

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 WS Owings Mills Blvd. cor.S & SE
 Groffs Ln & 2000' S Crondall * ZONING COMMISSIONER
 11000 Owings Mills Blvd.
 4th Election District * OF BALTIMORE COUNTY
 3rd Councilmanic District
 Owings Mills Self Storage,Inc * Case No. 98-382-A
 Petitioner
 * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 11000 Owings Mills Blvd. The Petition was filed by Owings Mills Self Storage, Inc., by R. Peter Bosworth, President, property owner. Variance relief is requested from Section 409.6.A.2 of the Baltimore County Zoning Regulations (BCZR) to permit 56 parking spaces in lieu of the 80 required and also a variance from Section 409.10.A of the BCZR to permit 3 stacking spaces for drive-through window in lieu of the 5 required. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case was R. Peter Bosworth, on behalf of the Petitioner, Owings Mills Self Storage, Inc. Also present was Tom Woolfolk, a registered landscape architect, on behalf of George W. Stephens, Jr., Associates, Inc., the firm which prepared the site plan. Also appearing was Mickey Cornelius, a traffic expert, from The Traffic Group, and Susan I. Lemig, a prospective tenant of the site. The Petitioner was represented by Robert A. Hoffman, Esquire. There were no Protestants or other interested persons present.

An examination of the site plan indicates that the property is an irregularly shaped parcel, approximately 7.70 acres in area, zoned ML-IM. The property is located with frontage on Owings Mills Lane, not far from Reisterstown Road in western Baltimore County. The site is proposed for

ORDER RECEIVED FOR FILING

Date

[Signature]

construction of a building which will contain retail and office space. The building is proposed to be located towards the rear of the site with an area of parking to serve same towards the front.

The zoning history of the property is significant and set out on the site plan. The County Board of Appeals granted a request to reclassify the zoning of the property from D.R.1 to M.L.-I.M. in May 1995. Later, the D.R.C. granted a partial waiver of Public Works Standards in January of 1996. Under zoning case, 96-381-SPHA, variance relief was granted to permit a minimum 75 ft. setback within 100 ft. of a residential zone and special hearing relief was also granted to approve waivers to road and water main improvements. Lastly, under zoning case No. 97-545-A, a variance was permitted to allow a 10 ft. setback in lieu of the 25 ft. required on July 15, 1997.

The present case comes before me for consideration of parking variances from the requirements set forth in Section 409 of the BCZR. As shown on the site plan, there will be 56 parking spaces provided. At the hearing, there was discussion regarding the number required. One of the businesses which will occupy a part of the proposed building is a bagel shop, to be operated by Ms. Lemig. A determination need be made if that operation is considered a standard restaurant or carry-out facility. Section 101 of the BCZR defines a standard restaurant as "A facility or part of a facility used primarily for serving meals and beverages to persons seated at tables on the premises of the establishment . . .". A carry-out restaurant is defined in that section as, "An establishment whose principal business is the sale of ready to consume food and beverages to customers who order their food and beverages over the counter, by telephone, or by fax machine, in whose principal characteristic is that food and beverages are consumed off of the premises."

ORDER RECEIVED FOR FILING

Date

By

Section 409 of the BCZR regulates the parking necessary for restaurant uses. Under that regulation, five spaces would be needed for the proposed operation if same were to be determined to be a carry-out restaurant. However, 16 spaces will be required if the use is considered a standard restaurant.

Testimony offered was that the bagel shop will have some seating; thus, the zoning office preliminary determined that same was a standard restaurant. However, remarks from the proprietor at the hearing were persuasive to a finding that the use is indeed a carry-out restaurant. Although there will be some limited seating for patrons, the proposed restaurant is clearly more in character with the carry-out facility. Most patrons will buy their bagels and eat the product off-premises. Although there will be some individuals who will dine on site, there will be a rapid turn-over of patrons. Also, there is no table service. Based upon the characteristics of this facility, I believe that it should be classified as a carry-out restaurant and, thus, five spaces required under Section 409 of the BCZR. Having reached such a determination, the relief requested must, therefore, be altered. Rather than providing 56 parking spaces in lieu of the required 81 spaces, variance relief need be granted to permit 56 spaces in lieu of the required 59.

Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Variance. There does not appear to be a potential for parking spill over to adjacent properties or public roads which abut the use. In my judgment, the Petitioner has satisfied the requirements of Section 307 of the BCZR, as construed by the case law. I am persuaded that the property is unique by virtue of its shape, size and constraints which limit the area and size of the parking lot. Moreover, I find that the Petitioner would suffer practical difficulty if relief were denied,

ORDER RECEIVED FOR FILING

DEC 10 1988

BY

and that a grant of the relief would not cause adverse impacts to the surrounding locale.

