IN RE: PETITION FOR VARIANCE SW/S Middle River Road, 600' +/- S/W Pulaski Highway 15th Election District 6th Councilmanic District (Middle River Road) Middle River Self Storage, LLC Petitioners	* * * * *	BEFORE THE DEPUTY ZONING COMMIS SIONER OF BALTIMORE COUNTY CASE NO. 00-514-A

* * * * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, The Middle River Self Storage, LLC, by and through Carl Wagner. The Petitioners are requesting a variance from Section 409.4.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a two-way drive-way with a width of 18 ft. in lieu of the required 20 ft. and from Section 255.1 of the B.C.Z.R., to allow a building to building setback of 18 ft. in lieu of the required 60 ft. The Petition was prepared and filed by G. Scott Barhight and Julie DiGrigoli, attorneys at law with Whiteford, Taylor & Preston.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 10.506 acres, more or less, zoned M.L.-I.M. The Petitioners are proposing to construct a mini storage warehouse complex on the subject property. The particulars of the development are more particularly shown on Petitioners' Exhibit No. 1., the site plan submitted into evidence. In order to proceed with the development of the property, the variance request is necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioners and their property. McLean v. Soley, 270 Md. 208

(1973). To prove practical difficulty for an area variance, the Petitioners 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 variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek 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 after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 10th day of August, 2000, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 409.4.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a two-way drive-way with a width of 18 ft. in lieu of the required 20 ft. and from Section 255.1 of the B.C.Z.R., to allow a building to building

setback of 18 ft. in lieu of the required 60 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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 his time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The buildings facing and visible from Middle River Road, should be constructed of masonry with mansard roofs. Building elements should be articulated to create visual interest. No blank garage doors should face Middle River Road. Elevation drawings, including information concerning the color scheme and building materials to be used, should be provided to the Office of Planning for review and approval prior to the issuance of any building permits.

3. Any fencing parallel to Middle River Road should be constructed of wrought iron-like black metal with masonry piers. Fencing along the remaining three sides of the property should match the color of the fencing along the street edge. Location and type of fencing should be shown on the landscape plan.

4. The Petitioners shall be required to submit a landscape plan to Mr. Avery Harden, landscape Architect for Baltimore County for review and approval. Mr. Harden should concentrate landscaping along the frontage of the site in order to provide the appropriate streetscape design. However, the Petitioners shall only be required to meet the dictates of the Baltimore County Landscape Manual.

5. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 8/10/00
By R. Jamison

Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

August 10, 2000

G. Scott Barhight, Esquire
Julie A. DiGrigoli, Esquire
Whiteford, Taylor & Preston, LLP
210 W. Pennsylvania Avenue, Suite 400
Towson, Maryland 21204

Re: Petition for Variance
Case No. 00-514-A
Property: Middle River Road

Dear Mr. Barhight & Ms. DiGrigoli:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed 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 from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy Kotroco

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Carl F. Wagner
c/o Middle River Self Storage, LLC
7607 Fitch Lane
Baltimore, MD 21236

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Middle River Road
which is presently zoned M.L. - I.M.

This Petition shall be filed with the Department of Permits and 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 a part hereof, hereby petition for a Variance from Section(s)

§409.4.A to permit a two-way driveway with a width of 18 feet in lieu of the 20 feet width required.

§255.1 and 238-to permit a building to building setback of 18 feet in lieu of the 60 foot setback required.

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

To be presented at the hearing.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Legal Owner(s):

Middle River Self-Storage, LLC
~~Weisblatt Builders, Inc.~~

Name - Type or Print

By: [signature] pres

Signature

CARL F. WAGNER

Name - Type or Print

Signature

7607 Fitch Lane See Attorney Number

Address Telephone No.

Baltimore MD 21236

City State Zip Code

Attorney For Petitioner:

G. Scott Barhight, Esquire
Julie A. DiGrigoli, Esquire

Name - Type or Print

[signature]

Signature

Whiteford, Taylor & Preston LLP

Company

210 W. Pennsylvania Ave. #400 410 832-2000

Address Telephone No.

Towson MD 21204

City State Zip Code

Representative to be Contacted:

Julie A. DiGrigoli, Esquire

Name Whiteford, Taylor & Preston

210 W. Pennsylvania Ave. #400 410-832-2000

Address Telephone No.

Towson MD 21204

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By CTM Date 6/1/00

Case No. 00-514-A

8/10/00

RECEIVED FOR FILING

Date 9/15/98

FROM THE OFFICE OF

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD • TOWSON, MARYLAND 21286-3396

Middle River Self Storage

Description to Accompany Zoning Petition

May 31, 2000

DESCRIPTION OF PROPERTY ON MIDDLE RIVER ROAD AT PULASKI PARK DRIVE TO ACCOMPANY REQUEST FOR ZONING VARIANCE.

BEGINNING AT A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF MIDDLE RIVER ROAD, AS SHOWN HEREON. THENCE LEAVING SAID POINT OF BEGINNING, AND RUNNING THE FOLLOWING COURSES:

1.	S 32° 51' 39" E	307.96'
2.	S 57° 12' 22" W	409.17'
3.	S 44° 39' 00" E	122.00'
4.	S 45° 21' 00" W	360.00'
5.	S 44° 39' 00" W	290.00'
6.	S 45° 21' 00" E	353.98'
7.	N 20° 45' 00" W	900.43'
8.	N 58° 46' 00" E	835.34' TO THE PLACE OF BEGINNING.

BEING ALSO KNOWN AND DESIGNATED AS LOT 1, AS SHOWN ON PLAT SM 69/1

Area = 457,641 SQUARE FEET OR 10.506 ACRES

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

E:\data\towson\9437\docs\9437desczoning.doc

BOARD FOR PROFESSIONAL ENGINEERS
14328
HEREBY CERTIFY
ERIK N. CHADSEY
STATE OF MARYLAND

410-825-8120 • FAX 410-583-0288
gwstowson@erols.com

#514
00-514-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 083228

DATE 6/1/00 ACCOUNT R001 6150

AMOUNT $ 250.00

RECEIVED FROM: [illegible]

FOR: 520 VALLEYLOT

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PAYMENT ACTUAL TIME
6/02/2000 6/01/2000 15:23:57
REG NBOLT CASHIER JRIC JRR DRAWER 1
Dept 5 520 ZONING VERIFICATION
Receipt # 148416 OFLN
CE NO. 083228
Recpt Tot 250.00
250.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

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: #00-514-A
Middle River Road
SW/S Middle River Road, 600'+/- S/W Pulaski Highway
15th Election District
6th Councilmanic District
Legal Owner(s): Middle River Self Storage, LLC
Hearing: Tuesday, July 18, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD 21204.
Variance: to permit a two-way driveway with a width of 18 feet in lieu of the 20 ft. width required and to permit a building to building setback of 18 ft. in lieu of the 60 ft. setback required.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

