

IN RE: PETITION FOR ZONING VARIANCE
SM/S Windsor Mill Road, 1109
NW of Lord Baltimore Drive
2nd Election District
2nd Councilmanic District
Julius Seferi, et al
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 90-285-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request variances from Section 255.1 to permit a side yard setback of 21 feet in lieu of the required 30 feet, and a building to building setback of 30 feet in lieu of the maximum required 60 feet; a variance from Section 409.6 to permit five (5) parking spaces in lieu of the required eight (8); a variance from Section 413.6.b.1 to permit a sign with 68 sq.ft. per face in lieu of the maximum permitted 25 sq.ft. per face; and a variance from Section 413.6.b.2 to permit a sign height of 16 feet, 8 inches in lieu of the maximum permitted 6 feet, all as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by Julius Seferi, Ted E. Schweitzer, and H. Richard Belman, Legal Property Owners, and Richard E. Israel, Project Executive with Siena Corporation, Contract Purchaser, appeared, testified and were represented by Harrison Stone, Esquire. Also appearing on behalf of the Petition was Tony Cortez with STV Lyon Associates. There were no Protestants.

Testimony indicated that the subject property consists of 2.22 acres zoned M.L.-I.M. and is currently unimproved. Said property was the subject of a previous zoning Case No. 87-522-A in which variances were granted for a warehouse building with manager's living quarters. Testimony indicated that as there appeared to be no market for the large ware-

house previously proposed, the Petitioners have since modified the plans for the subject property and now propose a mini-warehouse facility for public use. The modified plan still calls for on-site manager's living quarters to provide 24-hour security for the property. The proposed facility will consist of two, two-story warehouse buildings with access on both sides, one on each level. Testimony indicated that as a result of the size of the property and its narrow width, the requested area variances are necessary in order to develop the property as proposed. Petitioners testified the site lends itself to mini-warehouse storage use and that such development will be consistent with design standards. Testimony indicated the requested sign variances are necessary to provide adequate visibility to potential customers due to the unique characteristics of the property. As for the parking variance, Petitioners testified that while eight parking spaces are required for the site, the five spaces provided will be adequate for the use proposed. Further testimony indicated that the relief requested will not result in any detriment to the surrounding uses or the health, safety or general welfare of the community at large.

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

- 1) whether strict compliance with requirements would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) 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

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

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

It is clear from the testimony that if the area variances are granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare. However, in the opinion of the Zoning Commissioner, the size of the requested sign variance is excessive and shall be modified as set forth below.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of January, 1990 that the Petition for Zoning Variance to permit variances from Section 255.1 to allow a side yard setback of 21 feet in lieu of the required 30 feet, and a building to building setback of 30 feet in lieu of the maximum required 60 feet; a variance from Section 409.6 to permit five (5) parking spaces in lieu of the required eight (8); a variance from Section 413.6.b.1 to permit a sign with two sides and 50 sq.ft. per face in lieu of the maximum permitted 25 sq.ft. per face; and a variance from Section 413.6.b.2 to permit a sign height of 15 feet in lieu of the maximum permitted 6 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-285-A 167

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description attached hereto and made a part hereof, hereby petition for a Variance from Section 255.1 (Side Yard Setback) and Section 413.6.b.1 (Sign Area) and Section 413.6.b.2 (Sign Height) and Section 409.6 (Parking Spaces) and hereby request that the Zoning Commission grant the following variances: The Zoning Commission is requested to grant the following variances in the event of the granting of the requested variances in this case:

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

1. Strict compliance with parking and setback requirements would unreasonably prevent the use of the property for a permitted purpose and would be unnecessarily burdensome.
2. Relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare are secured.

Property is to be posted and advertised as described 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: Siena Corporation
12011 Guilford Rd., Ste. 100
Annapolis, Maryland 20701
City and State

Legal Owner(s): Julius Seferi
Ted E. Schweitzer
H. Richard Belman
1713-J Belmont Avenue
Baltimore, Maryland 21207
City and State

Attorney for Petitioner: Harrison Stone, Esquire
132 W. Pennsylvania Avenue
Annapolis, Maryland 21404
City and State

Attorney's Telephone No.: (410) 222-1892
12011 Guilford Rd. (301) 732-8395
Annapolis, Maryland 20701

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of January, 1990, 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 100, County Office Building in Towson, Baltimore County, on the 16th day of January, 1990, at 2:30 o'clock.

J. Robert Haines
Zoning Commissioner of Baltimore County

ATTACHMENT TO PETITION FOR ZONING VARIANCE

- A. Section 255.1 (238.2) to permit a side yard setback of 21 feet in lieu of the required 30 feet.
- B. Sections 255.1 (238.2) and 102.2 to permit a building to building setback of 30 feet in lieu of the maximum required 60 feet.
- C. Section 409.6 to permit five (5) parking spaces in lieu of the required eight (8).
- D. Section 413.6.b.1 to permit 68 square feet per sign face in lieu of the required 25 square feet.
- E. Section 413.6.b.2 to allow a sign height of 16' 8" in lieu of the required 6 foot height.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd
Posted for: Variance
Petitioner: Julius Seferi, et al
Location of property: 5115 Windsor Mill Road, NW of Lord Baltimore Drive
Location of Sign: SW Side of Windsor Mill Road in front of subject property
Remarks:
Posted by: J. J. Carter
Number of Signs: 1
Date of Posting: December 26, 1989
Date of return: December 29, 1989

STV/LYON ASSOCIATES
ENGINEERS ARCHITECTS PLANNERS
21 GOVERNORS COURT
BALTIMORE, MD 21207-2722
301/944-0113, FAX 301/938-2724
Telex 87906

ZONING DESCRIPTION FOR
SIENA CORPORATION
SOUTH SIDE OF WINDSOR MILL ROAD
SECOND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

- BEGINNING FOR THE SAME at a point along the center line Windsor Mill Road (60 feet wide) distant 1,109 feet northwest of the center line of Lord Baltimore Drive (60 feet wide) thence leaving the center line of Windsor Mill Road and running
1. South 22°42'17" West 513.00 feet to a point, thence running
 2. North 56°38'19" West 75.05 feet to a point, and thence
 3. South 22°42'17" West 31.00 feet to a point and thence
 4. North 59°14'23" West 110.89 feet to a point and thence
 5. North 22°42'17" East 539.06 to a point in the center line of said Windsor Mill Road and running thence, with the center line of said Windsor Mill Road,
 6. South 59°40'00" East 185.00 feet to the point of beginning.
- Containing 96,924.0 square feet or 2.2251 acres of land, more or less.

STV/LYON ASSOCIATES
Ralph C. Snyder
MD Reg. Surveyor No. 5545
October 18, 1989

1) The Petitioners may apply for their building permit and be granted same upon receipt of this order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:bjs

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 22, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Dec 21, 1989.

