

IN THE MATTER OF THE APPLICATION OF SECURITY MINI STORAGE PART FOR A SPECIAL HEARING AND VARIANCE ON PROPERTY LOCATED ON THE NORTHEAST SIDE OF BELMONT AVENUE, 800' NORTH-EAST OF SECURITY BLVD. (700 BELMONT AVENUE) 1ST ELECTION DISTRICT 1ST COUNCILMANIC DISTRICT

BEFORE  
COUNTY BOARD OF APPEALS  
OF  
BALTIMORE COUNTY  
CASE NO. 91-56-SPHA

ORDER OF DISMISSAL

This matter comes to the Board as an appeal from the decision of the Deputy Zoning Commissioner dated October 19, 1990 which granted with restrictions the Petitions for Special Hearing and Variances on the subject property located in the First Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Notice of Dismissal of Appeal filed December 28, 1990 (a copy of which is attached hereto and made a part hereof) from People's Counsel for Baltimore County, Appellants in the above-entitled case; and

WHEREAS, People's Counsel request that the appeal filed by them be dismissed and withdrawn as of December 28, 1990,

IT IS HEREBY ORDERED this 28th day of December, 1990 by the County Board of Appeals of Baltimore County that said appeal be and the same is hereby DISMISSED.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

*William J. Harbeck*  
William J. Harbeck, Chairman  
*Michael H. Sauer*  
Michael H. Sauer  
*John G. Wisney*  
John G. Wisney

IN RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE -- NE/S Belmont Avenue, 800' NE of Security Boulevard (1700 Belmont Avenue) 1st Election District 1st Councilmanic District  
SECURITY MINI STORAGE PART  
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve an amendment to the previously approved site plan in Case No. 84-345-SPHA to permit the construction of an additional warehouse building, and variances to permit minimum side yards of 6 feet and 12 feet in lieu of the required 30 feet for each and a sum of the side yards of 18 feet in lieu of the required 80 feet for proposed Building I; to permit minimum side yards of 11 feet and 12 feet in lieu of the required 30 feet for each and a sum of the side yards of 23 feet in lieu of the required 80 feet for existing Building H, and to permit an existing building sign of 100 sq.ft. in lieu of the maximum permitted 67.5 sq.ft. on Building B, all as more particularly described in Petitioner's Exhibit 1.

The Petitioner, by Lewis Ruttenberg, President, appeared, testified and was represented by Newton A. Williams, Esquire. Also appearing on behalf of the Petition was Richard Truelove, Professional Engineer. There were no Protestants.

Testimony indicated that the subject property, known as 1700 Belmont Avenue, consists of 4.17 acres zoned M.L.R. and is improved with a mini warehouse facility. Said property was granted a special hearing and variances for the existing storage facility by order dated June 15, 1984 after which Petitioners constructed Buildings A through H as depicted on

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Date 12/19/90  
By [Signature]

Petitioner's Exhibit 1. Petitioners are now desirous of constructing an additional warehouse building, identified as proposed Building I on Petitioner's Exhibit 1. Mr. Ruttenberg testified the new building will be for 5' x 10' units which are in demand in the area for primarily storage of residential personal property. He testified the requested variances are necessary in order to construct the new building and due to the relationship of Buildings H and proposed Building I, the additional variances requested for Building H are required. Testimony indicated that the granting of the variances will not result in any detriment to the health, safety or general welfare of the surrounding community. Mr. Ruttenberg testified that he does not permit the outside storage of any vehicles.

Testimony regarding the requested sign variance indicated that the relief requested is for an existing sign on Building B and that if the request is granted, no additional signs, whether or not permitted, would be requested without further hearing. Mr. Ruttenberg argued that the subject sign is attractive and not an eyesore from the Beltway in contrast to signage on the adjoining properties. It was determined that the comments made by the Office of Planning were in regard to a different sign on an adjoining property and not the sign in question. Further, Petitioner has agreed to work with the Office of Planning regarding any additional landscaping which may be required. In response to the comments regarding additional landscaping, Mr. Ruttenberg testified as to the care and pride Petitioner has exerted in keeping a clean site.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks

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Date 12/19/90  
By [Signature]

relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare. 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
- 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 variances are granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, or general welfare.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19th day of October, 1990 that the Petition for Special Hearing to approve an amendment to the previously approved site plan in Case No. 84-345-SPHA to permit the construction of an additional

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Date 12/19/90  
By [Signature]

warehouse building, and variances to permit minimum side yards of 6 feet and 12 feet in lieu of the required 30 feet for each and a sum of the side yards of 18 feet in lieu of the required 80 feet for proposed Building I; to permit minimum side yards of 11 feet and 12 feet in lieu of the required 30 feet for each and a sum of the side yards of 23 feet in lieu of the required 80 feet for existing Building H, and to permit an existing building sign of 100 sq.ft. in lieu of the maximum permitted 67.5 sq.ft. on Building B, in accordance with Petitioner's Exhibit 1, be and are hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Prior to the issuance of any permits, Petitioner shall submit a landscaping plan for approval by the Director or Deputy Director of Planning. A copy of the approved plan shall be submitted to this office for inclusion in the case file, prior to the issuance of any permits.
- 3) There shall be no other signs placed on the property without a public hearing.

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

RE: PETITION FOR SPECIAL HEARING AND ZONING VARIANCE NE/S Belmont Ave., 800' NE of Security Blvd. (1700 Belmont Ave.) 1st Election District 1st Councilmanic District  
SECURITY MINI STORAGE PARTNERSHIP, Petitioner

NOTICE OF DISMISSAL OF APPEAL

After further review of this matter, the People's Counsel for Baltimore County has determined that it is no longer in the public interest to maintain this appeal.

WHEREFORE, People's Counsel dismisses its appeal in the above-captioned matter, and prays that the County Board of Appeals enter an order to this effect.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 304, County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
(301) 887-2188

I HEREBY CERTIFY that on this 28th day of December, 1990, a copy of the foregoing Notice of Dismissal of Appeal was delivered to Newton A. Williams, Esquire, Nolan, Plumhoff & Williams, Chartered, 700 Court Towers, 210 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman

County Board of Appeals of Baltimore County  
COUNTY OFFICE BUILDING, ROOM 315  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-3180

December 28, 1990

Phyllis C. Friedman, Esquire  
People's Counsel for Baltimore County  
Room 304, County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Case No. 91-56-SPHA (Security Mini Storage Part.)

Dear Ms. Friedman:

Enclosed please find a copy of the Order of Dismissal issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Sincerely,  
*LindaLee M. Kuszmaul*  
LindaLee M. Kuszmaul  
Legal Secretary

Enclosure

cc: Newton A. Williams, Esquire  
Mr. Louis Ruttenberg  
P. David Fields  
Pat Keller  
J. Robert Haines  
Ann M. Nastarowicz  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, County Attorney

County Board of Appeals of Baltimore County  
COUNTY OFFICE BUILDING, ROOM 315  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-3180

Hearing Room -  
Room 301, County Office Bldg. December 17, 1990

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 91-56-SPHA SECURITY MINI STORAGE PART. NE/S Belmont Ave., 800' NE of Security Blvd. (1700 Belmont Ave.) 1st Election District 1st Councilmanic District  
SPH-to permit additional warehouse; VAR-side yards & sign

ASSIGNED FOR: FRIDAY, JUNE 21, 1991 at 1:00 p.m.

cc: Louis Ruttenberg Security Mini Storage Part. Petitioner  
Newton A. Williams, Esquire Counsel for Petitioner  
People's Counsel for Baltimore County  
P. David Fields  
Pat Keller  
Public Services  
J. Robert Haines  
Ann M. Nastarowicz  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, County Attorney

*LindaLee M. Kuszmaul*  
LindaLee M. Kuszmaul  
Legal Secretary

*12/20/90*  
*WLS*  
*1991/1/21/91*

ORDER RECEIVED FOR FILING  
Date 12/19/90  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 12/19/90  
By [Signature]

12/17/90 - Following parties notified of hearing set for June 21, 1991 at 1:00 p.m.:

Louis Ruttenberg  
Security Mini Storage Part.  
Newton A. Williams, Esquire  
People's Counsel for Baltimore County  
P. David Fields  
Pat Keller  
Public Services  
J. Robert Haines  
Ann M. Nastarowicz  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, County Attorney

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Townson, Maryland 21204  
(301) 887-3333

J. Robert Haines  
Zoning Commissioner

November 20, 1990



Dennis F. Rasmussen  
County Executive

Baltimore County Board of Appeals  
County Office Building, Room 315  
Townson, Maryland 21204

RE: Petition for Special Hearing and Zoning Variance  
NE/S Belmont Avenue, 800' NE of Security Boulevard  
(1700 Belmont Avenue)  
1st Election District, 1st Councilmanic District  
SECURITY MINI STORAGE PART. - Petitioner  
Case No. 91-56-SPHA

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on November 16, 1990 by People's Counsel. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. ROBERT HAINES  
Zoning Commissioner

JRH:cer

Enclosures

cc: Louis Ruttenberg - Security Mini Storage Partnership  
1700 Belmont Avenue, Woodlawn, Maryland 21207

