IN RE: PETITION FOR ZONING VARIANCE
NW/S Rossville Boulevard, 390' W of Kelso Drive
15th Election District
6th Councilmanic District

Storage USA, Inc.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-386-A
*

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a minimum distance between buildings of 25 feet in lieu of the required 60 feet in accordance with Petitioner's Exhibit 1.

The Petitioner, by Timothy R. Hill, Vice President, appeared, testified and was represented by Benjamin Bronstein, Esquire. Also appearing on behalf of the Petition was Dick Smith, Engineer with Kidde Consultants, Inc. Also appearing as an interested party was Jeff Long with the Office of Planning. There were no Protestants.

Testimony indicated that the subject property consists of 6.3479 acres more or less zoned M.L.-I.M. and is located off of Rossville Boulevard at Citation Road within Pulaski Industrial Park. Said property is currently being developed for use as a public mini-warehouse storage facility with office space and living quarters for a watchman as depicted in Petitioner's Exhibit 1. Testimony indicated the subject project received CRG approval on January 14, 1986, and 1st Amended CRG approval on April 13, 1989. Mr. Hill testified that the approved plan called for the proposed buildings to be inter-connected via breezeways which would not require a variance. Petitioner now proposes not connecting the buildings which will allow for freer access to and from both sides of each storage building. As a result of the buildings not being connected, the proposed

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Date 4/16/90
By [illegible]

development now requires variances to the minimum distance required between each storage building. Testimony indicated the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding uses.

The Office of Planning has indicated their support of the proposed modification as set forth in their comments dated April 4, 1990. However, the Planning Office has requested that Petitioner install wrought iron fencing with brick columns along Rossville Boulevard. Further, the Planning Office has requested that pitched roofs be constructed in lieu of the planned flat roofs for a more aesthetically pleasing appearance. Testimony presented at the hearing indicated that Petitioner would be willing to install the wrought iron fencing along Rossville Boulevard but without the brick columns due to the expensive nature of such a treatment with no benefit to the surrounding uses. Further, Petitioner argued that inasmuch as the property is zoned M.L. - I.M. and is located within an industrial park, a pitched roof as opposed to the previously approved flat roof would not serve any beneficial purpose to the surrounding uses.

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 district or whether a lesser relaxation than that applied for would give substantial relief; and

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By [illegible]

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 16th day of April, 1990 that the Petition for Zoning Variance to permit a minimum distance between buildings of 25 feet in lieu of the required 60 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:

1) The 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.

2) CRG approval or waiver of the modified plan is required prior to the issuance of any occupancy permits.

3) A landscaping plan shall be submitted for approval by the Baltimore County Landscape Planner and the Deputy Director of Planning prior to the issuance of any occupancy permits. A copy of the approved plan shall be forwarded to the Zoning Commissioner's office for inclusion in the case file.

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By [illegible]

4) Petitioner shall install wrought iron fencing, with brick columns at all entranceways only, along the property fronting Rossville Boulevard.

5) When applying for any permits, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

ORDER RECEIVED FOR FILING
Date 4/16/90
By [illegible]

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

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

April 16, 1990

Benjamin Bronstein, Esquire
29 W. Susquehanna Avenue, Suite 205
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
NW/S of Rossville Boulevard, 390' W of Kelso Drive
15th Election District - 6th Councilmanic District
Storage USA, Inc. - Petitioner
Case No. 90-386-A

Dear Mr. Bronstein:

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,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: People's Counsel

File

237

PETITION FOR ZONING VARIANCE
90-386-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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

Variance from Section 102.2 (255.1 and 238.2) to allow a minimum distance between buildings of 25 feet in lieu of the maximum required 60 feet.

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

1. Configuration of building
2. Use of buildings
3. And such other and further reasons as may be demonstrated at the time of hearing.

MAP NE-4C
F-2
S.D. 15TH
DATE 1/1/91
200 ft
1000
CRG-2C

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Storage U.S.A. Inc. (Type or Print Name)
Signature	Douglas Chamberlain Signature
Address	Executive Vice-President (Type or Print Name)
City and State	Signature

Attorney for Petitioner:
Benjamin Bronstein
Evans, George & Bronstein
(Type or Print Name)

10 Columbia Corporate Center 730-9500
Address Phone No.

Towson, Maryland 21204
City and State

Signature

29 W. Susquehanna Avenue, Suite 205
Address

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

Towson, Maryland 21204
City and State

Richard Smith/Kidde Consultants Inc.
Name

Attorney's Telephone No.: (301) 296-0200

1020 Cromwell Bridge Road 321-5500
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____ 19____, 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 _____ day of _____, 19____, at _____ o'clock _____M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
Date 4/16/90
By [illegible]

1/31/90

237

PETITION FOR ZONING VARIANCE
90-386-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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City and State	Signature

Attorney for Petitioner:
Benjamin Bronstein
Evans, George & Bronstein
(Type or Print Name)

10 Columbia Corporate Center 730-9500
Address Phone No.

Towson, Maryland 21204
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J. Robert Haines
Zoning Commissioner of Baltimore County.

(over)

KIDDE CONSULTANTS, INC.

237

90-386-A

DESCRIPTION
6.3479 ACRE PARCEL
NORTHWEST SIDE OF ROSSVILLE BOULEVARD
NORTH OF KELSO DRIVE
ELECTION DISTRICT 15
BALTIMORE COUNTY, MD

This description is for Yard Variances.

BEGINNING FOR THE SAME at a point in the northwesterly right of way line of Rossville Boulevard, and at the line of division between lot 1 and lot 2 as shown on plat entitled "Plat Section 3, Pulaski Industrial Park" recorded SM 59-97; said point of beginning being North 44 degrees 18 minutes 00 seconds West 390 feet, more or less from the center line of Kelso Drive; thence (1) south 45 degrees 42 minutes 00 seconds West 360.78 feet; thence (2) North 44 degrees 18 minutes 00 seconds West 766.04 feet to intersect the right of way line of the Baltimore and Ohio Railroad; thence binding on said right of way line the three following courses and distances: (3) North 47 degrees 23 minutes 04 seconds East 350.00 feet, (4) North 42 degrees 37 minutes 00 seconds West 9.00 feet, (5) North 47 degrees 23 minutes 04 seconds East 24.11 feet to intersect the aforementioned northwesterly line of Rossville Boulevard; thence binding on said Rossville Boulevard the three following courses and distances (6) South 41 degrees 27 minutes 30 seconds East 141.30 feet, (7) by a curve to the left with a radius of 5222.62 and with a arc length of 259.02 feet and with a chord of South 42 degrees 52 minutes 45 seconds East 259.00; and (8) South 44 degrees 18 minutes 00 seconds East 364.00 feet to the place of beginning.
Containing 6.3479 acres of land.

RLS/cnd KCI Job Order No.: 01-89015 January 10, 1990

STATE OF MARYLAND
CHARLES NEWMAN
No. 6477
REGISTERED
PROPERTY LINE SURVEYOR

10-Jan-90

CERTIFICATE OF POSTING

90-386-A

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 15th Date of Posting 3/15/90

Posted for: Variance

Petitioner: Storage U.S.A., Inc.

Location of property: NW/S Rossville Blvd., 390' W/Kelso Dr.

Location of Signs: Facing Rossville Blvd., approx. 6' Fr. roadway

Remarks:

Posted by [signature] Date of return: 3/23/90

Number of Signs: 1

CERTIFICATE OF PUBLICATION

March 8, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 8, 1990

NORTHEAST TIMES BOOSTER and the
NORTHEAST TIMES REPORTER

S. Zeke Orlinsky

Publisher

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
Case Number: 90-386-A
NW/S Rossville Blvd., 390' W of Kelso Drive
15th Election District
6th Councilmanic
Petitioner(s): Storage U.S.A., Inc.
Hearing Date: Friday, April 6, 1990 at 9:30 a.m.

Variance to allow a minimum distance between buildings of 25 ft. in lieu of the maximum required 60 ft.

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

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

NW3/30 Mar 8



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

J. Robert Haines
Zoning Commissioner

February 21, 1990

Dennis F. Rasmussen
County Executive

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J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Storage USA Inc.
Benjamin Bronstein, Esq.

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

J. Robert Haines
Zoning Commissioner

DATE 3/20/90

Dennis F. Rasmussen
County Executive

Storage U.S.A. Inc.
10 Columbia Corporate Center
Towson, Maryland 21204

ATTN: DOUGLAS CHAMBERLAIN

Re: Petition for Zoning Variance
CASE NUMBER: 90-386-A
NW/S Rossville Blvd., 390' W of Kelso Drive
15th Election District - 6th Councilmanic
Petitioner(s): Storage U.S.A., Inc.
HEARING: FRIDAY, APRIL 6, 1990 at 9:30 a.m.

Gentlemen:

Please be advised that $101.45 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional $50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER

cc: Benjamin Bronstein, Esq.
File

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

J. Robert Haines
Zoning Commissioner

February 21, 1990

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J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Storage USA Inc.
Benjamin Bronstein, Esq.

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150

№ 1043

Number

Date

Please make checks payable to: Baltimore County

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

file

receipt

Account: R-001-6150

№ 2034

Number

90-386

Date

M9000647

4/06/90

	QTY	PRICE
PUBLIC HEARING FEES		
080 -POSTING SIGNS / ADVERTISING	1	$101.45
	TOTAL:	$101.45

LAST NAME OF OWNER: STORAGE USA INC

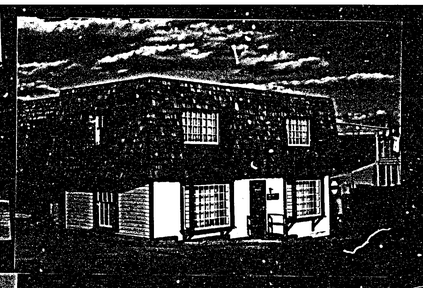
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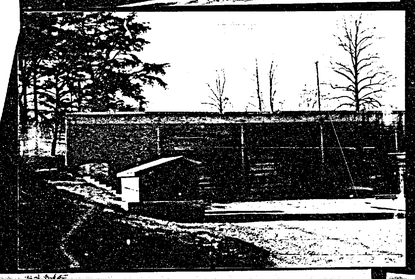
Please make checks payable to: Baltimore County