Variance relief will also be permitted to grant 3 stacking spaces for the drive-thru window in lieu of the 5 required. The site plan shows that a drive-in facility is proposed for the southern end of the building. In my judgment, the proposed layout is acceptable and variance relief should be granted.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 2nd day of July 1998, that a variance from Section 409.6.A.2 of the Baltimore County Zoning Regulations (BCZR) to permit 56 parking spaces in lieu of the 80 required, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.10.A of the BCZR to permit 3 stacking spaces for drive-through window, in lieu of the 5 required, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The 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. All requirements relating to landscaping and development of the site as set out in the prior zoning cases and/or by the Development Review Committee are expressly incorporated herein and remain in full force and effect.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LRS/mmh

ORDER RECEIVED FOR FILING
JUL 16 1998
BY [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

July 2, 1998

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

RE: Petition for Variance
Case No. 98-382-A
Property: 11000 Owings Mills Blvd.
Owings Mills Self Storage, Inc., Petitioner

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, 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,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

c: Mr. R. Peter Bosworth, President
Owings Mills Self Storage, Inc.
801 St. Georges Road
Baltimore, Maryland 21210





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11000 Owings Mills Boulevard

which is presently zoned ML-IM

This Petition shall be filed with the Department of Permits & 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)

409.6.A.2 to permit 56 parking spaces in lieu of the 80 required; variance from Section 409.10.A. to permit 3 stacking spaces for drive-through window in lieu of the 5 required

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:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Robert A. Hoffman
Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature

210 Allegheny Ave.

(410) 494-6200

Address

Phone No

Towson

MD

21204

City

State

Zipcode

Legal Owner(s):

Owings Mills Self Storage, Inc.

(Type or Print Name)

By:

Signature **R. Peter Bosworth, President**

(Type or Print Name)

Signature

801 St. Georges 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

DROP OFF
NO REVIEW
98-382-A

4/14/98
UCR

288
98-382-A

**NOTICE OF ZONING
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 #98-382-A
11000 Owings Mills Boulevard
W/S Owings Mills Boulevard,
corner S & E/S Groffs Lane
and 2,000' S of Crondall Lane
4th Election District
3rd Councilmanic District

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

Variance: to permit 56 parking spaces in lieu of the 80 required and to permit 3 stacking spaces for drive-through window in lieu of the 5 required.

Hearing: Monday, June 1,
1998 at 11:00 a.m., in Room
407, County Courts Bldg.,
401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible: for
special accommodations
Please Call (410) 887-3353.

(2) For information concerning
the File and/or Hearing,
Please Call (410) 887-3391.

5/105 May 14 c228207

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/14/, 1998

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 5/14/, 1998

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYL/ 7
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 048726

DATE 4/14/98 ACCOUNT 001-6150

AMOUNT \$ 250.00 (WCR)

RECEIVED FROM: OWINGS MILLS SELF STORAGE INC

FOR: #020 - VARIANCE

11000 OWINGS MILLS BOULEVARD ITEM 381
DROP-OFF — NO REVIEW CASE # 98-382-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
4/14/1998 4/14/1998 10:52:59

REG W802 CASHIER JRIC JHR DRYMER

5 MISCELLANEOUS CASH RECEIPT

Receipt # 040808

CF NO. 048726

OFFL

250.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

HOFFMAN / ORMORD

RE. Case No. 98-382-A

Petitioner/Developer OWINGS MILLS SELF STORAGE, INC., ETAL
C/O ROB HOFFMAN

Date of Hearing/Closing 6/1/98

@ 11:00 AM
RM 407
CCB

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #11000 OWINGS MILLS

BLVD. & ES GROFFS LANE (2 SIGNS)

The sign(s) were posted on

5/15/98
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe, 5/22/98
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)

ORIG.
TO
ZONING
COMMISSION

ZONING NOTICE

Case # 98382-A

PLACE IN BOX OF CERTIFICATE OF POSTING
TIME & DATE: 11:00 AM, JUNE 1, 1998

VARIANCE:
TO PERMIT 56 PARKING SPACES
IN LIEU OF 80 REQUIRED
AND TO PERMIT 3 STORAGE
SPACES FOR DRIVE THROUGH
WINDOWS IN LIEU OF THE
REQUIRED
(SEE SIGN) (SEE SIGN)



Baltimore County
Department of Permits and
Development Management

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

April 27, 1998

NOTICE OF ZONING 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: 98-382-A

11000 Owings Mills Boulevard

W/S Owings Mills Boulevard, corner S & E/S Groffs Lane and 2,000' S of Crondall Lane

4th Election District - 3rd Councilmanic District

Legal Owner: Owings Mills Self Storage, Inc.

Variance to permit 56 parking spaces in lieu of the 80 required and to permit 3 stacking spaces for drive-through window in lieu of the 5 required.

HEARING: Monday, June 1, 1998 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with the initials "sc" written below it.

Arnold Jablon
Director

c: Robert A. Hoffman, Esquire
Owings Mills Self Storage, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 17, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
May 14, 1998 Issue - Jeffersonian

Please forward billing to:

Barbara Ormord 410-494-6201
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, MD 21204

NOTICE OF ZONING 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: 98-382-A
11000 Owings Mills Boulevard
W/S Owings Mills Boulevard, corner S & E/S Groffs Lane and 2,000' S of Crondall Lane
4th Election District - 3rd Councilmanic District
Legal Owner: Owings Mills Self Storage, Inc.

Variance to permit 56 parking spaces in lieu of the 80 required and to permit 3 stacking spaces for drive-through window in lieu of the 5 required.

HEARING: Monday, June 1, 1998 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.



Baltimore County
Department of Permits and
Development Management

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

April 14, 1998

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

RE: Drop-Off Petition (Item #382)
11000 Owings Mills Boulevard
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 form pertaining to this. 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 this office.

If you have any questions regarding the sign posting, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

A handwritten signature in black ink that reads "WCR/scj". The "WCR" is written in a stylized, cursive font, and "scj" is written in a simpler, more legible font.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures



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:

ZONING NOTICE

Case No.: 98-382-A

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

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE TO PERMIT 50 PARKING SPACES
IN LIEU OF THE 80 REQUIRED, AND TO PERMIT 3
STACKING SPACES FOR DRIVE-THROUGH WINDOW IN
LIEU OF THE 5 REQUIRED.