THE JEFFERSONIAN,
Publisher

REPOSSESSED VA-8 HUD HOMES
\$5.00 FOR THE F
\$45-62-755, 1st H-2072
CALL 54

Baltimore County
Zoning Commission
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

January 31, 1990



Dennis F. Rasmussen
County Executive

E. Harrison Stone, Esquire
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
SW/S Windsor Mill Road, 1109' NW of Lord Baltimore Drive
2nd Election District - 2nd Councilmanic District
Jules Sefer, et al - Petitioners
Case No. 90-285-A

Dear Mr. Stone:

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

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

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: People's Counsel

file

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 3, 1990

E. Harrison Stone, Esquire
102 W. Pennsylvania Avenue
Towson, MD 21204

RE: Item No. 167, Case No. 90-285-A
Petitioner: Jules Sefer, et al
Petition for Variance

Dear Mr. Stone:

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

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WILNARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

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

JED:jw

Enclosures

cc: Mr. Jules Sefer
Mr. Richard Israel
Siema Corporation

Baltimore County
Zoning Commission
Office of Planning and Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Received by:
[Signature]
Zoning Commission

Petitioner: Jules Siefert, et al
Petitioner's Attorney: E. Harrison Stone

Your petition has been received and accepted for filing this
29th day of November, 1989.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

FROM: Pat Koller, Deputy Director
Office of Planning and Zoning

SUBJECT: Zoning Petition No. 90-285-A

DATE: December 29, 1989

The Petitioner requests Variances to permit a side yard setback of 21 ft.; to permit a building to building setback of 60 ft.; to permit five parking spaces; to permit 68 sq. ft. per sign face; and to permit a sign height of 16'8".

In reference to this request, staff provides the following:

- Mini-warehouses serve as an inexpensive and legitimate service in meeting the storage needs of residential communities, small offices, and service industry uses.
- The Petitioner's plat indicates two buildings. One building is 380 ft. in length and the other is 310 ft.
- The plat indicates landscaping will be provided at the ends of buildings, along Windsor Mill Road, and along the northwest property line.
- The requested sign Variance is appropriate and compatible with adjacent uses and zoning.
- The site has not received CRG approval. A recent meeting before CRG was continued because Public Works concerns need to be addressed. (See File No. 11-387)

Staff has been concerned about the general design and layout of mini-warehouses. In light of these concerns, staff formulated a policy position for County Review Group (CRG) to guide staff in the analysis of the types of projects. (See attached)

Based on the information provided, staff supports the Petitioner's request; however, the following conditions are recommended:

MINI STORAGE
ADMINISTRATIVE POLICIES

Section 101 of The Baltimore County Zoning Regulations generally defines Warehouse as a building or part of a building intended to be used primarily for storing, shipping, or sale of goods, equipment or materials, or for similar storage purposes.

The term mini-warehouse or mini-storage facility is commonly used to refer to a structure containing separate spaces of varying sizes, leased or rented on an individual basis. A self-service storage facility is perhaps more descriptive in its definition as any real property designed and used for the purpose of leasing individual storage spaces to tenants who have access to such space for the purpose of storing and removing personal property.

The 1987 version of the Baltimore County Zoning Regulations does not specifically regulate mini-storage buildings; therefore, these facilities are considered a permitted use under the broad category of warehouse. A lack of specific standards and the connotation of an industrial type of use creates a negative image for such facilities. The major differences between industrial type warehouses and mini-storage buildings are the amount of necessary parking spaces, loading facility design, accessibility and maneuvering of tractor trailers versus private cars and pick-ups, average daily trips, hours of operation, security, visibility, and aesthetics.

The Office of Planning and Zoning has outlined the following administrative policies to serve as a guide for the development of mini-storage facilities. The criteria are intended to provide a basis for consistent review, creating performance standards, maximizing operational efficiency, improving aesthetics by establishing desirable design features, and suggesting appropriate amenities for the convenience of customers.

Mini-storage facilities are permitted as of right in RM (business major) and BA (business roadside) zones and in all manufacturing zoning classifications. Minimum front, side and rear yard setbacks are established within the area regulations of each particular zone.

PERFORMANCE STANDARDS

1. SITE DESIGN GUIDELINES

- Building coverage should not exceed 40% of the site.
- Width of buildings should be standard dimensions, sharing a party wall between two rows of units. Buildings should range from 20 to 40 feet wide to maximize efficiency for division of rental units with standard width dimensions of 10, 15, 20, 23 and 30 feet.

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3354

November 29, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 16/ Z.A.C. Meeting 11/28/89

Dear Mr. Haines:

Please see the C.R.G. comments for this site.

Very truly yours,
[Signature]
Michael S. Flanigan
Traffic Engineer Associate II

MSF/lw

RECEIVED
DEC 6 1989
ZONING OFFICE

Baltimore County
Fire Department
300 York Road
Towson, Maryland 21204-2536
(301) 887-4500

Paul H. Rutledge
Chief

DECEMBER 4, 1989

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

RE: Property Owner: JULES SIEFERT, ZED P. SCHWARTZ,
H. RICHARD BELMAN

Location: SW/S OF WINDSOR MILL ROAD

Item No.: 167 Zoning Agenda: NOVEMBER 28, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below 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.

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", 1988 edition prior to occupancy.

Noted and Approved: *[Signature]*
Fire Prevention Bureau

REVIEWER: *[Signature]*
Planning Group
Special Inspection Division

JKR/KER

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

March 28, 1991

E. Harrison Stone, Esquire
Royston, Mueller, McLean and Reid
Suite 600
102 West Pennsylvania Avenue
Towson, Maryland 21204-4515

RE: Variance Case No. 90-285-A

Dear Mr. Stone:

I am in receipt of your letter dated March 25, 1991 concerning the proposed identification sign for the property on Windsor Mill Road. I have reviewed the plan that you attached to the letter indicating that the subject identification sign would be moved approximately 60 feet southeast of the original location or on the opposite side of the property street entrance.

Please be advised that this change is consistent with the relief granted in the original zoning case no. 90-285-A. Therefore, no Petition amendment that original Order is necessary.

Very truly yours,
[Signature]
J. Robert Haines
Zoning Commissioner

JRH:mm

ROYSTON, MUELLER, MCLEAN & REID
ATTORNEYS AT LAW
SUITE 600
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
(301) 823-1801
TELEPHONE FAX (301) 828-7859

March 25, 1991

J. Robert Haines, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

RE: Variance Case No. 90-285-A

Dear Commissioner Haines:

Back on January 31, 1990, you signed an Order in the above entitled case, granting certain variances based upon the enclosed site plan. On this Plan we showed the location of the main I.D. sign on the western side of the entrance, marked in blue on such plan. Sometime later, when the visibility of the suggested location for such sign became an issue, we wanted to remove the two (2) conifers shown on the plat to the west of such sign; but, the County asked us to refrain from doing this.

We now would like to consider moving the sign to the other side of the entrance shown in red; and believe this would constitute no "substantial change" from the existing plan. At your earliest convenience, would you please let us know whether or not you concur and that we can relocate the sign, if desired.

Thank you for your consideration in this matter.

