

IN RE: PETITION FOR ZONING VARIANCE
E/S of Bunny Lane, 295' E of
North Point Boulevard
15th Election District
7th Councilmanic District
P. T. O'Malley Lumber Co., Inc.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-323-A

SECOND AMENDED ORDER

WHEREAS, the Petitioner requested a variance to permit a distance between Buildings B/C, C/D, D/E, G/H, H/I, I/J, L/M, M/N and N/O of 30 feet in lieu of the required 60 feet; a distance between Buildings E/F, J/K and O/P of 30 feet in lieu of the required 105 feet, and a rear yard setback of 35 feet in lieu of the required 50 feet for Buildings F, K and P along Patapsco Freeway, all as more particularly described in the plan submitted and identified as Petitioner's Exhibit 1;

WHEREAS, by Order issued March 7, 1990, the relief requested was granted, subject to restrictions;

WHEREAS, subsequent to the issuance of said Order, the Petitioner requested a modification of Restriction No. 3 contained therein, having discussed the matter of the appropriateness of the outside storage of recreational vehicles with the Office of Planning and submitting a revised plan identified herein as Petitioner's Exhibit A;

WHEREAS, Petitioner's request was granted and an Amended Order was issued on April 6, 1990 to have the matter set in for a continued hearing to discuss the modification of Restriction No. 3;

WHEREAS, at the continued hearing held on April 19, 1990, the Petitioner, by Michael O'Malley, Vice President, George E. Gavrellis, Land Planner with Daft-McCune-Walker, Inc., Pat Keller, Deputy Director of

Planning, and Jeffrey Long, Planner, appeared and testified in support of the relief requested;

WHEREAS, upon consideration of the testimony and evidence presented at the hearing,

IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19th day of April, 1990 that Restriction No. 3 of the Order issued March 7, 1990 be and the same is hereby DELETED, and substituted with the following as Restriction No. 3:

"3) Outside storage of recreational vehicles shall be permitted on the subject property, provided such storage is in conformance with that depicted in Petitioner's Exhibit A submitted herein. Said outside storage of recreational vehicles shall always be necessary to the mini-warehouse storage uses, as determined by the Director of Planning and the Deputy Zoning Commissioner. In the event that the Petitioner disagrees with the determination made by the Director of Planning and/or Deputy Zoning Commissioner as to the number of spaces designated for outside storage of recreational vehicles, Petitioners may request a special hearing for a determination as to whether or not the use remains accessory thereto."

IT IS FURTHER ORDERED that Petitioner's Exhibit A submitted herein shall replace Petitioner's Exhibit 1.

IT IS FURTHER ORDERED that, except as herein modified, the restrictions and conditions contained in the Order issued March 7, 1990 shall remain in full force and effect.

ANN:hjs
cc: Thomas S. Biddison, Jr., Esquire
Mr. Michael O'Malley
George E. Gavrellis
Pat Keller, Deputy Director of Planning
Jeffrey Long, Planner
People's Counsel; File

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IN RE: PETITION FOR ZONING VARIANCE
E/S of Bunny Lane, 295' E of
North Point Boulevard
15th Election District
7th Councilmanic District
P. T. O'Malley Lumber Co., Inc.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-323-A

AMENDED ORDER

WHEREAS, an Order was issued in the above captioned case on March 7, 1990 granting Petitioner's request for a variance subject to restrictions set forth therein; and

WHEREAS, subsequent to the issuance of the Order, the Petitioner requested a modification of Restriction No. 3 therein, which states "There shall be no outside storage of recreational vehicles"; and

WHEREAS, the Petitioner has requested that the matter be reconsidered and have discussed with the Office of Planning the appropriateness of outside recreational vehicles storage and have submitted a revised plan that has been reviewed by the Office of Planning.

THEREFORE, IT IS ORDERED this 6th day of April, 1990 that the above referenced case be set back in for hearing on Petitioner's Request for Modification of Restriction #3; and,

IT IS FURTHER ORDERED that the hearing shall be set forth April 19, 1990 at 9:30 A.M.

ANN:hmn
cc: Peoples Counsel

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Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Town, Maryland 21204
(801) 887-3353
J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Thomas S. Biddison, Jr., Esquire
Gallagher, Evelius, and Jones
218 N. Calvert Street, Park Charles
Baltimore, Maryland 21201

RE: PETITION FOR ZONING VARIANCE
E/S of Bunny Lane at Wise Avenue, 295' E of North Point Boulevard
15th Election District - 7th Councilmanic District
P. T. O'Malley Lumber Company, Inc. - Petitioners
Case No. 90-323-A

Dear Mr. Biddison:

Enclosed please find a copy of the Amended Order rendered in the above-captioned matter.

