

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
380 ft. SE of the end of * ZONING COMMISSIONER
Fitch Lane (no address) * OF BALTIMORE COUNTY
14th Election District * CASE # 91-186-SPH
6th Councilmanic District *
Perry Hall Mini Storage *
and Company *
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests, pursuant to the Petition for Special Hearing, permission to use the herein described property for the storage of (1) recreational vehicles, boats, trailers, etc., (2) commercial vehicles inclusive of delivery trucks and construction equipment and (3) to amend previously approved plan in case No. 90-17-SPHA so as to provide for said uses, as more particularly described on Petitioner's Exhibit No. 1.

The Petitioner, by T. C. Julio, appeared, testified and was represented by Benjamin Bronstein, Esquire. Appearing and testifying in support of the Petitioner was Jeffrey Long, Department of Planning and Zoning for Baltimore County. There were no Protestants.

Testimony indicated that the subject property known as 7550 Rossville Boulevard, consisting of 8.802 acres +/-, zoned M.L.-I.M. and is currently improved with mini-storage buildings, as indicated on Petitioner's Exhibit No. 1.

Testimony indicated that the Petitioner has received numerous requests for space on the subject site for the parking of recreational vehicles and light duty commercial vehicles. The proposed vehicle storage area is indicated by the shaded area on Petitioner's Exhibit No. 1.

Jeffrey Long testified that the Petitioner and the Department of Planning and Zoning have reached an agreement that no vehicles in excess of 25,000 pounds would be permitted to use the subject storage area. The Petitioner confirmed that they would agree to such a restriction being placed in any order granting the requested relief.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. *Schultz v. Pritts*, 432 A2d 1319 (1981).

Clearly, the proposed use will not be detrimental to the health, safety or general welfare of the locality, nor tend to create congestion in the roads, streets, or alleyways therein. Clearly, the Petitioner is providing a service to the community which will actually get recreational vehicles and a variety of commercial vehicles off of the neighborhood streets and out of driveways. Additionally, it is clear that the proposed use will not be inconsistent with the purposes of the proper zoning classification, nor, in any other way, be inconsistent with the spirit and intention of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the relief requested, pursuant to the Petition for Special Hearing, should be granted, as more fully described below.

ORDER RECEIVED FOR FILING
Date 5/11/91
By T.C. Julio

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11th day of May 1991 that the Petition for Special Hearing for permission to use the herein described property for the storage of (1) recreational vehicles, boats, trailers, etc., (2) commercial vehicles inclusive of delivery trucks and construction equipment and (3) to amend previously approved plan in case No. 90-17-SPHA so as to provide for said uses, in accordance with Petitioner's Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall not permit or cause the parking of any vehicles in excess of 25,000 lbs. within the subject "vehicle storage area", said area being so designed on Petitioner's Exhibit No. 1.

ORDER RECEIVED FOR FILING
Date 5/11/91
By T.C. Julio

JRH:mmn
att:
cc: Peoples Counsel

-3-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, MD 21284
887-3353
May 6, 1991

Benjamin Bronstein, Esquire
Evans, George and Bronstein
Susquehanna Building, Suite 205
29 West Susquehanna Avenue
Towson, Maryland 21284
RE: Petition for Special Hearing
Perry Hall Mini Storage and Co., Petitioner
Case #91-186-SPH

Dear Mr. Bronstein:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:mmn
att:
cc: Peoples Counsel

PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-186-SPH
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 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve storage of (1) recreational vehicles, boats, trailers, etc., (2) commercial vehicles inclusive of delivery trucks and construction equipment and (3) to amend previously approved plan in Case No. 90-17-SPHA so as to provide for said uses. 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 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):	MAP REG-25
(Type or Print Name)	Perry Hall Mini Storage & Co.	E-2
Signature	(Type or Print Name)	IN 13
Address	T.C. Julio, Counsel	12-3-91
City and State	Signature	200 - 8/1
	(Type or Print Name)	TRC 1
	Signature	OP - Ga
Attorney for Petitioner: Benjamin Bronstein	9640 Deereco Road	561-1300
EVANS, GEORGE AND BRONSTEIN	Address	Phone No.
(Type or Print Name)	Timonium, Maryland 21093	
Signature	City and State	
29 W. Susquehanna Ave., Suite 205	Name, address and phone number of legal owner, contract purchaser or representative to be contacted	
Address	Morris & Ritchie Assoc.	
Towson, Maryland 21204	Name	
City and State	139 N. Main Street, Bel Air, MD 21014	
Attorney's Telephone No.: (301) 296-0200	Address	Phone No. 879-1690

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of May, 1991, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of June, 1991, at 9:30 o'clock A.M.

FILED 5/13/91 BY JLL
DURING HEARING TIME
ANY TIME OR DAY

J. Robert Haines
Zoning Commissioner of Baltimore County

ZCO-501 (over)

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
380 ft. SE of the end of * ZONING COMMISSIONER
Fitch Lane (no address) * OF BALTIMORE COUNTY
14th Election District * CASE # 91-186-SPH
6th Councilmanic District *
Perry Hall Mini Storage *
and Company *
Petitioner *

AMENDED ORDER

WHEREAS, the Petitioner herein requested a Special Hearing for permission to use the subject property for the storage of (1) recreational vehicles, boats, trailers, etc., (2) commercial vehicles inclusive of delivery trucks and construction equipment and (3) to amend previously approved plan in case No. 90-17-SPHA so as to provide for said uses; and,

WHEREAS, an Order was issued on May 8, 1991 granting the requested relief; and,

WHEREAS, additional parking was approved, as indicated by the highlighted area on Petitioner's After Exhibit A, but omitted from the Order dated May 8, 1991; and,

WHEREAS, the Baltimore County Office of Planning and Zoning, by Jeffrey Long, supports the addition of the aforementioned additional parking as indicated by his signature on said Exhibit dated 4/11/91.