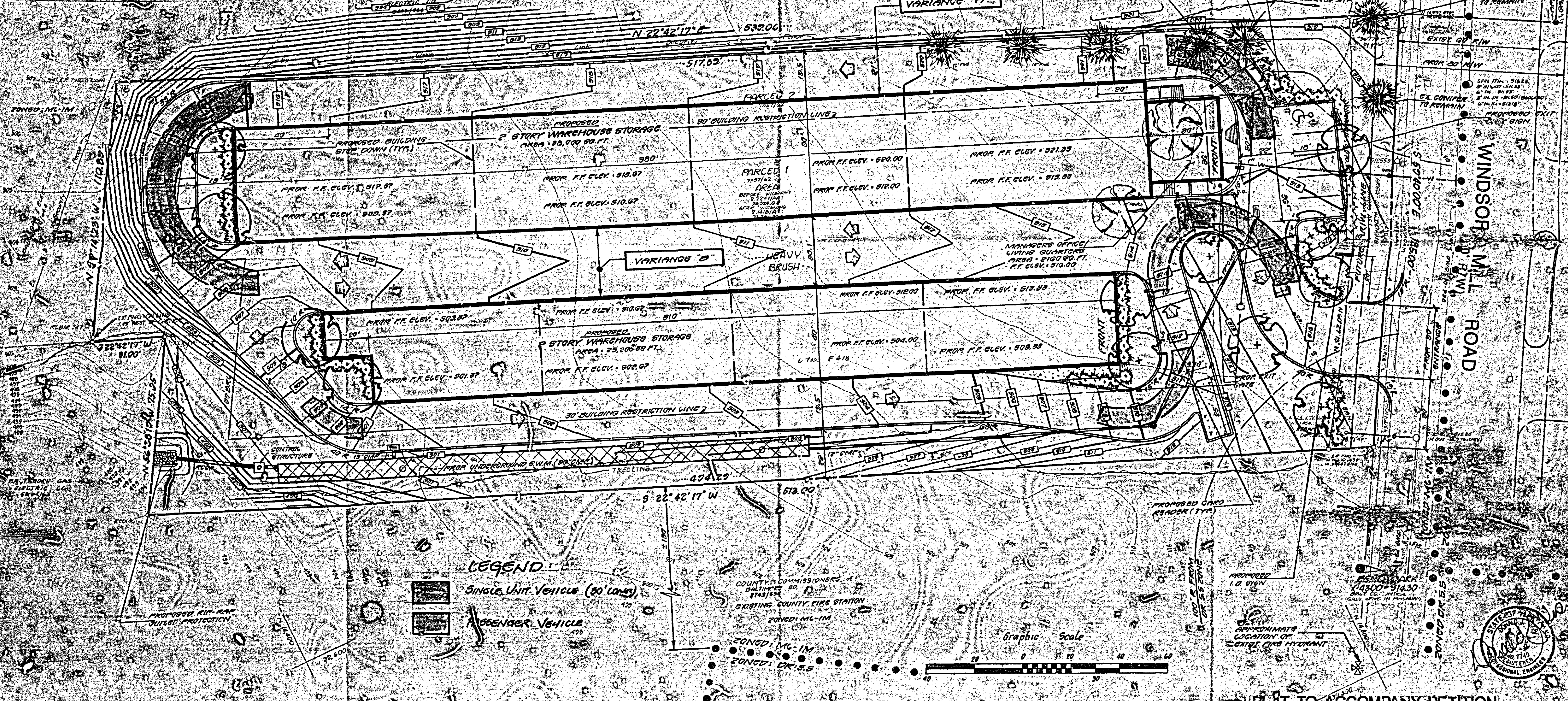
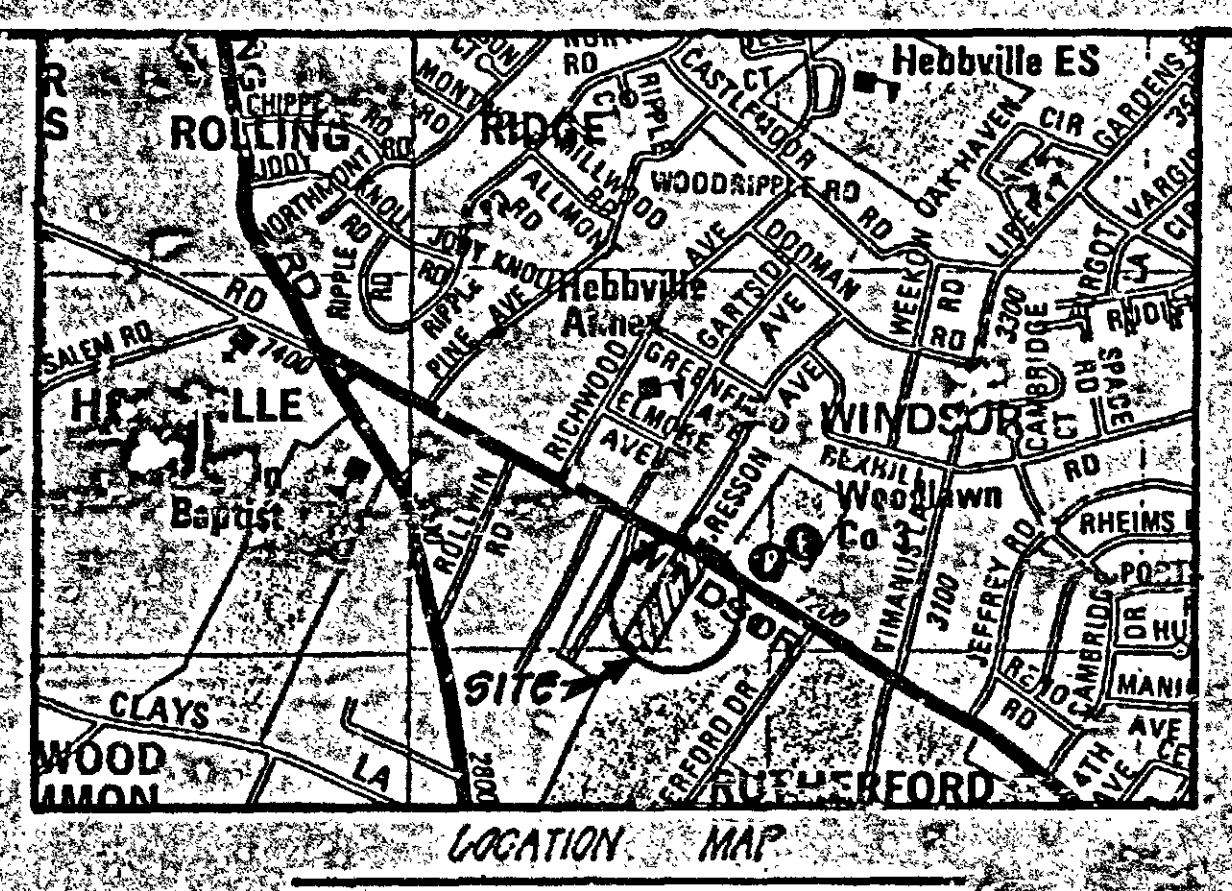
Sincerely yours,
[Signature]
E. Harrison Stone

Enclosure
2965g

cc: Richard E. Israel, Esq.

RECEIVED
MAR 25 1991
ZONING OFFICE

GENERAL NOTES:
 1. THE PROPOSED 1.5 SIGN IS NOT TO SCALE.
 2. THE PROPOSED 1.5 SIGN IS NOT TO SCALE.
 3. THE PROPOSED 1.5 SIGN IS NOT TO SCALE.
 4. THE PROPOSED 1.5 SIGN IS NOT TO SCALE.
 5. THE PROPOSED 1.5 SIGN IS NOT TO SCALE.
 6. THE PROPOSED 1.5 SIGN IS NOT TO SCALE.
 7. THE PROPOSED 1.5 SIGN IS NOT TO SCALE.
 8. THE PROPOSED 1.5 SIGN IS NOT TO SCALE.
 9. THE PROPOSED 1.5 SIGN IS NOT TO SCALE.
 10. THE PROPOSED 1.5 SIGN IS NOT TO SCALE.