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



Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: _____

Petitioner: Owings Mills Self Storage, Inc.

Location: 11000 Owings Mills Boulevard

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Barbara Ormord

ADDRESS: 210 Allegheny Avenue
Towson, Md 21204

PHONE NUMBER: 410-494-6201

AJ:ggs

(Revised 09/24/96)

98-382-A

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____



North

date: _____
prepared by: _____

Scale of Drawing: 1" = _____



Vicinity Map
North
scale: 1" = 1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1" = 200' scale map #: _____

Zoning: _____

Lot size: _____
acreage square feet

SEWER: ☐ public ☐ private
WATER: ☐ yes ☐ no

Chesapeake Bay Critical Area: ☐ ☐

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE #: _____

A-388-8P

RE: PETITION FOR VARIANCE
11000 Owings Mills Blvd., W/S Owings Mills Blvd.,
cor S & E/S Groffs Ln and 2000' S of Crondall Ln,
4th Election District, 3rd Councilmanic

Legal Owners: Owings Mills Self Storage, Inc.

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 98-382-A

* * * * *

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 of 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
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of June, 1998, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, P.O. Box 5517, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

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

May 27, 1998

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

RE: Item Number: 382
Case Number: 98-382-A
Petitioner: Owings Mill Self Storage, Inc.

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, 1998.

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 Gwen Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive script.

W. Carl Richards, Jr.
Zoning Supervisor

WCR:rye

Enclosures



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

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: May 6, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
 for May 4, 1998
 Item No. 382

The Development Plans Review Division has reviewed the subject zoning item. The proposed bank should be re-designed, and the direction of the drive-through should be reversed to provide for additional stacking spaces and take advantage of the bank window.

RWB:HJO:jrb

cc: File

ZONE0504.382



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

MAY 6, 1998

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

RE: Property Owner: OWINGS MILLS SELF STORAGE, INC.

Location: DISTRIBUTION MEETING OF APRIL 27, 1998

Item No.: 382 Zoning Agenda:

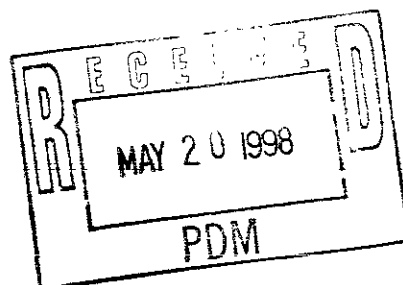
Gentlemen:

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
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", 1994 edition prior to occupancy.

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

cc: File





**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

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

RE: Baltimore County 4-28-98
Item No. 382 WCR

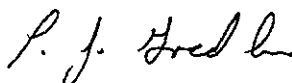
Dear Ms. Stephens:

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 or by E-mail at (lgredlein@sha.state.md.us).

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley - RBS/SP
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: April 27, 98

DATE: 5/1/98

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

380	386	391
<u>382</u>	387	392
383	388	
384	390	

RBS:sp

BRUCE2/DEPRM/TXTS8P

6/1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

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

SUBJECT: 11000 Owings Mills Boulevard

INFORMATION

Item Number: 382
Petitioner: Owings Mills Self Storage Inc.
Zoning: ML-IM

Summary of Recommendations:

The zoning history on this former BG&E property includes two separate setback variance requests. Both of these requests were granted. These previous variances coupled with the current parking variance petition signals a possible over-development of the site. The petitioners offer to provide "employee parking" on Groff's Lane, a public road, only heightens staff's concern about the adequacy of this site to handle the proposed development. An unsafe and undesirable condition would result if spill-over parking occurred on Owings Mills Boulevard.

The site plan exhibit does not show proposed loading for the building. The ten foot rear building setback along Groff's Lane was approved as a part of the previous variance requests. This area allows adequate room for the required landscaping. This ten foot area is not adequate, however, to accommodate service and loading and the required landscaping. This office recommends that the ten foot area between the building and Groff's Lane right-of-way remain landscaped and not be subjected to future requests for landscape plan waivers because of loading needs.

Prepared by:

Division Chief:

AFK/JL:kma

ABLE, BAETJER AND HOWARD, LLP
Including professional corporations

1800 Mercantile Bank & Trust Building
Two Hopkins Plaza
Baltimore, Maryland 21201-2978
(410) 244-7400, Fax (410) 244-7742

VENABLE
ATTORNEYS AT LAW

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

Writer's Direct Number:
410-494-6201

4/9/98
April 8, 1998

Hand Delivery

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

Re: Property Owner: Owings Mills Self Storage, Inc.
Location: 11000 Owings Mills Boulevard
Petition for Zoning Variance

Dear Mr. Richards:

I am hereby drop filing the enclosed Petitions for Zoning Variance with regard to the above captioned property. This request has previously been reviewed by John Sullivan. This property is not in violation of any zoning laws. Enclosed are the following documents:

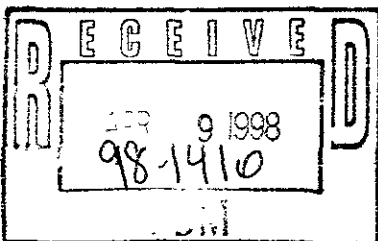
1. Petition for Zoning Variance (3);
2. Zoning Description (3);
3. Site Plan (12);
4. 200' Scale Zoning Map (1); and
4. Check in the amount of \$250.00

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

Sincerely,

Barb

Barbara W. Ormord
Legal Assistant



cc: Robert A. Hoffman, Esquire
TOIDOC51/BAW01/0063640.01

**DROP OFF
NO REVIEW**

98-382-A



Baltimore County
Department of Permits and
Development Management

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

May 6, 1998

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

RE: Drop-Off Petition Review (Item #382)
11000 Owings Mills Boulevard
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.