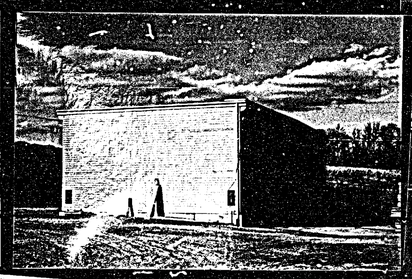
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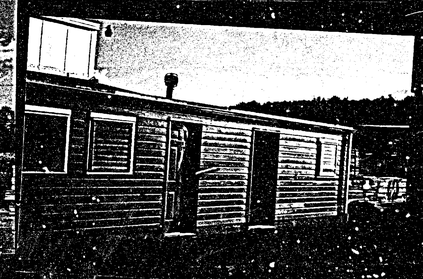


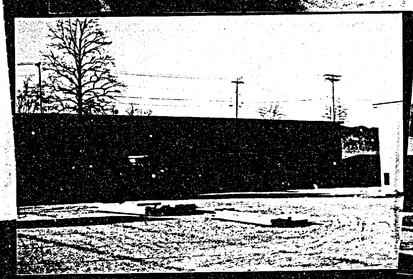


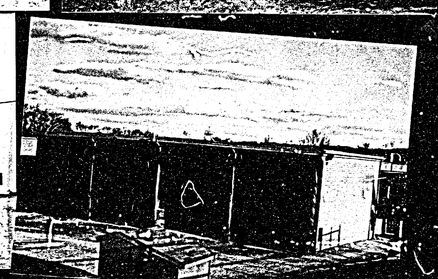














Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

March 22, 1990

Benjamin Bronstein, Esquire
Evans, George & Bronstein
29 W. Susquehanna Avenue
Towson, MD 21204

RE: Item No. 237, Case No. 90-386-A
Petitioner: Storage U.S.A., et al
Petition for Zoning Variance

Dear Mr. Bronstein:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. 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 WINIARSKI. 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. Douglas Chamberlain
Storage U.S.A., Inc.
10 Columbia Corporate Center
Towson, MD 21204

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

23rd day of February, 1989.

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer

Chairman,
Zoning Plans Advisory Committee

Petitioner: Storage U.S.A., Inc., et al

Petitioner's Attorney: Benjamin Bronstein

APRIL 4th

APR 05 1990

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: April 4, 1990

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

SUBJECT: Storage, U.S.A., Item 237

INFORMATION:

Petition/Item Number 237
Petitioner: Storage, U.S.A.
Property Location: NW/S Rossville, 390' west of Kelso Drive
Property Size: 6.34 acres
Zoning: ML-IM
Request: The Petitioner requests a Variance to allow a minimum distance between buildings of 25 ft. in lieu of the maximum required 60 ft.
Hearing Date: April 6, 1990
Attachments: A. Interagency comments
B. Site location map
C. Vicinity map

SUMMARY AND RECOMMENDATIONS:

The Petitioner is requesting variances to allow for the removal of building connections. Mini-warehouses provide a needed service to the county, however, their general standards and overall design need to be upgraded. In reference to this request and recognizing that the subject site has received building permits and is under construction (which raises concern to staff), the following comments are provided.

Ben Bronstein plt copy 4/5/90

1. Landscaping - A landscape plan incorporating additional planting along the north, south, and western edges of the property, as well as at the building ends, should be provided. A brick post and wrought iron (aluminum) fence treatment should be provided along Rossville Boulevard in addition to the planting shown.

2. Building elevations. Pitched roofs should be provided on all buildings. Dark colors and materials should be used in finishing the structures similar to the other buildings within the park.

3. The variances requested by the Petitioner (25 to 30 ft. building separations) fall within the range of standards accepted by staff.

ANALYSIS:

Site Descriptions: The Petitioner's parcel is approximately 6 1/3 acres in size. The parcel fronts along Rossville Boulevard and is located within the area known as Pulaski Industrial Park. The site lies between Stemmers Run and Rossville Boulevard; Route 40 (Pulaski Highway and Race Road, further to the south). The site was 40%-60% wooded and has a floodplain running parallel to Stemmers Run located along the western side of the property. The site is currently under construction with 4 mini-warehouse buildings. The site has been cleared up to the limits of disturbance.

Location and Character of Area: The Pulaski Industrial Park is a substantial area that includes commercial retail located along Route 40 and a warehouse/industrial complex of buildings located east of Route 40. Rail service is available to this area including a spur coming off of the Baltimore and Ohio Railroad Line that parallels Route 40. The area is zoned and used for a range of industrial and warehouse activities.

Site Analysis:

Building - A CRG was approved for this project on January 14, 1986, (Case No. XV-124). A waiver to CRG meeting and public works standards for encroachment into a floodplain was granted by the Planning Board, and on April 13, 1989, the plan was approved.

Because this particular project has undergone CRG review many of the county regulations and standards regarding this development have been addressed. The Petitioner initially choose to provide overhead connectors for the project in order to avoid applying

for variances to the BCZR regarding reduction of the 60 ft. building separations. At this point in time, the Petitioner desires to remove the building connectors and therefore is requesting the reduction of building setbacks. A building permit has been issued for the construction of these buildings.

Ingress/egress: Adequate access and traffic circulation is being provided.

Landscaping: In accordance with the Baltimore County Landscape Manual, 1) a schematic landscape plan is required as part of the CRG and 2) a Final Landscape Plan is required prior to the issuance of building permits. A final landscape plan has been approved for this project on December 4, 1989. In reference to this request, staff suggests that an addition to the final landscape plan be provided within 30 days of any favorable decision by the Zoning Commissioner and that a brick column, wrought iron (aluminum) fence treatment (see attached) be provided along Rossville Boulevard. Landscaping should also be provided at the ends of buildings where space is available.

Building elevations: Building permits have been issued for the property. A site visit has verified that construction has begun on the project. In an effort to elevate the minimum design quality for these types of projects the County has consistently maintained that 1) all mini-warehouses have pitched roofs (two cornice lines meeting at one ridge line centrally located) in order to establish a uniform character; and 2) all mini-warehouses should consist of dark colors or muted materials in order to blend into the built environment. The site visit has revealed that the roofs are either flat or have not yet been constructed and the color of exterior materials is unknown.

Site layout/design: The site design and layout appear to function well. The majority of building separations are 30 ft. with a 140 ft. section of buildings A and C having a 25 ft. separation. Parking is provided at the entrance to the site. Based upon research and general standards developed by staff a 26 ft. building separation and drives are found to be appropriate. The site appears to meet these general standards.

Environment: The site has been reviewed through CRG and appears to meet all county standards.

Transportation: The site is expected to generate approximately 130 vehicle trips per day. The site has been reviewed through CRG and appears to meet all county standards and basic services.

Conformance with zoning: The site appears to meet all applicable BCZR with the exception of a variance which is required to remove the separators.

1989 Master Plan: The Master Plan, Development Policy Map - Eastern Sector, shows this area as an office/industrial employment area. Page 110 of the Plan identifies Pulaski Highway as an area needing "careful attention, design and buffering..."

Interagency comments: No significant comments, agency responses are attached.

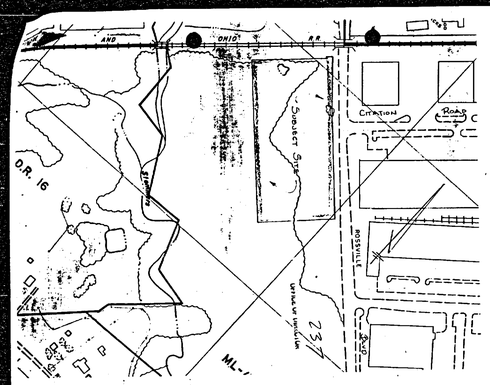
Report prepared by

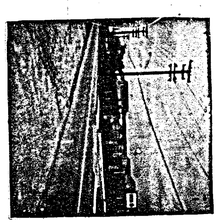
Arnold F. "Pat" Keller, III
Deputy Director

4/4/90
Date

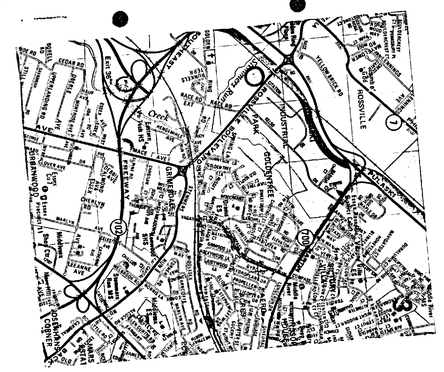
PK/JL/cmm

ITEM237/ZAC1













237

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

March 9, 1990

Dennis F. Rasmussen
County Executive

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

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 237, 246, 247, 248, 249, and 250.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/lab

MAR 2 1 1990

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

FEBRUARY 14, 1990

Dennis F. Rasmussen
County Executive

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

RE: Property Owner: STORAGE USA, INC.
Location: NW/S ROSSVILLE BOULEVARD
Item No.: 237 Zoning Agenda: FEBRUARY 22, 1990

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 Prtection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: Capt. Joseph Kelly 2-20-90 Noted and Approved
Planning Group
Special Inspection Division

Capt Wm J Brady Jr
Fire Prevention Bureau

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: March 5, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for February 22, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 246, 247, 248, 249, 250 and 251.

Item 237 is subject to the previous County Review Group comments for this site.

Robert W. Bowling

ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

MAR 0 8 1990

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

March 9, 1990

Dennis F. Rasmussen
County Executive

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

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Traffic Engineer Assoc. II

MSF/lab

MAR 2 1 1990

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

FEBRUARY 14, 1990

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Planning Group
Special Inspection Division

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JK/KEK

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INTEROFFICE CORRESPONDENCE

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Robert W. Bowling

ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

MAR 0 8 1990

File

LAW OFFICES
EVANS, GEORGE AND BRONSTEIN
SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(301) 296-0200
FAX: (301) 296-3719

RECEIVED
APR 16 1990
ZONING OFFICE

L. ROBERT EVANS
HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN

MICHAEL J. CHOMEL
DOUGLAS A. STUBBS
WILLIAM R. LEVASSEUR, JR.

April 13, 1990

The Honorable Ann Nastarowicz
Deputy Zoning Commissioner for Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No.: 90-386-A

Dear Mrs. Nastarowicz:

Pursuant to a request from Betty in your office I am enclosing a copy of the First Amended CRG Plan for the Storage USA project.

I have reached an arrangement with Mr. Keller of the Office of Planning and Zoning. It is agreed that Storage USA will install a Jareth Fence (tubular aluminum) along the Rossville Boulevard frontage. In addition, the buildings will be painted in grey with all trim including doors in royal blue. Some of the trees which were originally to be planted along the frontage will be moved to the sides of the project.

I would appreciate your not making the color requirement as part of your zoning order in that at some future time it may be desirable to repaint the building in a different color scheme.

Letter to The Honorable Anne Nastarowicz
April 13, 1990
Page 2

Thank you for your kind consideration.