LEGEND:
 [Symbol] SINGLE UNIT VEHICLE (30' LONG)
 [Symbol] PASSENGER VEHICLE

STV / LYON ASSOCIATES
 Engineers Surveyors Planners
 21 Governor's Court Baltimore, Maryland 21207
 Telephone: 301-944-9112

REVISIONS	
NO.	DESCRIPTION
1	FOR MRS. APPLICATION
2	ADD 1.5 SIGN

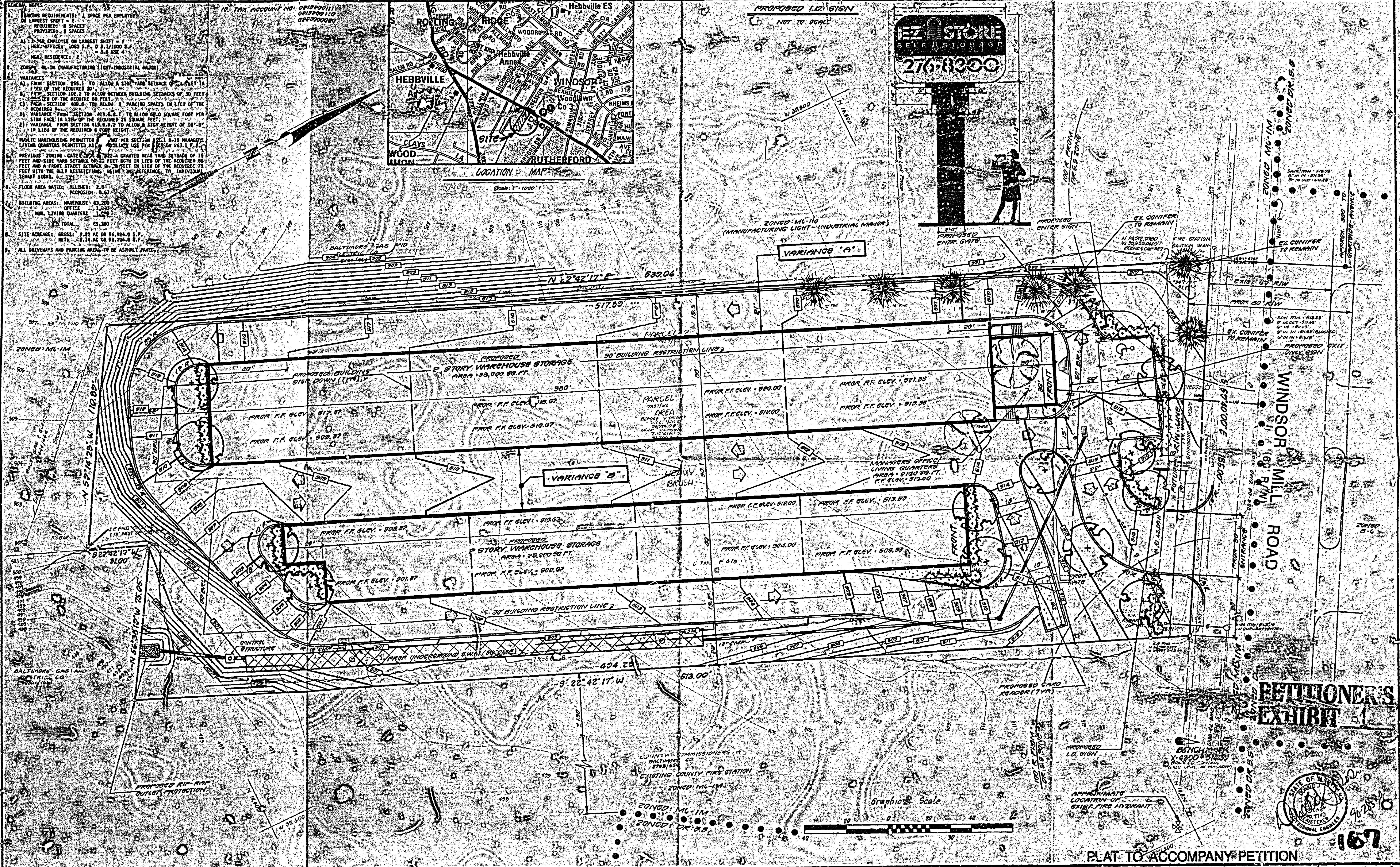
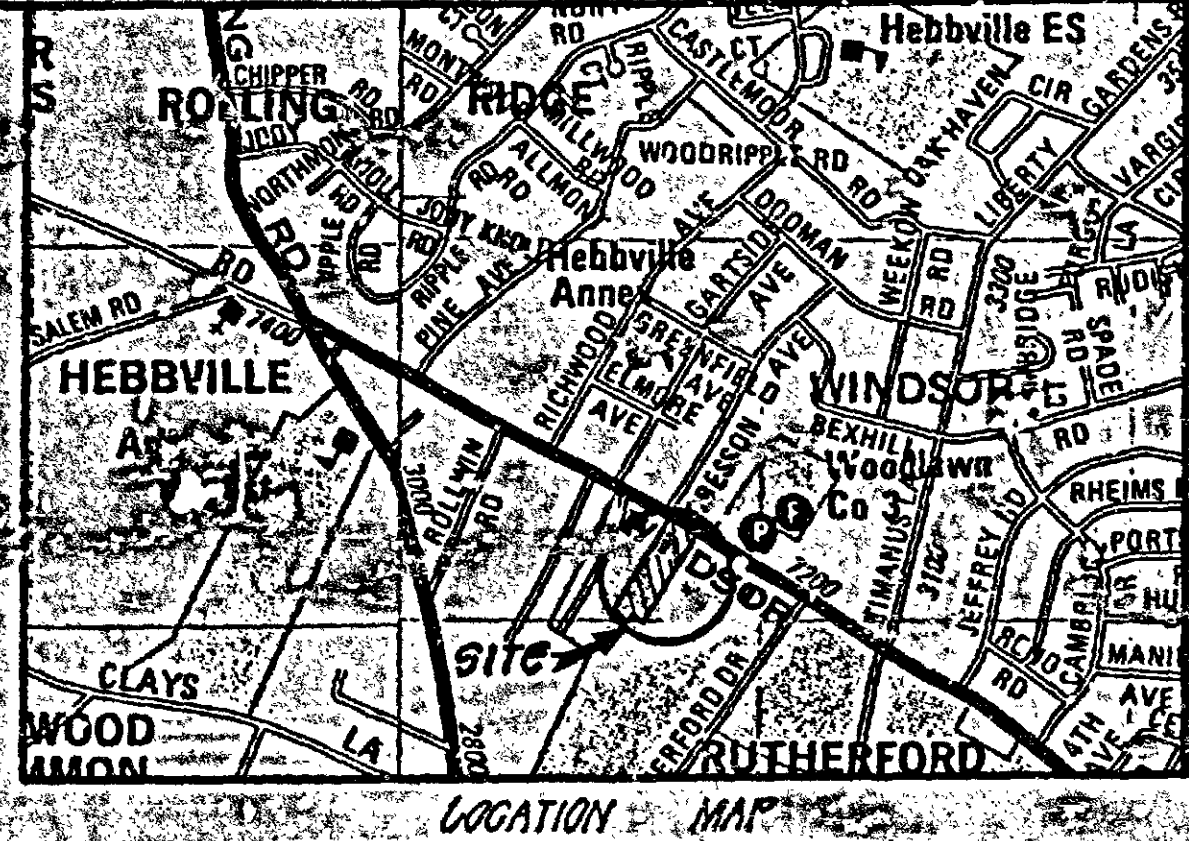
PLAN PREPARATION	
DRAWN BY	TLB
DESIGNED BY	DAB
CHECKED BY	4
DATE	10/23/89
SCALE	1" = 20'
JOB NO.	61-8347

