

IN RE: PETITIONS FOR SPECIAL HEARING	* BEFORE THE
AND VARIANCE - W/S Owings Mills	
Blvd. at Bonita Avenue	* DEPUTY ZONING COMMISSIONER
(Lot 3 of BGE Property)	
4th Election District	* OF BALTIMORE COUNTY
3rd Councilmanic District	
	* Case No. 97-446-SPHA
Owings Mills Self Storage	
Petitioner	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance for that property, known as Lot 3 of BGE Property, located on the west side of Owings Mills Boulevard, south of Crondall Lane and adjacent to the CSX Transportation/Western Maryland Railroad. The Petitions were filed by the owner of the property, Owings Mills Self Storage, Inc., by Peter Bosworth, and the Contract Purchaser, Storage U.S.A., by William A. Rees. The Petitioners seek approval of an amendment to the previously approved site plan in prior Case No. 96-381-SPHA, and variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Sections 255.1 and 238.2 to permit a side yard setback of 10 feet in lieu of the required 30 feet and from Sections 255.2 and 243.2 to permit a side yard setback of 30 feet in lieu of the required 50 feet, for the proposed improvements. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were William A. Rees, Project Manager for Storage, U.S.A., Tony Rupp, David Martin with George W. Stephens, Jr. and Associates, Inc., who prepared the site plan

ORDER RECORDED FOR FILING

Date 6/11/99

By [Signature]

for this property, and Robert A. Hoffman, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of 18.688 acres, more or less, zoned M.L.-1.M., and is proposed for development with several mini-warehouse storage buildings, pursuant to the relief granted by me in prior Case No. 96-381-SPHA on May 29, 1996. However, the Petitioners now come before me seeking approval of a modification of the previously approved site plan to allow the distances between the proposed buildings to be less than that required by the zoning regulations. Testimony indicated that the proposed layout will allow patrons who rent storage space on the subject site to travel easily between and around the buildings, thereby providing optimum traffic flow on the property.

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 a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient 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).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing and variance are not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

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 variance requested should be granted.

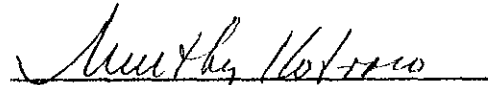
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of June, 1997 that the Petition for Special Hearing seeking approval of an amendment to the previously approved site plan in prior Case No. 96-381-SPHA, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Sections 255.1 and 238.2 of to permit a side yard setback of 10 feet in lieu of the required 30 feet and from Sections 255.2 and 243.2 of the B.C.Z.R. to permit a side yard setback of 30 feet in lieu of the required 50 feet, for the proposed improvements, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 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 relief granted herein shall be rescinded.

IT IS FURTHER ORDERED that except as modified herein, all other terms and restrictions of the Order issued in Case No. 96-381-SPHA shall remain in full force and effect.



TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 6/11/07
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

June 11, 1997

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
W/S Owings Mills Boulevard at Bonita Avenue
(Lot 3 of BGE Property)
4th Election District - 3rd Councilmanic District
Owings Mills Self Storage - Petitioner
Case No. 97-446-SPHA

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and 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 the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Peter Bosworth, President, Owings Mills Self Storage, Inc.
801 St. George's Road, Baltimore, Md. 21210

Ms. William A. Rees, Project Manager, Storage U.S.A.
P.O. Box 3387, Crofton, Md. 21114

People's Counsel; Case Files

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
PETITION FOR VARIANCE *
W/S Owings Mills Boulevard, appx. 250' S * ZONING COMMISSIONER
of c/l Crondall Ln; also E/S CSX/Western *
Maryland Railroad (Lot 3 - BGE Property) * OF BALTIMORE COUNTY
4th Election District, 3rd Councilmanic *
CASE NO. 97-446-SPHA
Legal Owner(s): Owings Mills Self Storage, Inc.
Contract Purchaser/Lessee: Storage U.S.A
Petitioners
* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of May, 1997, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

446



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at West side Owings Mills Blvd. at Bonita Ave.

(Lot 3 of BGE Property)

which is presently zoned ML-IM

97-446-SPHA

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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 part of hereof, hereby petition for a Variance from Section(s)

255.1 and 238.2 of the Baltimore County Zoning Regulations to permit a side yard setback of 10 ft. in lieu of the 30 ft. required; and variance from Section 255.2 and 243.2 to permit a side yard setback of 30 ft. in lieu of the 50 ft. required. And Special Hearing to amend the site plan approved in Case No. 96-381-SPHA. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardships or practical difficulty)

To be determined at hearing.