Newton A. Williams - Nolan, Plumbhoff & Williams  
700 Court Towers, 210 W. Pennsylvania Avenue, Towson, MD 21204

People's Counsel of Baltimore County  
Rm. 304, County Office Bldg., Towson, Md. 21204  
File

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
PETITION FOR ZONING VARIANCES : OF BALTIMORE COUNTY  
NE/S Belmont Ave., 800' NE of :  
Security Blvd. (1700 Belmont :  
Ave.) 1st Election District :  
1st Councilmanic District :  
SECURITY MINI STORAGE :  
PARTNERSHIP, Petitioner : Zoning Case No. 91-56-SPHA

NOTICE OF APPEAL

Please note an appeal from the decision of the Deputy Zoning Commissioner, under date of October 19, 1990, to the County Board of Appeals and forward all papers in connection therewith to the Board for hearing.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 304, County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
(301) 887-2188

I HEREBY CERTIFY that on this 16th day of November, 1990, a copy of the foregoing Notice of Appeal was mailed to Newton A. Williams, Esquire, Nolan, Plumbhoff & Williams, Chartered, 700 Court Towers, 210 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

Phyllis Cole Friedman  
Phyllis Cole Friedman

RECEIVED

11-16-90

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
PETITION FOR ZONING VARIANCES : OF BALTIMORE COUNTY  
NE/S Belmont Ave., 800' NE of :  
Security Blvd. (1700 Belmont :  
Ave.) 1st Election District :  
1st Councilmanic District :  
SECURITY MINI STORAGE :  
PARTNERSHIP, Petitioner : Zoning Case No. 91-56-SPHA

ENTRY OF APPEARANCE

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

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 304, County Office Building  
Towson, Maryland 21204  
887-2188

I HEREBY CERTIFY that on this 16th day of November, 1990, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esquire, Nolan, Plumbhoff & Williams, Chartered, 700 Court Towers, 210 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman  
Peter Max Zimmerman

PETITION FOR ZONING VARIANCE  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-56-SPHA

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 220.2 to permit minimum side yards of six (6) feet and twelve (12) feet in lieu of the required thirty (30) feet and a sum of side yards of eleven (11) feet and of the required eight (8) feet to permit minimum side yards of eleven (11) feet and twelve (12) feet in lieu of the required 30' and a sum of side yards of twenty (20) feet to permit a building sign of 100 square feet in lieu of the required 67.5 square feet.

- 1. The requested side yard variance will allow construction of one final row of mini-warehouses.
- 2. A distance between buildings of 60 feet will be maintained.
- 3. That the proposed building sign is in good taste and will inform the public.
- 4. That without the requested variance, the Petitioner will sustain practical difficulty and unreasonable hardship.

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: Security Mini Storage Partnership  
Signature: Lewis Ruttenberg, Pres.  
Address: Lewis Ruttenberg, President  
City and State: Woodlawn, Maryland, 21207

Attorney for Petitioner: Newton A. Williams, Esquire  
Nolan, Plumbhoff & Williams, Chartered  
Signature: Newton A. Williams  
Address: 700 Court Towers  
City and State: 210 W. Pennsylvania Avenue  
Towson, Maryland, 21204  
Attorney's Telephone No.: 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of July, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 11th day of Oct, 1990, at 9:30 o'clock A.M.

J. Robert Haines  
Zoning Commissioner of Baltimore County

7/16/90  
Date 11/9/90  
By [Signature]

PETITION FOR SPECIAL HEARING  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-56-SPHA

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 Special Hearing under Section 300.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan in Case #91-345-SPHA to allow the construction of an additional warehouse building.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of the above Special Hearing 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: Security Mini Storage Partnership  
Signature: Lewis Ruttenberg, Pres.  
Address: Lewis Ruttenberg, President  
City and State: Woodlawn, Maryland, 21207

Attorney for Petitioner: Newton A. Williams, Esquire  
Nolan, Plumbhoff & Williams, Chartered  
Signature: Newton A. Williams  
Address: 700 Court Towers  
City and State: 210 W. Pennsylvania Avenue  
Towson, Maryland, 21204  
Attorney's Telephone No.: 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of July, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 11th day of Oct, 1990, at 9:30 o'clock A.M.

J. Robert Haines  
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING  
Date 11/16/90

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Townson, Maryland 21204  
(301) 887-3333

J. Robert Haines  
Zoning Commissioner

October 19, 1990



Dennis F. Rasmussen  
County Executive

Newton A. Williams, Esquire  
700 Court Towers  
210 W. Pennsylvania Avenue  
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE  
NE/S Belmont Avenue, 800' NE of Security Boulevard  
(1700 Belmont Avenue)  
1st Election District - 1st Councilmanic District  
Security Mini Storage Partnership - Petitioner  
Case No. 91-56-SPHA

Dear Mr. Williams:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Zoning Variance have 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  
Ann M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

AMN:bjjs

cc: People's Counsel

File

Legal Owner(s): Security Mini Storage Partnership  
Signature: Lewis Ruttenberg, Pres.  
Address: Lewis Ruttenberg, President  
City and State: Woodlawn, Maryland, 21207

Attorney for Petitioner: Newton A. Williams, Esquire  
Nolan, Plumbhoff & Williams, Chartered  
Signature: Newton A. Williams  
Address: 700 Court Towers  
City and State: 210 W. Pennsylvania Avenue  
Towson, Maryland, 21204  
Attorney's Telephone No.: 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of July, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 11th day of Oct, 1990, at 9:30 o'clock A.M.

J. Robert Haines  
Zoning Commissioner of Baltimore County

DESCRIPTION TO ACCOMPANY PETITION FOR ZONING VARIANCE  
1700 BELMONT AVENUE  
FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at the Southerly end of the gusset line connecting the North side of Belmont Avenue, 60 feet wide, with the Northeasterly side of Grove Avenue, as widened, 55 feet wide: thence running from said point of beginning and binding along said gusset line North 54 degrees 38 minutes 10 seconds West 15.41 feet; thence binding on the Northeasterly side of Grove Avenue the following two courses and distances: (1) Northwesterly, by a curve to the left having a radius of 180.00 feet for an arc length of 92.35 feet and (2) North 41 degrees 14 minutes 15 seconds West 11.95 feet; thence leaving Grove Avenue and running North 37 degrees 02 minutes 00 seconds East 401.12 feet and thence South 48 degrees 07 minutes 15 seconds East 577.06 feet to intersect the North side of Belmont Avenue; thence binding thereon the following three courses and distances: (1) by a curve to the right having a radius of 288.31 feet for an arc length of 206.57 feet and a chord of South 73 degrees 53 minutes 27 seconds West 202.18 feet (2) North 85 degrees 35 minutes 00 seconds West 343.62 feet and (3) by a curve to the left having a radius of 390.00 feet for an arc length of 75.67 feet and a chord of South 88 degrees 51 minutes 30 seconds West 75.55 feet to the point of beginning.

6/1/1990

Robert Haines

**Baltimore County Zoning Commissioner**  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21284

Account: R001-6130  
 Number: \_\_\_\_\_

**receipt**  
 No 2858

Date: 7/20/90  
 HPI00000

PUBLIC HEARING FEES	QTY	PRICE
020 - ZONING VARIANCE (OTHER)	1 X	\$175.00
040 - SPECIAL HEARING (OTHER)	1 X	\$175.00
TOTAL:		\$350.00

LAST NAME OF OWNER: SECURITY MINI STD

Cashier Validation: \_\_\_\_\_

Please make checks payable to: Baltimore County

**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

91-56-SPHA

District: 1st  
 Date of Posting: November 23, 1988

Posted for: Special Hearing  
 Petitioner: Security Mini Storage Part.

Location of property: NE/S Belmont Ave. E.C. NE of Security Blvd.  
 1700 Belmont Avenue

Location of Sign: North side of Belmont Avenue in front of subject property

Remarks: \_\_\_\_\_

Posted by: S.J. Haines  
 Number of Signs: \_\_\_\_\_

Date of return: November 30, 1988

**CERTIFICATE OF PUBLICATION**  
 TOWSON, MD. 9-19 1990

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9-12-1990.

THE JEFFERSONIAN,  
 S. Zebek Orlow  
 Publisher

\$55.51

**HOUSE**  
 1 and 2 bedroom  
 e. All have carpet,  
 controls. Quiet,  
 enient location at  
 town Rd. Close to  
 rom \$550 Mo. plus

**2 to inspect.**  
**Inc., 752-6400.**

**LEGAL NOTICE**  
 STATE OF MARYLAND  
 DEPARTMENT OF TRANSPORTATION  
 STATE HIGHWAY ADMINISTRATION

**NOTICE TO CONTRACTORS**

SEALED BIDS for projects listed below will be received by the State Highway Administration by the date and time specified herein. Bids will be opened on the date and time specified herein. The Maryland Department of Transportation (MDOT) hereby notifies all bidders that in regard to any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this notice and will not be subjected to discrimination on the basis of race, color, sex or national origin in connection with the awarding of any contract.