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,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ANN:hmn

cc: People's Counsel
cc: Petitioner
cc: Daft, McCune & Walker

File

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- 3 -

IN RE: PETITION FOR ZONING VARIANCE
E/S of Bunny Lane, 295' E of
North Point Boulevard
15th Election District
7th Councilmanic District
P. T. O'Malley Lumber Co., Inc.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-323-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a distance between Buildings B/C, C/D, D/E, G/H, H/I, I/J, L/M, M/N and N/O of 30 feet in lieu of the required 60 feet, a distance between Buildings E/F, J/K and O/P of 30 feet in lieu of the required 105 feet, and a rear yard setback of 35 feet in lieu of the required 50 feet for Buildings F, K and P along Patapsco Freeway, as more particularly described in Petitioner's Exhibit 1.

The Petitioner, by Michael O'Malley, Vice President, appeared, testified and was represented by Thomas S. Biddison, Jr., Esquire. Also appearing on behalf of the Petition was George E. Gavrellis, Land Planning Consultant with Daft, McCune, Walker, Inc. There were no Protestants.

Testimony indicated that the subject property, which consists of 12.965 acres more or less, primarily zoned M.L.-I.M. with a portion zoned B.R.-C.S.1, is located between the Patapsco Freeway and North Point Boulevard at the intersection of Wise Avenue and North Point Road. Petitioner is desirous of constructing mini-storage warehouses on the subject property as depicted on Petitioner's Exhibit 1. Testimony indicated that the perimeter of the property is screened well with existing trees and shrubs; however, additional buffering will be installed by the Petitioner as required by the Office of Planning. Mr. O'Malley testified the Petitioner

owns the adjoining approximately 14 acres on which the offices and manufacturing plant for the lumber company are located. He indicated he had spoken with the other adjoining property owner, Mr. Joseph Bruno, who has no objections to his plans. At the hearing, Petitioner made mention of customers renting storage space for recreational vehicles. While the storage of recreational vehicles in individually rented space may be permitted, outdoor storage shall not be permitted.

Testimony presented by Mr. Gavrellis indicated that due to the nature of the proposed use and design of the buildings, the variances requested are necessitated. Mr. Gavrellis indicated to require strict compliance would be unnecessarily burdensome and that the spirit and intent of the zoning regulations would be met as Petitioner was seeking only internal variances regarding the relationship of one warehouse building to the other rather than any variances which would affect buildings exterior to the property line. Testimony presented by Mr. Gavrellis confirmed the site is well-buffered and landscaped around its perimeter. Further, Petitioner argued that due to the grading of the site, the nature of the proposed buildings and existing buffering, the construction materials set forth in Petitioner's Exhibit 3 are appropriate.

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 requirement 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

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- 2 -

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 variance is 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.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19th day of March, 1990 that the Petition for Zoning Variance to permit a distance between Buildings B/C, C/D, D/E, G/H, H/I, I/J, L/M, M/N and N/O of 30 feet in lieu of the required 60 feet, a distance between Buildings E/F, J/K and O/P of 30 feet in lieu of the required 105 feet, and a rear yard setback of 35 feet in lieu of the required 50 feet for Buildings F, K and P along Patapsco Freeway, 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:

- 1) 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 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be respon-

ORDER RECEIVED FOR FILING
Date 3/19/90
By [Signature]

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- 3 -

sible for returning, said property to its original condition.

2) Prior to the issuance of any building permits, Petitioner shall submit a landscaping plan for approval by the Baltimore County Landscape Planner and the Deputy Director of the Office of Planning who may require buffering greater than that required by the Baltimore County Landscape Manual around the perimeter of the subject property.

3) There shall be no outside storage of recreational vehicles.

4) There shall be no display, sale or marketing of any nature of recreational vehicles from the subject property.

5) No storage of damaged or disabled vehicles shall be permitted on the premises.

6) All signs placed on the property shall be in strict compliance with the zoning regulations.

7) All lighting fixtures for purposes of illumination or security shall be attached to the buildings and arranged in such a manner to deflect the light away from adjacent properties and public streets.

8) Any and all dumpsters on the subject property shall be screened from public view and located away from adjacent residential properties.

9) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

ANN:hjs

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

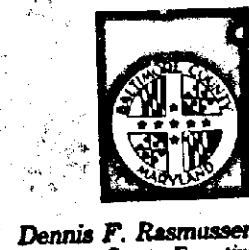
ORDER RECEIVED FOR FILING
Date 3/19/90
By [Signature]

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- 4 -

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

March 7, 1990



Dennis P. Rasmussen
County Executive

Thomas S. Biddison, Jr., Esquire
Gallagher, Evelius, and Jones
218 N. Calvert Street, Park Charles
Baltimore, Maryland 21201

RE: PETITION FOR ZONING VARIANCE
E/S of Bunny Lane at Wise Avenue, 295' E of North Point Boulevard
15th Election District - 7th Councilmanic District
P. T. O'Malley Lumber Company, Inc. - Petitioners
Case No. 90-323-A

Dear Mr. Biddison:

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 Mr. Charlotte R. Collette at 887-3391.