FOR ZONING VARIANCE
SIENA CORPORATION
 SOUTHWEST SIDE OF WINDSOR MILL ROAD
 NEAR CRESSON AVENUE
 ELECTION DISTRICT NO. 2 BALTIMORE CO., MARYLAND

DRAWING NO.
 V-1
SHEET NO.
 1

GENERAL NOTES

1. ZONING REQUIREMENTS: A SPACE PER EMPLOYEE IN LARGEST SHIFT REQUIRED: 8 SPACES PROVIDED: 8 SPACES
2. ZONING: M-1A (MANUFACTURING LIGHT-INDUSTRIAL MAJOR)
3. VARIANCES:
 - A) FROM SECTION 255.1 TO ALLOW A SIDE YARD SETBACK OF 15 FEET IN LIEU OF THE REQUIRED 25 FEET
 - B) FROM SECTION 255.2 TO ALLOW A SIDE YARD SETBACK OF 30 FEET IN LIEU OF THE REQUIRED 60 FEET
 - C) FROM SECTION 255.3 TO ALLOW 1 PARKING SPACE IN LIEU OF THE REQUIRED 2
 - D) VARIANCE FROM SECTION 415.6.2.1 TO ALLOW 60.0 SQUARE FOOT PER SIGN FACE IN LIEU OF THE REQUIRED 35 SQUARE FEET
 - E) VARIANCE FROM SECTION 415.6.2.2 TO ALLOW A SIGN HEIGHT OF 16'-0" IN LIEU OF THE REQUIRED 8 FOOT HEIGHT
4. PLANT WAREHOUSING PERMITTED AS PER SECTION 255.1 B-15 MANUFACTURING LIGHT-INDUSTRIAL MAJOR
5. PREVIOUS ZONING: CASE 255-A GRANTED REAR YARD SETBACK OF 15 FEET AND SIDE YARD SETBACK OF 25 FEET BOTH IN LIEU OF THE REQUIRED 60 FEET AND A FRONT STREET SETBACK OF 25 FEET IN LIEU OF THE REQUIRED 60 FEET WITH THE ONLY RESTRICTIONS BEING IN REFERENCE TO INDIVIDUAL TENANT SIGNS
6. FLOOR AREA RATIO: ALLOWED: 2.0 PROPOSED: 0.67
7. BUILDING AREAS: WAREHOUSE: 63,200 OFFICE: 1,231 MHA: LIVING QUARTERS: 1,231 TOTAL: 65,360
8. SITE ADDRESS: GROSS: 8.22 AC ON 96,924.0 S.F. NET: 2.14 AC OR 93,200 S.F.
9. ALL DRIVEWAYS AND PARKING AREAS TO BE ASPHALT PAVES.



PETITIONER'S EXHIBIT 1



PLAT TO ACCOMPANY PETITION

STV / LYON ASSOCIATES
 Engineers Surveyors Planners
 21 Governor's Court Baltimore, Maryland 21207
 Telephone: 301-944-9112

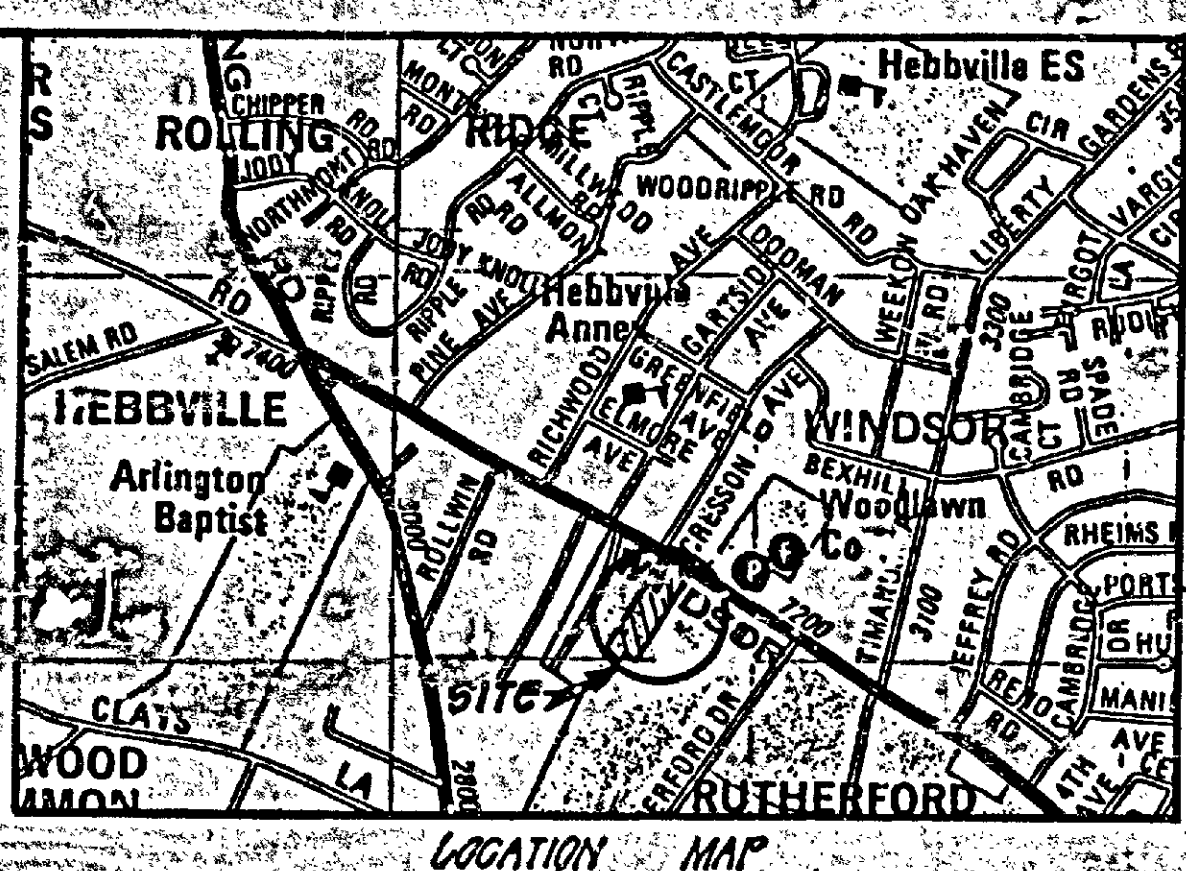
REVISIONS		
NO.	DATE	DESCRIPTION
1	11/11	FOR MRS. APPLICATION
2	11/10	ADD 10 SIGN

PLAN PREPARATION	
DRAWN BY: TLB	DATE: 10/23/89
DESIGNED BY: DAB	SCALE: 1"=20'
CHECKED BY: ALG	JOB NO: 61-8347

FOR ZONING VARIANCE
SIENA CORPORATION
 SOUTHWEST SIDE OF WINDSOR MILL ROAD
 NEAR CRESSON AVENUE
 ELECTION DISTRICT No. 2 BALTIMORE CO., MARYLAND