NOW, THEREFORE, it is this 16th day of May, 1991, by Order of the Zoning Commissioner of Baltimore County, that the relief granted in the Order of May 8, 1991 be and is hereby AMENDED to include the additional vehicle storage area indicated on Petitioner's After Exhibit A highlighted in yellow; and,

IT IS FURTHER ORDERED, that all other terms, conditions and restrictions of the original Order of May 8, 1991 shall remain in full force and effect except as amended herein.

JRH:mmn
cc: Peoples Counsel

ORDER RECEIVED FOR FILING
Date 5/11/91
By T.C. Julio

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21284

887-3353

May 15, 1991

Benjamin Bronstein, Esquire
Evans, George and Bronstein
Susquehanna Building, Suite 205
29 West Susquehanna Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Perry Hall Mini Storage and Co., Petitioner
Case #91-186-SPH

Dear Mr. Bronstein:

Enclosed please find the Amended Order rendered in the above captioned case.

Very truly yours,
J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:mmn
att:
cc: Peoples Counsel

ORDER RECEIVED FOR FILING
Date 5/11/91
By T.C. Julio

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MORRIS & RITCHE ASSOCIATES, INC.
CIVIL ENGINEERS & SURVEYORS
130 NORTH MAIN STREET
SUITE 200
BEL AIR, MARYLAND 21034

AREA CODE 301
839-7500
879-1800
FAX
879-1820

RICHARD MORRIS, P.E.
WIKI RITCHE, P.E.
THOMAS O'LAUGHLIN
JOHN L. WIRTH, P.E.
ROBERT F. BRADY, P.E.
DENNIS MALLIER
E. DONALD LASSMAN

APRIL 13, 1989 **91-186-SPH**

DESCRIPTION TO ACCOMPANY ZONING PETITION, LAND OF PERRY HALL MINI-STORAGE & CO., LOCATED WEST OF ROSSVILLE BOULEVARD, SIXTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME AT THE BEGINNING OF THE FOURTH OR NORTH 24° 54' 05" EAST 315.19 FOOT LINE OF SCHEDULE B ATTACHED TO A DEED FROM PUTTY HILL MINI-STORAGE & CO. TO PERRY HALL MINI-STORAGE & CO. DATED SEPTEMBER 12, 1988 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER 8027, PAGE 492, THENCE BINDING ON THE FOURTH THROUGH NINTH, FIRST, SECOND, AND PART OF THE THIRD LINES OF THE SAID SCHEDULE B, AS NOW SURVEYED, NINE COURSES, VIZ:

1. NORTH 24° 51' 32" EAST 315.35 FEET,
2. SOUTH 74° 07' 07" EAST 112.00 FEET,
3. SOUTH 24° 19' 52" WEST 150.00 FEET,
4. SOUTH 74° 07' 07" EAST 175.00 FEET,
5. NORTH 24° 19' 52" EAST 150.00 FEET,
6. SOUTH 74° 07' 07" EAST 317.36 FEET,
7. SOUTH 07° 14' 09" WEST 277.72 FEET,
8. SOUTH 37° 05' 58" WEST 95.91 FEET, AND
9. NORTH 69° 34' 18" WEST 123.00 FEET TO A POINT, SAID POINT BEING AT THE BEGINNING OF THE THIRD OR SOUTH 34° 41' 59" WEST 412.99 FOOT LINE OF SCHEDULE A OF THE AFRESAID DEED, THENCE

107

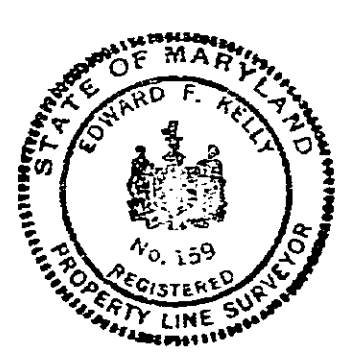
91-186-SPH

DESCRIPTION TO ACCOMPANY
APRIL 13, 1989
PAGE 2

BINDING ON THE THIRD, FOURTH, FIFTH, FIRST, AND PART OF THE SECOND LINES OF SAID SCHEDULE A, FIVE COURSES, VIZ:

10. SOUTH 34° 41' 42" WEST 412.99 FEET,
11. SOUTH 85° 41' 42" WEST 270.00 FEET,
12. NORTH 01° 41' 42" EAST 399.00 FEET,
13. NORTH 37° 33' 33" WEST 255.72 FEET, AND
14. SOUTH 69° 28' 42" EAST 152.30 FEET TO THE PLACE OF BEGINNING.

