND GREEN

Ann M. Nastarowicz
February 1, 1988
Page 2

Please do not hesitate to call Bob Cannon (332-8816) or me if you have any questions or comments concerning the recently submitted site plan or any other aspect of this matter.

Very truly yours,
Steven C. Hilsee
Steven C. Hilsee

265/csg

cc: Robert W. Cannon, Esquire
Mr. Steven K. Broyles



ENGINEERING CONSTRUCTION CORP.

Engineers Developers Surveyors
2227 Monocacy Rd., Baltimore, Md. 21221
Phone 574-2227

November 11, 1987

Mr. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Carl Richards, Zoning Plans Advisory Committee

RE: Item No.: 41 - Case No. 88-184-A Variance Petition
Petitioner: C.T.C. & Associates
Location: 2700 Eastern Avenue
Zoning Hearing November 16, 1987, 11:00 am

Dear Mr. Richards,

Attached please find a copy of the revised site plan for the above referenced project. I have distributed revised plans to, and met with, the following departments and their representatives:

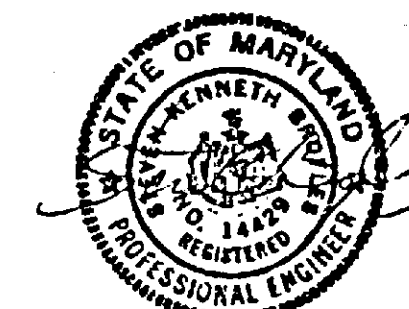
Ed Johnson.....Current planning and Development
Charles E. Burnham..... Building Plans Review
Michael S. Flannigan..... Traffic Engineering
Captain Joseph Kelly..... Fire Prevention Bureau, Planning Group
Ian J. Forrest..... Bureau of Environmental Services

If you have any questions please feel free to call me at 574-2227.

Respectfully,

Steven K. Broyles, P.E.
Md State Reg #14429

SKB/ph
Enclosures
cc: Ed Johnson
Charles E. Burnham
Michael S. Flannigan
Captain Joseph Kelly
Ian J. Forrest
Robert Cannon



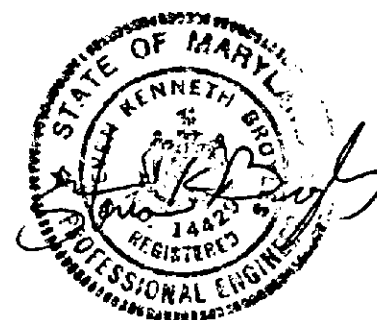
DESCRIPTION OF 2700 EASTERN AVE
Owned by C. T. C. & Associates

Beginning for the same at a point on the northerly side of the 100 feet right-of-way of Eastern Boulevard, 205 feet easterly of the intersection of the center line of Lynbrook Road and the northerly side of the 100 feet right-of-way of said Eastern Boulevard; Thence

1. Running with and binding thereon the northerly side of the said 100 feet right-of-way of Eastern Boulevard, following a curve to the right with a radius of 1,120.92 feet for an arc length of 866.82 feet to a point, thence
2. North 20 degrees 56 minutes 38 seconds West 353.44 feet to a point, thence
3. North 69 degrees 02 minutes 49 seconds East 1,261.60 feet to a point, thence
4. South 27 degrees 07 minutes 09 seconds East 447.77 feet to a point, thence
5. South 58 degrees 52 minutes 01 seconds West 490.16 feet to the point of beginning.

containing 14.24 acres

Steven K. Broyles P.E.
Md. St. Reg. # 14429



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

No. 33107

DATE 11/18/87 ACCOUNT R-01-517-000

AMOUNT \$3.50

RECEIVED FROM Bernard Helinski, Middle River C.S.A. Field Office, 2000 Eastern Boulevard, Baltimore, Md. 21204

FOR Copies of ZAC comments in re: Case No. 88-184-A

B 8132*****3701a 1198f

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR ZONING VARIANCE
15th Election District - 5th Councilmanic District
Case No. 88-184-A

LOCATION: North Side Eastern Boulevard, 205 feet East of Centerline of Lynbrook Road (2700 Eastern Boulevard)
DATE AND TIME: Monday, November 16, '87, 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 Zoning Variance to permit side yard setbacks of 25 feet in lieu of the required 30 feet and to reduce building to building setback from 60 feet to 25 feet for mini-warehouse storage units

Being the property of C.T.C. & Associates, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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.