Very truly yours,

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: People's Counsel

File

DAFT-MCCUNE-WALKER, INC.
200 East Pennsylvania Avenue, Towson, Maryland 21204 301 296 3333 FAX 301 296 4705

May 29, 1991

Ms. Ann M. Nastarowicz
Deputy Zoning Commissioner
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: O'Malley Mini Storage
Zoning Case No. 90-323A

Dear Ms. Nastarowicz:

Orders were passed by you in the O'Malley Mini Storage variance case referring to the plan set forth in Petitioner's Exhibit 1 or A. The latest Exhibit A was presented for your amended order.

Our client, Michael O'Malley, wants to refine the site plan for Phase I development and substitute one larger storage building (70 feet by 210 feet) for three smaller and less deep buildings. The proposed change is market driven and is a response to actual space demand resulting from initial leasing of Buildings B and F.

The issue arises as to whether the petitioner is bound by the details as shown on Exhibit A and must amend its site plan by special hearing or may refine the plan with administrative approval.

We believe that the desired refinement is in accord with the spirit and intent of Exhibit A and of your zoning order. On Sheet 1 the following supplemental zoning note states:

"Building dimensions may vary from those shown and are permissible if in accordance with the variance granted and with the building envelope shown."

We should appreciate your concurrence in the above so that the approval path may be resolved. We regret burdening you with this issue at this very late date.

God speed and our best wishes for you in your future endeavors.

Very truly yours,

George E. Gavrelis
George E. Gavrelis
Vice President

UGS/stn

A Team of Land Planning, Environmental, Engineering Professionals Providing Complete Site Services & Development Solutions

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-323-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section _____ See Attached Page

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

The unique nature of the proposed warehouse use makes strict compliance with the standards burdensome.

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:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Thomas S. Biddison, Jr.
(Type or Print Name)

Gallagher, Evelius and Jones
Signature

Park Charles, 218 N. Calvert Street
Address

Baltimore, MD 21201
City and State

Attorney's Telephone No.: 727-7702

Legal Owner(s):

P. T. O'Malley Lumber Company, Inc.
(Type or Print Name)

Signature

Michael O'Malley, Vice President
Signature

Address

4242 Old North Point Road
Address

Baltimore, MD 21222
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

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

J. Robert Haines
Zoning Commissioner

January 30, 1990



Dennis F. Rasmussen
County Executive

Thomas S. Biddison, Jr., Esquire
Gallagher, Evelius and Jones
Park Charles, 218 N. Calvert Street
Baltimore, MD 21201

RE: Item No. 181, Case No. 90-323-A
Petitioner: P.T. O'Malley Lumber Co.
Petition for Zoning Variance

Dear Mr. Biddison:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are 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. 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.

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

Very truly yours,

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Michael O'Malley
P. T. O'Malley Lumber Company, Inc.
4242 Old North Point Road
Baltimore, MD 21222

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

J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this
12th day of December, 1989.

J. Robert Haines
ZONING COMMISSIONER

Received By:

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

Petitioner: P. T. O'Malley Lumber Company, Inc.

Petitioner's Attorney: Thomas S. Biddison, Jr.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: February 1, 1990

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

SUBJECT: P. T. O'Malley Lumber Company, Inc., Item 181
90-323-A

The Petitioner requests a Variance to permit 30 ft. between buildings B/C, C/D, D/E, G/H, I/J, L/M, M/N, and N/O instead of the required 60 ft. and to permit 30 ft. between building E/F, J/K and O/P instead of the required 105 ft.; and to permit a rear yard of 35 ft. adjacent to Patapsco Freeway for building F, K, and P instead of the required 50 ft.

Staff has been concerned about the general design and layout of mini-warehouses. In light of these concerns, staff formulated a policy position. In reference to the Petitioner's request, staff offers the following conditions should the request be granted:

- A landscape plan must be submitted for approval to the Deputy Director of the Office of Planning and Zoning prior to the issuance of any building permits.
- Particular attention regarding the application of plant screening at the ends of buildings and other areas, as indicated on an overlay submitted by staff, should be addressed on the approved landscape plan. (See Attachment A)
- Buildings should be constructed with pitched roofs and dark brick exterior or similar quality finish.
- In cases such as these, when a mini-warehouse development requires numerous variances of setback requirements, staff feels that all outside storage should be closely examined. When aisle widths and proximity to adjacent lot lines are reduced, outside storage should be limited, if permitted at all, to designated screened exterior areas. In no case shall the storage of damaged or disabled vehicles be permitted on site.
- Sign treatment should not exceed permitted signage as set forth in the Baltimore County Zoning Regulations.