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 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/Lessee:

Storage, U.S.A

(Type or Print Name)

By:

Signature Bill Rees, Project Manager

P.O. Box 3387

Address

Crofton

City

MD

State

21114

Zipcode

Attorney for Petitioner:

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature

210 Allegheny Ave.

Address

(410) 494-6200

Phone No

MD

State

21204

Zipcode

Legal Owner(s):

Owings Mills Self Storage, Inc.

(Type or Print Name)

By:

Signature

Peter Bosworth, President

(Type or Print Name)

Signature

801 St. George's Road

Address

(410) 583-9270

Phone No.

Baltimore

City

MD

State

21210

Zipcode

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

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave, Towson, MD 21204

Address

(410) 494-6200

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE



ORDER RECORDED & INDEXED

DROP-OFF
NO REVIEW
04/14/97 ucr

97-446-SPHA

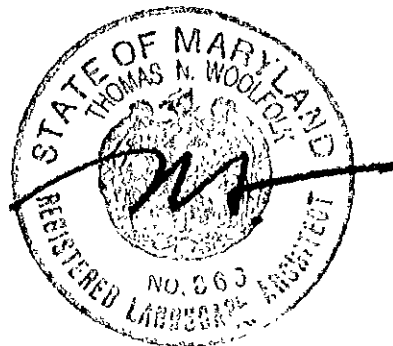
Owings Mills Self Storage Description to Accompany Zoning Petition

April 8, 1997

DESCRIPTION OF PROPERTY ON OWINGS MILLS BOULEVARD AT BONITA AVENUE (ALSO KNOWN AS GROFFS LANE) TO ACCOMPANY REQUEST FOR ZONING VARIANCE.

BEGINNING AT A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF OWINGS MILLS BOULEVARD, AS SHOWN HEREON. THENCE LEAVING SAID POINT OF BEGINNING, AND RUNNING THE FOLLOWING COURSES;

1. R = 7704.44' L = 42.96'
CH= S 02° 52' 44" W 42.96';
Δ = 00° 19' 10"
2. S 87° 16' 51" E 30.00'
3. R=7674.44' L=1108.50'
CH= S 01° 25' 07.5" E 1107.52',
Δ= 08° 16' 33"
4. S 05° 33' 24" E 1198.89',
5. R= 1180.92' L= 591.95'
CH=S 19° 55' 00" E 585.77'
Δ = 28° 43' 12"
6. S 34° 16' 36" E 140.95'
7. S 53° 31' 41" W 495.42
8. N 05° 29' 30" W 357.18'
9. S 84° 36' 40" W 15.00'
10. N 05° 23' 10" W 2100.17'
11. S 84° 38' 45" W 20.14'
12. N 05° 22' 45" W 750.33'
13. N 67° 47' 20" E 307.63'



BEING ALSO KNOWN AND DESIGNATED AS LOT 3, AS SHOWN ON PLAT SM 65/24

Area = 813,644.86 SQ. FT. OR 18.6787 ACRES

NOTE: The above description is for zoning purposes only and is not to be used for any conveyances or agreements.

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 in Towson, Maryland on the property identified herein as follows:

Case: #97-446-SPHA
Lot 3 - RGE Property
W/S Owings Mills Boulevard,
approximately 250'
S of c/c Concord Lane;
also E/S CSX/Western
Maryland Railroad
4th Election District
3rd Councilmanic
Legal Owner(s)
Owings Mills Self Storage,
Inc.

Variance: to permit a side yard setback of 10 feet in lieu of the 30 feet required and to permit a side setback of 30 feet in lieu of the 50 feet required. **Special Hearing:** to amend the site plan approved in case number 96-381-SPHA.

Hearing: Thursday, May 22, 1997 at 11:00 a.m. 4th floor hearing room Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.
(2) For information concerning the File and/or Hearing, Please Call 887-3391.