DRAWING NO. V-1
 SHEET NO. 1 of 1

- GENERAL NOTES
1. PARKING REQUIREMENTS: 1 SPACE PER EMPLOYEE ON LARGEST SHIFT = 2.5 REQUIRED: 8 SPACES PROVIDED: 8 SPACES
 2. ZONED: ML-1M (MANUFACTURING LIGHT-INDUSTRIAL MAJOR)
 3. VARIANCES:
 - A) FROM SECTION 255.1 TO ALLOW A SIDE YARD SETBACK OF 21 FEET IN LIEU OF THE REQUIRED 30'
 - B) FROM SECTION 255.2 TO ALLOW SETBACKS OF 30 FEET IN LIEU OF THE REQUIRED 60 FEET
 - C) FROM SECTION 255.3 TO ALLOW 8 PARKING SPACES IN LIEU OF THE REQUIRED 16
 - D) VARIANCE FROM SECTION 413.6.1 TO ALLOW 60.9 SQUARE FOOT PER SIGN FACE IN LIEU OF THE REQUIRED 28 SQUARE FEET
 - E) VARIANCE FROM SECTION 413.6.2 TO ALLOW A SIGN HEIGHT OF 16'-0" IN LIEU OF THE REQUIRED 8 FOOT HEIGHT
 4. PUBLIC WAREHOUSING PERMITTED BY RIGHT PER SECTION 253.1 B-18 MANAGERS LIVING QUARTERS PERMITTED AS AN AUXILIARY USE PER SECTION 253.1 F-2
 5. PREVIOUS ZONING: CO. 87-522-A GRANTING REAR YARD SETBACK OF 15 FEET AND SIDE YARD SETBACK OF 25 FEET BOTH IN LIEU OF THE REQUIRED 30 FEET AND A FRONT SETBACK OF 20 FEET IN LIEU OF THE REQUIRED 75 FEET WITH THE SAME RESTRICTIONS BEING IN REFERENCE TO INDIVIDUAL TENANT SIGNS
 6. FLOOR AREA RATIO: ALLOWED: 2.0 PROPOSED: 0.67
 7. BUILDING AREAS: WAREHOUSE: 63,200 OFFICE: 1,000 MGR. LIVING QUARTERS: 1,000 TOTAL: 65,200
 8. SITE ACREAGE: GROSS: 2.22 AC OR 96,372 S.F. NET: 2.14 AC OR 93,256 S.F.
 9. ALL DRIVEWAYS AND PARKING AREAS TO BE ASPHALT PAVED.



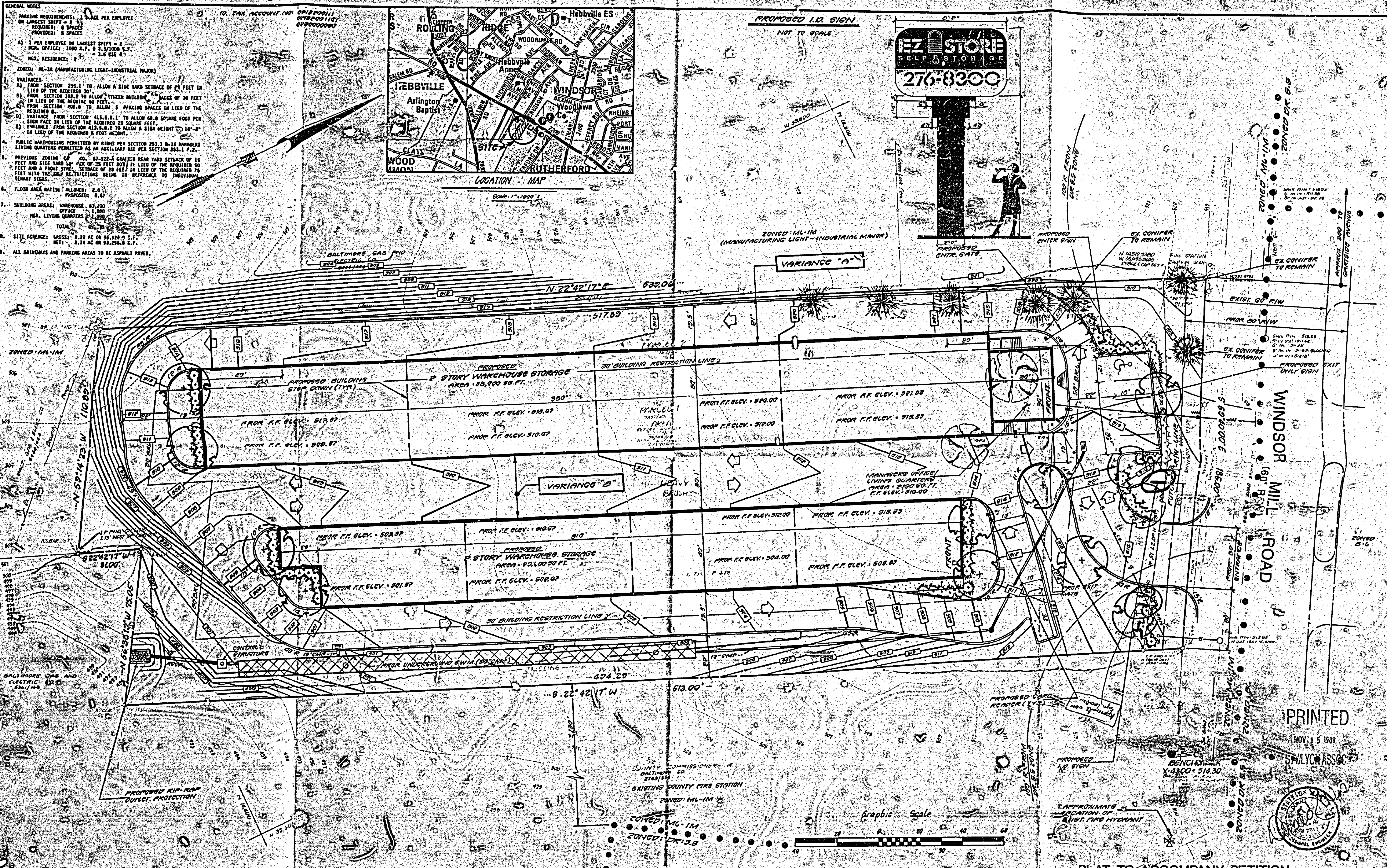
LOCATION MAP

PROPOSED I.D. SIGN
NOT TO SCALE



ZONED: ML-1M (MANUFACTURING LIGHT-INDUSTRIAL MAJOR)

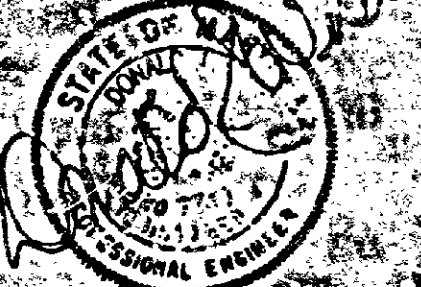
VARIANCE "A"



PRINTED

NOV. 5 1989

SMYLYN ASSOC.



PLAT TO ACCOMPANY PETITION

STV / LYON ASSOCIATES
Engineers Surveyors Planners
21 Governor's Court, Baltimore, Maryland 21207
Telephone: 301-944-9112

REVISIONS		
NO.	DATE	DESCRIPTION
1	11/11	FOR MRB APPLICATION
2	11/19	ADD I.D. SIGN

PLAN PREPARATION	
DRAWN BY	TLB
DESIGNED BY	DAB
CHECKED BY	AK
DATE	9/23/89
SCALE	AS SHOWN
JOB NO.	81-8347

FOR ZONING VARIANCE
SIENA CORPORATION
SOUTHWEST SIDE OF WINDSOR MILL ROAD
NEAR CRESSON AVENUE
ELECTION DISTRICT No. 2 BALTIMORE CO., MARYLAND

DRAWING NO.
V-1
SHEET NO.
1 of 1



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3391

July 14, 1998

AMRESO CAPITAL, L.P.
c/o McGuire Woods Battle & Boothe, LLP
The Blaustein Building
One North Charles Street
Baltimore, MD 21201

To Whom It May Concern:

RE: 7233 Windsor Mill Road, EZ Self Storage Property, 2nd Election District

This office has been advised that AMRESO CAPITAL, L.P. is considering financing the above-referenced project. In that regard, we have been asked to provide certain zoning information in connection with the project.