J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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

J. ROBERT HAINES
ZONING COMMISSIONER

Robert Cannon, Esq.
Weinberg & Green
100 S. Charles St.
Baltimore, Md. 21201

Petition for Zoning Variance
N/S Eastern Blvd 205' E of c/l
of Lynbrook Rd (2700 Eastern Blvd)
15th E.D. 5th C.D.
88-184-A

This is to advise you that \$450 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

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

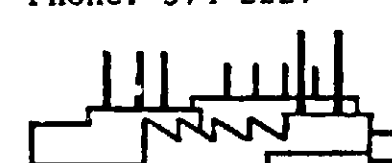
Sincerely,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:med

Typed copy sent 11/22/87

Phone: 574-2227



ENGINEERING CONSTRUCTION CORP.

Engineers Developers Surveyors
2227 Monocacy Rd., Baltimore, Md. 21201

January 25, 1988

Ann M. Nastarowicz
Deputy Zoning Commissioner
Baltimore County Office of Planning & Zoning
Room 109
Baltimore County Office Building
Towson, Maryland 21204

RE: Petition for Zoning Variance
N/S Eastern Boulevard, 205' E of E of Lynbrook Road
(2700 Eastern Boulevard)
15th Election District: 5th Councilmanic District
Case No. 88-184-A

Dear Ms. Nastarowicz:

Attached please find the revised site plan adopting comments of the Baltimore County Plans Advisory Committee as per your order.

If you have any questions please feel free to call me at 574-2227.

Very Truly Yours



Steven K. Broyles P.E.

SKB/ph
Enclosures

cc: Mr. Robert Cannon, Esquire
Captain Joseph Kelly
Mr. Patrick Benhoff

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th
Date of Posting 10/29/87

Posted to: Variance

Petitioner: C.T.C. & Associates

Location of property: N/S Eastern Blvd, 205' E of Lynbrook Rd, 2700 Eastern Blvd

Location of Sign: Facing Eastern Blvd, across E. of roadway - on property of Petitioner - Petitioner's residence - 1200 Eastern Blvd

Remarks: Attached to original form, showing property (N/S Eastern Blvd)

Posted by: [Signature]

Number of Signs: 1

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

No. 45809

DATE 11/16/87 ACCOUNT 01-115-000

AMOUNT \$94.50

RECEIVED FROM Weinberg & Green

FOR Postage & Advertising

B 8031*****9450a 116f

VALIDATION OR SIGNATURE OF CASHIER

Robert Cannon, Esquire
Weinberg & Green
100 South Charles Street
Baltimore, Maryland 21201

October 16, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
N/S Eastern Blvd., 205' E of c/l of Lynbrook Rd. (2700 Eastern Blvd.)
15th Election District - 5th Councilmanic District
C.T.C. & Associates - Petitioner
Case No. 88-184-A

TIME: 11:00 a.m.

DATE: Monday, November 16, 1987

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

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

No. 37798

DATE 7-28-87 ACCOUNT 030-615

AMOUNT \$180.00

RECEIVED FROM C.T.C. & Associates

FOR Petitioner's Variance

B 8042*****1000G1a 3262f

VALIDATION OR SIGNATURE OF CASHIER

Mr. Patrick Benhoff
Mr. Melvin C. Benhoff & Sons, Inc.
4216 Old North Point Road
Baltimore, Maryland 21224

for C.T.C. & Associates, before date of hearing and execute triplicate. Thank you. M. E.

will be cancelled.

CERTIFICATE OF PUBLICATION

TOWSON, MD. Oct 29, 1987

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 Oct 29, 1987

THE JEFFERSONIAN,

Susan Seider Orest

Publisher

PETITION FOR ZONING VARIANCE
15th Election District
Case No. 88-184-A

LOCATION: North Side Eastern Boulevard, 205 feet East of Centerline of Lynbrook Road (2700 Eastern Boulevard)

DATE AND TIME: Monday, November 16, 1987 at 11:00 a.m.