CONTAINING 8.802 ACRES OF LAND MORE OR LESS, BEING THE SAME AND ALL THE LAND CONVEYED BY AND DESCRIBED IN A DEED FROM PUTTY HILL MINI-STORAGE & CO. TO PERRY HALL MINI-STORAGE & CO. DATED SEPTEMBER 12, 1988 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER 8027, PAGE 492.



receipt

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

Account: R-001-6150
Number: 3399

Date: 9/13/90 H5100107

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

LAST NAME OF OWNER: PERRY HALL MINI

0404#0018MICHRC \$175.00
SA COD1+58PH09-13-90

Cashier Validation: Please make checks payable to: Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

91-186-SPH

District: 14th Date of Posting: 3/27/91

Posted for: Special Hearing

Petitioner: Perry Hall Mini Storage

Location of property: 370 S. Rossville Blvd

Location of Sign: 370 S. Rossville Blvd at intersection of S. Rossville Blvd, corner of S. Rossville Blvd

Remarks:

Posted by: J. Robert Haines Date of return: 3/27/91

Number of Signs: 1

3-8-1991

CERTIFICATE OF PUBLICATION

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 3-7-1991

NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER
S. Zeke Orleans
Publisher
\$ 75.18

3-8-1991

CERTIFICATE OF PUBLICATION

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 3-7-1991

THE JEFFERSONIAN
S. Zeke Orleans
Publisher
\$ 75.18

3-19-1991

CERTIFICATE OF PUBLICATION

TOWSON, MD.

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 3-14-1991

THE JEFFERSONIAN,
S. Zeke Orleans
Publisher
\$ 75.18

receipt

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

Account: R-001-6150
Number: 91-186

Date: 4/11/91 H5100001

	QTY	PRICE
PUBLIC HEARING FEES		
040 - POSTING SIGNS / ADVERTISING	1 X	\$100.18
TOTAL:		\$100.18

LAST NAME OF OWNER: PERRY HALL MINI

0404#0047MICHRC \$100.18
SA COD1+58PH09-11-91

Cashier Validation: Please Make Checks Payable To: Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21284 867-3353

DATE: 3-12-91

Perry Hall Mini Storage & Co.
9640 Deereco Road
Timonium, Maryland 21093

RE:

Petition for Special Hearing
CASE NUMBER: 91-186-SPH
380' SE of the end of Fish Lane (no address)
14th Election District - 6th Councilmanic
Petitioner(s): Perry Hall Mini Storage and Company
HEARING: THURSDAY, APRIL 11, 1991 at 9:30 a.m.

Dear Petitioner(s):

Please be advised that \$ 100.18 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.

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

JRH:gs
cc: Benjamin Bronstein, Esq.

DATE:

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(410) 887-3353

J. Robert Haines
Zoning Commissioner

Perry Hall Mini Storage & Co.
9640 Deereco Road
Timonium, Maryland 21093

RE:

Petition for Special Hearing
CASE NUMBER: 91-186-SPH
380' SE of the end of Fish Lane (no address)
14th Election District - 6th Councilmanic
Petitioner(s): Perry Hall Mini Storage and Company
HEARING: WEDNESDAY, JANUARY 16, 1991 at 9:30 a.m.

Dear Petitioner(s):

Please be advised that \$ _____ 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.

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

JRH:gs
cc: Benjamin Bronstein, Esq.

3-19-1991

CERTIFICATE OF PUBLICATION

TOWSON, MD.

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 3-14-1991

NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER
S. Zeke Orleans
Publisher
\$ 75.18

receipt

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

Account: R-001-6150
Number: 91-186

Date: 4/11/91 H5100001

	QTY	PRICE
PUBLIC HEARING FEES		
040 - POSTING SIGNS / ADVERTISING	1 X	\$100.18
TOTAL:		\$100.18

LAST NAME OF OWNER: PERRY HALL MINI

0404#0047MICHRC \$100.18
SA COD1+58PH09-11-91

Cashier Validation: Please Make Checks Payable To: Baltimore County

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

November 26, 1990

NOTICE OF HEARING

Dennis F. Rasmussen
County Executive

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 21204 as follows:

Petition for Special Hearing
CASE NUMBER: 91-186-SPH
380' SE of the end of Fitch Lane (no address)
14th Election District - 6th Councilmanic
Petitioner(s): Perry Hall Mini Storage and Company
HEARING: WEDNESDAY, JANUARY 16, 1991 at 9:30 a.m.

Special Hearing to approve storage of (1) recreational vehicles, boats, trailers, etc.; (2) commercial vehicles inclusive of delivery trucks and construction equipment; and (3) to amend previously approved plan in Case #90-17-SPH2A so as to provide for said uses.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Perry Hall Mini Storage & Co.
Benjamin Bronstein, Esq.
Morris & Ritchie Assoc.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, MD 21204 887-3353

February 11, 1991

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 21204 as follows:

Petition for Special Hearing
CASE NUMBER: 91-186-SPH
380' SE of the end of Fitch Lane (no address)
14th Election District - 6th Councilmanic
Petitioner(s): Perry Hall Mini Storage and Company
HEARING: WEDNESDAY, APRIL 3, 1991 at 9:30 a.m.

Special Hearing to approve storage of (1) recreational vehicles, boats, trailers, etc.; (2) commercial vehicles inclusive of delivery trucks and construction equipment; and (3) to amend previously approved plan in Case #90-17-SPH2A so as to provide for said uses.

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

cc: Perry Hall Mini Storage & Co.
Benjamin Bronstein, Esq.
Morris & Ritchie Assoc.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, MD 21204 887-3353

February 25, 1991

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 21204 as follows:

Petition for Special Hearing
CASE NUMBER: 91-186-SPH
380' SE of the end of Fitch Lane (no address)
14th Election District - 6th Councilmanic
Petitioner(s): Perry Hall Mini Storage and Company
HEARING: THURSDAY, APRIL 11, 1991 at 9:30 a.m.

Special Hearing to approve storage of (1) recreational vehicles, boats, trailers, etc.; (2) commercial vehicles inclusive of delivery trucks and construction equipment; and (3) to amend previously approved plan in Case #90-17-SPH2A so as to provide for said uses.