The zoning of this site per the 1 inch = 200 feet scale zoning map #NW-4G is M.L.-I.M. (Manufacturing, Light - Industrial, Major). As such, the uses of warehouse and/or mini-warehouses are permitted as of right. In zoning hearing case #87-522-A, the zoning commissioner granted variances for a warehouse building with manager's living quarters. Zoning hearing case #90-285-A granted a modified plan for a (2 building) mini-warehouse facility for public use with on site manager's living quarters to provide 24 hour security. This hearing also granted variances to allow a side yard setback of 21 feet in lieu of required 30 feet, a building to building setback of 30 feet in lieu of the minimum required 60 feet, to allow 5 parking spaces in lieu of required 8, to allow a sign height of 15 feet with 2 sides at 50 square feet per face in lieu of the permitted 6 feet and 25 square feet per face, respectively. The development plan in file #11-387 was approved by the Development Management office. Building permits (i.e., #2012-87 for new building construction) were approved and issued for this site.

In the event a structure is damaged to any extent or destroyed by fire, it may be rebuilt to its prior condition. Density is not applicable on this site. Per the aforementioned variance hearing 5 parking spaces were required. This office is unaware of any violations or alleged violations of any zoning subdivision or building regulations applicable to this site within the past 3 years or any enforcement proceedings against the project that are pending or contemplated. All required fees have been paid in connection with the development and use of the project and no such fees which would have applicability to the project are otherwise pending or contemplated.