2/1/90 called Mr. Biddison for info of late comments. jaw

P. T. O'Malley Lumber Company, Inc. Item 181
Page 2
February 2, 1990

- Any lighting fixtures used for illumination and security purposes should be attached to building and shall be arranged to reflect the light away from adjacent properties and public streets.
- Dumpsters must be accessible, screened from public view, and located away from adjacent residential properties.
- A 5 ft. high wrought iron fence should be installed with dark light brick columns at 10-15 ft. intervals along the Wise Avenue portion of the property. (See Attachment B)

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

FK/JL/cmm

Attachment

Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

December 14, 1989

Re: Baltimore County
O'Malley Mini Storage
Zoning meeting 12/12/89
E/S North Point Road
MD 20
north of North Point
Boulevard
Item #181

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer

Dear Mr. Haines:

After reviewing the submittal for a variance to permit 30' between building B/C, C/D, D/E, G/H, I/J, L/M, M/N and N/O instead of the required 60', we find the plan acceptable showing all required highway improvements. However, this plan must be reviewed by our Hydraulics Section concerning all storm water run off created by additional paving.

This review process must be completed prior to issuance of building permits.

If you have any questions, contact Larry Brocato (333-1350).

Very truly yours,

Charles Rose, Acting Chief
Engineering Access Permits
Division

LB/es

cc: Daft, McCune, Walker, Inc.
Mr. J. Ogile

My telephone number is (301) 333-1350

Teleprinter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 585-0611 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Building, Suite 405
Towson, Maryland 21204
(301) 887-3554



Dennis F. Rasmussen
County Executive

January 11, 1990

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

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 170, 175, 176, 179, 180 and 181.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Assoc. II

MSP/lab

RECEIVED
JAN 25 1990

ZONING OFFICE

Baltimore County
Fire Department
800 York Road
Towson, Maryland 21204-2586
(301) 887-4500

Paul H. Reinke
Chief

DECEMBER 8, 1989

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



Dennis F. Rasmussen
County Executive

RE: Property Owner:

P.T. O'MALLEY LUMBER COMPANY, INC.

Location:

CORNER OF E/S OF BUNNY AVENUE,
N/S OF WISE AVENUE EXTENDED

Item No.: 181

Zoning Agenda: DECEMBER 12, 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.

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.

REVIEWER: [Signature] Noted and Approved
Planning Group
Special Inspection Division

JK/KEK

DEC 20 1989

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: December 19, 1989

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for December 12, 1989

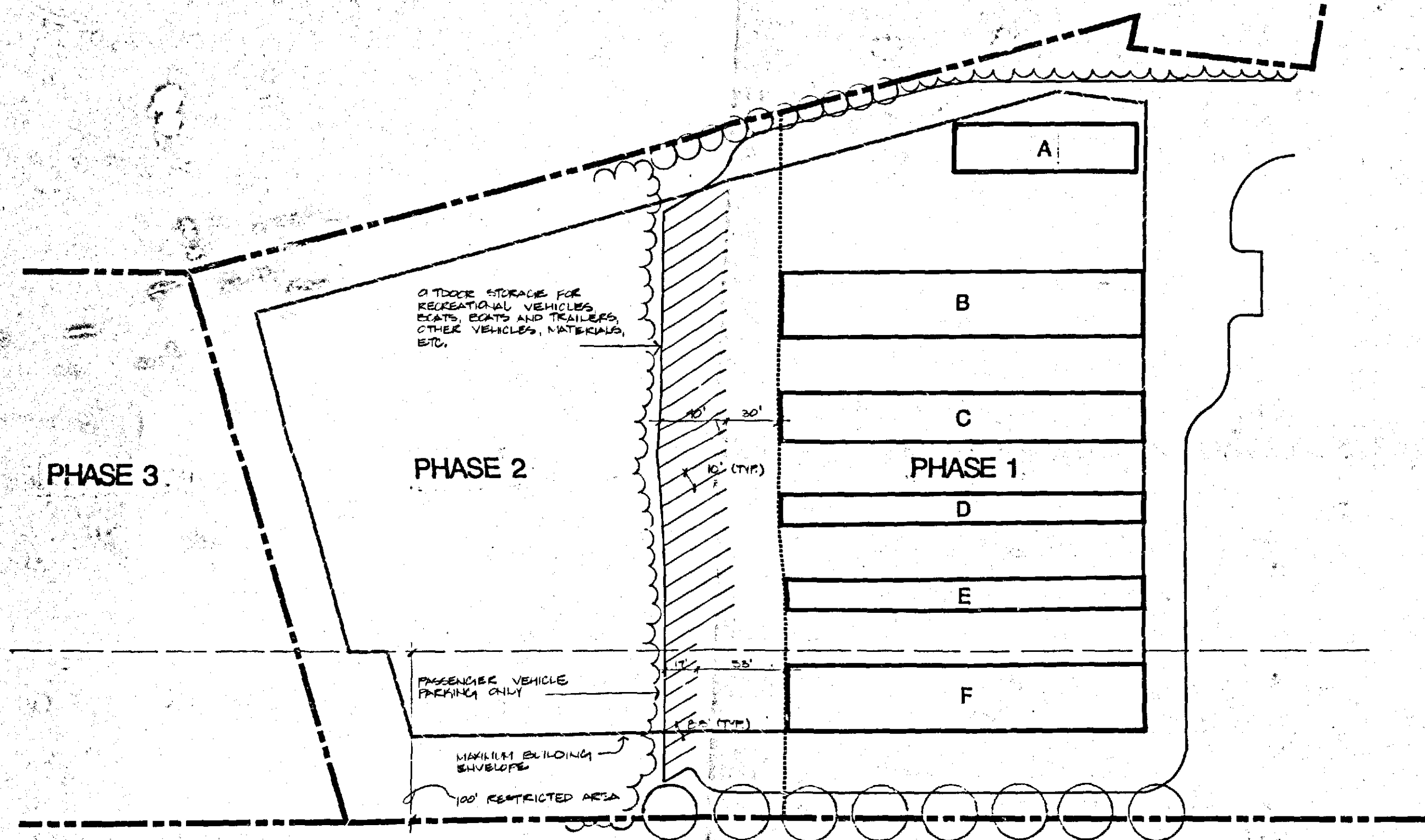
The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 170, 175, 176, 179 and 180.