On federally assisted projects, the bidder's contract shall conform to the Standard Federal Equal Employment Opportunity Construction Contract Specifications, Executive Order 11246, Title VI of the 1964 Civil Rights Act as amended.

STATE FUNDED PROJECTS  
 This project is subject to the applicable provisions of Title 14, Subtitle 5 of the State Finance and Procurement Article, covering purchases from South Africa and Namibia. For any procurement over \$100,000, the successful bidder or offeror at the time of contract award shall certify that it is not doing business with South Africa and Namibia, as listed in the control of its operations in South Africa and Namibia, as listed by certain companies regarding equal employment and fair housing laws and improvement of quality of life for Blacks, Asians and other nonwhites.

It is the goal of MDOT that minority business enterprises participate in all State contracts. Each contract will contain a specific participation goal.

MONTGOMERY PRINCE GEORGES BALTIMORE WASHINGTON AND ANN ARUNDEL COUNTIES  
 PROJECT CLASSIFICATION  
 TYPE OF PROJECT  
 COUNTY OF PROJECT

Details of this project are available at the following address: \_\_\_\_\_

Bids must be made upon the plans prepared hereon which, with specifications and plans, will

**LEGAL NOTICE**  
 Robert & Mark Pleschke, Inc. is a Gordon and...  
 4017 Easton Road, Pikesville, MD 21076 (301) 421-1001

**REAL ESTATE**  
 MONTGOMERY PRINCE GEORGES BALTIMORE WASHINGTON AND ANN ARUNDEL COUNTIES  
 PROJECT CLASSIFICATION  
 TYPE OF PROJECT  
 COUNTY OF PROJECT

Details of this project are available at the following address: \_\_\_\_\_

Bids must be made upon the plans prepared hereon which, with specifications and plans, will

**REAL ESTATE**  
 REALTORS  
 p.m. 2040 McDonough Rd.

**LEGAL NOTICE**  
 The Zoning Commission 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 21284 as follows:

Case Number: 91-56-SPHA  
 1700 Belmont Avenue  
 1st Election District - 1st Councilmanic

HEARING: THURSDAY, OCTOBER 11, 1990 at 9:30 a.m.

Special Hearing: An amendment to the site plan in Case #91-56-SPHA to allow the construction of an additional warehouse building. The Zoning Commission 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.

Very truly yours,  
 J. ROBERT HAINES  
 Zoning Commissioner  
 Baltimore County

**Gift Suggestions for Seniors**

**Baltimore County Zoning Commissioner**  
 Office of Planning & Zoning  
 111 West Chesapeake Avenue  
 Towson, Maryland 21284

Account: R001-6130  
 No 3618

Date: 7/11/90

Cashier Validation: \_\_\_\_\_

Please make checks payable to: Baltimore County

**Baltimore County Zoning Commissioner**  
 Office of Planning & Zoning  
 Towson, Maryland 21284  
 (301) 887-3353

J. Robert Haines  
 Zoning Commissioner

DATE: 9/25/90

Security Mini Storage Partnership  
 1700 Belmont Avenue  
 Woodlawn, Maryland 21207

Re: Petition for Special Hearing and Zoning Variance  
 CASE NUMBER: 91-56-SPHA  
 NE/S Belmont Avenue, 800' NE of Security Boulevard  
 1700 Belmont Avenue  
 1st Election District - 1st Councilmanic  
 Petitioner(s): Security Mini Storage Partnership  
 HEARING: THURSDAY, OCTOBER 11, 1990 at 9:30 a.m.

Gen'l Emms: \_\_\_\_\_

Please be advised that \$145.51 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 ON THE UNDER 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: Newton A. Williams, Esq.  
 JRH:gs

**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

91-56-SPHA

District: 1st  
 Date of Posting: September 19, 1990

Posted for: Special Hearing Variance  
 Petitioner: Security Mini Storage Partnership

Location of property: NE/S Belmont Avenue E.C. NE of Security Blvd.  
 1700 Belmont Avenue

Location of Sign: North side of Belmont Avenue in front of subject property

Remarks: \_\_\_\_\_

Posted by: S.J. Haines  
 Number of Signs: \_\_\_\_\_

Date of return: September 21, 1990

**Baltimore County Zoning Commissioner**  
 Office of Planning & Zoning  
 Towson, Maryland 21284  
 (301) 887-3353

J. Robert Haines  
 Zoning Commissioner

October 1, 1990

Newton A. Williams, Esquire  
 Nolan, Plumhoff & Williams, Chtd  
 700 Court Towers  
 210 W. Pennsylvania Avenue  
 Towson, MD 21204

RE: Item No. 6, Case No. 91-56-A  
 Petitioner: Security Mini Storage  
 Petition for Zoning Variance

Dear Mr. Williams:

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. Hines  
 Chairman  
 Zoning Plans Advisory Committee

JED:jw  
 Enclosures

cc: Mr. Lewis Rutenberg  
 Security Mini Storage

**Baltimore County Zoning Commissioner**  
 Office of Planning & Zoning  
 Towson, Maryland 21284  
 (301) 887-3353

J. Robert Haines  
 Zoning Commissioner

October 1, 1990

Newton A. Williams, Esquire  
 Nolan, Plumhoff & Williams, Chtd  
 700 Court Towers  
 210 W. Pennsylvania Avenue  
 Towson, MD 21204

Dennis F. Rasmussen  
 County Executive

Your petition has been received and accepted for filing this 31th day of July, 1990.

J. Robert Haines  
 ZONING COMMISSIONER

Received By:  
 James E. Hines  
 Chairman,  
 Zoning Plans Advisory Committee

Petitioner: Security Mini Storage, et al  
 Petitioner's Attorney: Newton A. Williams

BALTIMORE COUNTY, MARYLAND  
 INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
 Zoning Commissioner

DATE: August 8, 1990

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

SUBJECT: Security Mini-Storage Partnership, Item No. 6

The Petitioner requests a Variance to permit minimum side yards of 6 ft. and 12 ft. in lieu of the required 30 ft. and a sum of side yards of 18 ft. in lieu of the required 80 ft. and to permit minimum side yards of 11 ft. and 12 ft. in lieu of the required 30 ft. and sum of side yards of 23 ft. in lieu of the required 80 ft. and to permit a building sign of 100 sq. ft. in lieu of the required 67.5 sq. ft.

In reference to this request, staff offers the following comments:

- This office recommends that the requested sign variance be denied, since the allowed signage appears to be adequate for advertising purposes along Belmont Avenue. In addition, signage directed toward interstate highways exacerbate visual clutter and may present a safety hazard.

Should the Petitioner's request be granted regarding the other aspects of the variance, staff recommends that a landscape plan be filed with the Baltimore County landscape planner prior to the issuance of any building permits. Said plan shall include planting of street trees in the area currently improved with landscaping stone.

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.

PK/JL/cmm  
 ITEM6/ZAC1

**Baltimore County Zoning Commissioner**  
 Office of Planning & Zoning  
 Towson, Maryland 21284  
 (301) 887-3353

J. Robert Haines  
 Zoning Commissioner

August 10, 1990

Dennis F. Rasmussen  
 County Executive

**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 21284 as follows:

Petitions for Special Hearing and Zoning Variance  
 CASE NUMBER: 91-56-SPHA  
 NE/S Belmont Avenue, 800' NE of Security Boulevard  
 1700 Belmont Avenue  
 1st Election District - 1st Councilmanic  
 Petitioner(s): Security Mini Storage Partnership  
 HEARING: THURSDAY, OCTOBER 11, 1990 at 9:30 a.m.

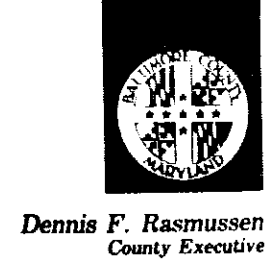
Special Hearing: An amendment to the site plan in Case #91-56-SPHA to allow the construction of an additional warehouse building. The Zoning Commission will however entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

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  
 J. ROBERT HAINES  
 Zoning Commissioner of  
 Baltimore County

cc: Security Mini Storage Partnership  
 Newton A. Williams, Esq.

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
Courts Building, Suite 405  
Towson, Maryland 21284  
(301) 887-3554



August 10, 1990

**RECEIVED**  
AUG 20 1990

**ZONING OFFICE**

Mr. 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 419, 420, 6, 7, 8, 9, 10, and 14.

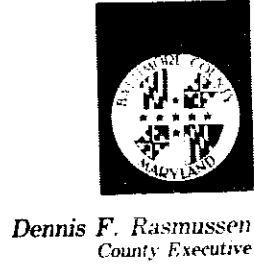
Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Associate II

MSE/lw

Baltimore County  
Fire Department  
700 East Joppa Road, Suite 901  
Towson, Maryland 21284-5500  
(301) 887-4500

Paul H. Reincke  
Chief



JULY 20, 1990

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

RE: Property Owner: SECURITY MINI STORAGE PARTN.  
Location: #1700 BELMONT AVENUE  
Item No.: 6 Zoning Agenda: JULY 31, 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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. ROADWAY WIDTH NEAR NEW ADDITION SHALL HAVE ADEQUATE 35 FEET INSIDE TURNING RADIUS FOR FIRE APFARATUS ACCESE.