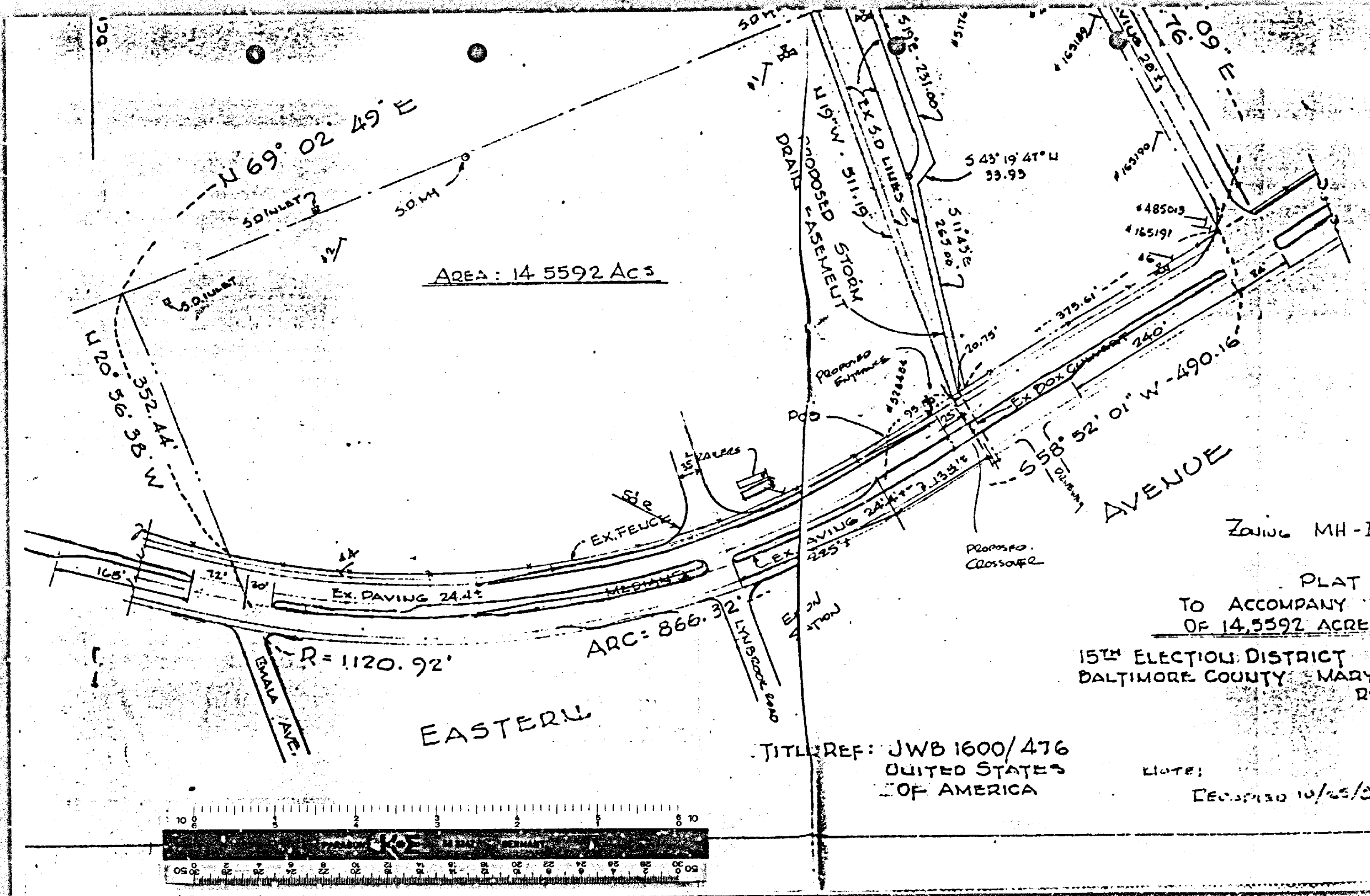
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