For Items 171 the CRG comments remain valid.

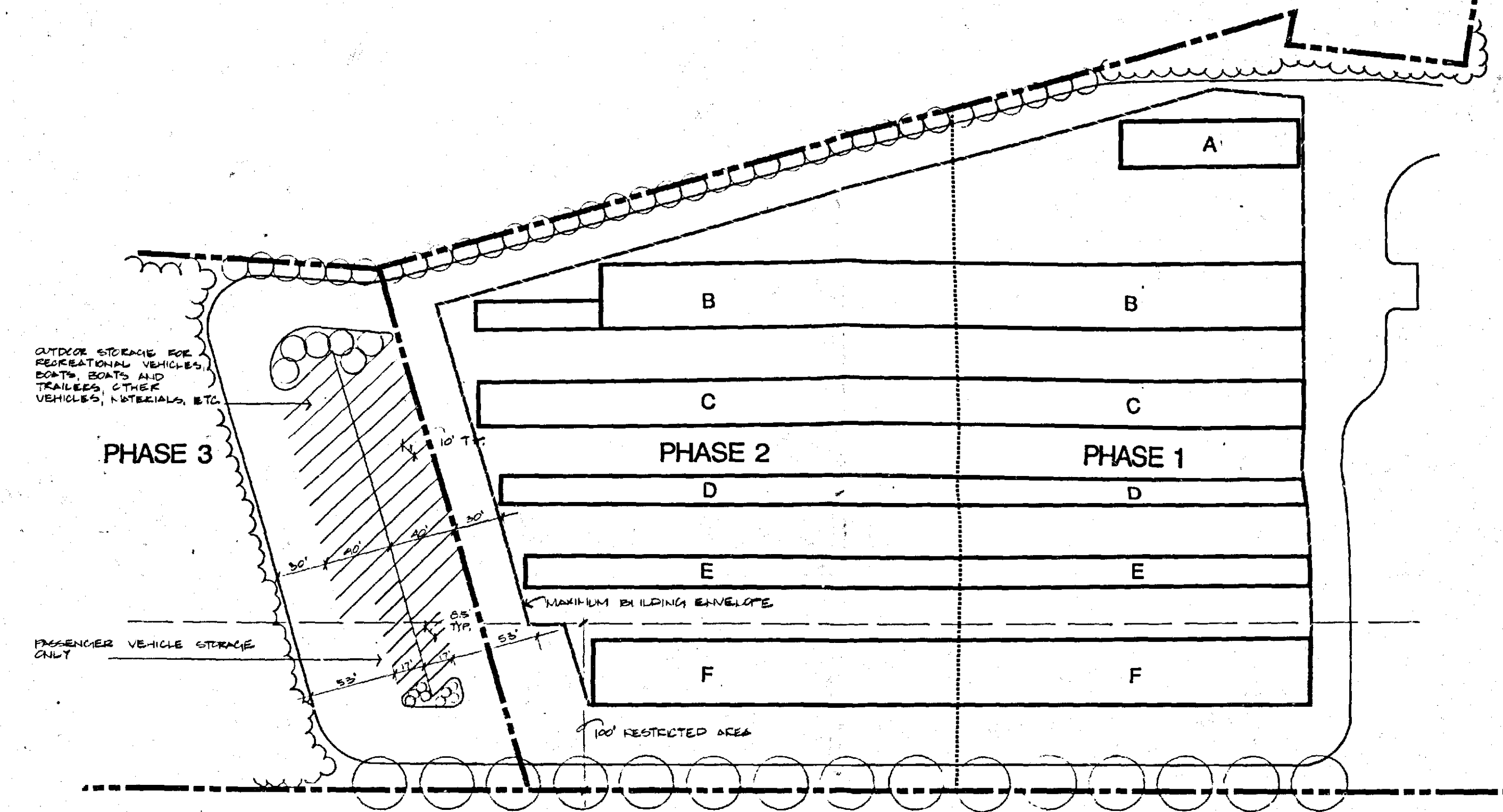
Robert W. Bowling, P.E., Chief
Developers Engineering Division