REVIEWER: *Ch. ...* 7-24-90 Noted and Approved *Paul H. Reincke*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: August 9, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for July 31, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 419, 420, 6, 7, 8, 9, 10 and 14.

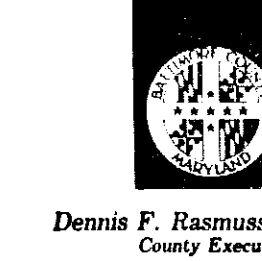
*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3553

J. Robert Haines  
Zoning Commissioner

November 20, 1990



Baltimore County Board of Appeals  
County Office Building, Room 315  
Towson, Maryland 21204

RE: Petition for Special Hearing and Zoning Variance  
NE/S Belmont Avenue, 800' NE of Security Boulevard  
(1700 Belmont Avenue)  
1st Election District, 1st Councilmanic District  
SECURITY MINI STORAGE PART. - Petitioner  
Case No. 91-56-SPHA

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on November 16, 1990 by People's Counsel. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. ROBERT HAINES  
Zoning Commissioner

JRH:cer

Enclosures

cc: Louis Rutenberg - Security Mini Storage Partnership  
1700 Belmont Avenue, Woodlawn, Maryland 21207  
Newton A. Williams - Nolan, Plumhoff & Williams  
700 Court Towers, 210 W. Pennsylvania Avenue, Towson, MD 21204  
People's Counsel of Baltimore County  
Rm. 304, County Office Bldg., Towson, Md. 21204

File

APPEAL

Petition for Special Hearing and Zoning Variance  
NE/S Belmont Avenue, 800' NE of Security  
Boulevard (1700 Belmont Avenue)  
1st Election District - 1st Councilmanic District  
SECURITY MINI STORAGE PART. - Petitioner  
Case No. 91-56-SPHA

Petitions for Special Hearing and Zoning Variance

Description of Property

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel

Zoning Plans Advisory Committee Comments

Director of Planning & Zoning Comments

Petitioner's Exhibits: 1. Plan to accompany Petitions  
2. Redlined Aerial Map  
3. Polaroid Photographs of the site

Deputy Zoning Commissioner's Order dated October 19, 1990 (Granted with restrictions)

Notice of Appeal received November 16, 1990 from People's Counsel

cc: Louis Rutenberg - Security Mini Storage Partnership  
1700 Belmont Avenue, Woodlawn, Maryland 21207

Newton A. Williams - Nolan, Plumhoff & Williams  
700 Court Towers, 210 W. Pennsylvania Avenue, Towson, MD 21204

People's Counsel of Baltimore County  
Rm. 304, County Office Bldg., Towson, Md. 21204

Request Notification: P. David Fields, Director of Planning & Zoning  
Patrick Keller, Office of Planning & Zoning  
J. Robert Haines, Zoning Commissioner  
Ann W. Nastarowicz, Deputy Zoning Commissioner  
James E. Uyer, Zoning Supervisor  
W. Carl Richards, Jr., Zoning Coordinator  
Docket Clerk  
Arnold Jablon, County Attorney

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<u>NEWTON A. WILLIAMS</u>	<u>700 COURT TOWERS, 21204</u>
<u>Louis Rutenberg</u>	<u>1700 Belmont Ave 21207</u>
<u>RICHARD TRUCKER</u>	<u>RICHARD TRUCKER, P.E., INC.</u>
	<u>28 E. SUSQUEHANNA RD 21204</u>