5/044 May 1 C139444

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 1, 1997

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 May 1, 1997.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

RALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

035207

DATE 4/15/97 ACCOUNT 001-6150

AMOUNT \$ 500.00 (WCR)

Venable, Baetjer & Howard (\$250)
Storage USA (\$250)

RECEIVED
FROM:

#020 - VARIANCE
#040 - SPECIAL HEARING

FOR:

Owings Mills Self Storage, Inc.
DROP-OFF -- NO REVIEW
ITEM #446

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

\$500.00

3A9Y1#0009MICHRD
BA C008155AM04-15-97

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ITEM 446

ZONING NOTICE

Case No.: 97-446-SPHA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE TO PERMIT A SIDE YARD SETBACK OF
10 FT. IN LIEU OF 30 FT. REQUIRED; AND A SIDE YARD SETBACK
OF 30 FT. IN LIEU OF 50 FT. REQUIRED. SPECIAL HEARING
TO AMEND THE SITE PLAN APPROVED IN CASE NO.
916-381-SPHA.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUXENT PUBLISHING COMPANY
May 1, 1997 Issue - Jeffersonian

Please forward billing to:

Barbara Ormord
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, Maryland 21204
410-494-6200

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-446-SPHA

Lot 3 - BGE Property

W/S Owings Mills Boulevard, approximately 250' S of c/l Crondall Lane; also E/S CSX/Western Maryland Railroad

4th Election District - 3rd Councilmanic

Legal Owner(s): Owings Mills Self Storage, Inc.

Variance to permit a side yard setback of 10 feet in lieu of the 30 feet required and to permit a side setback of 30 feet in lieu of the 50 feet required.

Special Hearing to amend the site plan approved in case number 96-381-SPHA.

HEARING: THURSDAY, MAY 22, 1997 at 11:00 a.m., 4th floor hearing room Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 24, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-446-SPHA

Lot 3 - BGE Property

W/S Owings Mills Boulevard, approximately 250' S of c/l Crondall Lane; also E/S CSX/Western Maryland Railroad

4th Election District - 3rd Councilmanic

Legal Owner(s): Owings Mills Self Storage, Inc.

Variance to permit a side yard setback of 10 feet in lieu of the 30 feet required and to permit a side setback of 30 feet in lieu of the 50 feet required.

Special Hearing to amend the site plan approved in case number 96-381-SPHA.

HEARING: THURSDAY, MAY 22, 1997 at 11:00 a.m., 4th floor hearing room Courts Building, 401 Bosley Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Owings Mills Self Storage, Inc.
Storage, U.S.A.
Robert A. Hoffman, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 7, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 16, 1997

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 446
Case No.: 97-446-SPHA
Petitioner: Peter Bosworth

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 14, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



_____ Attach original petition

Due Date 5/5/97

To: Arnold L. Jablon

From: Bruce Seeley *BS/ylf*

Subject: Zoning Item #446

Owings Mills Self Storage

Zoning Advisory Committee Meeting of April 28, 1997

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

X Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: May 6, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Lot 3 BGE Property

INFORMATION

Item Number: 446

Petitioner: Owings Mills

Zoning: ML-IM

Requested Action: Variance

Summary of Recommendations:

All conditions made part of the Orders in Case Nos. R 94-332 and 96-381 SPHA should be made part of the restrictions identified in the subject case.

Prepared by:

Jeffrey W. Long

Division Chief:

Daryl L. Kerns

AFK/JL

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: May 5, 1997

FROM: *fuB* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for May 5, 1997
 Item Nos. 443, 444, 445, 446, 447, 448, 451, 455, 457, 458, 459
 and 460

 The Development Plans Review Division has reviewed the subject
zoning item, and we have no comments.

RWB:HJO:cab

cc: File

ZONE505.NOC



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 4.25.97
Item No. 446 WCR

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for

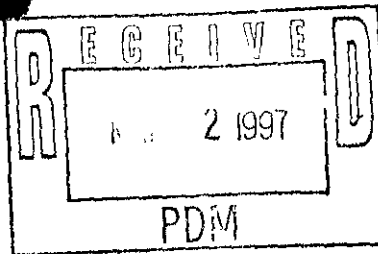
Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



April 28, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 28, 1997

Item No.: SEE BELOW

Zoning Agenda:

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.

3. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

440, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454,
459, 460, and 461

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F
cc: File



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 15, 1997

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Drop-Off Petition (Item #446)
Owings Mills Self Storage, Inc.
4th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper forms pertaining to this. There is a form indicating the posting standards required by Baltimore County, as well as a list of vendors serving the Baltimore County area. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to Gwendolyn Stephens.