1. Label and dimension right-of-way with arrow.
2. Dimension typical stacking space.
3. Label front of proposed building.

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

Sincerely,

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:rye

Enclosure (receipt)

c: Zoning Commissioner



PETITIONER(S) SIGN-IN SHEET

ADDRESS

NAME

Rob Hoffman

James J. Fleming

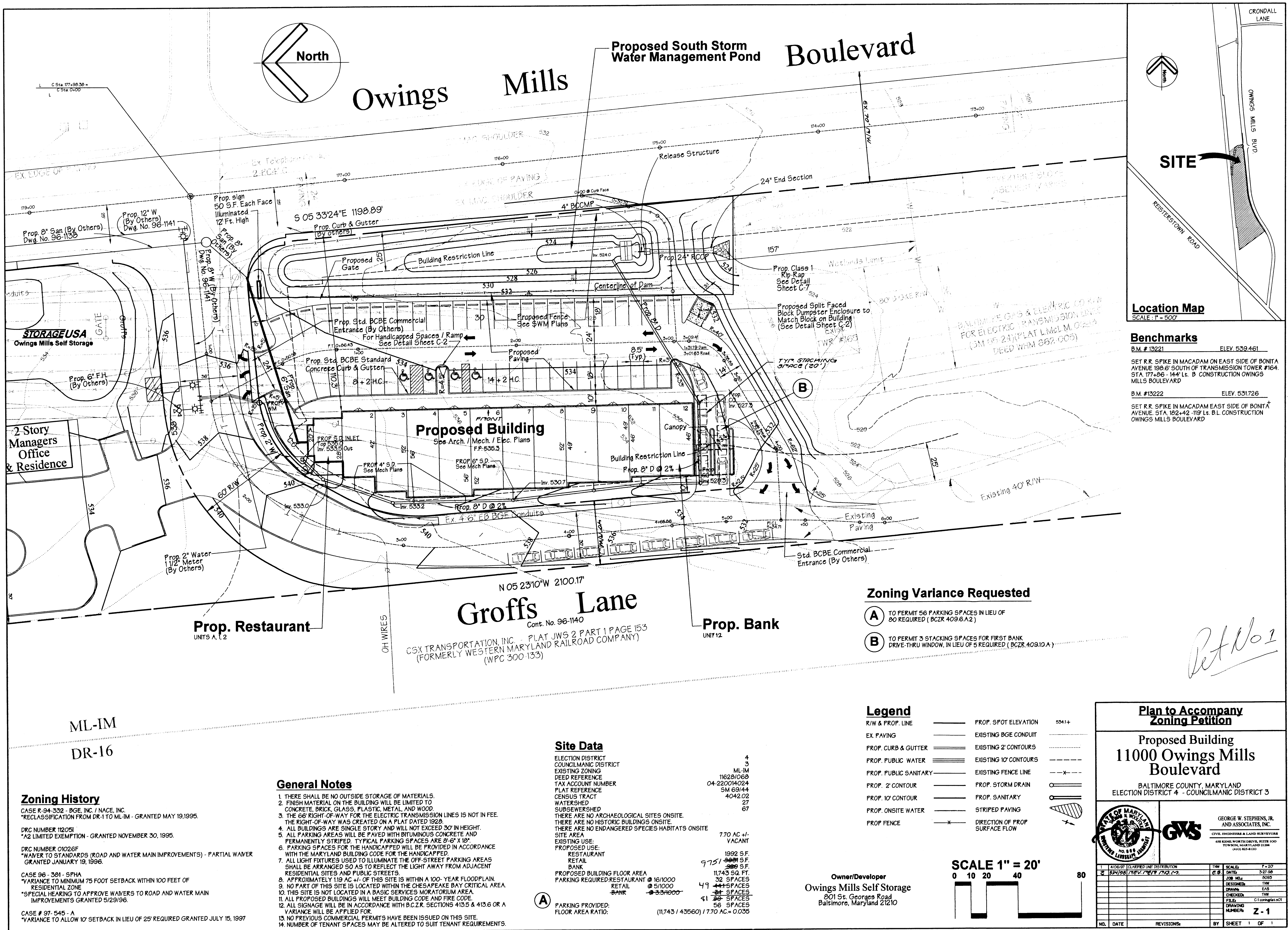
Tom Woolfolk

Mickey Cornelius

Peter Basworth

210 Allegheny Ave 21204
216 Centerville Rd. 21117
650 KENTILWORTH DR.
40 W. CHESAPEAKE AVE. SUITE 600 7
861 St Georges Rd 21210





Zoning History

CASE R-94-332 - BGE, INC. / NACE, INC.
*RECLASSIFICATION FROM DR-1 TO ML-IM - GRANTED MAY 19, 1995.

DRC NUMBER 112051
*A2 LIMITED EXEMPTION - GRANTED NOVEMBER 30, 1995.

DRC NUMBER 01026F
*WAIVER TO STANDARDS (ROAD AND WATER MAIN IMPROVEMENTS) - PARTIAL WAIVER GRANTED JANUARY 19, 1996.