6/245 June 22 C400122

CERTIFICATE OF PUBLICATION

TOWSON, MD, 6/22, 2000

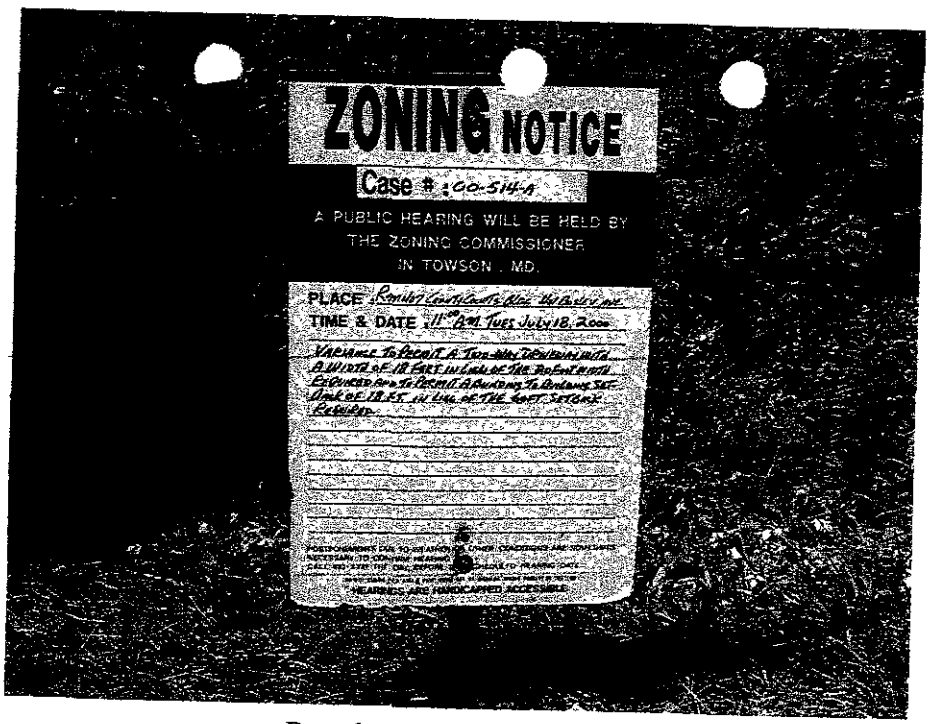
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/22, 2000.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

[redacted]



Posted on Middle River Road

CERTIFICATE OF POSTING

RE: CASE # ~~00-514-A~~
PETITIONER/DEVELOPER
(Middle River Self Storage, LLC)
DATE OF Hearing
(7-18-00)

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

Posted on Middle River Road Baltimore, Maryland 21220___

THE SIGN(S) WERE POSTED ON_____ 6-30-00 _____
(MONTH, DAY,YEAR)

SINCERELY,

Thomas P. Ogle Sr 6/30/00
(SIGNATURE OF SIGN POSTER & DATE)

_____THOMAS P. OGLE SR._____

_____325 NICHOLSON ROAD_____

_____BALTIMORE, MARYLAND 21221_____

_____410-687-8405_____
(TELEPHONE NUMBER)

RE: PETITION FOR VARIANCE Middle River Road, SW/S Middle River Rd, 600' +/- SW of Pulaski Hwy 15th Election District, 6th Councilmanic	*	BEFORE THE
	*	ZONING COMMISSIONER
	*	FOR
Legal Owner: Middle River Self Storage, LLC Petitioner(s)	*	BALTIMORE COUNTY
	*	Case No. 00-514-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 or other proceedings in this matter and of the passage of any preliminary or final Order.

All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

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 23rd day of June, 2000 a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esq., Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Suite 400, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN

TO: PATUXENT PUBLISHING COMPANY
June 22, 2000 Issue – Jeffersonian

Please forward billing to:
Julie DiGrigoli, Esq.
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Towson, MD 21204
410-832-2000

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: 00-514-A
Middle River Road
SW/S Middle River Road, 600'+/- S/W Pulaski Highway
15th Election District – 6th Councilmanic District
Legal Owner(s): Middle River Self Storage, LLC

HEARING: TUESDAY, JULY 18, 2000 AT 11:00 A.M. IN Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD 21204.

Variance to permit a two-way driveway with a width of 18 feet in lieu of the 20 ft. width required and to permit a building to building setback of 18 ft. in lieu of the 60 ft. setback required.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

June 19, 2000

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:

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Arnold Jablon
Director

C: G. Scott Barhight, Esq., Whiteford, Taylor & Preston, LLP, 210 W. Pennsylvania Avenue, Towson, MD 21204.
Middle River Self-Storage, 7607 Fitch Lane, Baltimore MD 21236

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY *JULY 3, 2000.***
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
June 22, 2000 Issue – Jeffersonian

Please forward billing to:
Julie DiGrigoli, Esq.
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Towson, MD 21204
410-832-2000

NOTICE OF ZONING HEARING

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LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is *due upon receipt and should be remitted directly to the newspaper.*

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 00-514-A

Petitioner: Middle River Self Storage, LLC

Address or Location: Middle River Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Julie DiGrigoli, Esq.

Address: 210 W. Pennsylvania Ave, Suite 400
Towson, MD 21204

Telephone Number: 410-832-2084

Revised 2/20/98 - SCJ

Baltimore County
Department of Permits and
Development Management

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

July 11, 2000

Mr. G. Scott Barhight
Whiteford, Taylor & Preston LLP
210 W. Pennsylvania Avenue, Suite 410
Towson MD 21204

Dear Mr. Barhight:

RE: Case Number 00-514-A , Middle River Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 6/01/00.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Sincerely,

W. Carl Richards Jr. /rsj

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures

c: Carl Wagner

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: July 14, 2000

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 19, 2000
Item Nos. 503, 504, 505, 508, 511, 514,
and 515

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZAC-6-19-2000-NO COMMENT ITEMS.doc

Baltimore County
Fire Department

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

June 16, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: THOMAS & PATRICIA MORRIS – 505
ARMANDO CIGNARELLI – 506
ARMANDO CIGNARELLI – 507
MIDDLE RIVER SELF STORAGE, LLC – 514 **

Location: DISTRIBUTION MEETING OF June 12, 2000

Item No.: 505, 506, 507 & 514

Dear Ms. Stephens:

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.

** FOR 514 ONLY: IN ADDITION TO COMMENTS 4 & 5 ABOVE THE FOLLOWING APPLIES – A FIRE LANE IS REQUIRED TO BE A MINIMUM OF 18' ON THE SOUTH SIDE OF BUILDING "J".

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley

DATE: July 13, 2000

SUBJECT: *Zoning Petitions*
Zoning Advisory Committee Meeting of June 12, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
503	2100 Gwynn Oak Avenue
506	2401 and 2401A York Road
507	2401A York Road
508	519 Rest Avenue
511	10643 Anglohill Road
514	Middle River Road
515	49 Wiltshire Road

Jun 7/18

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 16, 2000

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

JUN 16

SUBJECT: Middle River Road

INFORMATION:

Item Number: 514

Petitioner: Middle River Self-Storage, LLC.

Zoning: ML-IM

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the requested variances to allow building to building setbacks of 18 feet in lieu of the required 60 feet, and to permit a two way driveway width of 18 feet in lieu of the required 20 feet, provided the following conditions are met:

1. Buildings facing and visible from Middle River Road, should be constructed of masonry with gabled roofs. Building elements should be articulated to create visual interest. No blank garage doors should face Middle River Road. Elevation drawings, including information concerning the color scheme and building materials to be used, should be provided to the Office of Planning for review and approval prior to the issuance of any building permits.
2. Any fencing parallel to Middle River Road should be constructed of wrought iron-like black metal with masonry piers. Fencing along the remaining three sides of the property should match the color of the fencing along the street edge. If chain link fencing is to be used, it should meet the attached standards. Location and type of fencing should be shown on the landscape plan.
3. The entire front yard setback, except for the area used for sidewalks, should be landscaped. Street trees should exceed the number of trees required by the Baltimore County Landscape Manual, and should include major trees as well as evergreen trees. In addition to the street trees, shrubbery and ornamental planting materials should be generously used in the

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 16, 2000

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

SUBJECT: Middle River Road

INFORMATION:

Item Number: 514

Petitioner: Middle River Self-Storage, LLC.