3A

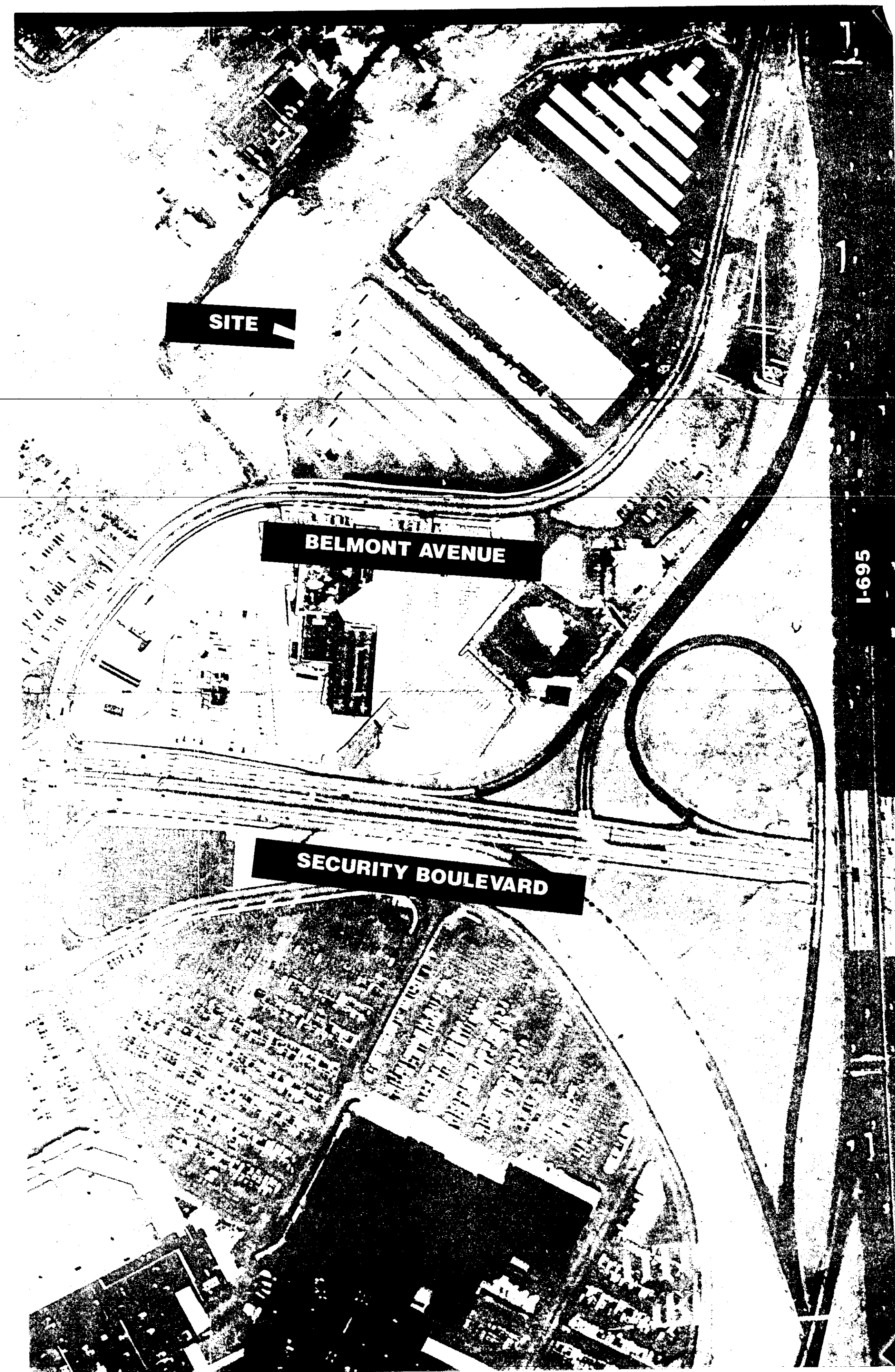
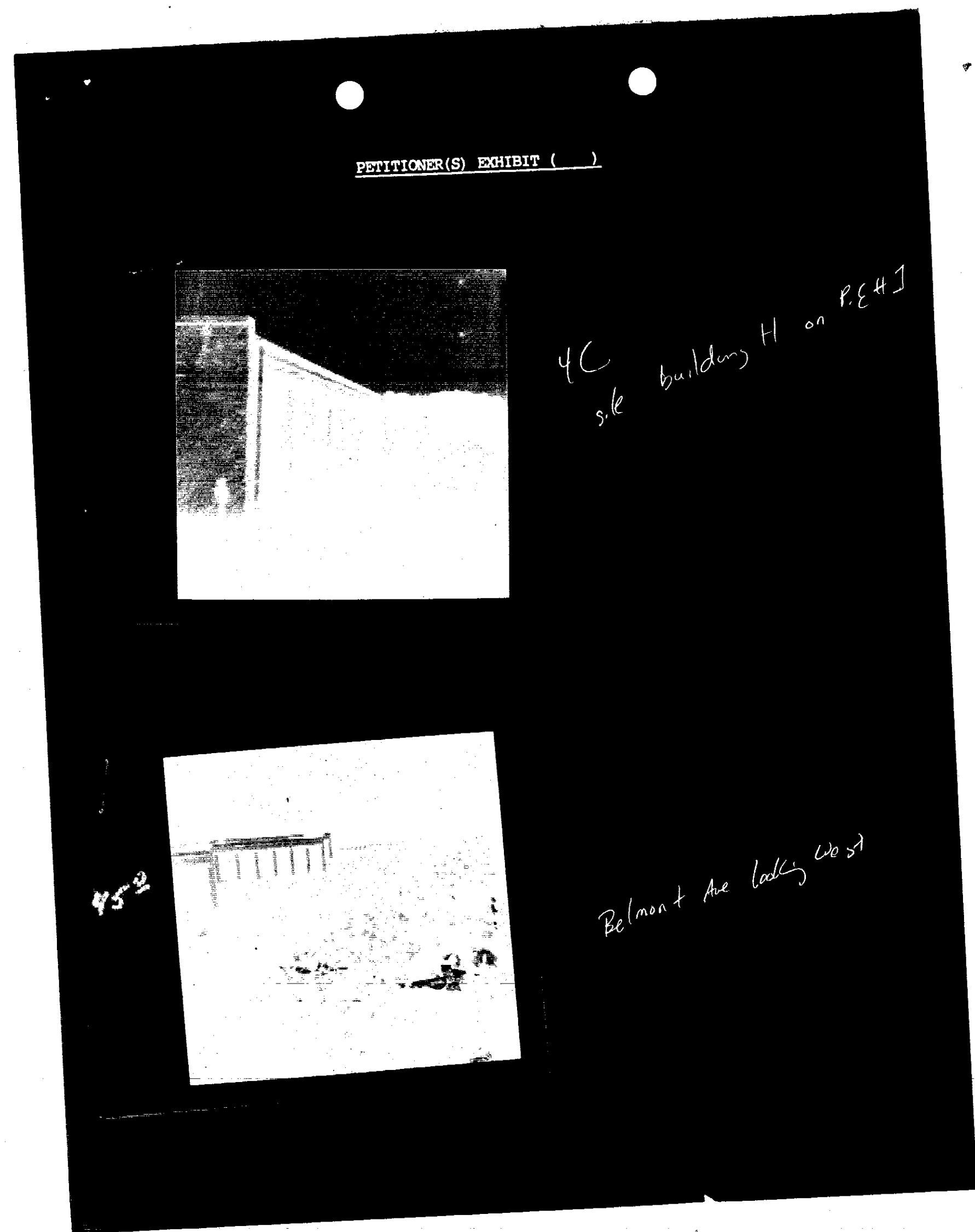
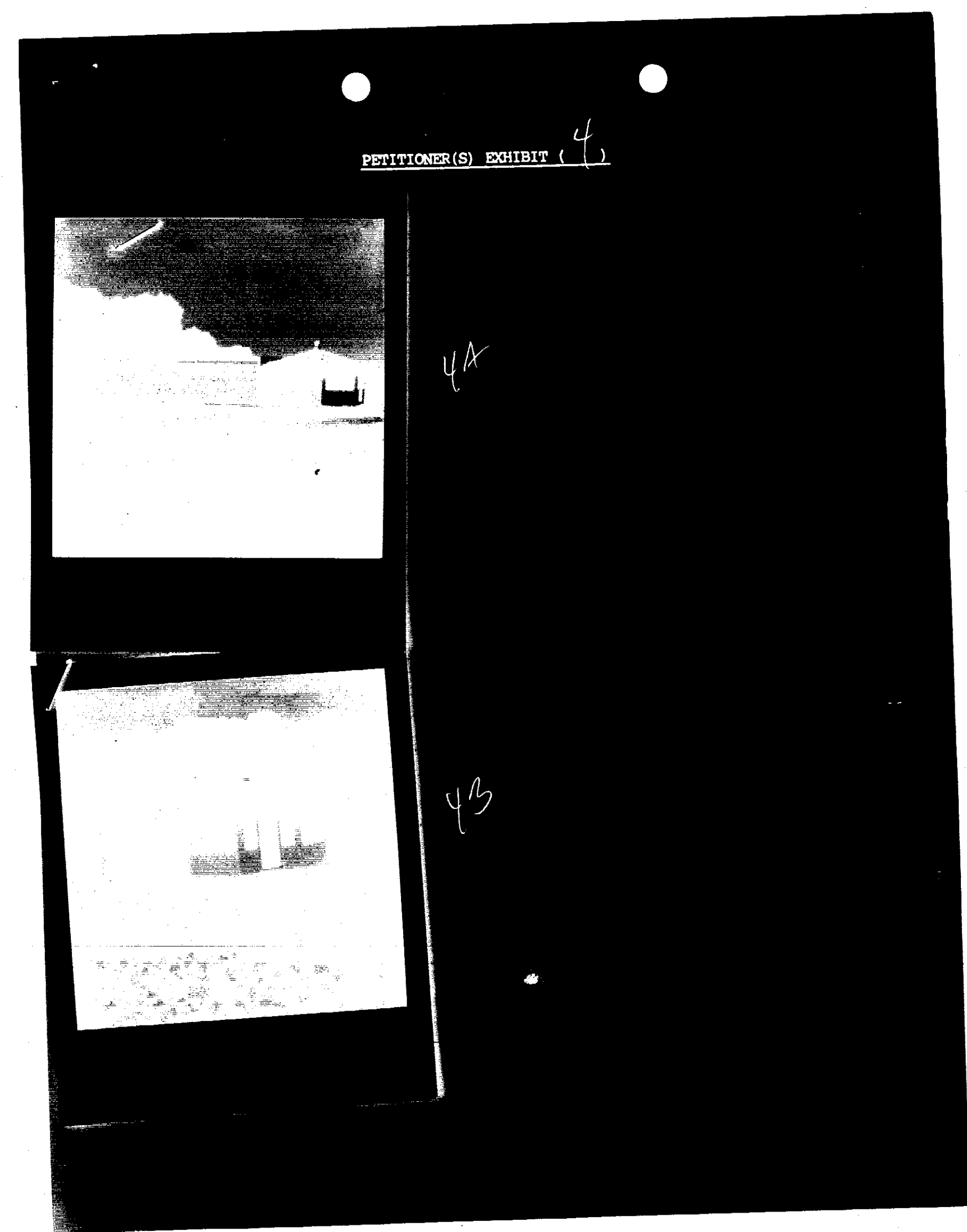