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

cc: Perry Hall Mini Storage & Co.
Benjamin Bronstein, Esq.
Morris & Ritchie Assoc.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, MD 21204 887-3353

January 3, 1991

Benjamin Bronstein, Esquire
Evans, Geroge and Bronstein
25 W. Susquehanna Avenue, Suite 205
Towson, MD 21204

RE: Item No. 107, Case No. 91-186-SPH
Petitioner: Perry Hall Mini Storage
Petition for Special Hearing

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 MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyck
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: T. C. Julie
Perry Hall Mini Storage & Co.
9640 Deereco Road
Timonium, MD 21093

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, MD 21204 887-3353

Your petition has been received and accepted for filing this 13th day of September, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

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

Petitioner: Perry Hall Mini Storage & Co., et al
Petitioner's Attorney: Benjamin Bronstein

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: October 30, 1990
Zoning Commissioner

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

SUBJECT: T.C. Julio, General Partner, Item No. 107

The Petitioner requests a Special Hearing to approve the storage of (1) recreational vehicles, (2) commercial vehicles inclusive of delivery trucks and construction equipment, (3) to amend the previously approved plan.

In reference to the Petitioner's request, staff offers the following comments:

- This project received CRG approval on September 28, 1988.

Staff supports the Petitioner's request to store recreational vehicles, as this use is obviously necessary to the primary use of a mini-storage facility. However, this office is opposed to the storage of commercial vehicles, since this use is not compatible with the existing utilization of the property.

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
ITEM107/ZAC1

received
10/31/90

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 416
Towson, Maryland 21204
(301) 887-3354

October 3, 1990

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

Dennis F. Rasmussen
County Executive

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 73, 94, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, & 112.

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

MSF/jw

RECEIVED
OCT 9 1990
ZONING OFFICE

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5300
(301) 887-4500
Paul H. Reincke
Chief

OCTOBER 9, 1990

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

Dennis F. Rasmussen
County Executive

RE: Property Owner: PERRY HALL MINI STORAGE AND COMPANY
Location: 380' SE OF THE END OF FITCH LANE
Item No.: 107 Zoning Agenda: OCTOBER 2, 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 Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy. CHAPTER 25

REVIEWER: [Signature] Noted and Approved [Signature]
Special Inspection Division Fire Prevention Bureau

JR/REK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
September 28, 1990

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING
FROM: CHARLES E. BURHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES C-23
SUBJECT: ZONING ITEM #: 107
PROPERTY OWNER: Perry Hall Mini Storage & Company
LOCATION: 380' SE of the end of Fitch Lane (no address)
ELECTION DISTRICT: 14th
COUNCILMANIC DISTRICT: 6th

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- () PROPOSED SITE PLAN DOES NOT COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
 - () PARKING LOCATION () RAMPS (degree slope)
 - () NUMBER PARKING SPACES () CURB CUTS
 - () BUILDING ACCESS () SIGNAGE
- (X) PLAN DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
- (X) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.
- () A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
- () STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).
- () OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN. A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-88.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: October 3, 1990
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting for October 2, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 33 (revised), 73, 94, 99, 101, 102, 103, 104, 105, 106, 108, 110, 111 and 112.

Item 107 is subject to the previous County Review Group comments.

For Item 109, a County Review Group Meeting is required. Church Lane is to be improved as a 40-foot paving section on a 60-foot right-of-way.

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

RWB:s

RECEIVED

10/4

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

December 4, 1990

Benjamin Bronstein, Esq.
Evans, George and Bronstein
29 W. Susquehanna Avenue, Suite 205
Towson, Maryland 21204

Re: Case Number: 91-186-SPH
Perry Hall Mini Storage Company
POSTPONEMENT OF JANUARY 16, 1991 HEARING DATE

Dear Mr. Bronstein:

As referenced above and pursuant to our telephone conversation of today's date, Perry Hall Mini Storage & Company's scheduled hearing of January 16, 1991 has been postponed.

Your telephone call was timely, enabling me to halt advertising and posting pertaining to the January date. I thank you for same.

The case will be reset for a February date convenient for both your client and yourself.

Very truly yours,

G. G. Stephens
(301) 887-3391

cc: Perry Hall Mini Storage & Co.

LAW OFFICES
EVANS, GEORGE AND BRONSTEIN
SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(301) 296-0200
FAX (301) 296-3710

L. ROBERT EVANS
HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN
MICHAEL J. CHOMEL
DOUGLAS A. STUBBS

December 4, 1990

Ms. Gwen Stevens
Zoning Office
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Re: Petitioner: Perry Hall Mini Storage and Company
Case No.: 91-186-SPH
Hearing Date: January 16, 1991
9:30 a.m.

Dear Gwen:

This is to confirm my telephone request for postponement of the above entitled case currently scheduled for January 16, 1991 at 9:30 a.m. Please reschedule this for any time after February 18, 1991.

Thank you for your attention in this matter.