Zoning: ML-IM

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the requested variances to allow building to building setbacks of 18 feet in lieu of the required 60 feet, and to permit a two way driveway width of 18 feet in lieu of the required 20 feet, provided the following conditions are met:

OK

1. Buildings facing and visible from Middle River Road, should be constructed of masonry with ~~gabled~~ Mansard roofs. Building elements should be articulated to create visual interest. No blank garage doors should face Middle River Road. Elevation drawings, including information concerning the color scheme and building materials to be used, should be provided to the Office of Planning for review and approval prior to the issuance of any building permits.

OK

2. Any fencing parallel to Middle River Road should be constructed of wrought iron-like black metal with masonry piers. Fencing along the remaining three sides of the property should match the color of the fencing along the street edge. If chain link fencing is to be used, it should meet the attached standards. Location and type of fencing should be shown on the landscape plan.

they only want to meet the manual

3. The entire front yard setback, except for the area used for sidewalks, should be landscaped. Street trees should exceed the number of trees required by the Baltimore County Landscape Manual, and should include major trees as well as evergreen trees. In addition to the street trees, shrubbery and ornamental planting materials should be generously used in the

concentrate landscaping along front + can reduce elsewhere on site

M:\DEVREV\ZAC\514.doc

landscape design. A copy of the landscape plan, including information regarding the caliber and type of planting materials, should be submitted to the Office of Planning for review.

4. Signage should be ground mounted. Elevation drawings of the proposed sign should be submitted to the Office of Planning for review and approval prior to the issuance of any building permit.

Prepared by: _____

Section Chief: _____

AFK:MAC:

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 6·12·00

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

RE: Baltimore County
Item No. 514 JCM

Dear. Ms. Jackson:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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

RITZ CAMERA CENTERS

ritz PIX .com

Thank you for ordering your Ritz Big E Prints on CD. For your convenience, we've printed an index print of your pictures below. This index will fit perfectly into the CD sleeve by cutting along the dotted line and folding where indicated.

To view your Ritz Big E Prints, insert the CD into your computer.

For WINDOWS: The CD will automatically install Microsoft Picture It! Express 2000 (if it is not already installed) to enable you to view and adjust your images. Close all other programs before beginning the installation. Remove the CD before restarting your computer. Re-insert the CD to load your pictures.

If for some reason the CD does not begin automatically, use the Run command in the Start menu and type d:\autorun.exe (the letter "d" represents your CD drive).

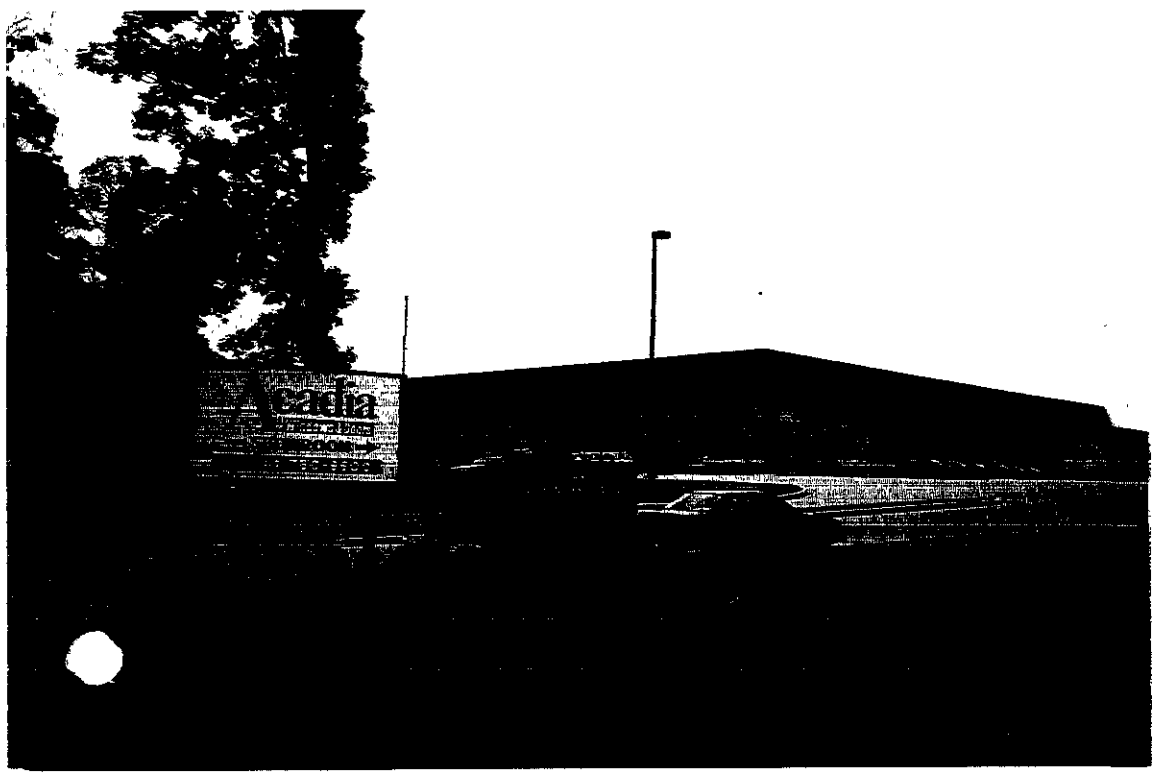
For MACINTOSH: Double-click on the Big Print icon to launch the application.

Ritz Store 027
Kenilworth Park Mall
854 Kenilworth Drive
Towson, MD 21204

Monday, July 17, 2000
Name: G.W. Stephens
Email:
Roll ID:
Product: CD

fold here

v.rbpcd1.0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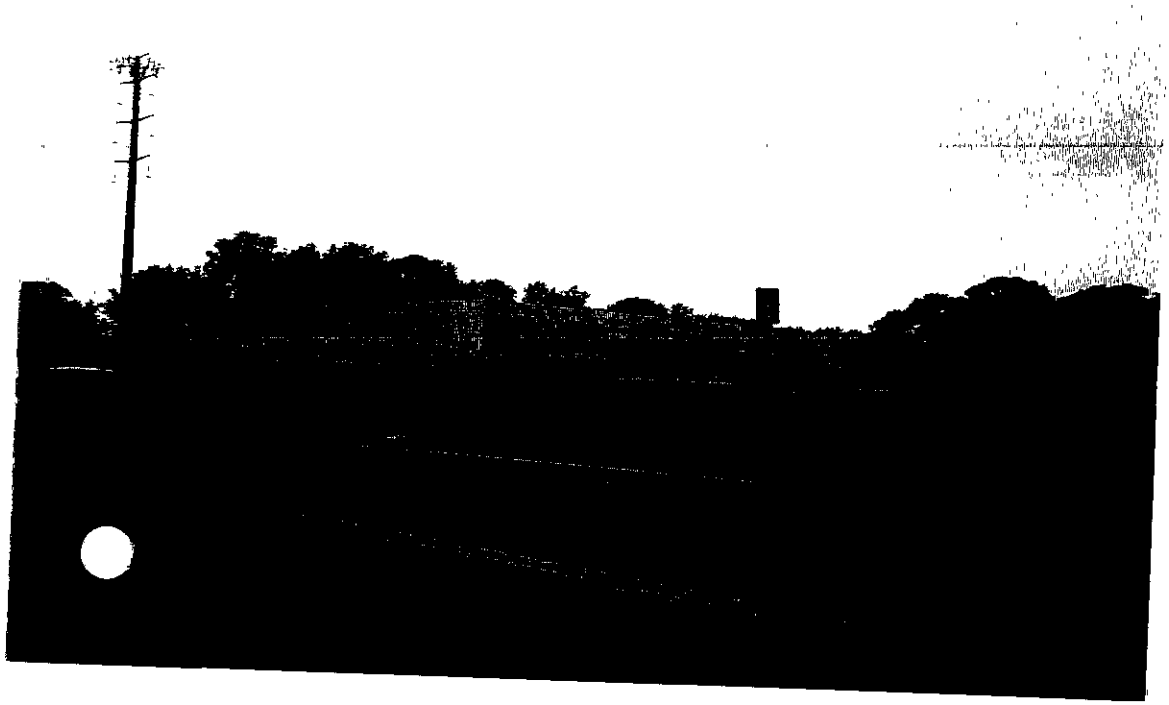