AMRESO CAPITAL, L.P.
July 14, 1998
Page 2

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,


John J. Sullivan, Jr.
Planner II, Zoning Review

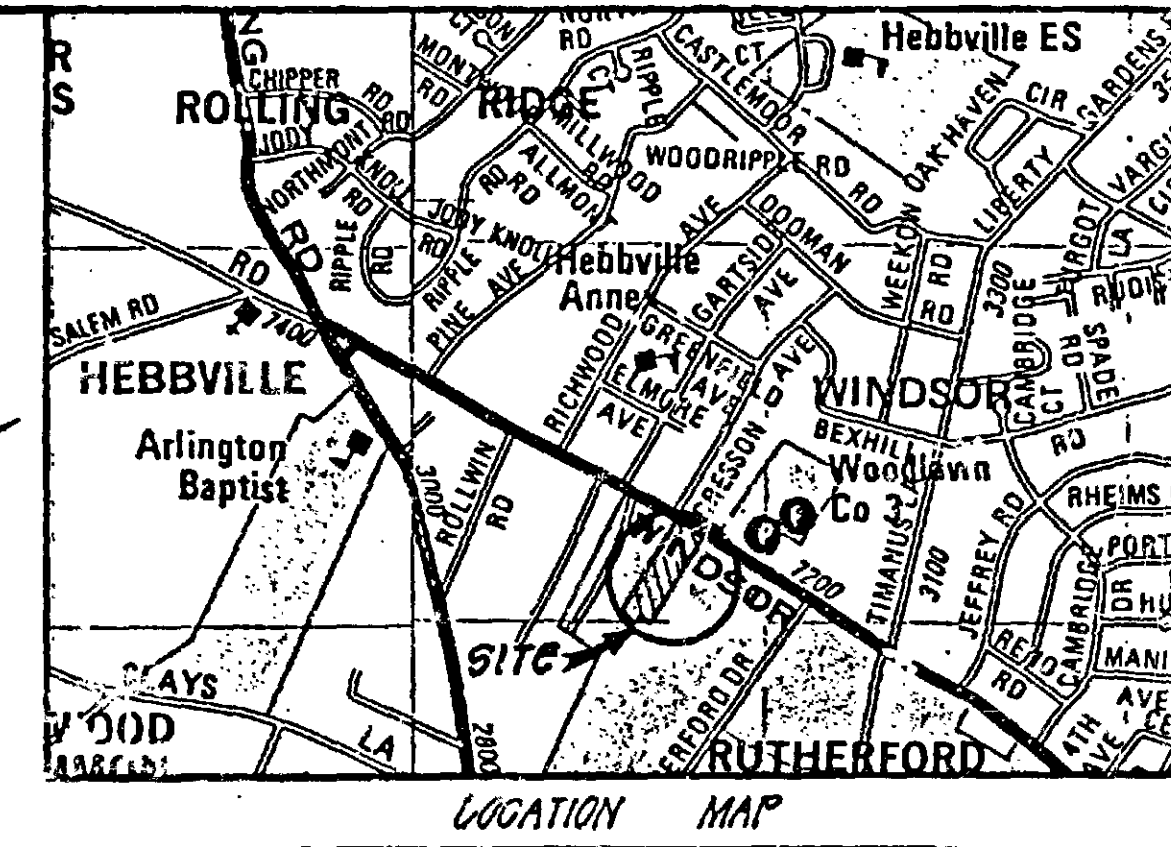
JJS:rye

c: zoning case #87-522-A & #90-285-A

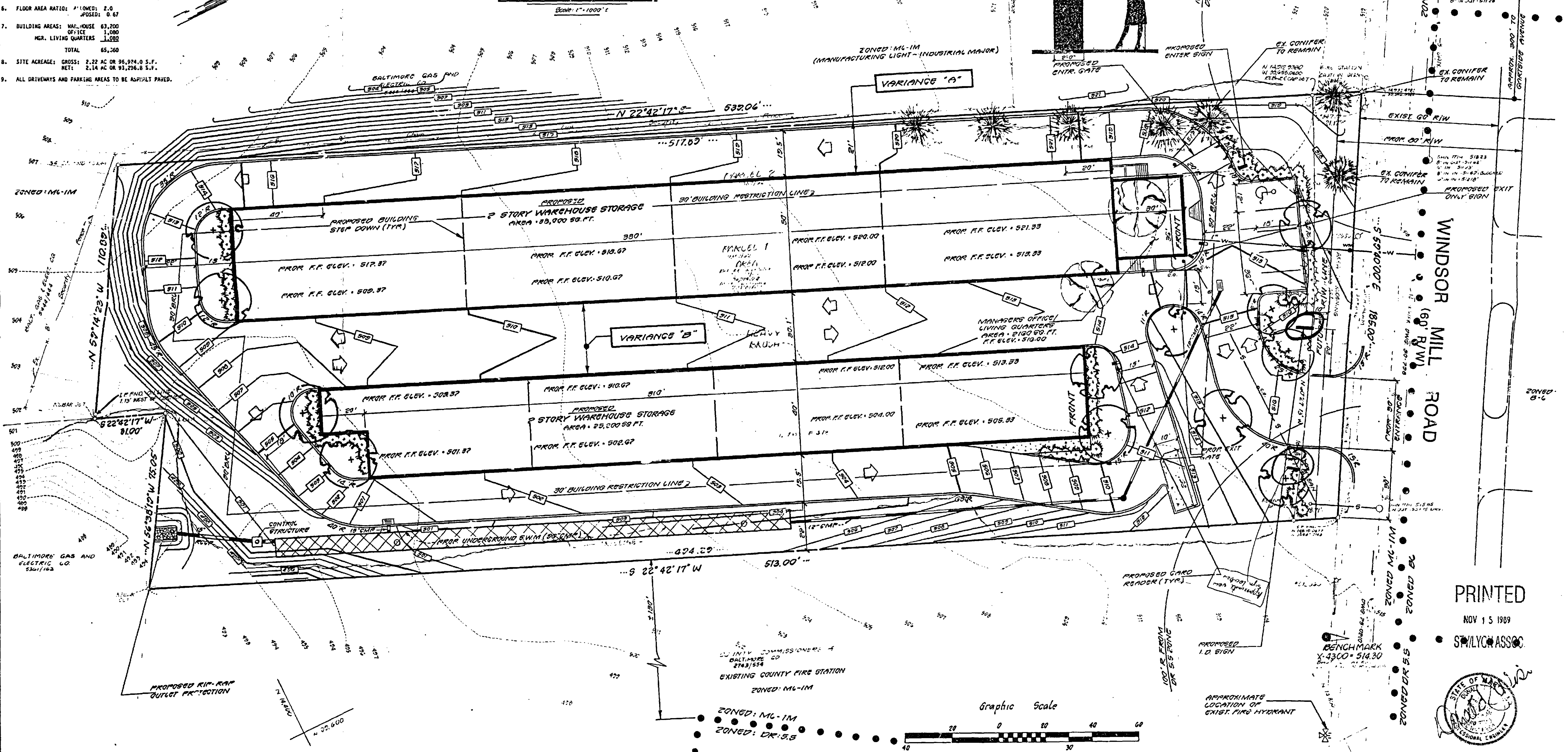
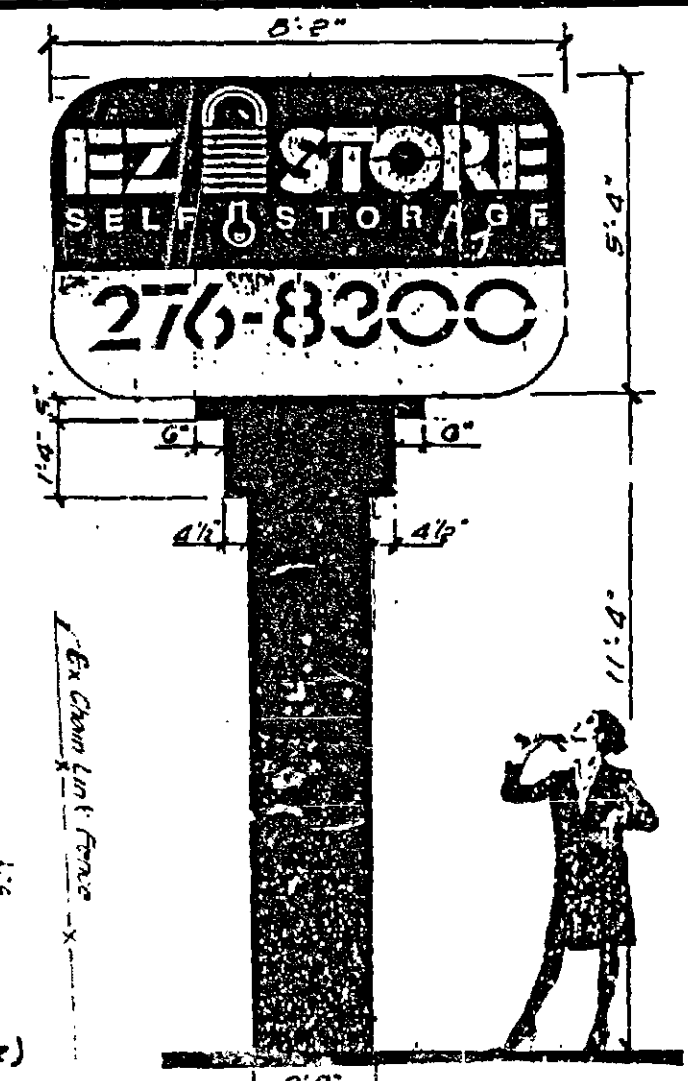
Enclosure

- GENERAL NOTES
1. PARKING REQUIREMENTS: 1 SPACE PER EMPLOYEE ON LARGEST SHIFT = 2
REQUIRED: 8 SPACES
PROVIDED: 8 SPACES
 2. ZONED: ML-1M (MANUFACTURING LIGHT-INDUSTRIAL MAJOR)
 3. VARIANCES:
A) FROM SECTION 255.1 TO ALLOW A SIDE YARD SETBACK OF 21 FEET IN LIEU OF THE REQUIRED 30'.
B) FROM SECTION 102.2 TO ALLOW BETWEEN BUILDING SETBACKS OF 30 FEET IN LIEU OF THE REQUIRED 60 FEET.
C) FROM SECTION 409.6 TO ALLOW 5 PARKING SPACES IN LIEU OF THE REQUIRED 8.
D) VARIANCE FROM SECTION 413.6.B.1 TO ALLOW 68.0 SQUARE FOOT PER SIGN FACE IN LIEU OF THE REQUIRED 28 SQUARE FEET.
E) VARIANCE FROM SECTION 413.6.B.2 TO ALLOW A SIGN HEIGHT OF 16'-0" IN LIEU OF THE REQUIRED 8'-0" HEIGHT.
 4. PUBLIC WAREHOUSING PERMITTED BY RIGHT PER SECTION 251.1.B-15 MANAGERS LIVING QUARTERS PERMITTED AS AN AUXILIARY USE PER SECTION 251.1.F.2.
 5. PREVIOUS ZONING CASE NO. 87-222-A GRANTED REAR YARD SETBACK OF 15 FEET AND SIDE YARD SETBACK OF 25 FEET BOTH IN LIEU OF THE REQUIRED 50 FEET AND A FRONT STREET SETBACK OF 20 FEET IN LIEU OF THE REQUIRED 75 FEET WITH THE ONLY RESTRICTIONS BEING IN REFERENCE TO INDIVIDUAL TENANT SIGNS.
 6. FLOOR AREA RATIO: ALLOWED: 2.0
ADJUSTED: 0.67
 7. BUILDING AREAS: MAN. HOUSE 63,200
OFFICE 1,000
MGR. LIVING QUARTERS 1,000
TOTAL 65,200
 8. SITE ACREAGE: GROSS: 2.22 AC OR 96,974.0 S.F.
NET: 2.14 AC OR 93,296.8 S.F.
 9. ALL DRIVEWAYS AND PARKING AREAS TO BE ASPHALT PAVED.

10. TAX ACCOUNT NO: 081500111
0815002110
02P00000050



PROPOSED I.D. SIGN
NOT TO SCALE



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NOV 15 1989

STV/LYON ASSOC.



PLAT TO ACCOMPANY PETITION

FOR ZONING VARIANCE
SIENA CORPORATION
SOUTHWEST SIDE OF WINDSOR MILL ROAD
NEAR CRESSON AVENUE
ELECTION DISTRICT No. 2 BALTIMORE CO., MARYLAND

DRAWING NO.
V-1
SHEET NO.
1 of 1

STV / LYON ASSOCIATES
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21201
Telephone : 301-944-9112

REVISIONS		
NO	DATE	DESCRIPTION
1	11/11	FOR PRE-APPLICATION
2	11/10	ADD I.D. SIGN

PLAN PREPARATION	
DRAWN BY	TLB
DESIGNED BY	DAB
CHECKED BY	[Signature]
DATE	10/23/89
SCALE	1" = 20'
JOB NO.	61-8347