Very truly yours,

EVANS, GEORGE & BRONSTEIN

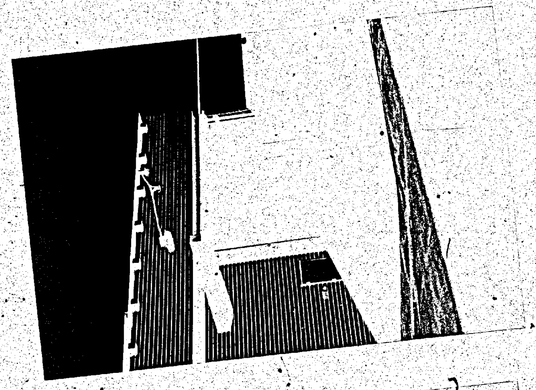
Benjamin Bronstein

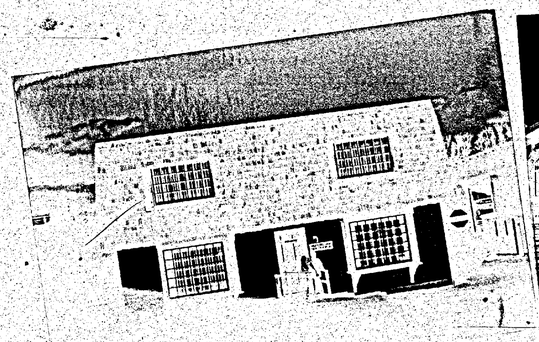
BB/mlh
Enclosure
cc: Arnold Pat Keller,
Office of Planning and Zoning
Tim Hill,
Storage USA
Richard L. Smith,
Senior Associate
Kidde Consultants



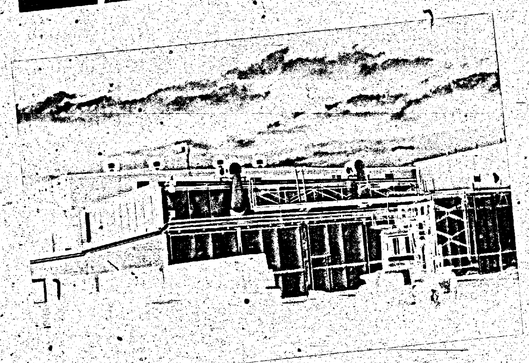


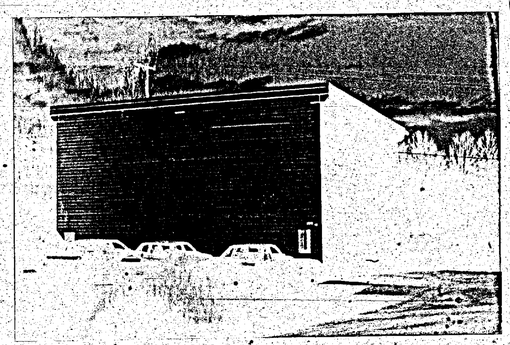




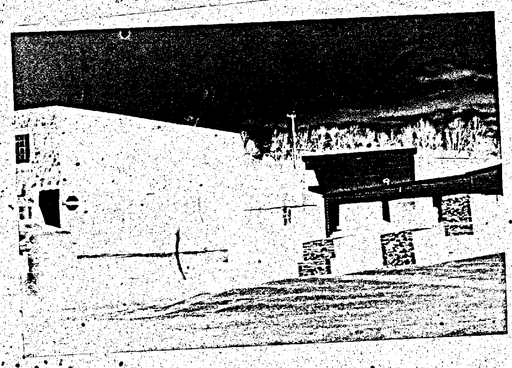








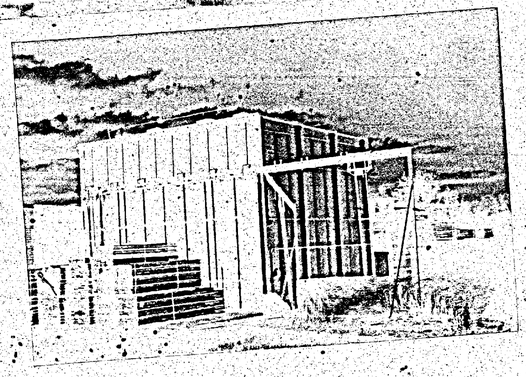












PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Jeffrey Long	Suite 215 224 W Susquehanna Ave
Dick Smith — Engineer	10 Corporate Center, Columbia
	O.P.2.
	Kidde Consultants Inc.

The proposed grading shown on this plan meets the requirements set forth by the Baltimore County Department of Environmental Protection and Resource Management and complies with Bill No. 33-88. However, due to building types and layout, some field adjustments may be required. All changes must comply with the above mentioned requirements.

Owner's/Developer's Certification:

I/We certify that all grading on this site will be done in accordance with the current grading requirements as set forth by the Baltimore County Department of Environmental Protection and Resource Management and with the requirements specified in Bill No. 33-88.

J. Noone — P — 3/29/89

Signature of Owner/Developer — Title — Date

P. NOONE

Print Name

BENCHMARK
Hub № 11106 Elev. 28.617
Being An ½" Iron Bar In Ground At NE Edge Of Conc. Walk On SW. Side Of Rossville Blvd. Opposite Kelso Drive.

TO PULASKI HWY RTE 40 650'±

ROSSVILLE BOULEVARD

CITATION ROAD

Ex. 60' R/W
Ex. 42' Paving

Remove Existing Curb & Gutter And Sidewalk To Construct Entrance.

Handicap Ramp (See Detail Sheet C-6)

Ex. 16"W (See Dwg. 66-1210)

NOTE:
ALL PARKING SPACES WILL BE PERMANENTLY STRIPED (5 SPACES FOR OFFICE AREA, 2 SPACES FOR CARETAKER, 4 SPACES EXCESS)

Remove Ex. Conc. Endwall

Ex. 20' Drainage Easement

PROP. BLDG. IDENTIFICATION SIGN (8'W By others)

Contractor Shall Construct Handicap Ramp Using Std. R-3G & R-3GA

Ex. 12"W (See Dwg. 66-1

Ex. Curb & Gutter

Ex. 8" San.

Ex. 50' R/W

Ex. SMH 38G36 Rim=29.43 Inv. Out 17.71

Ex. SMH 38G35 Rim=31.21 Inv. Out 17.38

Ex. Conc. Walk

Water Meter (by others)

Handicap Space

10' x 15' Utility Easement (Contr. to connect to Ex. 8"W & 24"W)

Ex. 20' R/W

BEGINNING POINT-N44°18'00"W 390'± TO ℄ KELSO DRIVE

VICINITY MAP
SCALE 1"=1000'

N 44° 18' 00" W 390.00'

S 44° 18' 00" E 368.00'

L.B.L.P. R=5222.62' L=250.00' CHD=S 42° 52' 45" E 259.00'

S 41° 27' 30" E 181.30'

N 47° 23' 04" E 411.00'

N 42° 37' 00" W 400.00'

S 45° 42' 00" W 400.00'

N 45° 42' 00" E 400.00'

N 44° 18' 00" W 185.84'

S 44° 18' 00" E 181.96'

N 44° 18' 00" W 102.00'

N 44° 18' 00" W 766.04'

Prop. Curb & Gutter (See Detail Sheet C-6)

Prop. Macadam Paving (See Detail Sheet C-6)

On-Site Paving (See Detail Sheet C-6)

Edge Of Paving

Prop. Curb & Gutter (See Detail Sheet C-6)

LOT 1

LOT 2

BUILDING

(1400 S.F. OFFICE AREA)

STORAGE BUILDING

PROP. MACADAM PAVING

PROP. BLDG.

YARD VARIANCE REQUESTED

VARIANCE REQUESTED

Prop. 8" Conc. Floor Slab

Prop. 6" Conc. Floor Slab

Prop. Concrete Ramp

Prop. Concrete Steps

Prop. Wall

Prop. Retaining Wall (Design by Others)

Prop. Wall Sta 3+05 TW 27.50 BW 21.50

Prop. Wall Sta 0+00 TW 26.79 BW 20.65

Prop. Wall Sta 1+14 TW 27.50 BW 21.50

Prop. Wall Sta 3+05 TW 27.50 BW 21.50

Prop. Wall Sta 0+00 TW 26.79 BW 21.29

Prop. Wall Sta 1+14 TW 26.79 BW 21.29

Prop. Wall Sta 3+05 TW 27.50 BW 21.50

Prop. Wall Sta 0+00 TW 26.79 BW 20.65

Prop. Wall Sta 1+14 TW 26.79 BW 21.29

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J. Noone V.P. 3/29/89
Signature of Owner/Developer Title Date

P. NOONE
Print Name

BENCHMARK
Hub No 11106 Elev. 28.617
Being An ½" Iron Bar In Ground At NE Edge Of Conc Walk On SW Side Of Rossville Blvd. Opposite Kelso Drive.

BALTIMORE COUNTY
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
APPROVED FOR GRADING
5-11-89
Date

VICINITY MAP
SCALE 1" = 1000'

ROSSVILLE BOULEVARD

CITATION ROAD

TO PULASKI HWY RTE 40 650'±

Remove Existing Curb & Gutter And Sidewalk To Construct Entrance.

Handicap Ramp (See Detail Sheet C-6)

NOTE: ALL PARKING SPACES WILL BE PERMANENTLY STRIPED (5 SPACES FOR OFFICE AREA, 2 SPACES FOR CARETAKER, 4 SPACES EXCESS)

Remove Ex. Conc. Endwall

Ex. 20' Drainage Easement

PROP. BLDG. IDENTIFICATION SIGN

Contractor Shall Construct Handicap Ramp Using Std. R-3G & R-3GA

Ex. 8" San.