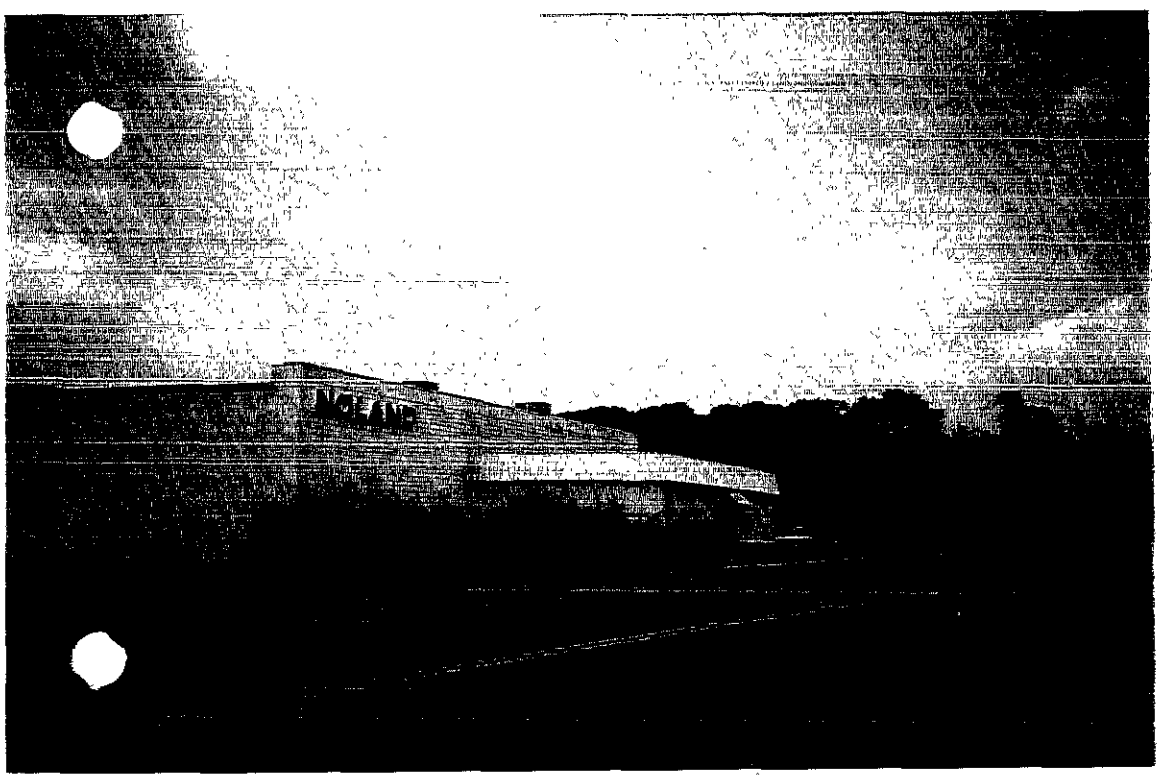
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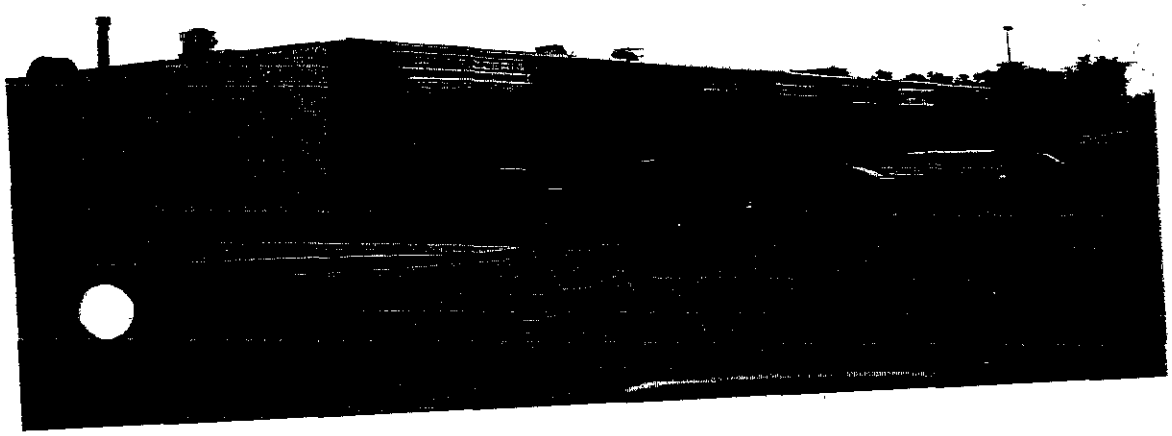
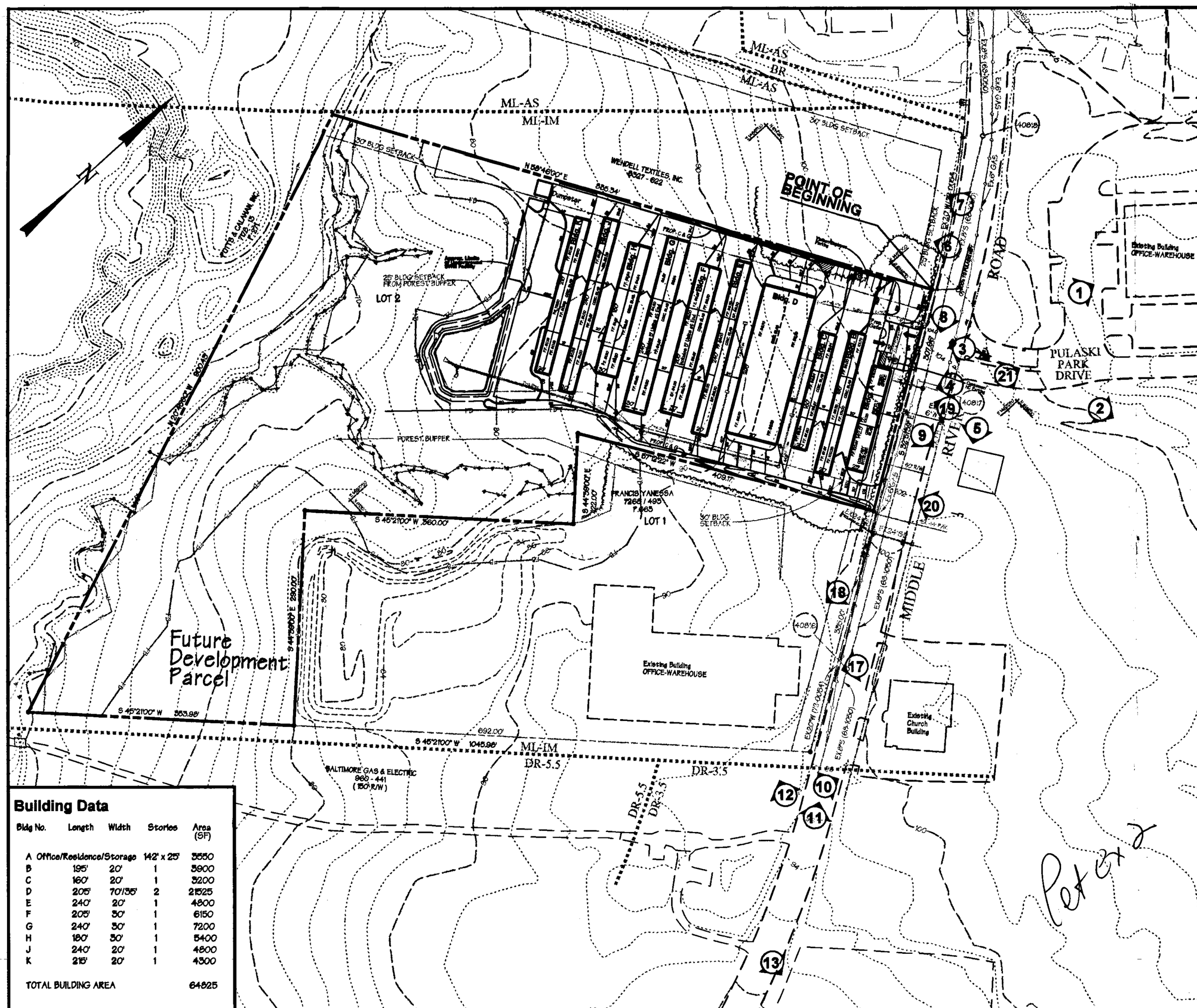
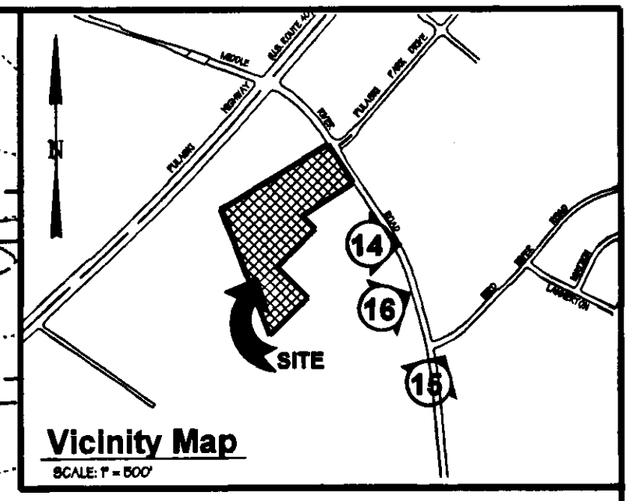