Very truly yours,

EVANS, GEORGE AND BRONSTEIN

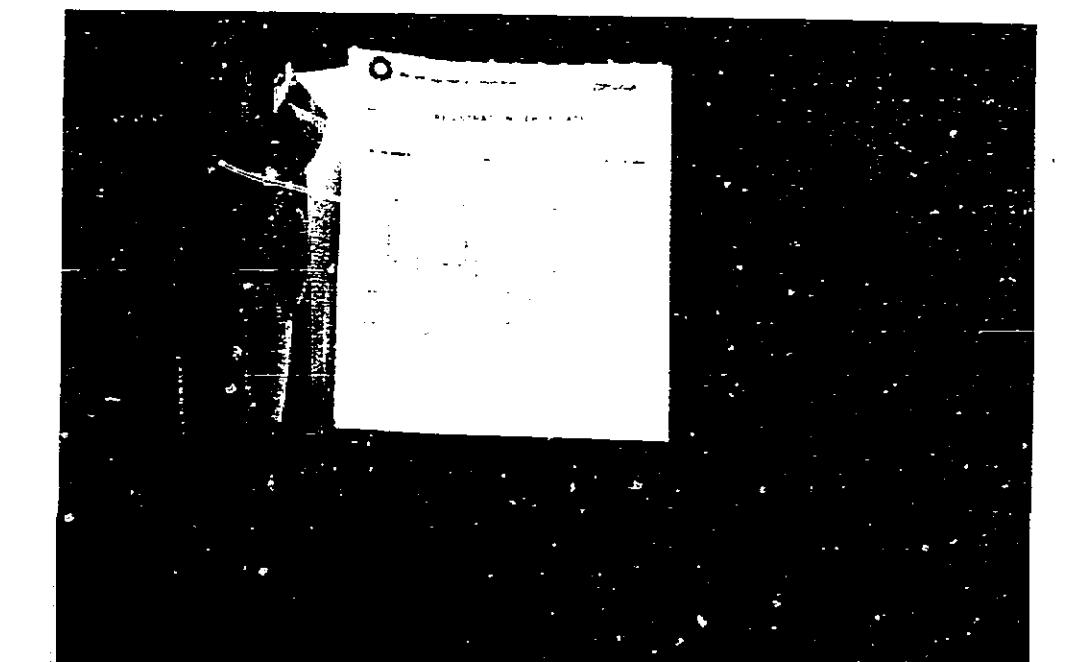
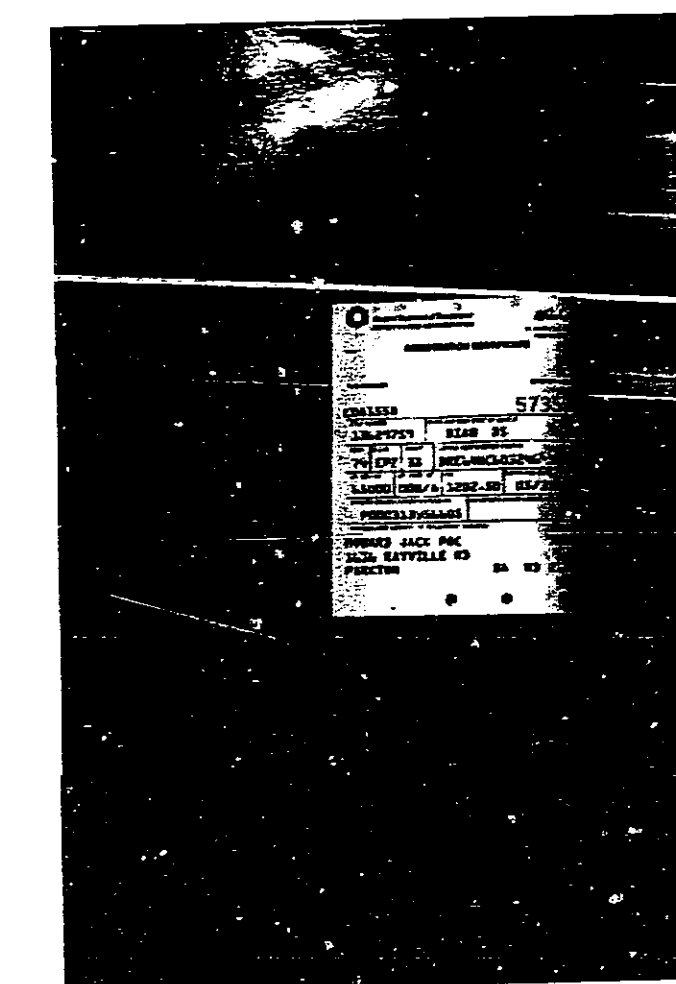