Ex. SMH 38G3G Rim = 29.13 Inv. Out 13.71

Ex. SMH 38G3S Rim = 31.21 Inv. Out 17.36

Water Meter (By Others)

Concrete Walk

20' x 15' Utility Easement Contr. to connect to Ex. 8"W & 12"W

Ex. Curb & Gutter

Ex. 50' Paving

Ex. 70' R/W

BEGINNING POINT-N44°18'00"W 390'± TO & KELSO DRIVE

PROP. MAC PAVING

Prop 6"W 6" Valve Chbr

Prop 8"W

5 Spaces @ 9'

25' Bldg Co. Setback

30' Covenant Setback

(1 STORY)

(STORAGE)

BUILDING "B"

FF 28.82

YARD VARIANCE OF 35' REQUESTED

YARD VARIANCE OF 25' REQUESTED

For Details Of Public Storm Drain See Drawing # 88-0250

Prop 15' Drainage Easement

1 ST FLOOR OFFICE (GENERAL)
2 ND FLOOR APARTMENT (WATCHMAN OR CARETAKER)

(1400 ± OFFICE AREA)

(STORAGE)

BUILDING "A"

FF 28.82

YARD VARIANCE OF 35' REQUESTED

On-Site Paving - MACADAM (See Detail Sht. 6)

Edge Of Paving

Prop. Curb & Gutter (See Detail Sheet 6)

LOT 2

LOT 1

BTR Reality Inc. G348-517 Ex. Zoning "ML-IM" Vacant Land

Begin Prop. Curb & Gutter Nose Down

On-Site Paving (See Detail Sht 6)

Concrete Dumpster Pad (See Detail Sheet C-6)

(1 STORY)

BUILDING "C"

FF 27.50

(STORAGE)

Prop 15" RCCP

PROP. MACADAM PAVING

Prop C-6 Gutter (See Detail Sheet 6)

30' Covenant Setback

6' High Chain Link Fence

Prop Wall (Design by Others)

Begin Wall Sta. 0+00 TW 26.50 BW 25.00

End Wall Sta. 3+05 TW 27.50 BW 21.90

TW 26.70 BW 21.90

(1 STORY)

BUILDING "D"

FF 27.82

YARD VARIANCE OF 30' REQUESTED

PROP. MAC. PAVING

6' High Chain Link Fence

Prop Curb & Gutter (See Detail Sheet 6)

Prop 15" RCP

Prop Wall

Riprap Apron

End Wall TW 27.50 BW 20.00

Ramp Apron (See Detail Sht 7)

Stone Outlet #1 (See Detail Sht 7)

Water Quality Basin #1 and S.W.M. Easement

175' Wall

100 Year Flood Plain Easement

Limit Of Wetlands See Wall

Riprap Apron & Forbay Acea.

Water Quality Basin #2 and S.W.M. Easement

Stone Outlet #2 (See Detail Sht 7)

Baltimore & Ohio Railroad

N 47°23'04"E 350.00'

N 42°37'00"W 900.00'

S 41°27'30"E 181.30'

L.L.F. R=5222.62' L=252.08' CHD=S 42°52'45"E 252.00'

N 44°18'00"W 766.04'

BTR REALTY INC. G348-517
EXIST. ZONING "ML-IM" & VACANT LAND

S 45°42'00"W 215'

NOTE: INSTALL OFFICIAL BALTIMORE COUNTY FIRE HYDRANT NO PARKING SIGNS. SIGNS TO BE POSTED 15' ON BOTH SIDES OF HYDRANTS.

NOTE: PROPOSED SECURITY LIGHTS ARE LOCATED ON PROPOSED BUILDINGS.

VARIANCE NOTE

VARIANCE FROM SECTION 102.2(255.1(238.2)) TO ALLOW A MINIMUM DISTANCE OF 25' BETWEEN BUILDINGS IN LIEU OF THE MAXIMUM REQUIRED 60'.

VEGETATION NOTE FOR WATER QUALITY BASINS

PONDS WILL INITIALLY BE STABILIZED AS PER PERMANENT SEEDING NOTES ON APPROVED SEDIMENT CONTROL DRAWING C-4. THE PONDS WILL THAN BE ALLOWED TO COLONIZE WITH INDIGENOUS WETLAND VEGETATION.

LEGEND

- Existing Contour
- Proposed Contour
- Existing Spot Elev.
- Proposed Spot Elev.
- Existing Storm Drain
- Proposed Storm Drain
- Existing C&G
- Proposed C&G
- Proposed Wall
- Soil Type Limits
- Limit Of Wetlands
- Proposed Bollards
- DENOTES LIMIT OF PROPOSED PAVING

GENERAL NOTES

1. SITE AREA = 6.3479 Ac. ± (276513.70sf.) GROSS SITE AREA = 6.8743 Ac. ± (299443.7sf.).
2. EXISTING ZONING OF SITE - "ML - IM".
3. EXISTING USE OF LAND - VACANT LAND, PARTIALLY WOODED.
4. PROPOSED USE OF LAND - MINI-WAREHOUSE STORAGE WITH 1st FLOOR OFFICE AND 2nd FLOOR APARTMENT FOR WATCHMAN.
5. FLOOR AREA RATIO - 2.0
   A. PERMITTED FLOOR AREA - 598887.4 (299443.7 X 2)
   B. PROPOSED FLOOR AREA - 54,900
   C. ACTUAL FLOOR AREA RATIO - 0.18 (54,900/299443.7)
6. OFFSTREET PARKING DATA -
   A. TOTAL SPACES REQUIRED - 7 (5 FOR OFFICE, 2 FOR CARETAKER)
   B. TOTAL SPACES PROVIDED - 11 INCLUDING 1 HANDICAP SPACE
   C. TOTAL LOADING SPACES REQUIRED - 0
7. SITE LOCATED WITHIN THE FOLLOWING AREAS AND DISTRICTS:
   A. CONCILMANIC DISTRICT - 6
   B. CENSUS TRACT - 4512
   C. DRAINAGE AREA - STEMMERS RUN
8. ANTICIPATED HOURS OF OPERATION: 7 A.M. TO 8 P.M. THE NUMBER OF EMPLOYEES IS ANTICIPATED - 1
9. GRADING AND SEDIMENT CONTROL PLANS ARE APPROVED.
10. LANDSCAPING PLAN IS APPROVED.
11. "NO PARKING" SIGNS SHALL BE POSTED PROHIBITING PARALLEL PARKING ON 25' AISLES AND WITHIN THE TURN AREA.
12. ESTIMATED AVERAGE DAILY TRIPS: 54,900sf. OF WAREHOUSE: 130 A.D.T.
13. TAX ACCOUNT NO. 16-00-000051
    DEED REFERENCE 6348/517

CRG APPROVAL: DATE 1/14/86
CRG 1STAMENDED APPROVAL: DATE 4/15/86
CRG Nº W-88-266

NOTE: SECTION 3, PULASKI INDUSTRIAL PARK RECORDED S.M. 59-27

237
90-386-A

PETITIONER'S EXHIBIT 2

Drafting MKD	DATE	REVISIONS
Check MAM		
Design MKD		
Check MAM		

KEUFFEL & ESSER

KIDDE CONSULTANTS, INC.
LAND PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS
1020 CROMWELL BRIDGE ROAD, TOWSON, MARYLAND 21204, 301-321-5500

OWNER/DEVELOPER
Storage U.S.A. Inc.
10 Columbia Corporate Center, Suite 410
Columbia, Md 21044
(301) 730-3500

PLAT TO ACCOMPANY PETITION FOR YARD VARIANCES

ESSEX STORAGE U.S.A.
ROSSVILLE BOULEVARD
15th Election District Baltimore Co, Md
Pulaski Industrial Park - Section 3, Lot 1

SHEET	DATE	JOB NUMBER
1	Jan. 1990	
	SCALE 1" = 30'	



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE
1" = 200'±

DATE OF PHOTOGRAPHY
JANUARY 1986

PETITIONER'S EXHIBIT 3

SHEET
N.E.
4-G

ROSSVILLE

EXISTING ZONING "ML-IM"
INDUSTRIAL & WAREHOUSE USES

FIRST NATIONAL BANK OF MARYLAND
O.T.G. 5236-368
#8000 ROSSVILLE BLVD (RACE RD)

PLAT 1
REVISED PLAT, SECTION 1
PULASKI INDUSTRIAL PARK
E.H.K. JR 46-44

McCORMICK PROPERTIES INC.
6348-517
8001 CITATION ROAD

LEROY M. MERRITT & OTHERS
E.H.K. JR 5017-192
#8000 KELSO DRIVE

EXISTING ZONING "ML-IM"
INDUSTRIAL USES

AETNA SHIRT CORPORATION
LEASE AGREEMENT
O.T.G. 4707-76
8001 KELSO DRIVE

CITATION ROAD

KELSO DRIVE

ROSSVILLE BOULEVARD

PULASKY HIGHWAY

RACE ROAD

STEMMERS RUN

GOLDEN RING ROAD

BALTIMORE & OHIO RAILROAD (VARIABLE WIDTH R/W)

LOCATION MAP
SCALE 1"=500'
EX. 8" W (DWG. # 69-0354)

NOTE:
O INDICATES ABANDONED GAS STATION
● INDICATES EXIST GAS STATION
TO OUR KNOWLEDGE THERE ARE NO ABOVE OR UNDERGROUND CHEMICAL OR PETROLEUM STORAGE TANKS WITHIN 200' OF THE SITE.

BLDG "A" FF 288
BLDG "B" FF 288
BLDG "C" FF 278
BLDG "D" FF 272
CONVENIENCE STORE FF 302
GAS STATION FF 302
DUMPSTER ENCLOSURE
CANOPY
OHIO FF 278
Proposed Sign
Proposed Pole Mounted Sign
Proposed Ground Mounted Sign
Proposed Bituminous Paving
Proposed 8" W
Proposed 8" S
Proposed 6" W
Existing Paving
Existing C&G
Existing Walk
Existing Cond. Walk
Existing Billboard
Building Connection (Typical)
Retaining Wall
Water Quality Pond
Dumpster Pad
Water Quality Pond
Limit of Wetlands
Limit of 100 Year Flood Plain
Existing Flood Plain
Proposed Limit of 100 Year Flood Plain
Existing 12" W (See Dwg. # 66-1221-A)
Existing 8" San. See Dwg. GG-1214-T
Existing 8" San. See Dwg. GG-1215-T
Existing 12" W (See Dwg. # 66-1220-A)
Existing 27" San (See Dwg. Nº 99-033 & 034 A-10 & 035)
Existing 8" San. See Dwg. GG-1218-T
Existing 12" W (See Dwg. GG-1218-T)
Existing 12" W (See Dwg. GG-1214-T)
Existing 12" W (See Dwg. GG-1213-T)
Existing 8" San. See Dwg. GG-1213-T
Existing 12" W (See Dwg. # 66-1220-A)
Existing 8" San. See Dwg. GG-1220-T
Existing 12" W (See Dwg. # 66-1221-A)
Existing 12" W (See Dwg. # 66-1220-A)
Existing 8" San. See Dwg. GG-1220-T
Existing 8" San. See Dwg. GG-1221-T
Existing 8" San. See Dwg. GG-1222-T
Existing 8" San. See Dwg. GG-1223-T
Existing 8" San. See Dwg. GG-1224-T
Existing 8" San. See Dwg. GG-1225-T
Existing 8" San. See Dwg.