If you have any questions regarding the sign posting, please do not hesitate to contact Gwendolyn Stephens at 887-3391.

Very truly yours,

WCR/scj

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 13, 1997

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Drop-Off Petition Review (Item #446)
BGE Property, Lot 3
4th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

The variances requested are unclear. If the distance is between buildings, Section 102.2 should be referenced.

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "M. Kellman".

Mitchell J. Kellman
Planner II
Zoning Review

MJK:scj

Enclosure (receipt)

c: Zoning Commissioner

A large, stylized handwritten signature or set of initials in black ink, possibly reading "JCS".



ABLE, BAETTER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147

VENABLE
ATTORNEYS AT LAW

97-1619
446
OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

4/11/97
q
Writer's Direct Number:
410-494-6201

April 11, 1997

Hand Delivery

Mr. Carl Richards
Department of Permits & Development Management
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

4-14-97
OK-WCR

Re: Legal Owner: Owings Mills Self Storage, Inc.
Contract Purchaser: Storage, USA
Property Location: West side Owings Mills Blvd. @ Bonita Ave.
Petition for Zoning Variance and Special Hearing

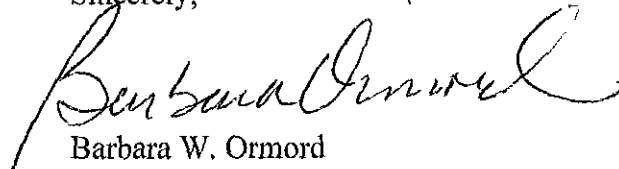
Dear Mr. Richards:

I am hereby drop filing the enclosed Petition for Zoning Variance and Special Hearing with regard to the above captioned property. This request has not been previously reviewed by your office. Pursuant to Zoning Enforcement, there is no evidence of any zoning citations currently outstanding on this site. Enclosed for submittal are the following documents:

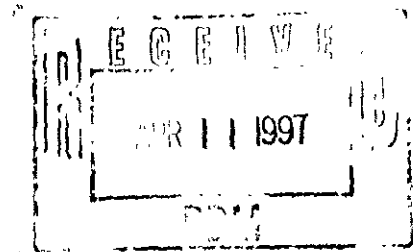
1. Petition for Zoning Variance (including Special Hearing) (3);
2. Zoning description (3);
3. Site Plans, (12);
4. 200' Scale Zoning Map (1)
4. Two checks totaling \$500.00.

If you have any questions, please give me a call.

Sincerely,



Barbara W. Ormord
Legal Assistant



cc: Robert A. Hoffman, Esquire
Patsy A. Malone, Esquire

D.R. 16

16

MATINEE
PARKING
AREA

P.A.

W E S - E R N

3 U N E A V A

Lot 3

PLAT G5/
24 & 25

POWER LINE

LINE

MILLS

BLVD

W 46.500 (PROPOSED)
W 46.500

ML-1M

ML-1M

ML-1M

100 YEAR FLOOD PLAIN

PARTS OF 1988
ZONING MAPS
NW-12 H & NW 13 H
SHOWING LOT 3
PLATS G5/24 & 25

SCALE: 1"=200'
JANUARY 20, 1994

97.446
SPHA

Letter Approving Spirit & Intent of Self Storage Buildings

VENABLE
 December 1, 1998
 445 Station Street
 Baltimore, MD 21201
 (410) 528-1100
 Fax: (410) 528-1101
 E-mail: info@venable.com
 Website: www.venable.com

Dear Mr. [Name]:

Please be advised that the undersigned has reviewed the proposed plan for the construction of self-storage buildings and related improvements on the property located at the intersection of Owings Mills Boulevard and Bonita Avenue, Baltimore, Maryland. The proposed plan is consistent with the spirit and intent of the applicable zoning ordinance and the Comprehensive Zoning Ordinance of the City of Baltimore.

I am writing to you on this date to inform you that the proposed plan is consistent with the spirit and intent of the applicable zoning ordinance and the Comprehensive Zoning Ordinance of the City of Baltimore. The proposed plan is consistent with the spirit and intent of the applicable zoning ordinance and the Comprehensive Zoning Ordinance of the City of Baltimore.

Sincerely,
 [Signature]
 [Name]
 [Title]

Owings Mills Boulevard

NOTE:
 ANY INCREASE IN OFFICE AREA
 REQUIRES A REVISED PLAN AND
 ZONING OFFICE APPROVAL.