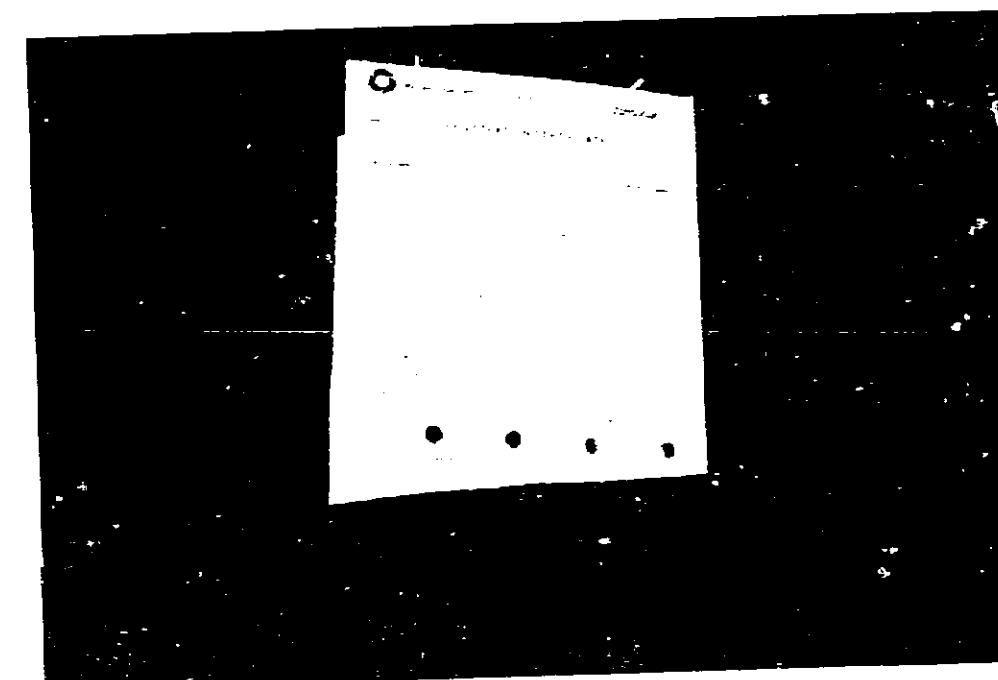
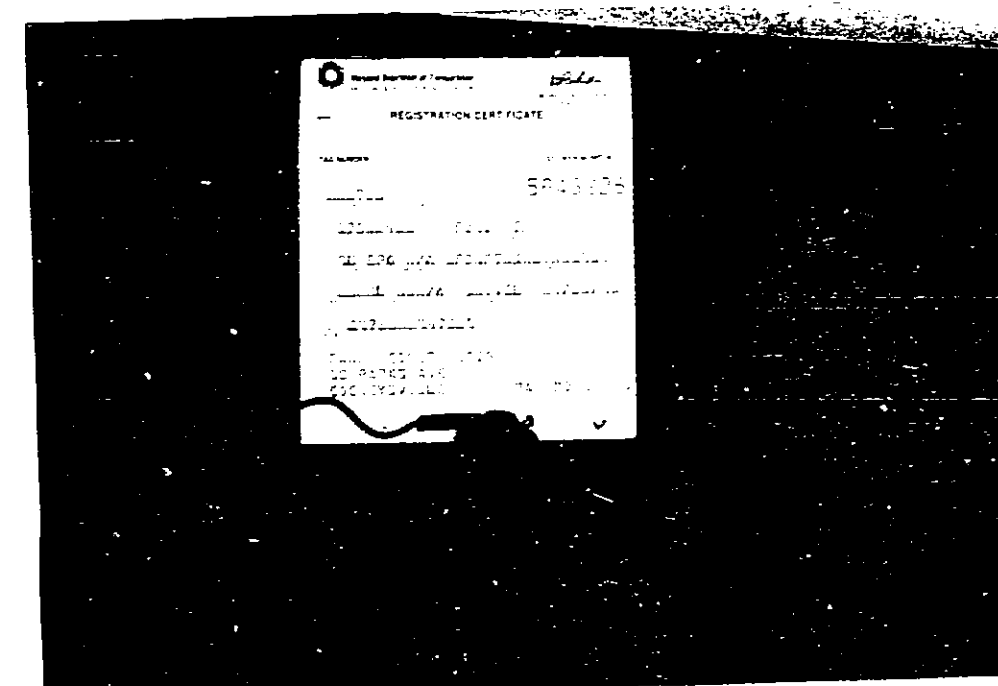
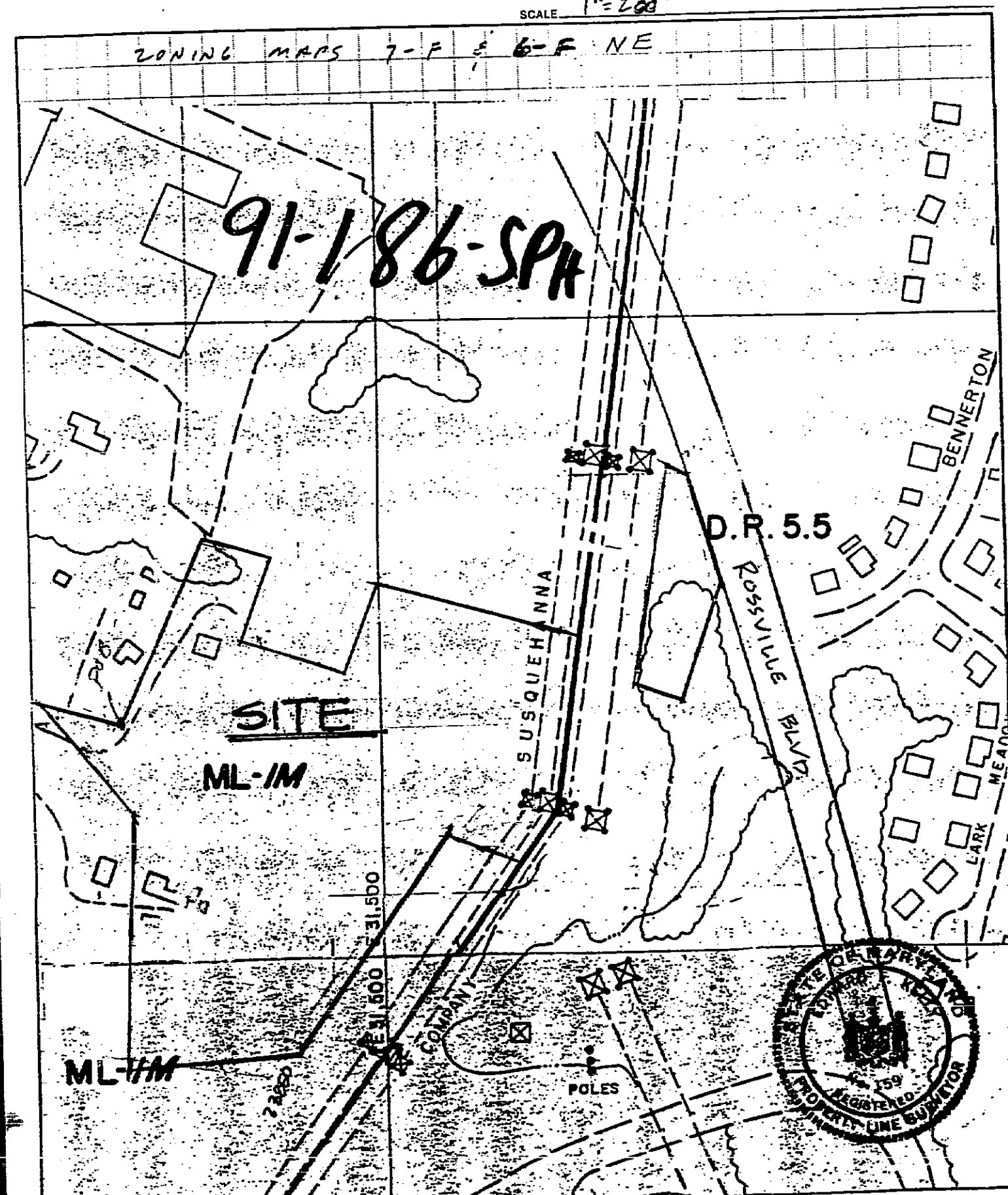
Benjamin Bronstein (mlk)
Benjamin Bronstein