RWB:s

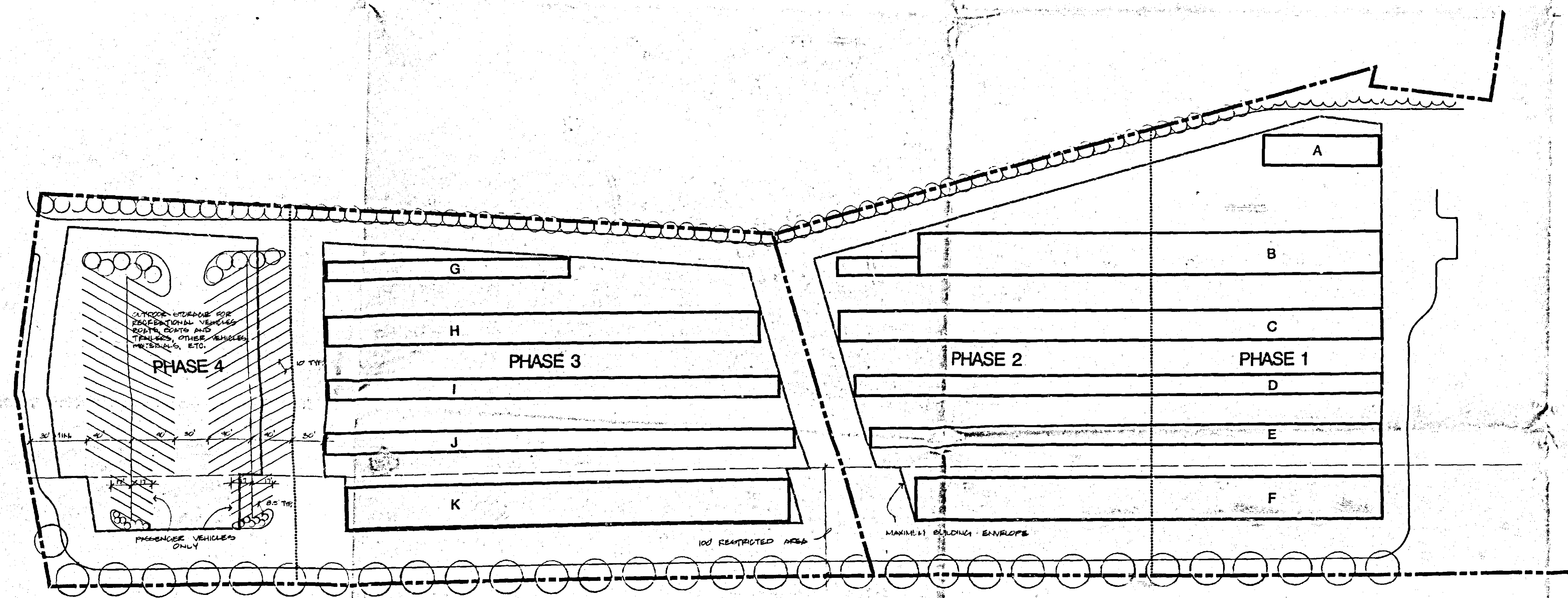
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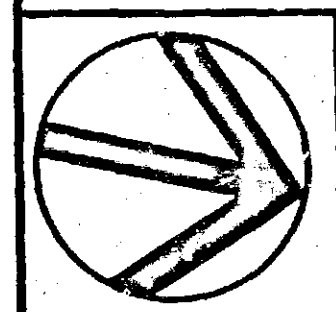
PHASE 1