IN RE: PETITION FOR ZONING VARIANCE
NW/S Rossville Boulevard, 390' W of Kelso Drive
15th Election District
6th Councilmanic District

Storage USA, Inc.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-386-A
*

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a minimum distance between buildings of 25 feet in lieu of the required 60 feet in accordance with Petitioner's Exhibit 1.

The Petitioner, by Timothy R. Hill, Vice President, appeared, testified and was represented by Benjamin Bronstein, Esquire. Also appearing on behalf of the Petition was Dick Smith, Engineer with Kidde Consultants, Inc. Also appearing as an interested party was Jeff Long with the Office of Planning. There were no Protestants.

Testimony indicated that the subject property consists of 6.3479 acres more or less zoned M.L.-I.M. and is located off of Rossville Boulevard at Citation Road within Pulaski Industrial Park. Said property is currently being developed for use as a public mini-warehouse storage facility with office space and living quarters for a watchman as depicted in Petitioner's Exhibit 1. Testimony indicated the subject project received CRG approval on January 14, 1986, and 1st Amended CRG approval on April 13, 1989. Mr. Hill testified that the approved plan called for the proposed buildings to be inter-connected via breezeways which would not require a variance. Petitioner now proposes not connecting the buildings which will allow for freer access to and from both sides of each storage building. As a result of the buildings not being connected, the proposed

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Date 4/16/90
By [illegible]

development now requires variances to the minimum distance required between each storage building. Testimony indicated the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding uses.

The Office of Planning has indicated their support of the proposed modification as set forth in their comments dated April 4, 1990. However, the Planning Office has requested that Petitioner install wrought iron fencing with brick columns along Rossville Boulevard. Further, the Planning Office has requested that pitched roofs be constructed in lieu of the planned flat roofs for a more aesthetically pleasing appearance. Testimony presented at the hearing indicated that Petitioner would be willing to install the wrought iron fencing along Rossville Boulevard but without the brick columns due to the expensive nature of such a treatment with no benefit to the surrounding uses. Further, Petitioner argued that inasmuch as the property is zoned M.L. - I.M. and is located within an industrial park, a pitched roof as opposed to the previously approved flat roof would not serve any beneficial purpose to the surrounding uses.

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 district or whether a lesser relaxation than that applied for would give substantial relief; and

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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 16th day of April, 1990 that the Petition for Zoning Variance to permit a minimum distance between buildings of 25 feet in lieu of the required 60 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:

1) The 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.

2) CRG approval or waiver of the modified plan is required prior to the issuance of any occupancy permits.

3) A landscaping plan shall be submitted for approval by the Baltimore County Landscape Planner and the Deputy Director of Planning prior to the issuance of any occupancy permits. A copy of the approved plan shall be forwarded to the Zoning Commissioner's office for inclusion in the case file.

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By [illegible]

4) Petitioner shall install wrought iron fencing, with brick columns at all entranceways only, along the property fronting Rossville Boulevard.

5) When applying for any permits, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

ORDER RECEIVED FOR FILING
Date 4/16/90
By [illegible]

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

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

April 16, 1990

Benjamin Bronstein, Esquire
29 W. Susquehanna Avenue, Suite 205
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
NW/S of Rossville Boulevard, 390' W of Kelso Drive
15th Election District - 6th Councilmanic District
Storage USA, Inc. - Petitioner
Case No. 90-386-A

Dear Mr. Bronstein:

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,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: People's Counsel

File

237

PETITION FOR ZONING VARIANCE
90-386-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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

Variance from Section 102.2 (255.1 and 238.2) to allow a minimum distance between buildings of 25 feet in lieu of the maximum required 60 feet.

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

1. Configuration of building
2. Use of buildings
3. And such other and further reasons as may be demonstrated at the time of hearing.

MAP NE-4C
F-2
S.D. 15TH
DATE 1/1/91
200 ft
1000
CRG-2C

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Storage U.S.A. Inc. (Type or Print Name)
Signature	Douglas Chamberlain Signature
Address	Executive Vice-President (Type or Print Name)
City and State	Signature

Attorney for Petitioner:
Benjamin Bronstein
Evans, George & Bronstein
(Type or Print Name)

10 Columbia Corporate Center 730-9500
Address Phone No.

Towson, Maryland 21204
City and State

Signature

29 W. Susquehanna Avenue, Suite 205
Address

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

Towson, Maryland 21204
City and State

Richard Smith/Kidde Consultants Inc.
Name

Attorney's Telephone No.: (301) 296-0200

1020 Cromwell Bridge Road 321-5500
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____ 19____, 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 _____ day of _____, 19____, at _____ o'clock _____M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
Date 4/16/90
By [illegible]

1/31/90

237

PETITION FOR ZONING VARIANCE
90-386-A

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Address	Executive Vice-President (Type or Print Name)
City and State	Signature

Attorney for Petitioner:
Benjamin Bronstein
Evans, George & Bronstein
(Type or Print Name)

10 Columbia Corporate Center 730-9500
Address Phone No.

Towson, Maryland 21204
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J. Robert Haines
Zoning Commissioner of Baltimore County.

(over)

KIDDE CONSULTANTS, INC.

237

90-386-A

DESCRIPTION
6.3479 ACRE PARCEL
NORTHWEST SIDE OF ROSSVILLE BOULEVARD
NORTH OF KELSO DRIVE
ELECTION DISTRICT 15
BALTIMORE COUNTY, MD

This description is for Yard Variances.

BEGINNING FOR THE SAME at a point in the northwesterly right of way line of Rossville Boulevard, and at the line of division between lot 1 and lot 2 as shown on plat entitled "Plat Section 3, Pulaski Industrial Park" recorded SM 59-97; said point of beginning being North 44 degrees 18 minutes 00 seconds West 390 feet, more or less from the center line of Kelso Drive; thence (1) south 45 degrees 42 minutes 00 seconds West 360.78 feet; thence (2) North 44 degrees 18 minutes 00 seconds West 766.04 feet to intersect the right of way line of the Baltimore and Ohio Railroad; thence binding on said right of way line the three following courses and distances: (3) North 47 degrees 23 minutes 04 seconds East 350.00 feet, (4) North 42 degrees 37 minutes 00 seconds West 9.00 feet, (5) North 47 degrees 23 minutes 04 seconds East 24.11 feet to intersect the aforementioned northwesterly line of Rossville Boulevard; thence binding on said Rossville Boulevard the three following courses and distances (6) South 41 degrees 27 minutes 30 seconds East 141.30 feet, (7) by a curve to the left with a radius of 5222.62 and with a arc length of 259.02 feet and with a chord of South 42 degrees 52 minutes 45 seconds East 259.00; and (8) South 44 degrees 18 minutes 00 seconds East 364.00 feet to the place of beginning.
Containing 6.3479 acres of land.

RLS/cnd KCI Job Order No.: 01-89015 January 10, 1990

STATE OF MARYLAND
CHARLES NEWMAN
No. 6477
REGISTERED
PROPERTY LINE SURVEYOR

10-Jan-90

CERTIFICATE OF POSTING

90-386-A

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 15th Date of Posting 3/15/90

Posted for: Variance

Petitioner: Storage U.S.A., Inc.

Location of property: NW/S Rossville Blvd., 390' W/Kelso Dr.

Location of Signs: Facing Rossville Blvd., approx. 6' Fr. roadway

Remarks:

Posted by [signature] Date of return: 3/23/90

Number of Signs: 1

CERTIFICATE OF PUBLICATION

March 8, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 8, 1990

NORTHEAST TIMES BOOSTER and the
NORTHEAST TIMES REPORTER

S. Zeke Orlinsky

Publisher

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
Case Number: 90-386-A
NW/S Rossville Blvd., 390' W of Kelso Drive
15th Election District
6th Councilmanic
Petitioner(s): Storage U.S.A., Inc.
Hearing Date: Friday, April 6, 1990 at 9:30 a.m.

Variance to allow a minimum distance between buildings of 25 ft. in lieu of the maximum required 60 ft.

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

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

NW3/30 Mar 8



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

J. Robert Haines
Zoning Commissioner

February 21, 1990

Dennis F. Rasmussen
County Executive

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J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Storage USA Inc.
Benjamin Bronstein, Esq.

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

J. Robert Haines
Zoning Commissioner

DATE 3/20/90

Dennis F. Rasmussen
County Executive

Storage U.S.A. Inc.
10 Columbia Corporate Center
Towson, Maryland 21204

ATTN: DOUGLAS CHAMBERLAIN

Re: Petition for Zoning Variance
CASE NUMBER: 90-386-A
NW/S Rossville Blvd., 390' W of Kelso Drive
15th Election District - 6th Councilmanic
Petitioner(s): Storage U.S.A., Inc.
HEARING: FRIDAY, APRIL 6, 1990 at 9:30 a.m.

Gentlemen:

Please be advised that $101.45 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional $50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER

cc: Benjamin Bronstein, Esq.
File

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

J. Robert Haines
Zoning Commissioner

February 21, 1990

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J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Storage USA Inc.
Benjamin Bronstein, Esq.

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150

№ 1043

Number

Date

Please make checks payable to: Baltimore County

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

file

receipt

Account: R-001-6150

№ 2034

Number

90-386

Date

M9000647

4/06/90

	QTY	PRICE
PUBLIC HEARING FEES		
080 -POSTING SIGNS / ADVERTISING	1	$101.45
	TOTAL:	$101.45

LAST NAME OF OWNER: STORAGE USA INC

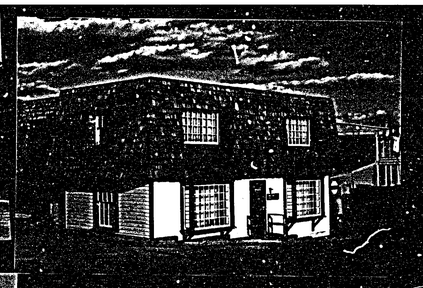
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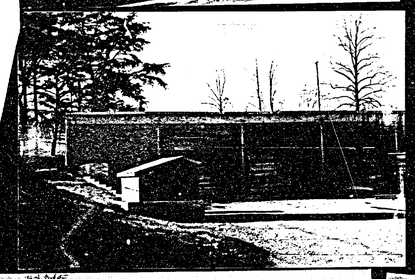
Please make checks payable to: Baltimore County