Vicinity Map

SCALE: 1" = 800'

Benchmark

FT. NO. 18568 ELEV. 91.836 BC COORD. N 19192.86, E 46596.16
SMALL RR SPIKE IN SEAM CENTERLINE OF CONC.WALK ON THE EAST SIDE OF MIDDLE RIVER ROAD ±595' N.W. OF BIRD RIVER ROAD

FT. NO. 18569 ELEV. 105.124 BC COORD. N 19746.43, E 46204.25
SMALL RR SPIKE IN SEAM CENTERLINE OF CONC.WALK ON THE EAST SIDE OF MIDDLE RIVER ROAD

Site Data

1. DEVELOPMENT NAME: MIDDLE RIVER ROAD MINI-STORAGE
2. OWNER/APPLICANT: WESTLAKE BUILDERS, INC. 7607 FITCH AVENUE BALTIMORE, MARYLAND 21236
3. DEVELOPMENT PLAN PREPARED BY: G. W. STEPHENS, JR. & ASSOCIATES 1020 CROMWELL BRIDGE ROAD TOWSON, MARYLAND 21286
4. GENERAL INFORMATION:
   - ELECTION DISTRICT - 15
   - COUNCILMANIC DISTRICT - 6
   - CENSUS TRACT - 4515
   - WATERSHED - 22
   - SUBSEWERSHED - 4
   - EXISTING ZONING - ML-IM
   - TAX MAP 52-GRID 22
   - ADC MAP 37 (F-2)
5. SITE DATA
   A. EXISTING
      1. EXISTING LAND USE: VACANT
      2. NET ACREAGE: 10.506 ACRES
      3. TAX ACCOUNT NUMBERS: 15-0715720
      4. DEED REFERENCE: 7268/496, LOT 1 SUBDIVISION OF 1006 MIDDLE RIVER ROAD, PLAT REFERENCE 69-1
   B. PROPOSED
      1. PROPOSED LAND USE: SELF-SERVICE WAREHOUSE
      2. PROPOSED BUILDING AREA: SEE BUILDING DATA THIS SHEET
      3. PARKING REQUIRED
         - 1 PER EMPLOYEE ON LARGEST SHIFT: 2 SPACES
         - TOTAL PROPOSED: 13 SPACES
      4. FLOOR AREA RATIO PERMITTED: 2.0 (915293 sf)
         FLOOR AREA RATIO PROPOSED: 0.14 (64825 sf)

General Notes

1. THE AREAS BETWEEN THE SIGHT LINES AND THE CURB LINE MUST BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.
2. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CRITICAL AREAS, HAZARDOUS MATERIALS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HISTORICAL BUILDINGS WITHIN THE PROPERTY LIMITS SHOWN ON THIS PLAN.
3. EDGE OF THE PROPOSED GRADE IS ANTICIPATED TO BE THE LIMITS OF DISTURBANCE.
4. STORM WATER QUALITY AND QUANTITY MANAGEMENT WILL BE PROVIDED.
5. A PLAN OF FOREST CONSERVATION HAS BEEN SUBMITTED TO DEPT. OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
6. ALL EXISTING ON SITE IMPROVEMENTS SHALL BE REMOVED WITHIN LIMITS OF PROPOSED IMPROVEMENTS.
7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING WELLS, SEPTIC SYSTEMS OR UNDERGROUND STORAGE TANKS ONSITE.
8. PROPOSED ONSITE LIGHTING SHALL BE 400 WATT METAL HALIDE LAMPS ON 30' POLES. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
10. THERE ARE NO HAZARDOUS MATERIALS AS DEFINED BY SECT. 7-101 KNOWN TO EXIST ON THIS SITE.
11. RTA IS NOT APPLICABLE TO THIS SITE.
12. THE REQUIREMENTS OF BCZR SECTION 409 WILL BE MET FOR THE PROPOSED DEVELOPMENT
13. INDIVIDUAL BUILDING CONNECTIONS TO WATER AND SANITARY WILL BE DETERMINED AT APPLICATION FOR BUILDING PERMIT.
14. HANDICAPPED PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE MARYLAND BUILDING CODE FOR THE HANDICAPPED, CONTAINED IN THE CODE OF MARYLAND REGULATIONS 05.01.07.
16. ALL SIGNS WILL COMPLY WITH SECTION 450 OF THE BALTIMORE COUNTY ZONING REGULATIONS AND ALL ZONING POLICIES.
17. ALL PROPOSED PAVING SHALL BE MACADAM, UNLESS OTHERWISE NOTED.
18. BOUNDARY AND TOPOGRAPHIC SURVEY DATA PREPARED BY G.W.STEPHENS.
19. SIDEWALKS WILL BE PROVIDED IN ACCORDANCE WITH THE DEVELOPMENT REGULATIONS.
20. NO CONSTRUCTION ASSOCIATED WITH THIS DEVELOPMENT SHALL BE PERMITTED IN ANY 100 YEAR FLOOD PLAIN WITHOUT THE APPROVAL OF ALL APPLICABLE REGULATORY FEDERAL, STATE, AND LOCAL AGENCIES.
21. THE PROPOSED DEVELOPMENT CONFORMS TO THE BALTIMORE COUNTY MASTER PLAN.