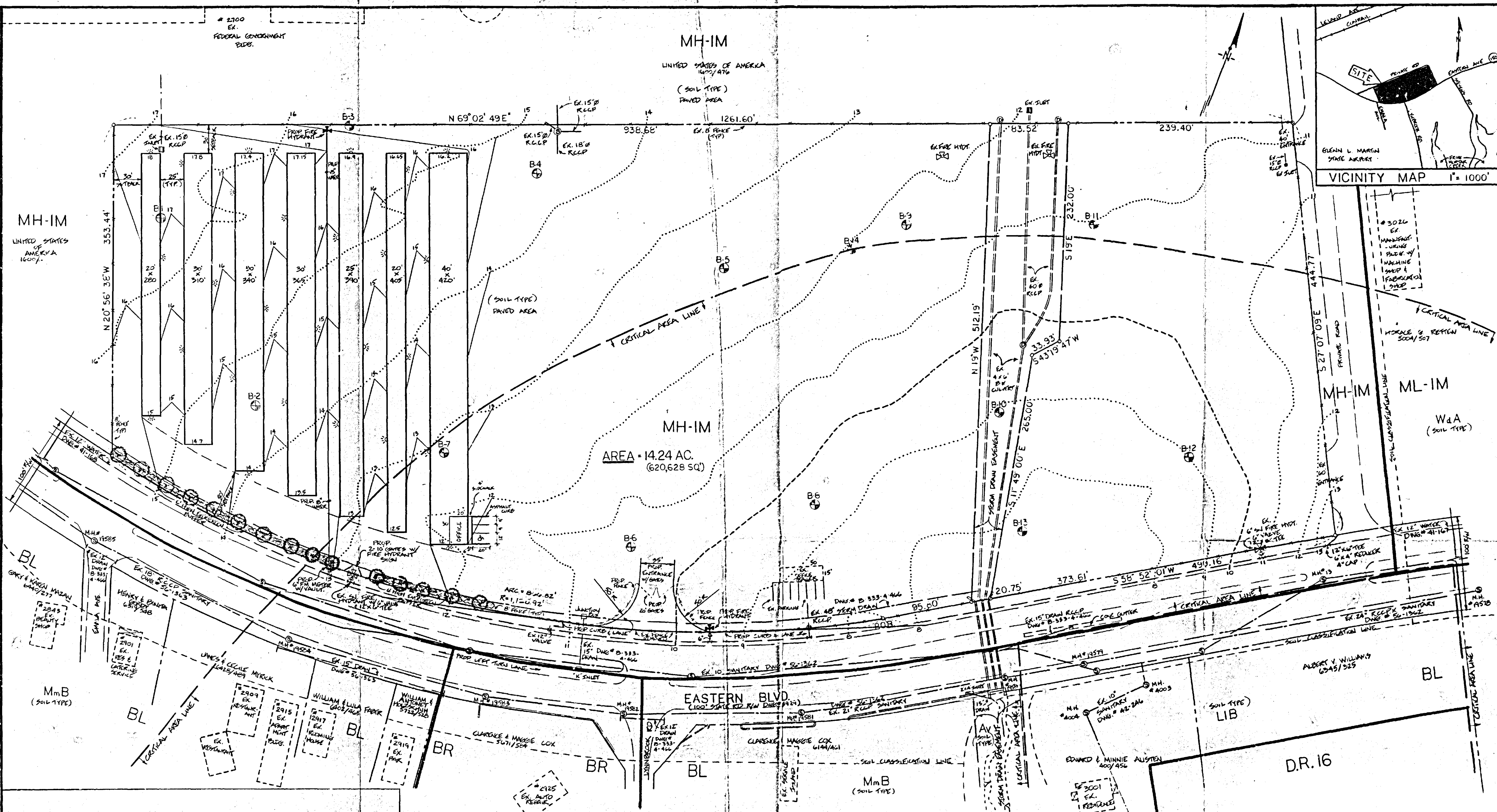
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit side yard setbacks of 25 feet in lieu of the required 30 feet and to reduce building to building setback from 60 feet to 25 feet for mini-warehouse storage units

In the event that this Petition(s) 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:
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
11/22/87





Engineering Construction Corp.
 Engineers - Surveyors
 2227 Monocacy Road
 Baltimore, Maryland 21221
 ph: 301-574-2227

CHESAPEAKE MINI STORAGE
 2700 EASTERN BLVD
 PROJECT: PROPOSED MINI STORAGE WAREHOUSES
 DATE: MARCH 25, 1987
 SCALE: 1"=50'
 DWG. NO. 14488

GENERAL NOTES

1. Net Site Area = 620,628 sf. = 14.24 acre
2. Current Zoning MH-IM
3. Election District 15th
4. Existing Use: Container Storage and office trailer
5. Proposed Use: 70,700 sf. Mini Storage Warehouses including 600sf. office for same as shown on plan and use on balance of site to remain as existing.
6. Public water is existing on site and sanitary sewer is available.
7. Existing Paving: double application of tar and chip
8. Proposed Paving: double application of tar and chip in areas disturbed
9. Exterior Lighting: 400 watt, sodium vapor, wall mounted at 8 feet. Shining down as noted on plan.
10. Use Group S1 (storage moderate hazard) BOCA. Type of Construction 2C (non-combustible unprotected) BOCA. All buildings to be fully sprinkled.

PARKING DATA

1. Parking Required: Office 600sf. / 300sf. per space = 2 spaces
2. Parking Provided: = 3 spaces
3. Parking in excess of required: = 1 space
4. Handicapped spaces required = 1 space
5. Handicapped spaces provided = 1 space
6. Dimension of standard parking space = 9' wide X 20' long
7. Dimension of handicapped parking space = 12' wide X 20' long



KEY

- 1. 400W SODIUM VAPOR WALL MOUNTED 8' TO SHINE DOWN
- 2. SOIL BORING W/ CORRESPONDING NUMBER
- 3. EX. HIGH CHAIN LINK FENCE
- 4. EX. 6" HIGH CHAIN LINK FENCE
- 5. DELICIOUS TREE
- 6. PROP. BY HIGH CHAIN LINK FENCE

PAVING SPEC.

PROPOSED DOUBLE
 BIT. SURFACE
 TREATMENT

EXISTING 6"
 CRUSHED RUN
 BASE COURSE

FILE NUMBER	14488
REVISIONS	1. 1/17/87 2. 1/15/87 3. 1/25/88
DRAWING SHEET	1
SITE PLAN	