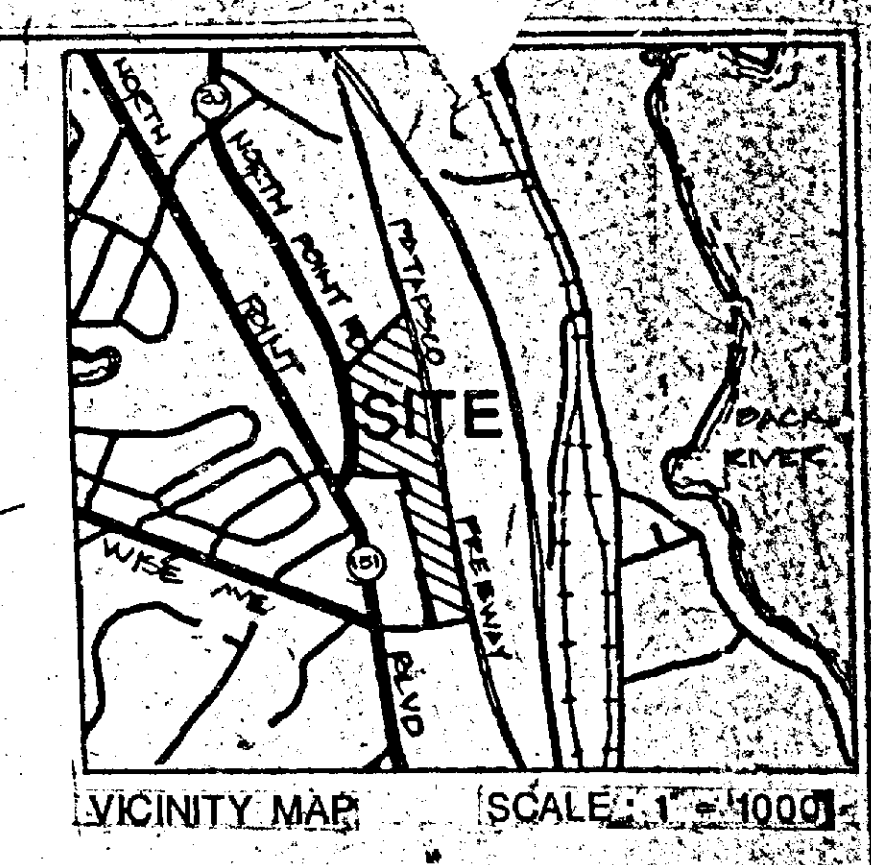
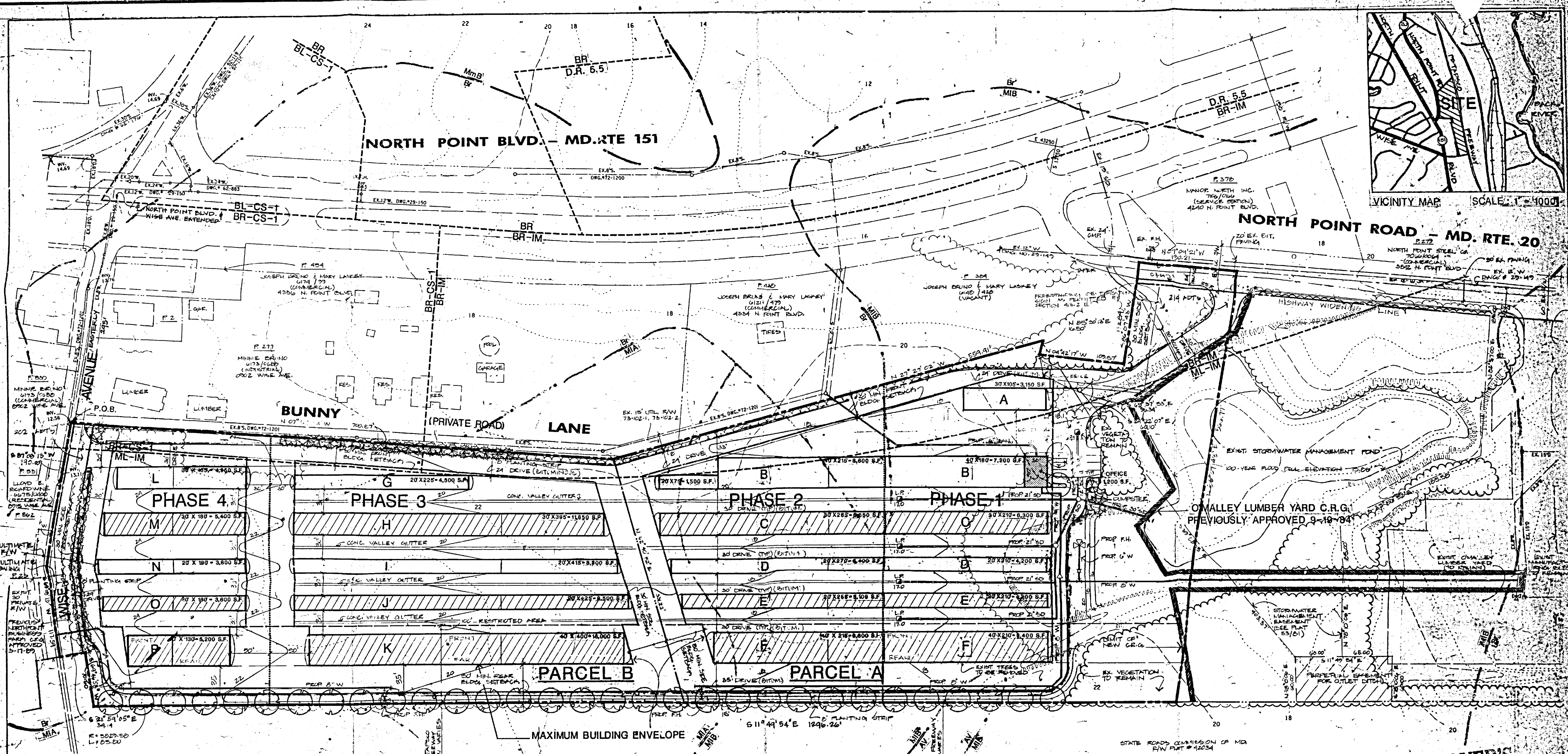