Zoning History

DRC NUMBER 020698, "B9 LIMITED EXEMPTION - GRANTED 2/06/98.

FDM FILE NO. XV-658, DEVELOPMENT PLAN APPROVED - 10/16/98.

DRC NUMBER 030600, "REQUESTED PERMISSION TO REFINE APPROVED DEVELOPMENT PLAN -GRANTED 3/20/00.

Zoning Relief Requested

1. PETITION FOR VARIANCE, BUILDING TO BUILDING SETBACK (BCZR SECTION 102.2 AND SECTION 255.1). SEE PLAN FOR LOCATIONS. RELIEF REQUESTED - 15 FOOT SETBACK IN LIEU OF REQUIRED 50 FEET.

2. PETITION FOR VARIANCE, TWO WAY DRIVEWAY WIDTH (BCZR SECTION 409.4 A). SEE PLAN FOR LOCATIONS. RELIEF REQUESTED - 16 FOOT WIDTH IN LIEU OF REQUIRED 20 FEET.

Building Data

Bldg No.	Length	Width	Stories	Area (SF)
A Office/Residence/Storage		142' x 25'		3550
B	195'	20'	1	3900
C	160'	20'	1	3200
D	205'	70'/35'	2	21525
E	240'	20'	1	4800
F	205'	30'	1	6150
G	240'	30'	1	7200
H	180'	30'	1	5400
J	240'	20'	1	4800
K	215'	20'	1	4300
TOTAL BUILDING AREA				64825

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-5696
(410) 825-8120

THIS PLAN SHALL BE ADHERED TO AS SIGNED IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN

Owner
MIDDLE RIVER SELF STORAGE, LLC
7607 FITCH LANE
BALTO, MD 21236
PHONE: 410-661-3100

Developer
WESTLAKE BUILDERS, INC.
7607 FITCH LANE
BALTO, MD 21236
PHONE: 410-661-3100

Scale: 1" = 50'
0 100 200
50 150

NO.	DATE	REVISIONS:	BY
1	12-21-00	REVISED BUILDING A, W, K, K, F 20000907	TMW
2	3-2-00	REVISED BUILDING J, PARKING, BLDG NOS.	TMW
3	3-20-00	DRC REVISE BSBL EX PETITION LINE	TMW
4	7-14-00	UPDATE BLDG J, ADD TOTAL BLDG DATA	TMW

Plan to Accompany Petition for Zoning Variance

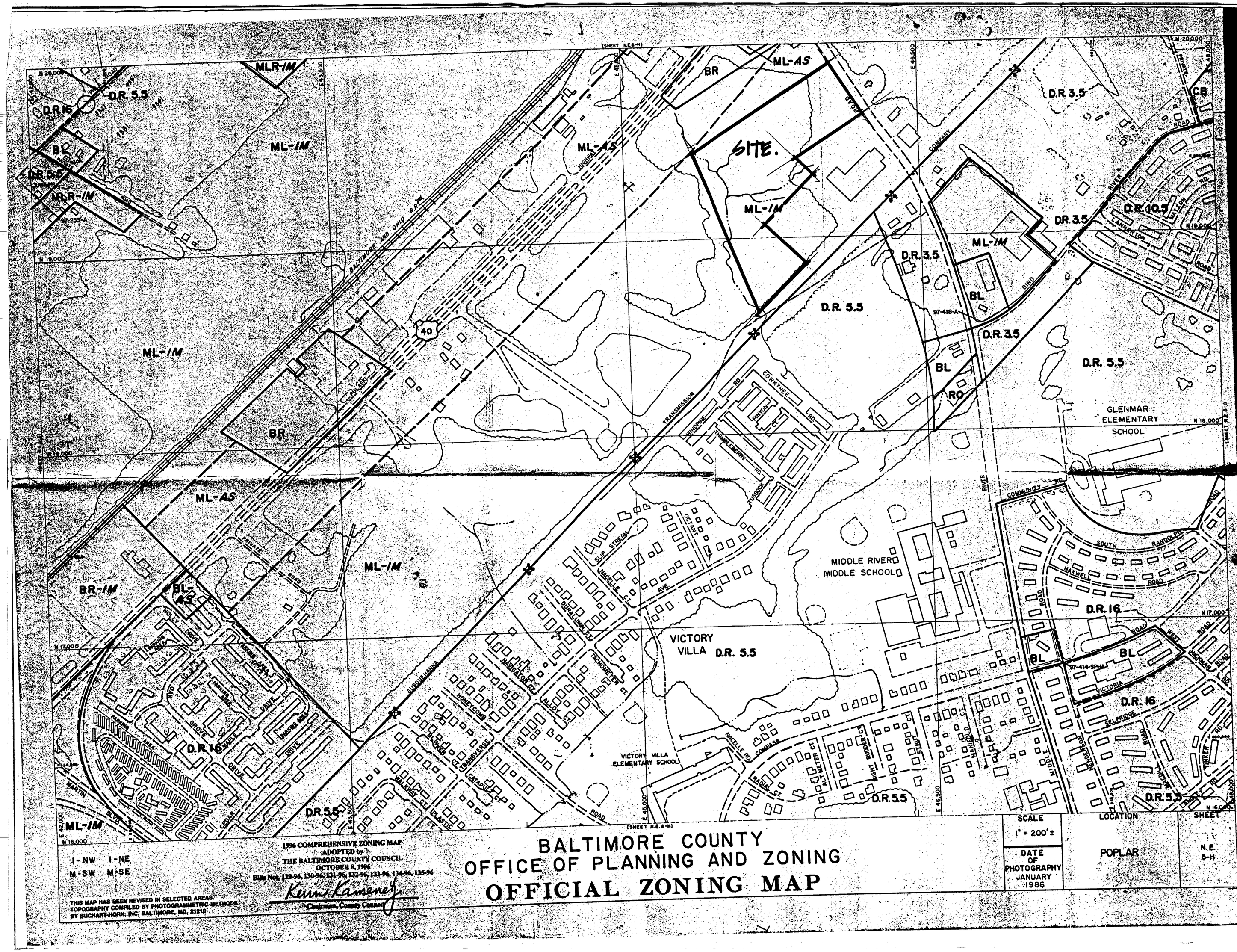
MIDDLE RIVER SELF STORAGE

ELECTION DISTRICT #15 /COUNCILMANIC DISTRICT # 6
BALTIMORE COUNTY, MARYLAND
FDM FILE # XV-658

SCALE:	1" = 50'
DATE:	4-20-00
JOB #:	94-9437
DSR:	TMW
DRN:	RAB
CKD:	TMW
FILE:	9437zoning_siteplan
DRAWING NUMBER:	Z-1
SHEET	1 OF 1