3B  
3 photos looking NW from  
SEIC of Proposed New  
Strip of Main

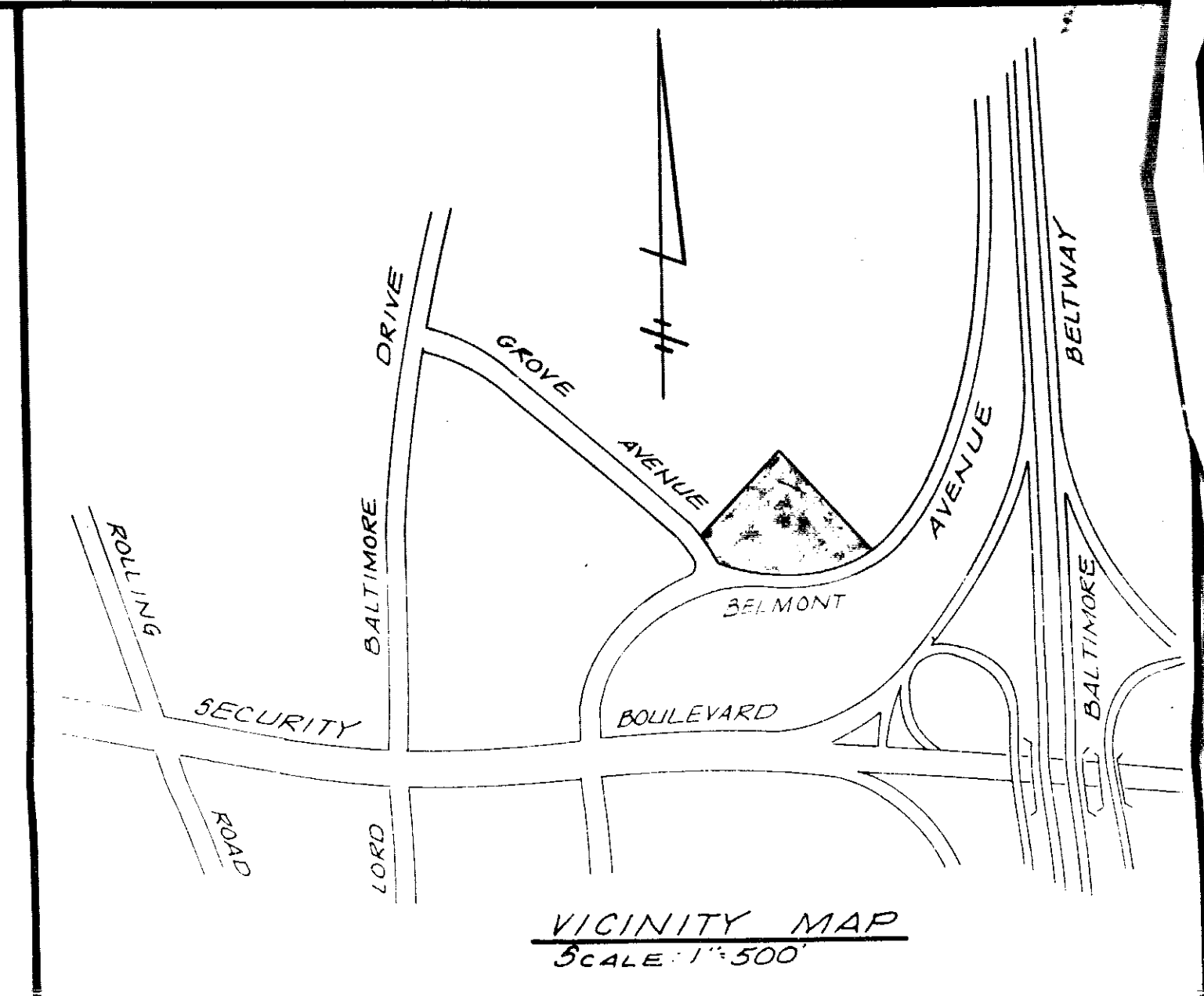


3C

PETITIONER'S  
EXHIBIT 3



**BELTWAY MINISTORAGE**  
944-6464



- GENERAL NOTES
- AREA OF SITE (NET) 3.68 AC.± (GROSS) 4.17 AC.±
  - EXISTING ZONING MLR
  - PROPOSED ZONING MLR
  - EXISTING USE MINI WAREHOUSES WITH SIDE YARD VARIANCES
  - PROPOSED USE MINI WAREHOUSES WITH VARIANCES FOR SIDE YARD AND SIGN AREA SURFACE

NOTE: THE VARIANCES ARE REQUESTED FOR THE SIDE YARD RATHER THAN THE REAR AND FRONT YARDS TO MAINTAIN CONSISTENCY WITH THE ORDER IN CASE # 94-145 SP4.

OWNER OF PROPERTY: SECURITY MINI STORAGE PARTNERSHIP  
ACCT. # 17-00-014294

PREVIOUS COMMERCIAL PERMITS - (1984)  
BUILDING # 59024 CONTROL C-1392-83  
GRADING # 59070 NO. D-49975

CFO PLAN APPROVED AUGUST 25, 1983

PREVIOUS ZONING ACTIONS: # 84-145-SP4 - GRANTED 6/15/84

- THE REQUIRED LANDSCAPING SHALL BE INSTALLED NO LATER THAN FALL 1984.
- APPROVAL OF THE SITE PLAN BY THE OFFICE OF PLANNING AND ZONING.
- ALL BUILDINGS ON THE SITE TO REMAIN. ALL BUILDINGS ON SITE ARE ONE STORY WAREHOUSES APPROXIMATELY 12' IN HEIGHT.
- THERE ARE NO FREESTANDING SIGNS ON SITE.
- SECTION 411.6 REQUIREMENTS
  - SIGN DOES NOT PROJECT FROM WALL MORE THAN 12 INCHES.
  - SIGN DOES NOT EXTEND ABOVE ROOF LINE.
  - TOTAL SURFACE AREA OF SIGN ALLOWED 1,172 X 45' = 67.5 SQUARE FEET.

AREA OF SIGN ON BUILDING B:  
116' x 25' x 21' = 82.0 S.F.  
17' x 13' = 18.0 S.F.

TOTAL SIGN AREA = 98.0 S.F. > 67.5 S.F. ALLOWED

FLOOR AREA RATIO CALCULATIONS (ALL BLDGS. ARE 1 STORY)  
EXISTING: TOTAL BUILDING AREA = 18125 S.F.  
GROSS SITE AREA = 18145 S.F.  
F.A.R. = 0.21

PROPOSED TOTAL BUILDING AREA = 43025 S.F.  
GROSS SITE AREA = 18145 S.F.  
F.A.R. = 0.23

MAXIMUM ALLOWED F.A.R. = 0.6

MAXIMUM BUILDING COVERAGE = 50%

PROPOSED BLDG. COVERAGE = 43025 / 160101 = 27%

NET AREA = 3.68 AC. = 160101 S.F.

BUILDING SETBACKS (REQUIRED): FRONT 40' MIN., SIDE 30' MIN., REAR 40' MIN. TOTAL SIGN 40' MIN.

EXCEPT AS ALLOWED BY VARIANCE - SEE NOTE 9

16. BUILDING SETBACKS PROPOSED:

BUILDING:	FRONT:	REAR:	SIDE (MIN):	SIDE (TOTAL):
A	40' MIN.	165'	11'	111'
B	40' MIN.	117'	11'	136'
C	40' MIN.	145'	11'	22'
D	40' MIN.	122'	11'	22'
E	40' MIN.	108'	11'	22'
F	40' MIN.	103'	11'	22'
G	40' MIN.	62'	11'	22'
H	40' MIN.	45'	11'	22'