SITE

LOCATION MAP
 SCALE: 1" = 500'

Note:
 THIS PLAN SHALL BE USED FOR SITE LAYOUT AND
 HORIZONTAL LOCATION ONLY. FOR SITE GRADING,
 SEDIMENT CONTROL, STORMWATER MANAGEMENT
 AND LANDSCAPING, SEE APPROPRIATE DRAWINGS.
 SEE DRAWING C-9 FOR SITE CONSTRUCTION NOTES.

Proposed South Storm
 Water Management Pond

FUTURE 1 STORY BUILDING

Lane

CSX TRANSPORTATION, INC. - PLAT JWS 2 PART 1 PAGE 153
 (FORMERLY WESTERN MARYLAND RAILROAD COMPANY)
 (WPC 380-133)

EX. RAILROAD TRACKS 7

Proposed 100 Year Floodplain
 with 1 Foot of Freeboard
 Proposed Forest Buffer

Proposed Flood Plain
 Grading / New Wetland

Proposed North Storm
 Water Management Pond

Owings Mills Boulevard

Bonita Avenue

Zoning History

- CASE # 85-32 - BOE, INC. / FINE, INC.
 • RECLASSIFICATION FROM DR-16 TO M-1. GRANTED MAY 18, 1985. SEE ZONING ORDER HEREON.
- PETITIONER REQUESTED CONFIRMATION THAT PROPOSED MINI-WAREHOUSES ARE WITHIN THE SPIRIT
 & INTENT OF THE RECLASSIFICATION ORDER. - CONFIRMED NOVEMBER 3, 1985.
- DEC. NUMBER 11229
 • AS LIMITED EXEMPTION - GRANTED NOVEMBER 30, 1985.
- DEC. NUMBER 11229
 • WALKER TO STANDARDS (ROAD AND WATER MAIN IMPROVEMENTS) - PARTIAL WALKER GRANTED
 JANUARY 18, 1986.
- CASE # 86-381 - SPHA
 • VARIANCE TO MINIMUM 75 FOOT SETBACK WITHIN 100 FEET
 OF RESIDENTIAL ZONE.
- SPECIAL HEARING TO APPROVE WALKERS TO ROAD AND WATER MAIN
 IMPROVEMENTS GRANTED 9/28/86.

Site Data

SUBJECT DISTRICT
 COUNCILMANIC DISTRICT
 EXISTING ZONING
 DEED REFERENCE
 TAX ACCOUNT NUMBER
 PLAT REFERENCE
 CENSUS TRACT
 WATERSHED
 SUBDIVISION
 THERE ARE NO ANTHROPOLOGICAL SITES ON SITE
 THERE ARE NO HISTORIC BUILDINGS ON SITE
 THERE ARE NO ENDANGERED SPECIES HABITATS ON SITE

LOT AREA
 18.89 AC +/-
 VACANT
 WAREHOUSE
 88,800 S.F.
 3,000 S.F.
 82,800 S.F.
 0.1

2 SPACES
 8 SPACES

ZONING VARIANCE REQUESTED

- *1. VARIANCE TO PERMIT A SIDE YARD OF 10' IN LIEU OF 30'
 REQUIRED: BCZR 255.1 / 238.2
- *2. VARIANCE TO PERMIT A SIDE YARD OF 30' IN LIEU OF 50'
 REQUIRED: BCZR 255.2 / 243.2

*DENOTES LOCATION OF REQUESTED VARIANCE

CONTRACT PURCHASER
 STORAGE USA
 10440 LITTLE PATUXENT PKWY
 PHONE (410) 730-6806

Plat to Accompany Zoning Variance Petition

Owings Mills Self Storage

OWINGS MILLS BOULEVARD
 BALTIMORE COUNTY, MARYLAND
 ELECTION DISTRICT 4 - COUNCILMANIC DISTRICT 3



GWS

GEORGE W. STEPHENS, JR.
 AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS
 404 KAPLAN NORTH DRIVE, SUITE 100
 FORT WASHINGTON, PENNSYLVANIA 19074
 (410) 825-8120

DATE	SCALE	TITLE
11-27-97	1" = 50'	ADDED CONTRACT PURCHASER
11-27-97	1" = 50'	DESIGNED
11-27-97	1" = 50'	CHECKED
11-27-97	1" = 50'	FILED
11-27-97	1" = 50'	DRAWING NUMBER