CASE 96-391-SFHA
*VARIANCE TO MINIMUM 75 FOOT SETBACK WITHIN 100 FEET OF RESIDENTIAL ZONE
*SPECIAL HEARING TO APPROVE WAIVERS TO ROAD AND WATER MAIN IMPROVEMENTS GRANTED 5/29/96.

CASE # 97-545 - A
*VARIANCE TO ALLOW 10' SETBACK IN LIEU OF 25' REQUIRED GRANTED JULY 15, 1997

General Notes

1. THERE SHALL BE NO OUTSIDE STORAGE OF MATERIALS.
2. FINISH MATERIAL ON THE BUILDING WILL BE LIMITED TO CONCRETE, BRICK, GLASS, PLASTIC, METAL, AND WOOD.
3. THE 66' RIGHT-OF-WAY FOR THE ELECTRIC TRANSMISSION LINES IS NOT IN FEE. THE RIGHT-OF-WAY WAS CREATED ON A PLAT DATED 1928.
4. ALL BUILDINGS ARE SINGLE STORY AND WILL NOT EXCEED 30' IN HEIGHT.
5. ALL PARKING AREAS WILL BE PAVED WITH BITUMINOUS CONCRETE AND PERMANENTLY STRIPED. TYPICAL PARKING SPACES ARE 8'-6" X 16'.
6. PARKING SPACES FOR THE HANDICAPPED WILL BE PROVIDED IN ACCORDANCE WITH THE MARYLAND BUILDING CODE FOR THE HANDICAPPED.
7. ALL LIGHT FIXTURES USED TO ILLUMINATE THE OFF-STREET PARKING AREAS SHALL BE ARRANGED SO AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.
8. APPROXIMATELY 119 AC +/- OF THIS SITE IS WITHIN A 100-YEAR FLOODPLAIN.
9. NO PART OF THIS SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
10. THIS SITE IS NOT LOCATED IN A BASIC SERVICES MORATORIUM AREA.
11. ALL PROPOSED BUILDINGS WILL MEET BUILDING CODE AND FIRE CODE.
12. ALL SIGNAGE WILL BE IN ACCORDANCE WITH B.C.Z.R. SECTIONS 413.5 & 413.6 OR A VARIANCE WILL BE APPLIED FOR.
13. NO PREVIOUS COMMERCIAL PERMITS HAVE BEEN ISSUED ON THIS SITE.
14. NUMBER OF TENANT SPACES MAY BE ALTERED TO SUIT TENANT REQUIREMENTS.

Site Data

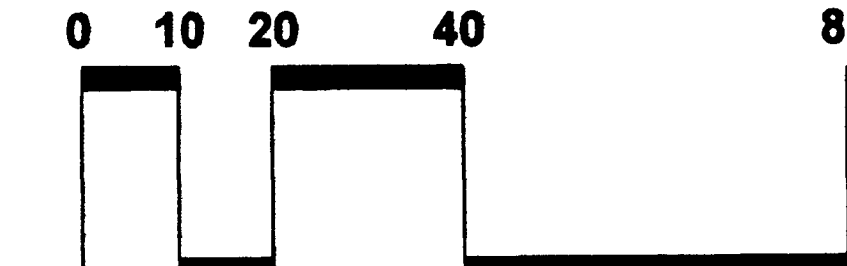
ELECTION DISTRICT	4
COUNCILMANIC DISTRICT	5
EXISTING ZONING	ML-IM
DEED REFERENCE	11628/068
TAX ACCOUNT NUMBER	04-220014024
PLAT REFERENCE	SM 69/44
CENSUS TRACT	4042.02
WATERSHED	27
SUBWERSHED	67
THERE ARE NO ARCHAEOLOGICAL SITES ONSITE.	
THERE ARE NO HISTORIC BUILDINGS ONSITE.	
THERE ARE NO ENDANGERED SPECIES HABITATS ONSITE.	
SITE AREA	770 AC +/-
EXISTING USE:	VACANT
PROPOSED USE:	
RESTAURANT	1992 S.F.
RETAIL	9751 S.F.
BANK	289 S.F.
PROPOSED BUILDING FLOOR AREA	11743 SQ. FT.
PARKING REQUIRED: RESTAURANT @ 16/1000	32 SPACES
RETAIL @ 5/1000	49 SPACES
BANK @ 3.3/1000	81 SPACES
PARKING PROVIDED:	56 SPACES
FLOOR AREA RATIO:	(11743 / 43560) / 770 AC = 0.035

Legend

R/W & PROP. LINE	—	PROP. SPOT ELEVATION	5541+
EX. PAVING	—	EXISTING BGE CONDUIT	—
PROP. CURB & GUTTER	—	EXISTING 2' CONTOURS	—
PROP. PUBLIC WATER	—	EXISTING 10' CONTOURS	—
PROP. PUBLIC SANITARY	—	EXISTING FENCE LINE	-x-
PROP. 2' CONTOUR	—	PROP. STORM DRAIN	—
PROP. 10' CONTOUR	—	PROP. SANITARY	—
PROP. ONSITE WATER	—	STRIPED PAVING	—
PROP. FENCE	-x-	DIRECTION OF PROP SURFACE FLOW	—

Owner/Developer
Owings Mills Self Storage
801 St. Georges Road
Baltimore, Maryland 21210

SCALE 1" = 20'