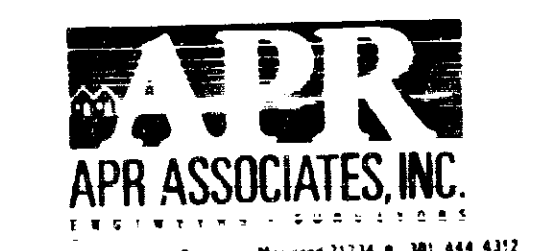
**91-56-SP4**  
PETITIONER'S EXHIBIT

PLAN TO ACCOMPANY PETITION FOR ZONING HEARING BELTWAY MINISTORAGE 1700 BELMONT AVENUE

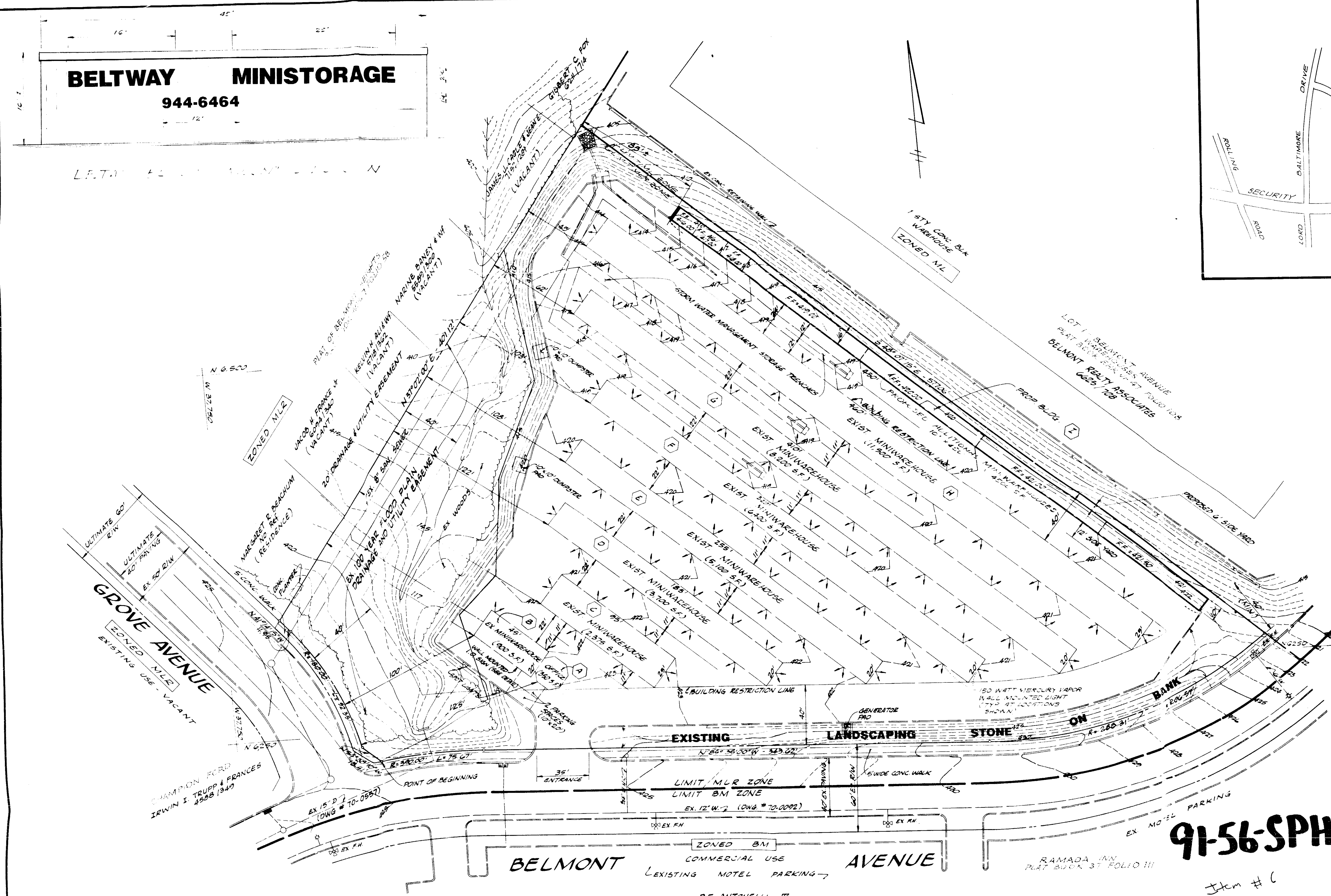
ELECTION DISTRICT 1 BALTIMORE COUNTY MD

SCALE 1"=30' JUNE 4, 1990

91-56-SP4  
Item # C

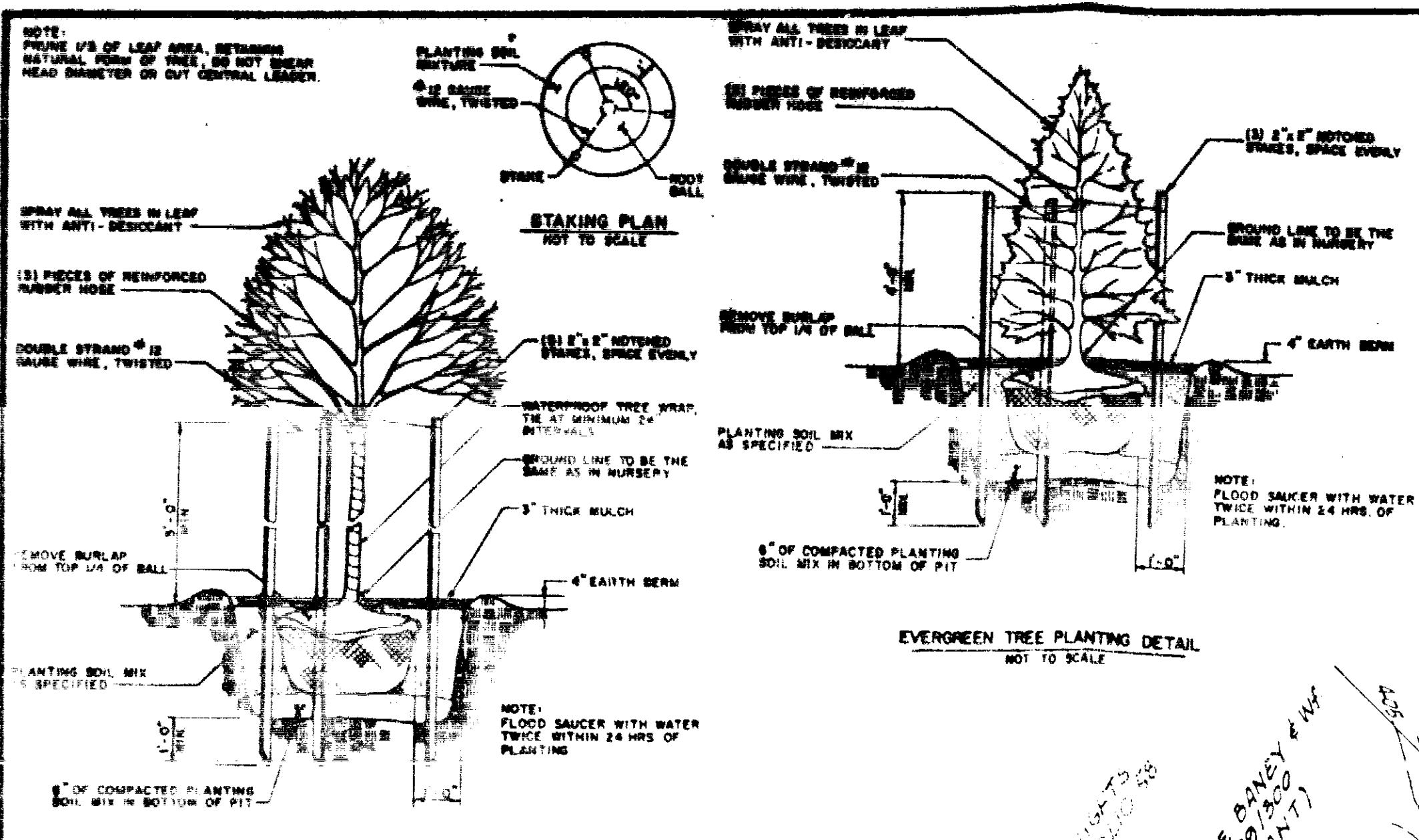


APR Associates, Inc. logo and contact information.



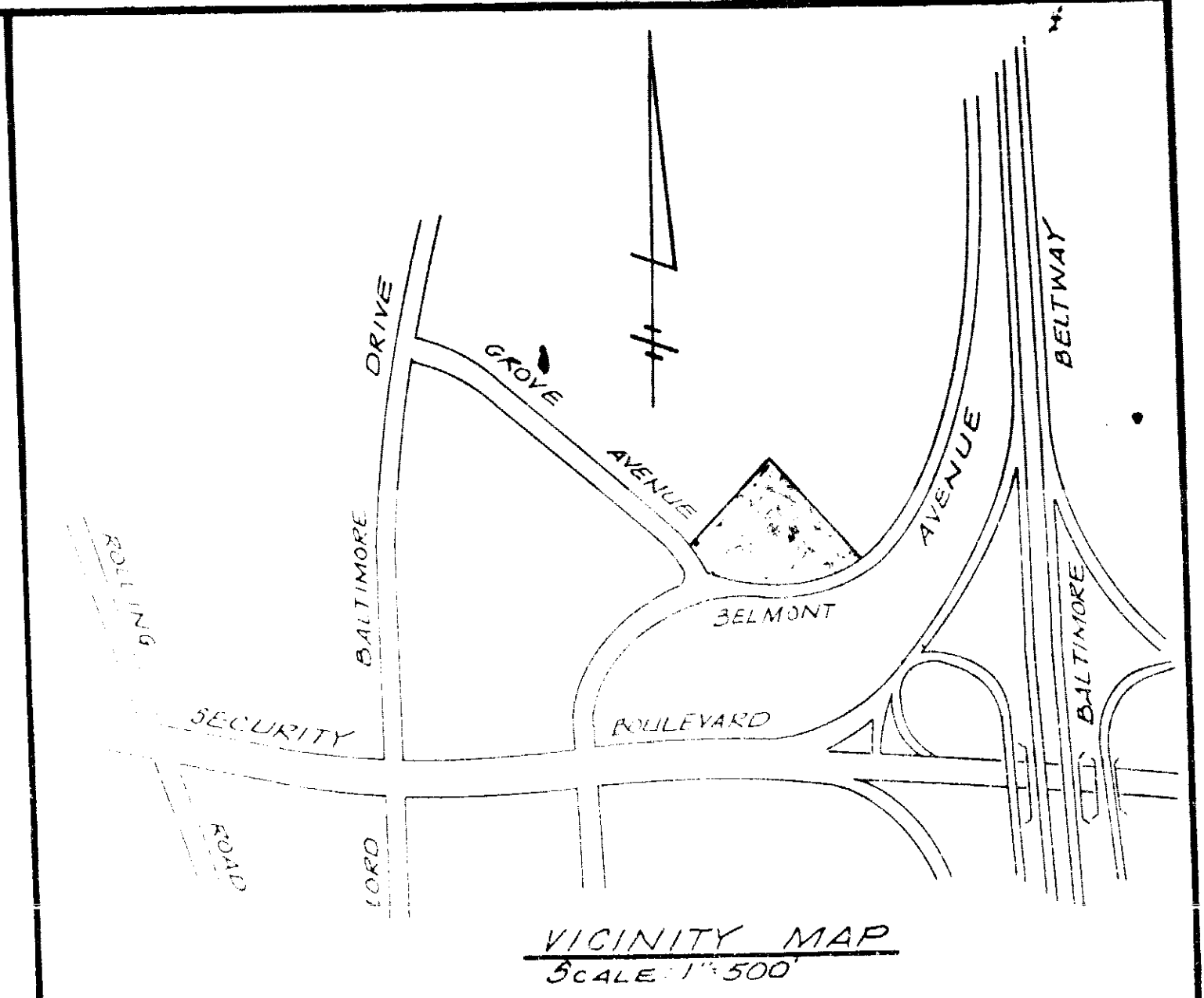
D.F. ANTONELLI JR.  
916 CHURCHMAN CORP.  
7370/253

Signature and name of the petitioner or representative.