BB/mlh

RECEIVED
DEC 5 1990
ZONING OFFICE

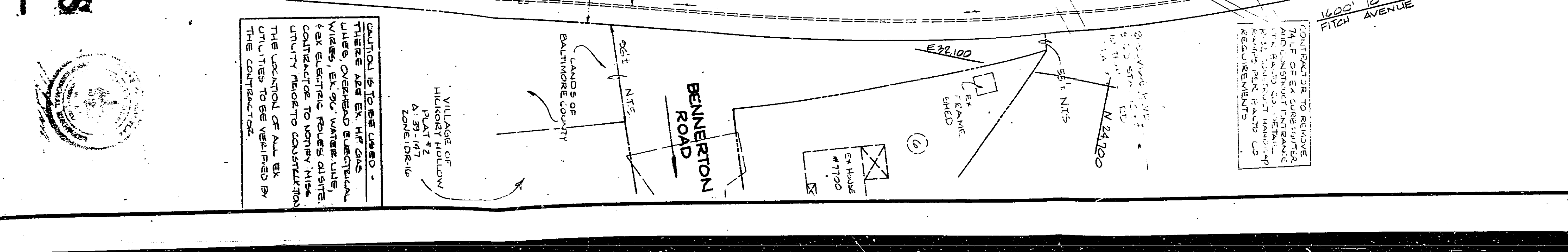
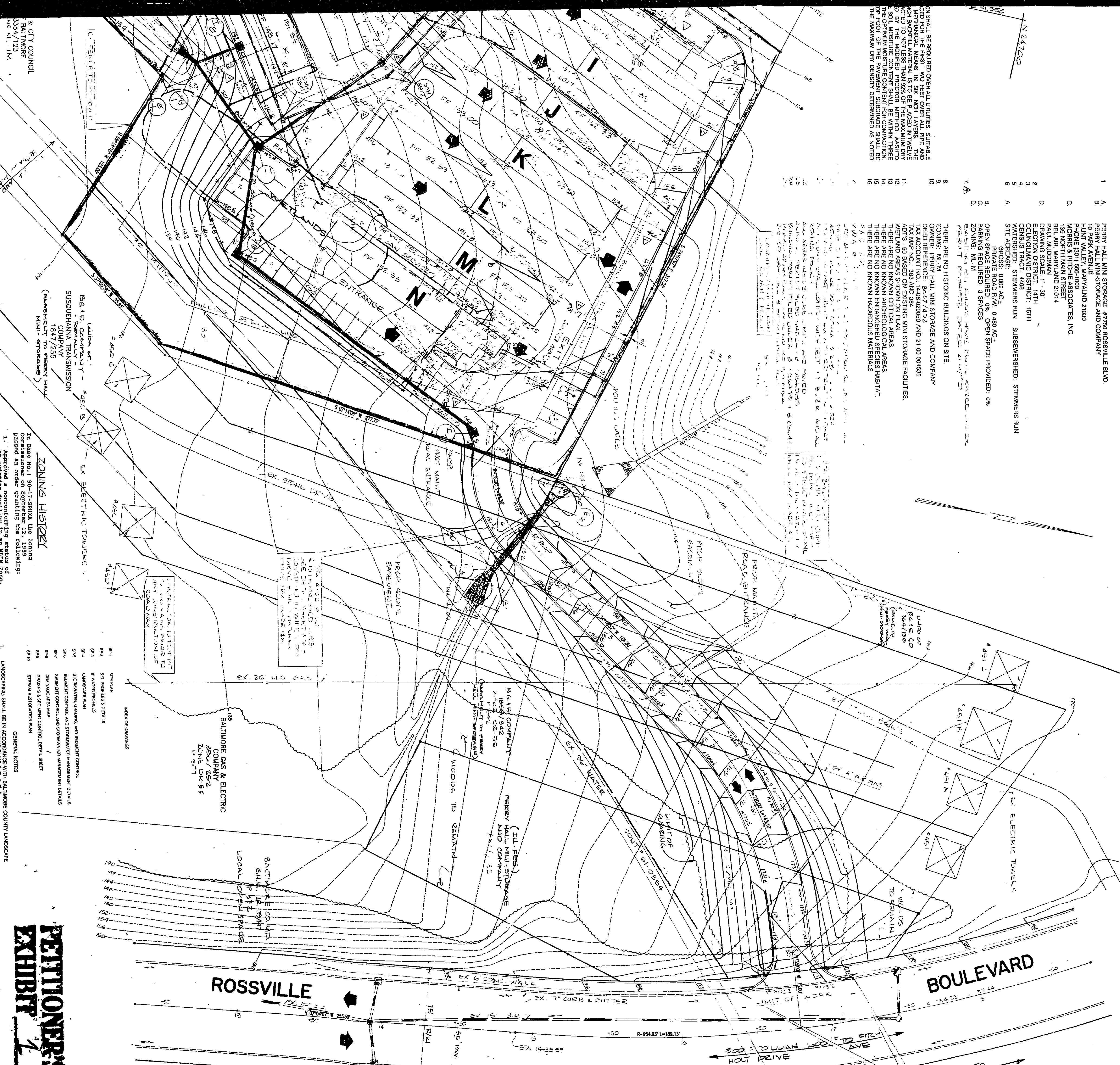
MORRIS & RITCHEY
ASSOCIATES
Engineers & Surveyors
139 North Main Street
Bel Air, Maryland 21014