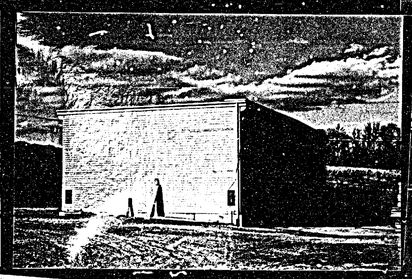
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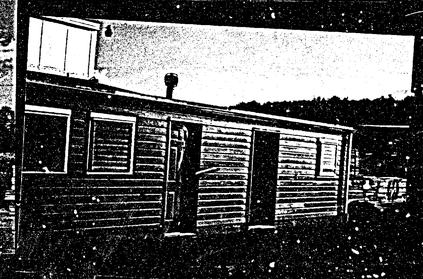


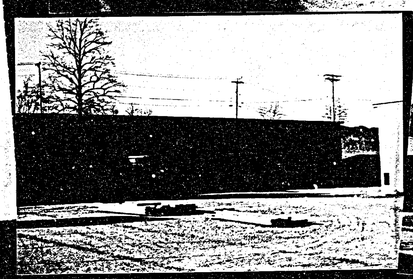


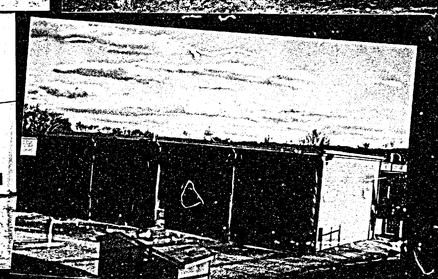














Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

March 22, 1990

Benjamin Bronstein, Esquire
Evans, George & Bronstein
29 W. Susquehanna Avenue
Towson, MD 21204

RE: Item No. 237, Case No. 90-386-A
Petitioner: Storage U.S.A., et al
Petition for Zoning Variance

Dear Mr. Bronstein:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. 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 WINIARSKI. 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. Douglas Chamberlain
Storage U.S.A., Inc.
10 Columbia Corporate Center
Towson, MD 21204

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

23rd day of February, 1989.

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer

Chairman,
Zoning Plans Advisory Committee

Petitioner: Storage U.S.A., Inc., et al

Petitioner's Attorney: Benjamin Bronstein

APRIL 4th

APR 05 1990

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: April 4, 1990

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

SUBJECT: Storage, U.S.A., Item 237

INFORMATION:

Petition/Item Number 237
Petitioner: Storage, U.S.A.
Property Location: NW/S Rossville, 390' west of Kelso Drive
Property Size: 6.34 acres
Zoning: ML-IM
Request: The Petitioner requests a Variance to allow a minimum distance between buildings of 25 ft. in lieu of the maximum required 60 ft.
Hearing Date: April 6, 1990
Attachments: A. Interagency comments
B. Site location map
C. Vicinity map

SUMMARY AND RECOMMENDATIONS:

The Petitioner is requesting variances to allow for the removal of building connections. Mini-warehouses provide a needed service to the county, however, their general standards and overall design need to be upgraded. In reference to this request and recognizing that the subject site has received building permits and is under construction (which raises concern to staff), the following comments are provided.

Ben Bronstein plt copy 4/5/90

1. Landscaping - A landscape plan incorporating additional planting along the north, south, and western edges of the property, as well as at the building ends, should be provided. A brick post and wrought iron (aluminum) fence treatment should be provided along Rossville Boulevard in addition to the planting shown.

2. Building elevations. Pitched roofs should be provided on all buildings. Dark colors and materials should be used in finishing the structures similar to the other buildings within the park.

3. The variances requested by the Petitioner (25 to 30 ft. building separations) fall within the range of standards accepted by staff.

ANALYSIS:

Site Descriptions: The Petitioner's parcel is approximately 6 1/3 acres in size. The parcel fronts along Rossville Boulevard and is located within the area known as Pulaski Industrial Park. The site lies between Stemmers Run and Rossville Boulevard; Route 40 (Pulaski Highway and Race Road, further to the south). The site was 40%-60% wooded and has a floodplain running parallel to Stemmers Run located along the western side of the property. The site is currently under construction with 4 mini-warehouse buildings. The site has been cleared up to the limits of disturbance.

Location and Character of Area: The Pulaski Industrial Park is a substantial area that includes commercial retail located along Route 40 and a warehouse/industrial complex of buildings located east of Route 40. Rail service is available to this area including a spur coming off of the Baltimore and Ohio Railroad Line that parallels Route 40. The area is zoned and used for a range of industrial and warehouse activities.

Site Analysis:

Building - A CRG was approved for this project on January 14, 1986, (Case No. XV-124). A waiver to CRG meeting and public works standards for encroachment into a floodplain was granted by the Planning Board, and on April 13, 1989, the plan was approved.

Because this particular project has undergone CRG review many of the county regulations and standards regarding this development have been addressed. The Petitioner initially choose to provide overhead connectors for the project in order to avoid applying

for variances to the BCZR regarding reduction of the 60 ft. building separations. At this point in time, the Petitioner desires to remove the building connectors and therefore is requesting the reduction of building setbacks. A building permit has been issued for the construction of these buildings.

Ingress/egress: Adequate access and traffic circulation is being provided.

Landscaping: In accordance with the Baltimore County Landscape Manual, 1) a schematic landscape plan is required as part of the CRG and 2) a Final Landscape Plan is required prior to the issuance of building permits. A final landscape plan has been approved for this project on December 4, 1989. In reference to this request, staff suggests that an addition to the final landscape plan be provided within 30 days of any favorable decision by the Zoning Commissioner and that a brick column, wrought iron (aluminum) fence treatment (see attached) be provided along Rossville Boulevard. Landscaping should also be provided at the ends of buildings where space is available.

Building elevations: Building permits have been issued for the property. A site visit has verified that construction has begun on the project. In an effort to elevate the minimum design quality for these types of projects the County has consistently maintained that 1) all mini-warehouses have pitched roofs (two cornice lines meeting at one ridge line centrally located) in order to establish a uniform character; and 2) all mini-warehouses should consist of dark colors or muted materials in order to blend into the built environment. The site visit has revealed that the roofs are either flat or have not yet been constructed and the color of exterior materials is unknown.

Site layout/design: The site design and layout appear to function well. The majority of building separations are 30 ft. with a 140 ft. section of buildings A and C having a 25 ft. separation. Parking is provided at the entrance to the site. Based upon research and general standards developed by staff a 26 ft. building separation and drives are found to be appropriate. The site appears to meet these general standards.

Environment: The site has been reviewed through CRG and appears to meet all county standards.

Transportation: The site is expected to generate approximately 130 vehicle trips per day. The site has been reviewed through CRG and appears to meet all county standards and basic services.

Conformance with zoning: The site appears to meet all applicable BCZR with the exception of a variance which is required to remove the separators.

1989 Master Plan: The Master Plan, Development Policy Map - Eastern Sector, shows this area as an office/industrial employment area. Page 110 of the Plan identifies Pulaski Highway as an area needing "careful attention, design and buffering..."

Interagency comments: No significant comments, agency responses are attached.

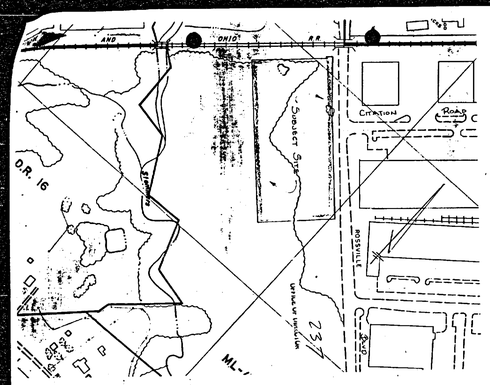
Report prepared by

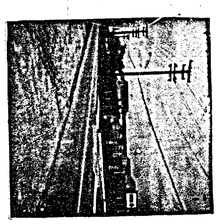
Arnold F. "Pat" Keller, III
Deputy Director

4/4/90
Date

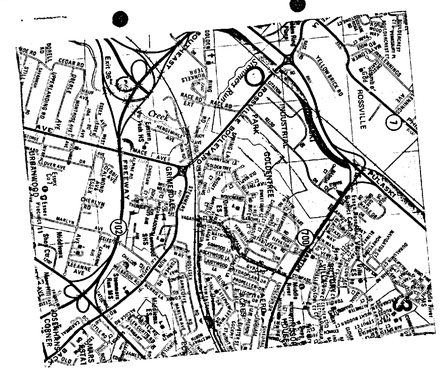
PK/JL/cmm

ITEM237/ZAC1













237

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

March 9, 1990

Dennis F. Rasmussen
County Executive

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

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 237, 246, 247, 248, 249, and 250.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/lab

MAR 2 1 1990

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

FEBRUARY 14, 1990

Dennis F. Rasmussen
County Executive

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

RE: Property Owner: STORAGE USA, INC.
Location: NW/S ROSSVILLE BOULEVARD
Item No.: 237 Zoning Agenda: FEBRUARY 22, 1990

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 Prtection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: Capt. Joseph Kelly 2-20-90 Noted and Approved
Planning Group
Special Inspection Division

Capt Wm J Brady Jr
Fire Prevention Bureau

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: March 5, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for February 22, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 246, 247, 248, 249, 250 and 251.

Item 237 is subject to the previous County Review Group comments for this site.

Robert W. Bowling

ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

MAR 0 8 1990

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

March 9, 1990

Dennis F. Rasmussen
County Executive

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

Dear Mr. Haines:

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Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/lab

MAR 2 1 1990

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

FEBRUARY 14, 1990

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Planning Group
Special Inspection Division

Capt Wm J Brady Jr
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JK/KEK

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INTEROFFICE CORRESPONDENCE

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Robert W. Bowling

ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

MAR 0 8 1990

File

LAW OFFICES
EVANS, GEORGE AND BRONSTEIN
SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(301) 296-0200
FAX: (301) 296-3719

RECEIVED
APR 16 1990
ZONING OFFICE

L. ROBERT EVANS
HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN

MICHAEL J. CHOMEL
DOUGLAS A. STUBBS
WILLIAM R. LEVASSEUR, JR.

April 13, 1990

The Honorable Ann Nastarowicz
Deputy Zoning Commissioner for Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No.: 90-386-A

Dear Mrs. Nastarowicz:

Pursuant to a request from Betty in your office I am enclosing a copy of the First Amended CRG Plan for the Storage USA project.

I have reached an arrangement with Mr. Keller of the Office of Planning and Zoning. It is agreed that Storage USA will install a Jareth Fence (tubular aluminum) along the Rossville Boulevard frontage. In addition, the buildings will be painted in grey with all trim including doors in royal blue. Some of the trees which were originally to be planted along the frontage will be moved to the sides of the project.

I would appreciate your not making the color requirement as part of your zoning order in that at some future time it may be desirable to repaint the building in a different color scheme.