Zoning Order

OWNER/DEVELOPER
 Owings Mills Self Storage
 801 St. Georges Road
 Baltimore, Maryland 21210

1. There shall be no use of the property for any purpose other than that for which it is zoned.

2. There shall be no use of the property for any purpose other than that for which it is zoned.

3. There shall be no use of the property for any purpose other than that for which it is zoned.

4. There shall be no use of the property for any purpose other than that for which it is zoned.

5. There shall be no use of the property for any purpose other than that for which it is zoned.

6. There shall be no use of the property for any purpose other than that for which it is zoned.

7. There shall be no use of the property for any purpose other than that for which it is zoned.

8. There shall be no use of the property for any purpose other than that for which it is zoned.

9. There shall be no use of the property for any purpose other than that for which it is zoned.

10. There shall be no use of the property for any purpose other than that for which it is zoned.

Zoning Order

1. The petitioner, [Name], has applied for a zoning variance for the proposed self-storage buildings and related improvements on the property located at the intersection of Owings Mills Boulevard and Bonita Avenue, Baltimore, Maryland. The proposed plan is consistent with the spirit and intent of the applicable zoning ordinance and the Comprehensive Zoning Ordinance of the City of Baltimore.

2. The petitioner, [Name], has applied for a zoning variance for the proposed self-storage buildings and related improvements on the property located at the intersection of Owings Mills Boulevard and Bonita Avenue, Baltimore, Maryland. The proposed plan is consistent with the spirit and intent of the applicable zoning ordinance and the Comprehensive Zoning Ordinance of the City of Baltimore.

3. The petitioner, [Name], has applied for a zoning variance for the proposed self-storage buildings and related improvements on the property located at the intersection of Owings Mills Boulevard and Bonita Avenue, Baltimore, Maryland. The proposed plan is consistent with the spirit and intent of the applicable zoning ordinance and the Comprehensive Zoning Ordinance of the City of Baltimore.

4. The petitioner, [Name], has applied for a zoning variance for the proposed self-storage buildings and related improvements on the property located at the intersection of Owings Mills Boulevard and Bonita Avenue, Baltimore, Maryland. The proposed plan is consistent with the spirit and intent of the applicable zoning ordinance and the Comprehensive Zoning Ordinance of the City of Baltimore.

5. The petitioner, [Name], has applied for a zoning variance for the proposed self-storage buildings and related improvements on the property located at the intersection of Owings Mills Boulevard and Bonita Avenue, Baltimore, Maryland. The proposed plan is consistent with the spirit and intent of the applicable zoning ordinance and the Comprehensive Zoning Ordinance of the City of Baltimore.

11. The petitioner, [Name], has applied for a zoning variance for the proposed self-storage buildings and related improvements on the property located at the intersection of Owings Mills Boulevard and Bonita Avenue, Baltimore, Maryland. The proposed plan is consistent with the spirit and intent of the applicable zoning ordinance and the Comprehensive Zoning Ordinance of the City of Baltimore.

12. The petitioner, [Name], has applied for a zoning variance for the proposed self-storage buildings and related improvements on the property located at the intersection of Owings Mills Boulevard and Bonita Avenue, Baltimore, Maryland. The proposed plan is consistent with the spirit and intent of the applicable zoning ordinance and the Comprehensive Zoning Ordinance of the City of Baltimore.

13. The petitioner, [Name], has applied for a zoning variance for the proposed self-storage buildings and related improvements on the property located at the intersection of Owings Mills Boulevard and Bonita Avenue, Baltimore, Maryland. The proposed plan is consistent with the spirit and intent of the applicable zoning ordinance and the Comprehensive Zoning Ordinance of the City of Baltimore.

14. The petitioner, [Name], has applied for a zoning variance for the proposed self-storage buildings and related improvements on the property located at the intersection of Owings Mills Boulevard and Bonita Avenue, Baltimore, Maryland. The proposed plan is consistent with the spirit and intent of the applicable zoning ordinance and the Comprehensive Zoning Ordinance of the City of Baltimore.

15. The petitioner, [Name], has applied for a zoning variance for the proposed self-storage buildings and related improvements on the property located at the intersection of Owings Mills Boulevard and Bonita Avenue, Baltimore, Maryland. The proposed plan is consistent with the spirit and intent of the applicable zoning ordinance and the Comprehensive Zoning Ordinance of the City of Baltimore.