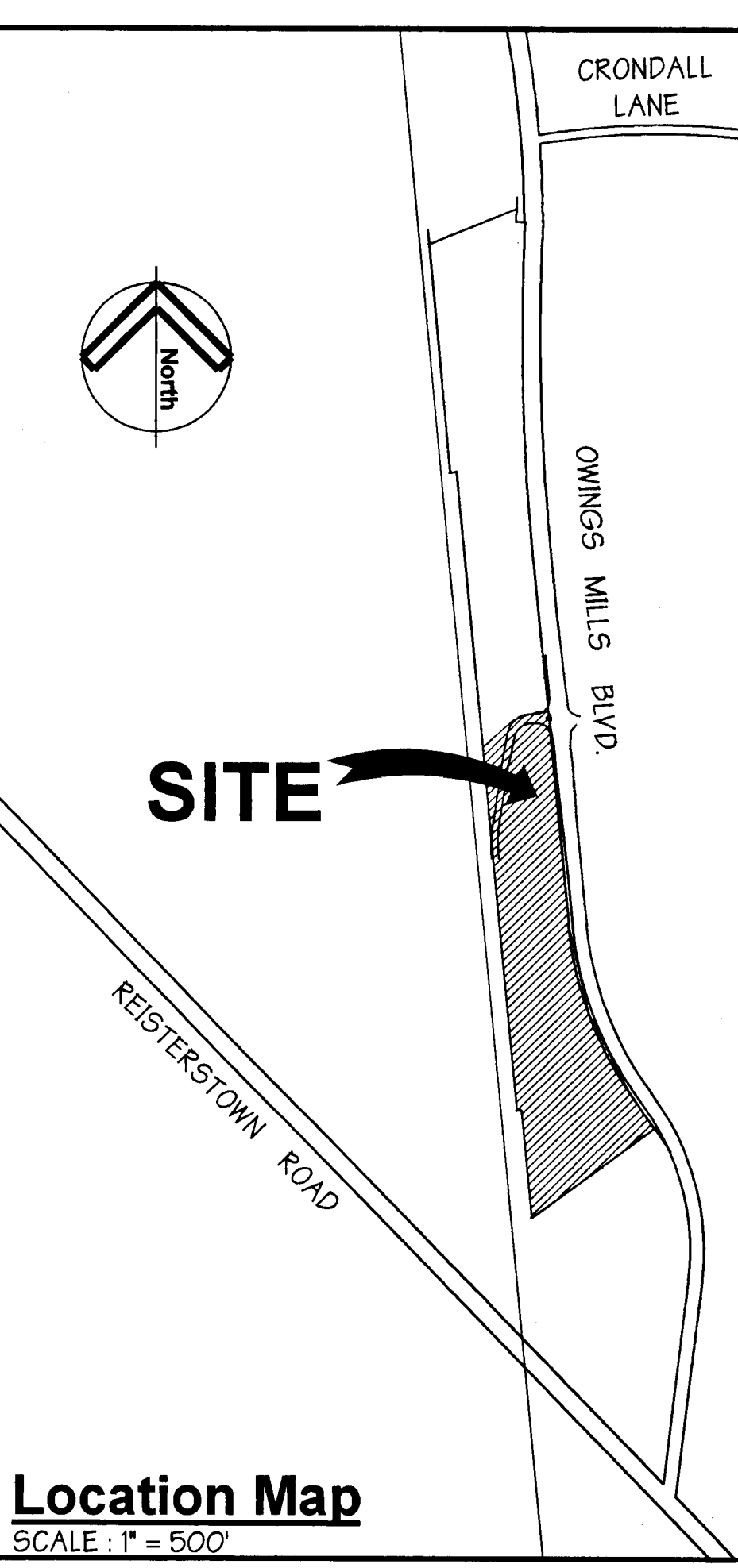
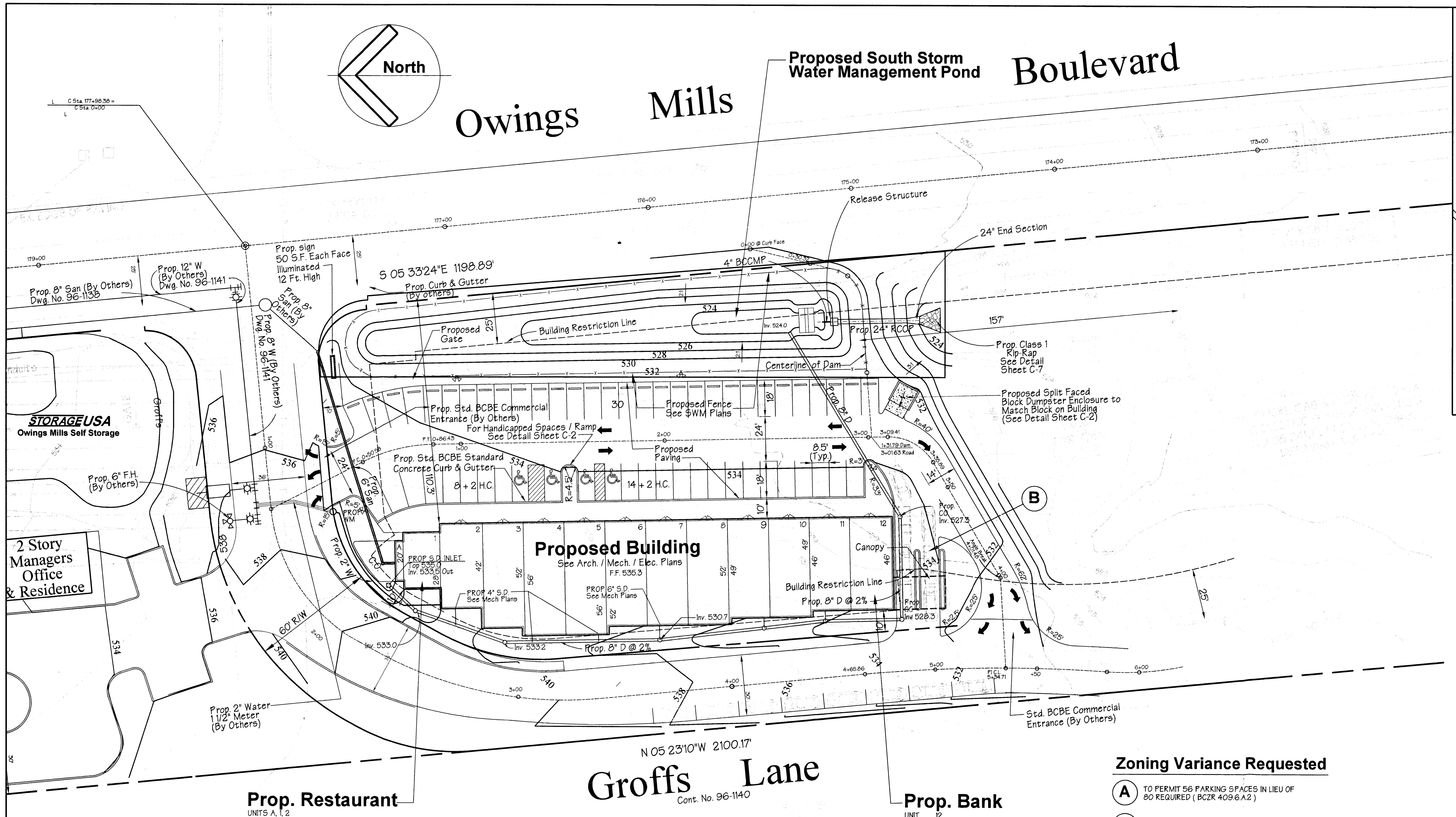