PHASE 2



PHASE 3

		DAFT · McCUNE · WALKER, INC. LAND PLANNING CONSULTANTS LANDSCAPE ARCHITECTS ENGINEERS 200 E. PENNSYLVANIA AVE. TOWSON, MD. 21204 TELEPHONE: (410) 290-9333	
O'Malley Mini Storage Recreational Vehicle Parking Schematics			
	SCALE: 1"=50'-0"		JOB ORD. NO. 84094-B
	DATE 4/4/90		ISSUE DATE 4/4/90
	REVISIONS _____ _____ _____		2 of 2



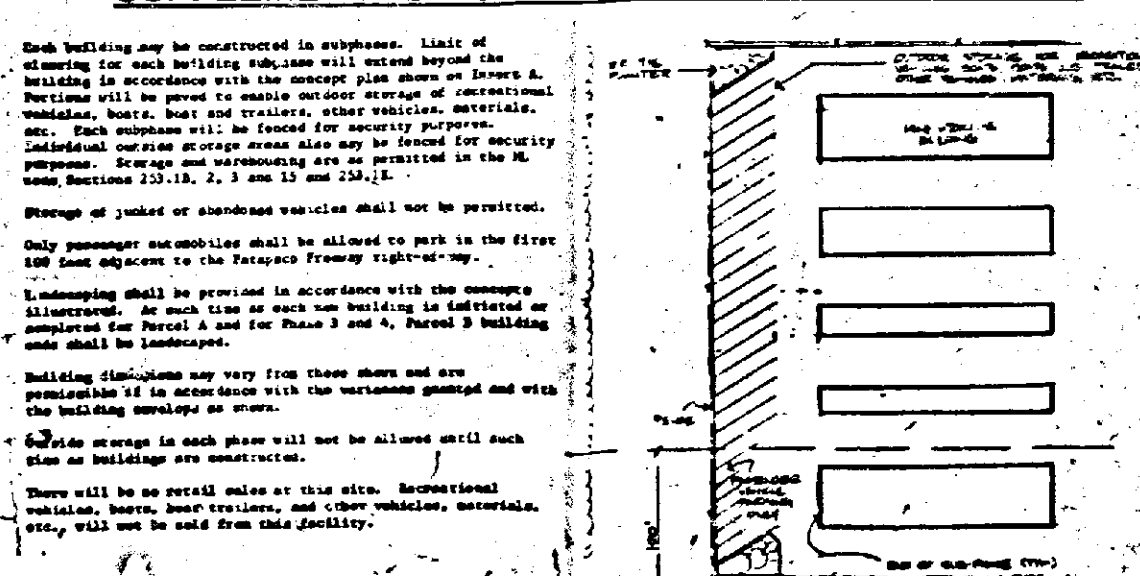
GENERAL NOTES

- 1. Contract Purchase Agreement: O'Malley Lumber Company, 4500 N. Point Blvd., Baltimore, MD 21223 (301) 470-0000.
- 2. Elevation: 11.0 feet above mean sea level.
- 3. Metres: 11.0 feet above mean sea level.
- 4. Notes: Second Edition and Revised: 11.0 feet above mean sea level.

Notes	Notes	Notes	Notes
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- 100. 11.0 feet above mean sea level.

INSERT A SUPPLEMENTAL ZONING NOTE AND DETAIL



NOTE: SEE SHEET 2 OF 2 FOR PHASING DETAILS.

PLANNING NO. KY-369
PUBLIC SERVICES CRG NO. 89212

DAFT MCQUE WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
170 EAST PENNSYLVANIA AVENUE
BALTIMORE, MD 21202
TELEPHONE 341-5555

O'MALLEY MINI STORAGE
PLAN & PLAT TO ACCOMPANY
ZONING PETITION

DAFT MCQUE WALKER INC.
170 EAST PENNSYLVANIA AVENUE
BALTIMORE, MD 21202
TELEPHONE 341-5555

PRINTED
APR 11 1993

DATE
REVISIONS

SCALE
1" = 50'

JOB ORDER NO.
84094B

ISSUE DATE
APR 11 1993