Letter to The Honorable Anne Nastarowicz
April 13, 1990
Page 2

Thank you for your kind consideration.

Very truly yours,

EVANS, GEORGE & BRONSTEIN

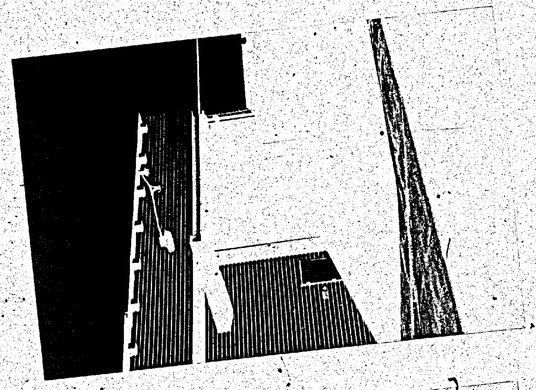
Benjamin Bronstein

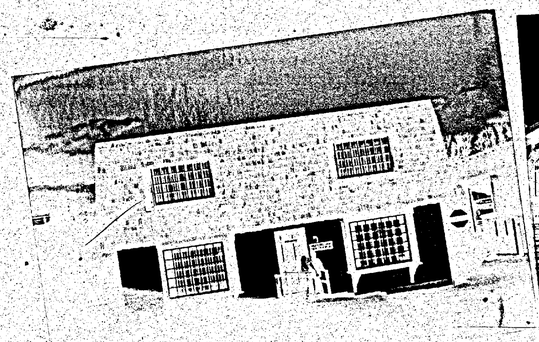
BB/mlh
Enclosure
cc: Arnold Pat Keller,
Office of Planning and Zoning
Tim Hill,
Storage USA
Richard L. Smith,
Senior Associate
Kidde Consultants



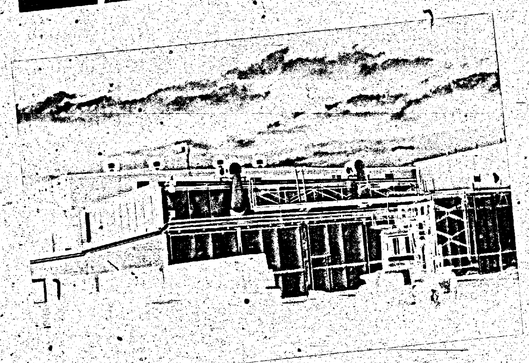


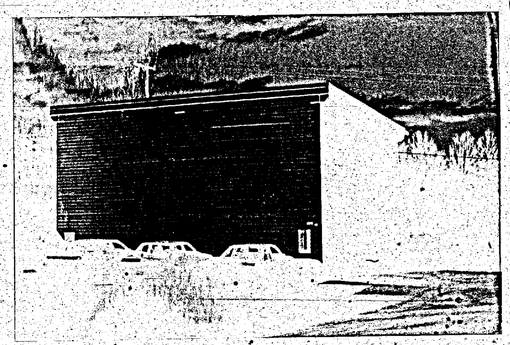




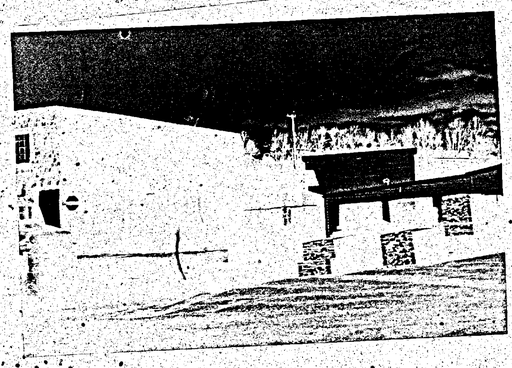








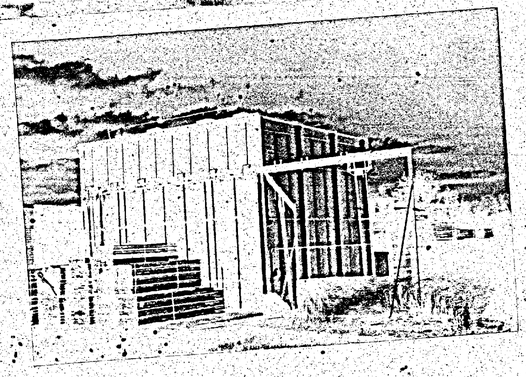












PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Jeffrey Long	Suite 215 224 W Susquehanna Ave
Dick Smith — Engineer	10 Corporate Center, Columbia
	O.P.2.
	Kidde Consultants Inc.

The proposed grading shown on this plan meets the requirements set forth by the Baltimore County Department of Environmental Protection and Resource Management and complies with Bill No. 33-88. However, due to building types and layout, some field adjustments may be required. All changes must comply with the above mentioned requirements.

Owner's/Developer's Certification:

I/We certify that all grading on this site will be done in accordance with the current grading requirements as set forth by the Baltimore County Department of Environmental Protection and Resource Management and with the requirements specified in Bill No. 33-88.

J. Noone — P — 3/29/89

Signature of Owner/Developer — Title — Date

P. NOONE

Print Name

BENCHMARK
Hub № 11106 Elev. 28.617
Being An ½" Iron Bar In Ground At NE Edge Of Conc. Walk On SW. Side Of Rossville Blvd. Opposite Kelso Drive.

TO PULASKI HWY RTE 40 650'±

ROSSVILLE BOULEVARD

CITATION ROAD

Ex. 60' R/W
Ex. 42' Paving

Remove Existing Curb & Gutter And Sidewalk To Construct Entrance.

Handicap Ramp (See Detail Sheet C-6)

Ex. 16"W (See Dwg. 66-1210)

NOTE:
ALL PARKING SPACES WILL BE PERMANENTLY STRIPED (5 SPACES FOR OFFICE AREA, 2 SPACES FOR CARETAKER, 4 SPACES EXCESS)

Remove Ex. Conc. Endwall

Ex. 20' Drainage Easement

PROP. BLDG. IDENTIFICATION SIGN (8'W By others)

Contractor Shall Construct Handicap Ramp Using Std. R-3G & R-3GA

Ex. 12"W (See Dwg. 66-1

Ex. Curb & Gutter

Ex. 8" San.

Ex. 50' R/W

Ex. SMH 38G36 Rim=29.43 Inv. Out 17.71

Ex. SMH 38G35 Rim=31.21 Inv. Out 17.38

Ex. Conc. Walk

Water Meter (by others)

Handicap Space

10' x 15' Utility Easement (Contr. to connect to Ex. 8"W & 24"W)

Ex. 20' R/W

BEGINNING POINT-N44°18'00"W 390'± TO ℄ KELSO DRIVE

VICINITY MAP
SCALE 1"=1000'

N 44° 18' 00" W 390.00'

S 44° 18' 00" E 368.00'

L.B.L.P. R=5222.62' L=250.00' CHD=S 42° 52' 45" E 259.00'

S 41° 27' 30" E 181.30'

N 47° 23' 04" E 411.00'

N 42° 37' 00" W 400.00'

S 45° 42' 00" W 400.00'

N 45° 42' 00" E 400.00'

N 44° 18' 00" W 185.84'

S 44° 18' 00" E 181.96'

N 44° 18' 00" W 102.00'

N 44° 18' 00" W 766.04'

Prop. Curb & Gutter (See Detail Sheet C-6)

Prop. Macadam Paving (See Detail Sheet C-6)

On-Site Paving (See Detail Sheet C-6)

Edge Of Paving

Prop. Curb & Gutter (See Detail Sheet C-6)

LOT 1

LOT 2

BUILDING

(1400 S.F. OFFICE AREA)

STORAGE BUILDING

PROP. MACADAM PAVING

PROP. BLDG.

YARD VARIANCE REQUESTED

VARIANCE REQUESTED

Prop. 8" Conc. Floor Slab

Prop. 6" Conc. Floor Slab

Prop. Concrete Ramp

Prop. Concrete Steps

Prop. Wall

Prop. Retaining Wall (Design by Others)

Prop. Wall Sta 3+05 TW 27.50 BW 21.50

Prop. Wall Sta 0+00 TW 26.79 BW 20.65

Prop. Wall Sta 1+14 TW 27.50 BW 21.50

Prop. Wall Sta 3+05 TW 27.50 BW 21.50

Prop. Wall Sta 0+00 TW 26.79 BW 21.29

Prop. Wall Sta 1+14 TW 26.79 BW 21.29

Prop. Wall Sta 3+05 TW 27.50 BW 21.50

Prop. Wall Sta 0+00 TW 26.79 BW 20.65

Prop. Wall Sta 1+14 TW 26.79 BW 21.29

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J. Noone V.P. 3/29/89
Signature of Owner/Developer Title Date

P. NOONE
Print Name

BENCHMARK
Hub No 11106 Elev. 28.617
Being An ½" Iron Bar In Ground At NE Edge Of Conc Walk On SW Side Of Rossville Blvd. Opposite Kelso Drive.

BALTIMORE COUNTY
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
APPROVED FOR GRADING
5-11-89
Date

VICINITY MAP
SCALE 1" = 1000'

ROSSVILLE BOULEVARD

CITATION ROAD

TO PULASKI HWY RTE 40 650'±

Remove Existing Curb & Gutter And Sidewalk To Construct Entrance.

Handicap Ramp (See Detail Sheet C-6)

NOTE: ALL PARKING SPACES WILL BE PERMANENTLY STRIPED (5 SPACES FOR OFFICE AREA, 2 SPACES FOR CARETAKER, 4 SPACES EXCESS)

Remove Ex. Conc. Endwall

Ex. 20' Drainage Easement

PROP. BLDG. IDENTIFICATION SIGN

Contractor Shall Construct Handicap Ramp Using Std. R-3G & R-3GA

Ex. 8" San.