Plan to Accompany Zoning Petition

**Proposed Building
11000 Owings Mills
Boulevard**

BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT 4 - COUNCILMANIC DISTRICT 3

				GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC. CIVIL ENGINEERS & LAND SURVEYORS 448 KENNEL WORTH DRIVE, SUITE 100 TOWSON, MARYLAND 21286 (410) 825-8100	
1	4/10/97	CLARIFIED UNIT DISTRIBUTION	TWN	SCALE	1" = 20'
2	5/14/98	REVISED UNIT DISTRIBUTION	DATE	DATE	5/27/98
			DESIGNED	DATE	5/27/98
			CHECKED	DATE	5/27/98
			FILED	DATE	5/27/98
			DRAWING NUMBER	DATE	5/27/98
					Z-1
NO.	DATE	REVISIONS	BY	SHEET	OF 1

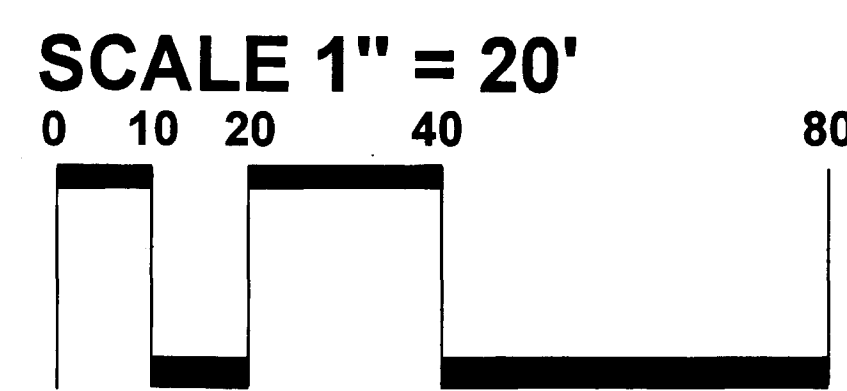


Benchmarks
B.M. #13221 ELEV. 539.461
SET R.R. SPIKE IN MACADAM ON EAST SIDE OF BONITA AVENUE 198.6' SOUTH OF TRANSMISSION TOWER #164. STA. 177+86 - 144' Lt. B. CONSTRUCTION OWINGS MILLS BOULEVARD
B.M. #13222 ELEV. 531.726
SET R.R. SPIKE IN MACADAM EAST SIDE OF BONITA AVENUE. STA. 182+42 - 119' Lt. B.L. CONSTRUCTION OWINGS MILLS BOULEVARD

- Zoning Variance Requested**
- (A)** TO PERMIT 56 PARKING SPACES IN LIEU OF 80 REQUIRED (BCZR 409.6.A.2)
 - (B)** TO PERMIT 3 STACKING SPACES FOR FIRST BANK DRIVE-THRU WINDOW, IN LIEU OF 5 REQUIRED (BCZR 409.10.A.)