**GENERAL NOTES**

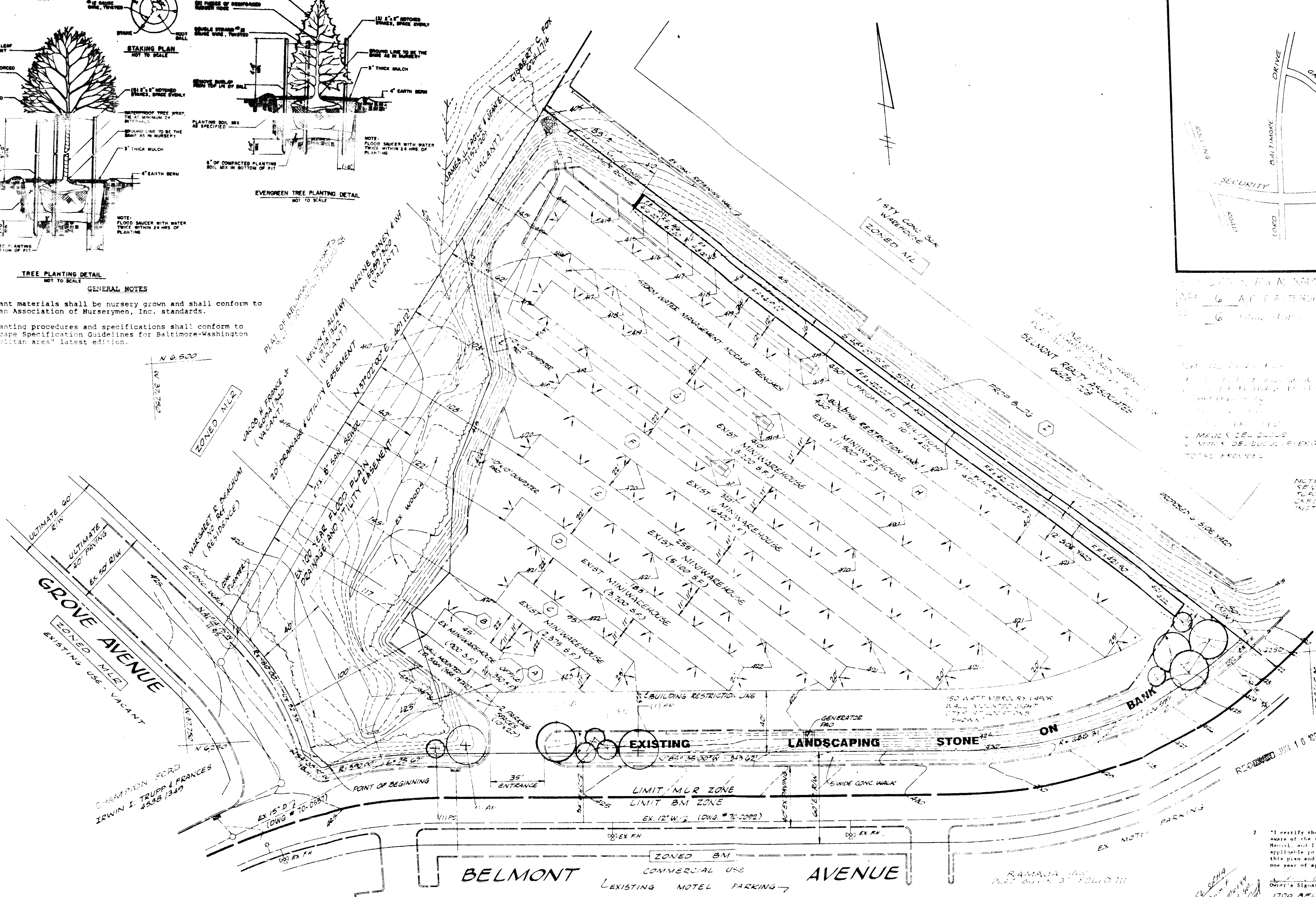
- All plant materials shall be nursery grown and shall conform to American Association of Nurserymen, Inc. standards.
- All planting procedures and specifications shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area" latest edition.



PLANT NAME	COMMON NAME	SIZE	COND.
6	AMERICAN REDBUD	12" DBH	B
6	FRAXINUS	6" DBH	B

PLANTING UNIT	PLANTING UNIT
1 PLANTING UNIT	2 PLANTING UNIT
2 PLANTING UNIT	3 PLANTING UNIT
3 PLANTING UNIT	4 PLANTING UNIT
4 PLANTING UNIT	5 PLANTING UNIT
5 PLANTING UNIT	6 PLANTING UNIT
6 PLANTING UNIT	7 PLANTING UNIT
7 PLANTING UNIT	8 PLANTING UNIT
8 PLANTING UNIT	9 PLANTING UNIT
9 PLANTING UNIT	10 PLANTING UNIT



NOTE: A MODIFICATION TO THE LANDSCAPE REQUIREMENT IS REQUESTED DUE TO TOPOGRAPHIC LIMITATIONS AND TO ALLOW CAREFUL EXISTING PREVIOUSLY INSTALLED LANDSCAPE AMENITIES.

*Chay Hasala*  
6-18-91

"I certify that I have reviewed this Final Landscape Plan, that I am aware of the regulations presented in the Baltimore County Landscape Manual, and I agree to comply with these regulations and all applicable policies, guidelines and ordinances. I agree to implement this plan and certify to Baltimore County its implementation within one year of approval."

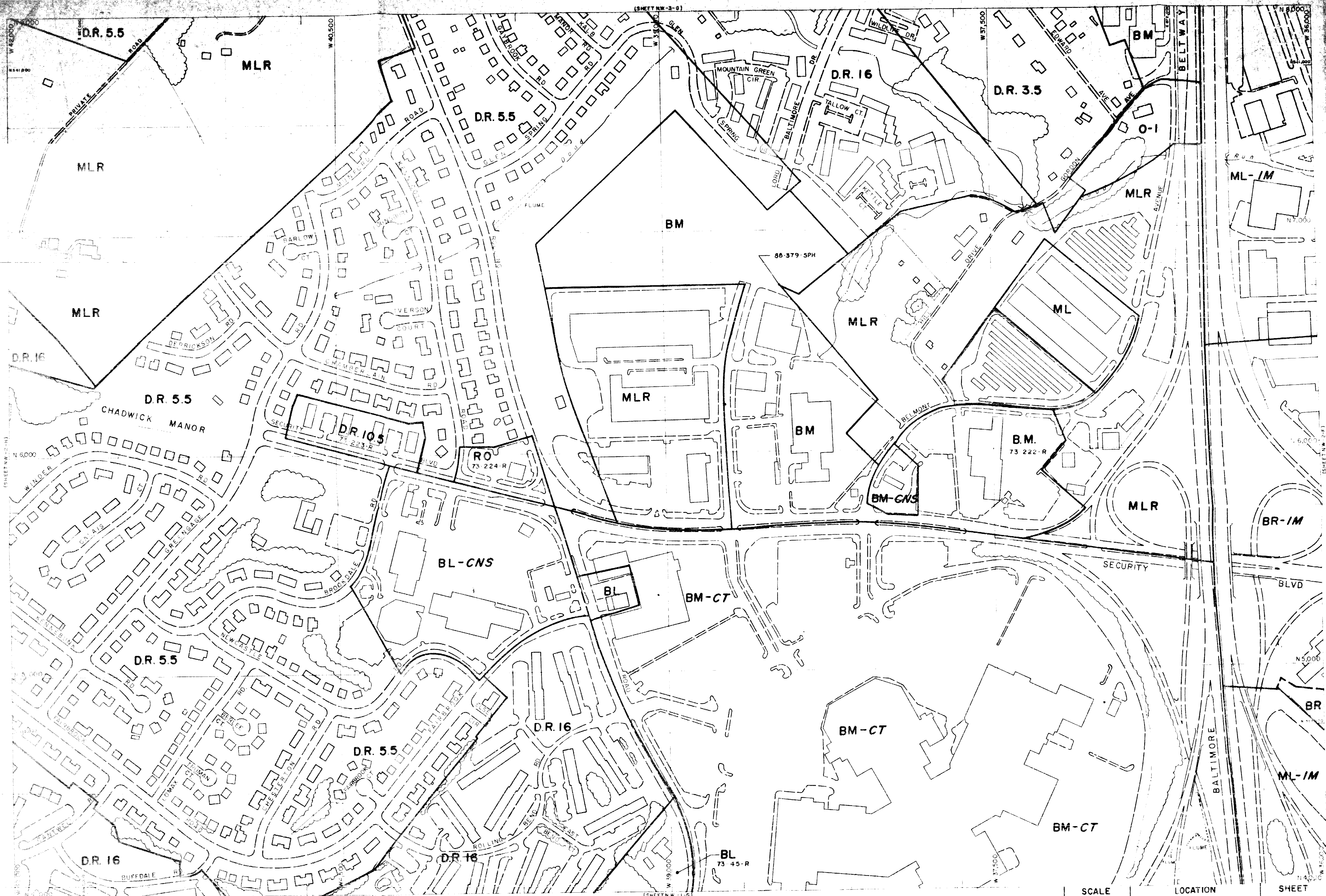
Signature: *Lewis Rittenberg* Date: \_\_\_\_\_  
 Owner's Name (please print): **LEWIS RITTENBERG**  
 Address: **1700 BELMONT AVE, BALTIMORE, MD, 21207**  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_

ENGINEER  
**RICHARD TRUFOLO P.E., INC.**  
 14100 WOODBURN AVE  
 BALTIMORE, MD 21286  
 410-326-1111

**LANDSCAPE PLAN**  
**BELTWAY MINISTORAGE**  
**1700 BELMONT AVENUE**  
 ELECTION DISTRICT 1 BALTIMORE COUNTY, MD  
 SCALE 1"=500' JUNE 14, 1990

OF ANTONELLI, JR.  
 46 CHURCHMAN SQ  
 7870/253



1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council

Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

*[Signature]*  
Chairman, County Council

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

SCALE 1" = 200'	LOCATION BELMONT	SHEET N W 2-G
DATE OF PHOTOGRAPHY JANUARY 1986		

91-56-  
SPHA  
Item #16