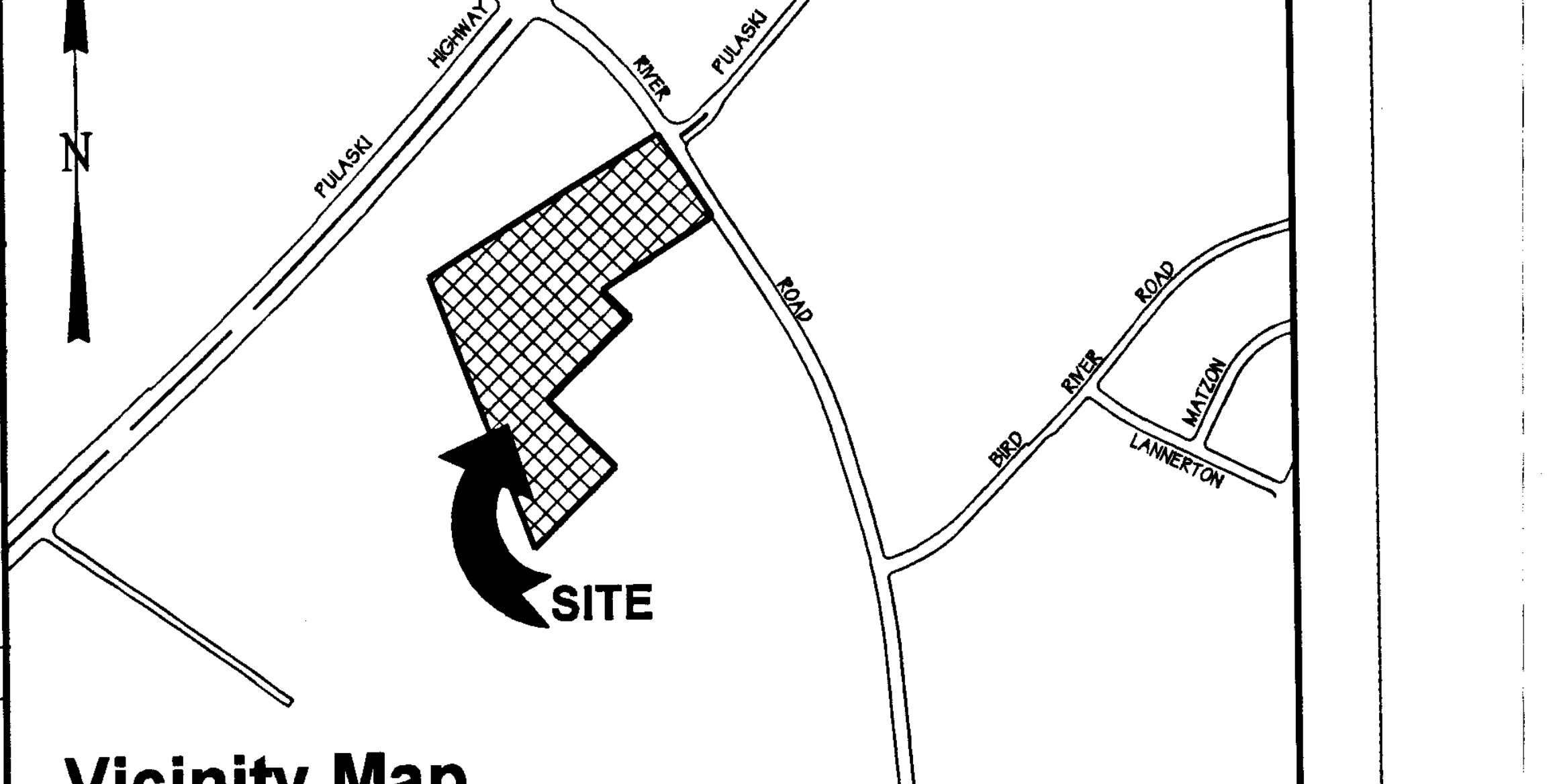
TMW 7-14-00

...\micro\9437zoning_siteplan.s01 Jul. 17, 2000 14:28:48



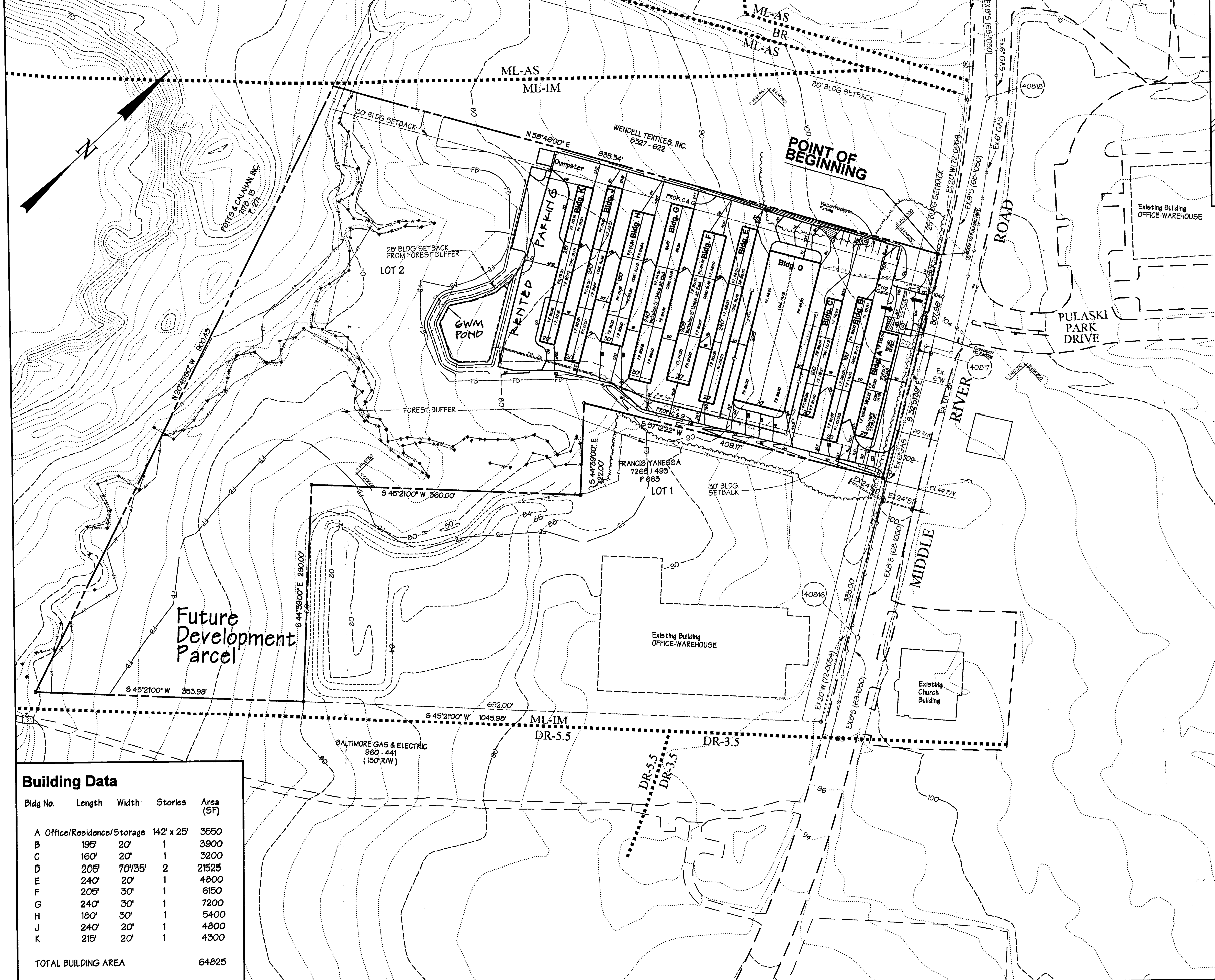
MIDDLE RIVER MINI STORAGE.