Ex. SMH 38G3G Rim = 29.13 Inv. Out 13.71

Ex. SMH 38G3S Rim = 31.21 Inv. Out 17.36

Water Meter (By Others)

Concrete Walk

20' x 15' Utility Easement Contr. to connect to Ex. 8"W & 12"W

Ex. Curb & Gutter

Ex. 50' Paving

Ex. 70' R/W

BEGINNING POINT-N44°18'00"W 390'± TO & KELSO DRIVE

PROP. MAC PAVING

Prop 6"W 6" Valve Chbr

Prop 8"W

5 Spaces @ 9'

25' Bldg Co. Setback

30' Covenant Setback

(1 STORY)

(STORAGE)

BUILDING "B"

FF 28.82

YARD VARIANCE OF 35' REQUESTED

YARD VARIANCE OF 25' REQUESTED

For Details Of Public Storm Drain See Drawing # 88-0250

Prop 15' Drainage Easement

1 ST FLOOR OFFICE (GENERAL)
2 ND FLOOR APARTMENT (WATCHMAN OR CARETAKER)

(1400 ± OFFICE AREA)

(STORAGE)

BUILDING "A"

FF 28.82

YARD VARIANCE OF 35' REQUESTED

On-Site Paving - MACADAM (See Detail Sht. 6)

Edge Of Paving

Prop. Curb & Gutter (See Detail Sheet 6)

LOT 2

LOT 1

BTR Reality Inc. G348-517 Ex. Zoning "ML-IM" Vacant Land

Begin Prop. Curb & Gutter Nose Down

On-Site Paving (See Detail Sht 6)

Concrete Dumpster Pad (See Detail Sheet C-6)

(1 STORY)

BUILDING "C"

FF 27.50

(STORAGE)

Prop 15" RCCP

PROP. MACADAM PAVING

Prop C-6 Gutter (See Detail Sheet 6)

30' Covenant Setback

6' High Chain Link Fence

Prop Wall (Design by Others)

Begin Wall Sta. 0+00 TW 26.50 BW 25.00

End Wall Sta. 3+05 TW 27.50 BW 21.90

TW 26.70 BW 21.90

(1 STORY)

BUILDING "D"

FF 27.82

YARD VARIANCE OF 30' REQUESTED

PROP. MAC. PAVING

6' High Chain Link Fence

Prop Curb & Gutter (See Detail Sheet 6)

Prop 15" RCP

Prop Wall

Riprap Apron

End Wall TW 27.50 BW 20.00

Ramp Apron (See Detail Sht 7)

Stone Outlet #1 (See Detail Sht 7)

Water Quality Basin #1 and S.W.M. Easement

175' Wall

100 Year Flood Plain Easement

Limit Of Wetlands See Wall

Riprap Apron & Forbay Acea.

Water Quality Basin #2 and S.W.M. Easement

Stone Outlet #2 (See Detail Sht 7)

Baltimore & Ohio Railroad

N 47°23'04"E 350.00'

N 42°37'00"W 900.00'

S 41°27'30"E 181.30'

L.L.F. R=5222.62' L=252.08' CHD=S 42°52'45"E 252.00'

N 44°18'00"W 766.04'

BTR REALTY INC. G348-517
EXIST. ZONING "ML-IM" & VACANT LAND

S 45°42'00"W 215'

NOTE: INSTALL OFFICIAL BALTIMORE COUNTY FIRE HYDRANT NO PARKING SIGNS. SIGNS TO BE POSTED 15' ON BOTH SIDES OF HYDRANTS.

NOTE: PROPOSED SECURITY LIGHTS ARE LOCATED ON PROPOSED BUILDINGS.

VARIANCE NOTE

VARIANCE FROM SECTION 102.2(255.1(238.2)) TO ALLOW A MINIMUM DISTANCE OF 25' BETWEEN BUILDINGS IN LIEU OF THE MAXIMUM REQUIRED 60'.

VEGETATION NOTE FOR WATER QUALITY BASINS

PONDS WILL INITIALLY BE STABILIZED AS PER PERMANENT SEEDING NOTES ON APPROVED SEDIMENT CONTROL DRAWING C-4. THE PONDS WILL THAN BE ALLOWED TO COLONIZE WITH INDIGENOUS WETLAND VEGETATION.

LEGEND

- Existing Contour
- Proposed Contour
- Existing Spot Elev.
- Proposed Spot Elev.
- Existing Storm Drain
- Proposed Storm Drain
- Existing C&G
- Proposed C&G
- Proposed Wall
- Soil Type Limits
- Limit Of Wetlands
- Proposed Bollards
- DENOTES LIMIT OF PROPOSED PAVING

GENERAL NOTES

1. SITE AREA = 6.3479 Ac. ± (276513.70sf.) GROSS SITE AREA = 6.8743 Ac. ± (299443.7sf.).
2. EXISTING ZONING OF SITE - "ML - IM".
3. EXISTING USE OF LAND - VACANT LAND, PARTIALLY WOODED.
4. PROPOSED USE OF LAND - MINI-WAREHOUSE STORAGE WITH 1st FLOOR OFFICE AND 2nd FLOOR APARTMENT FOR WATCHMAN.
5. FLOOR AREA RATIO - 2.0
   A. PERMITTED FLOOR AREA - 598887.4 (299443.7 X 2)
   B. PROPOSED FLOOR AREA - 54,900
   C. ACTUAL FLOOR AREA RATIO - 0.18 (54,900/299443.7)
6. OFFSTREET PARKING DATA -
   A. TOTAL SPACES REQUIRED - 7 (5 FOR OFFICE, 2 FOR CARETAKER)
   B. TOTAL SPACES PROVIDED - 11 INCLUDING 1 HANDICAP SPACE
   C. TOTAL LOADING SPACES REQUIRED - 0
7. SITE LOCATED WITHIN THE FOLLOWING AREAS AND DISTRICTS:
   A. CONCILMANIC DISTRICT - 6
   B. CENSUS TRACT - 4512
   C. DRAINAGE AREA - STEMMERS RUN
8. ANTICIPATED HOURS OF OPERATION: 7 A.M. TO 8 P.M. THE NUMBER OF EMPLOYEES IS ANTICIPATED - 1
9. GRADING AND SEDIMENT CONTROL PLANS ARE APPROVED.
10. LANDSCAPING PLAN IS APPROVED.
11. "NO PARKING" SIGNS SHALL BE POSTED PROHIBITING PARALLEL PARKING ON 25' AISLES AND WITHIN THE TURN AREA.
12. ESTIMATED AVERAGE DAILY TRIPS: 54,900sf. OF WAREHOUSE: 130 A.D.T.
13. TAX ACCOUNT NO. 16-00-000051
    DEED REFERENCE 6348/517

CRG APPROVAL: DATE 1/14/86
CRG 1STAMENDED APPROVAL: DATE 4/15/86
CRG Nº W-88-266

NOTE: SECTION 3, PULASKI INDUSTRIAL PARK RECORDED S.M. 59-27

237
90-386-A

PETITIONER'S EXHIBIT 2

Drafting MKD	DATE	REVISIONS
Check MAM		
Design MKD		
Check MAM		

KEUFFEL & ESSER

KIDDE CONSULTANTS, INC.
LAND PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS
1020 CROMWELL BRIDGE ROAD, TOWSON, MARYLAND 21204, 301-321-5500

OWNER/DEVELOPER
Storage U.S.A. Inc.
10 Columbia Corporate Center, Suite 410
Columbia, Md 21044
(301) 730-3500

PLAT TO ACCOMPANY PETITION FOR YARD VARIANCES

ESSEX STORAGE U.S.A.
ROSSVILLE BOULEVARD
15th Election District Baltimore Co, Md
Pulaski Industrial Park - Section 3, Lot 1

SHEET	DATE	JOB NUMBER
1	Jan. 1990	
	SCALE 1" = 30'	



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE
1" = 200'±

DATE OF PHOTOGRAPHY
JANUARY 1986

PETITIONER'S EXHIBIT 3

SHEET
N.E.
4-G

ROSSVILLE

EXISTING ZONING "ML-IM"
INDUSTRIAL & WAREHOUSE USES

FIRST NATIONAL BANK OF MARYLAND
O.T.G. 5236-368
#8000 ROSSVILLE BLVD (RACE RD)

PLAT 1
REVISED PLAT, SECTION 1
PULASKI INDUSTRIAL PARK
E.H.K. JR 46-44

McCORMICK PROPERTIES INC.
6348-517
8001 CITATION ROAD

LEROY M. MERRITT & OTHERS
E.H.K. JR 5017-192
#8000 KELSO DRIVE

EXISTING ZONING "ML-IM"
INDUSTRIAL USES

AETNA SHIRT CORPORATION
LEASE AGREEMENT
O.T.G. 4707-76
8001 KELSO DRIVE

CITATION ROAD

KELSO DRIVE

ROSSVILLE BOULEVARD

PULASKY HIGHWAY

RACE ROAD

STEMMERS RUN

GOLDEN RING ROAD

BALTIMORE & OHIO RAILROAD (VARIABLE WIDTH R/W)

LOCATION MAP
SCALE 1"=500'
EX. 8" W (DWG. # 69-0354)

NOTE:
O INDICATES ABANDONED GAS STATION
● INDICATES EXIST GAS STATION
TO OUR KNOWLEDGE THERE ARE NO ABOVE OR UNDERGROUND CHEMICAL OR PETROLEUM STORAGE TANKS WITHIN 200' OF THE SITE.

BLDG "A" FF 288
BLDG "B" FF 288
BLDG "C" FF 278
BLDG "D" FF 272
CONVENIENCE STORE FF 302
GAS STATION FF 302
DUMPSTER ENCLOSURE
CANOPY
OHIO FF 278
Proposed Sign
Proposed Pole Mounted Sign
Proposed Ground Mounted Sign
Proposed Bituminous Paving
Proposed 8" W
Proposed 8" S
Proposed 6" W
Existing Paving
Existing C&G
Existing Walk
Existing Cond. Walk
Existing Billboard
Building Connection (Typical)
Retaining Wall
Water Quality Pond
Dumpster Pad
Water Quality Pond
Limit of Wetlands
Limit of 100 Year Flood Plain
Existing Flood Plain
Proposed Limit of 100 Year Flood Plain
Existing 12" W (See Dwg. # 66-1221-A)
Existing 8" San. See Dwg. GG-1214-T
Existing 8" San. See Dwg. GG-1215-T
Existing 12" W (See Dwg. # 66-1220-A)
Existing 27" San (See Dwg. Nº 99-033 & 034 A-10 & 035)
Existing 8" San. See Dwg. GG-1218-T
Existing 12" W (See Dwg. GG-1218-T)
Existing 12" W (See Dwg. GG-1214-T)
Existing 12" W (See Dwg. GG-1213-T)
Existing 8" San. See Dwg. GG-1213-T
Existing 12" W (See Dwg. # 66-1220-A)
Existing 8" San. See Dwg. GG-1220-T
Existing 12" W (See Dwg. # 66-1221-A)
Existing 12" W (See Dwg. # 66-1220-A)
Existing 8" San. See Dwg. GG-1220-T
Existing 8" San. See Dwg. GG-1221-T
Existing 8" San. See Dwg. GG-1222-T
Existing 8" San. See Dwg. GG-1223-T
Existing 8" San. See Dwg. GG-1224-T
Existing 8" San. See Dwg. GG-1225-T
Existing 8" San. See Dwg.