Legend

R/W & PROP. LINE	—	PROP. SPOT ELEVATION	534.1+
EX. PAVING	—	EXISTING BGE CONDUIT	—
PROP. CURB & GUTTER	—	EXISTING 2' CONTOURS	—
PROP. PUBLIC WATER	—	EXISTING 10' CONTOURS	—
PROP. PUBLIC SANITARY	—	EXISTING FENCE LINE	—
PROP. 2' CONTOUR	—	PROP. STORM DRAIN	—
PROP. 10' CONTOUR	—	PROP. SANITARY	—
PROP. ONSITE WATER	—	STRIPED PAVING	—
PROP. FENCE	—	DIRECTION OF PROP. SURFACE FLOW	—



Owner/Developer
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CENSUS TRACT	4042.02
WATERSHED	27
SUBWERSHED	67
THERE ARE NO ARCHAEOLOGICAL SITES ONSITE.	
THERE ARE NO HISTORIC BUILDINGS ONSITE.	
THERE ARE NO ENDANGERED SPECIES HABITATS ONSITE	
SITE AREA	7.70 AC +/-
EXISTING USE:	VACANT
PROPOSED USE:	
RESTAURANT	1992 S.F.
RETAIL	8831 S.F.
BANK	920 S.F.
PROPOSED BUILDING FLOOR AREA	11,743 SQ. FT.
PARKING REQUIRED: RESTAURANT @ 16/1000	32 SPACES
RETAIL @ 5/1000	441 SPACES
BANK @ 3.3/1000	31 SPACES
	80 SPACES
	56 SPACES
PARKING PROVIDED:	
FLOOR AREA RATIO:	(11,743 / 43560) / 7.70 AC = 0.035

- General Notes**
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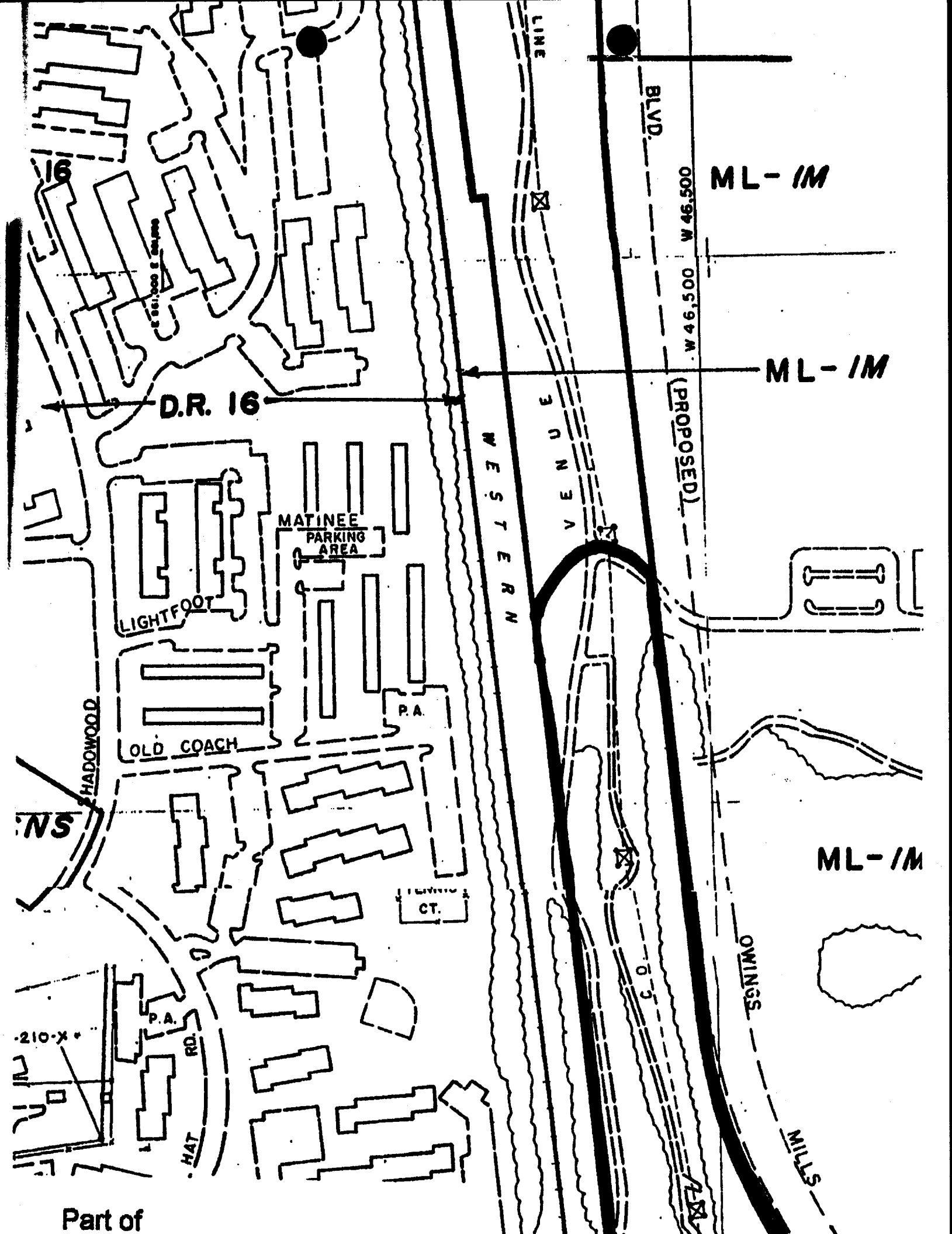
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CIVIL ENGINEERS & LAND SURVEYORS
658 KATHLEEN DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 825-8100

98-382-A

NO.	DATE	REVISIONS	BY	SHEET	1	OF	1
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Part of