107
ROSSVILLE BLVD
SHEET NO. 2
CALCULATED BY: DATE 8/15/90
CHECKED BY: DATE
SCALE: 1"=200'



SITE DATA

1. PERRY HALL MINI STORAGE #779 ROSSVILLE BLVD.
2. PERRY HALL MINI STORAGE AND COMPANY
3. 10 PARK AVENUE
4. BALTIMORE, MARYLAND 21202
5. PHONE (301) 666-1000
6. MORRIS & RITCHE ASSOCIATES, INC.
7. 100 NORTH MAIN STREET
8. BALTIMORE, MARYLAND 21201
9. PAUL WOODMAN
10. 1 - 30'
11. ELECTION DISTRICT: 14TH
12. COUNCILMANIC DISTRICT: 18TH
13. WATERSHED: STEWENS RUN
14. SUBSERVED: STEWENS RUN
15. SITE AREA: 8.829 AC.
16. OPEN SPACE REQUIRED: 0% OPEN SPACE PROVIDED: 0%
17. ZONING: MUM
18. THERE ARE NO HISTORIC BUILDINGS ON SITE
19. CONVEY: PERRY HALL MINI STORAGE AND COMPANY
20. DEED REFERENCE: 26-47,7432
21. TAX ACCOUNT NO. A40520050 AND 2100004855
22. ADT'S: 50 BASED ON EXISTING MINI STORAGE FACILITIES
23. WETLAND PRES. SHOWS ONLY LARGES AREAS
24. THERE ARE NO KNOWN ARCHEOLOGICAL AREAS
25. THERE ARE NO KNOWN ENVIRONMENTAL SENSITIVE HABITAT
26. F.A.C. ARE NO KNOWN ENVIRONMENTAL SENSITIVE HABITAT
27. P.M.A. # 1



100% FULL PLAN
AS APPROVED BY
DEVELOPERS ENGINEERING

PROPOSED SANITARY SEWER
PROPOSED WATER MAIN
EXISTING C & P LINE

PROPOSED WATER MAIN
EXISTING WATER MAINS
EXISTING STORM MAINS
EXISTING SEWER LINES
UTILITY POLE
FIRE MAST

PROPOSED WATER MAIN
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PROPOSED WATER MAIN
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UTILITY POLE
FIRE MAST

ZONING HISTORY

In Case No. 90-13-2834 the zoning commission on September 12, 1989 presented an order granting the return of the zoning classification in an MUM zone.

1. Approved commercial access through a residential zone.
2. Permitted a minimum distance of 25 feet from the lot line to any building.
3. The petitioner may apply for his zoning classification to be changed to MUM.

GENERAL NOTES

1. LANDSCAPING SHALL BE IN ACCORDANCE WITH BALTIMORE COUNTY LANDSCAPE DESIGN GUIDELINES.
2. LIGHTING SHALL BE SO DIRECTED AS TO NOT REFLECT TOWNSHIP ADJACENT TO THE SITE OR INTO NEIGHBORHOODS.
3. EXISTING UTILITIES SHALL BE PROTECTED AND NOT BE REMOVED UNLESS NECESSARY FOR THE PROJECT.
4. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
5. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE OR METAL CASING.
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PRINTED AUG 27 1991

PETITIONERS EXHIBIT 1



14TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY MARYLAND

PERRY HALL MINI-STORAGE
OWNER
PERRY HALL MINI-STORAGE AND CO.
10 PARKS AVE.
HUNT VALLEY, MD 21030
PHONE (301) 666-1000

DEVELOPER
HILL MANAGEMENT
6940 DEERCO ROAD
TIMONUM, MD 21093
PHONE 666-1000

MORRIS & RITCHE ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
100 NORTH MAIN STREET
BALTIMORE, MARYLAND 21201
PHONE: 666-1000 OR 678-1800

91-186-SPH

Scale: 1"=50'

CONTRACTOR TO RECEIVE
MATERIALS AND SERVICES
AND LABORER'S PAYROLL
FOR THE PROJECT SHALL
BE SUBMITTED TO THE
COUNTY ENGINEER
FOR REVIEW AND APPROVAL
BEFORE THE PROJECT
COMMENCES.

VALUERS OF
HILLERY BOWEN
PLAT #2
A, B, C, D, E
ZONE 186-10

CONTRACTOR TO RECEIVE
MATERIALS AND SERVICES
AND LABORER'S PAYROLL
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