9431 #00-514-A



Vicinity Map

SCALE: 1" = 500'



Benchmark

PT. NO. 18588 ELEV. 91.836 BC COORD. N 19192.66, E 46596.16
SMALL RR SPIKE IN SEAM CENTERLINE OF CONC.WALK ON THE EAST SIDE
OF MIDDLE RIVER ROAD ±595' N.W. OF BIRD RIVER ROAD

PT. NO. 18589 ELEV. 103.124 BC COORD. N 19746.43, E 46204.25
SMALL RR SPIKE IN SEAM CENTERLINE OF CONC.WALK ON THE
EAST SIDE OF MIDDLE RIVER ROAD

Site Data

1. DEVELOPMENT NAME:	MIDDLE RIVER ROAD MINI-STORAGE
2. OWNER/APPLICANT:	WESTLAKE BUILDERS, INC. 7607 FITCH AVENUE BALTIMORE, MARYLAND 21236
3. DEVELOPMENT PLAN PREPARED BY:	G. W. STEPHENS, JR. & ASSOCIATES 1020 CROMWELL BRIDGE ROAD TOWSON, MARYLAND 21286
4. GENERAL INFORMATION:	
ELECTION DISTRICT -	15
COUNCILMANIC DISTRICT -	6
CENSUS TRACT -	4513
WATERSHED -	22
SUBSEWERSHED -	4
EXISTING ZONING -	ML-IM
TAX MAP	82-GRID 22
ADC MAP	37 (F-2)
5 SITE DATA	
A. EXISTING	
1. EXISTING LAND USE	VACANT
2. NET ACREAGE	10.506 ACRES
3. TAX ACCOUNT NUMBERS	15-07151720
4. DEED REFERENCE	7268/496, LOT 1 SUBDIVISION OF 1006 MIDDLE RIVER ROAD, PLAT REFERENCE 69-1
B. PROPOSED	
1. PROPOSED LAND USE	SELF-SERVICE WAREHOUSE
2. PROPOSED BUILDING AREA	SEE BUILDING DATA THIS SHEET
3. PARKING REQUIRED	
1 PER EMPLOYEE ON LARGEST SHIFT	2 SPACES
TOTAL PROPOSED	13 SPACES
4. FLOOR AREA RATIO PERMITTED	2.0 (915283 sf)
FLOOR AREA RATIO PROPOSED	0.14 (64825 sf)

General Notes

1. THE AREAS BETWEEN THE SIGHT LINES AND THE CURB LINE MUST BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.
2. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CRITICAL AREAS, HAZARDOUS MATERIALS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HISTORICAL BUILDINGS WITHIN THE PROPERTY LIMITS SHOWN ON THIS PLAN.
3. EDGE OF THE PROPOSED GRADE IS ANTICIPATED TO BE THE LIMITS OF DISTURBANCE.
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5. A PLAN OF FOREST CONSERVATION HAS BEEN SUBMITTED TO DEPT. OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
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10. THERE ARE NO HAZARDOUS MATERIALS AS DEFINED BY SECT. 7-101 KNOWN TO EXIST ON THIS SITE.
11. RTA IS NOT APPLICABLE TO THIS SITE.
12. THE REQUIREMENTS OF BCZR SECTION 409 WILL BE MET FOR THE PROPOSED DEVELOPMENT
13. INDIVIDUAL BUILDING CONNECTIONS TO WATER AND SANITARY WILL BE DETERMINED AT APPLICATION FOR BUILDING PERMIT.
14. HANDICAPPED PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE MARYLAND BUILDING CODE FOR THE HANDICAPPED, CONTAINED IN THE CODE OF MARYLAND REGULATIONS 05.01.07.
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17. ALL PROPOSED PAVING SHALL BE MACADAM, UNLESS OTHERWISE NOTED.
18. BOUNDARY AND TOPOGRAPHIC SURVEY DATA PREPARED BY G.W.STEPHENS.
19. SIDEWALKS WILL BE PROVIDED IN ACCORDANCE WITH THE DEVELOPMENT REGULATIONS.
20. NO CONSTRUCTION ASSOCIATED WITH THIS DEVELOPMENT SHALL BE PERMITTED IN ANY 100 YEAR FLOOD PLAIN WITHOUT THE APPROVAL OF ALL APPLICABLE REGULATORY FEDERAL, STATE, AND LOCAL AGENCIES.
21. THE PROPOSED DEVELOPMENT CONFORMS TO THE BALTIMORE COUNTY MASTER PLAN.

Zoning History

Pet Ex #1

DRC NUMBER 02065B, "B9 LIMITED EXEMPTION - GRANTED 2/06/95.

PDM FILE NO. XV-658, DEVELOPMENT PLAN APPROVED - 10/16/96.

DRC NUMBER 030600D, "REQUESTED PERMISSION TO REFINE APPROVED DEVELOPMENT PLAN -GRANTED 3/20/00.

Zoning Relief Requested

1. PETITION FOR VARIANCE, BUILDING TO BUILDING SETBACK (BCZR SECTION 102.2 AND SECTION 255.1). SEE PLAN FOR LOCATIONS. RELIEF REQUESTED - 18 FOOT SETBACK IN LIEU OF REQUIRED 60 FEET.

2. PETITION FOR VARIANCE, TWO WAY DRIVEWAY WIDTH (BCZR SECTION 409.4 A). SEE PLAN FOR LOCATIONS. RELIEF REQUESTED - 18 FOOT WIDTH IN LIEU OF REQUIRED 20 FEET.

Building Data

Bldg No.	Length	Width	Stories	Area (SF)
A	Office/Residence/Storage		142' x 25'	3550
B	195'	20'	1	3900
C	160'	20'	1	3200
D	205'	70'/35'	2	21525
E	240'	20'	1	4800
F	205'	30'	1	6150
G	240'	30'	1	7200
H	180'	30'	1	5400
J	240'	20'	1	4800
K	215'	20'	1	4300
TOTAL BUILDING AREA				64825

GWS
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-3396
(410) 825-8120

14328
FREDERICK H. CHADSEY
THIS PLAN SEALED & CERTIFIED AS BEING IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN.

Owner
MIDDLE RIVER SELF STORAGE, LLC
7607 FITCH LANE
BALTO, MD 21236
PHONE: 410-661-3100

Developer
WESTLAKE BUILDERS, INC.
7607 FITCH LANE
BALTO, MD 21236
PHONE: 410-661-3100

Scale: 1" = 50'
0 50 100 150 200

NO.	DATE	REVISIONS:	BY
1	5-01-00	REVISED BUILDINGS A, D, F, H, PARKING	TNW
2	5-17-00	REVISED BUILDING J, PARKING, BLDG NOS.	TNW
3	5-31-00	REV. NOTES, ISSUE FOR PETITION FILING	TNW
4	7-14-00	DELETE BLDG L, ADD FAR, REV. BLDG DATA	TNW

Plan to Accompany Petition for Zoning Variance

MIDDLE RIVER
SELF STORAGE

ELECTION DISTRICT #15 /COUNCILMANIC DISTRICT # 6
BALTIMORE COUNTY, MARYLAND
PDM FILE # XV-658

SCALE:	1" = 50'
DATE:	4-20-00
JOB #:	PN 9437
DES:	TNW
DRN:	EAS
CHK:	TNW
FILE:	9437zoning_siteplan.s01
DRAWING NUMBER:	Z-1
SHEET	1 OF 1

TNW 7-17-00