

IN RE: PETITION FOR VARIANCE
N/S of Padonia Road, 270' of
Deereco Road
8th Election District
3rd Councilmanic District
(420 W. Padonia Road)

Baltimore Gas & Electric Co., *Legal Owner*
and Public Storage, Inc., *Contract Purchaser*
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-122-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 owners of the subject property, Baltimore Gas & Electric Company and Public Storage, Inc., the contract purchaser/lessee. The variance request is to permit a 50 ft. front yard setback in lieu of the required 75 ft. and to permit a 19 ft. side yard setback in lieu of the required 50 ft.

Appearing at the hearing on behalf of the variance request were Herb Reynolds, a representative of Public Storage, Inc., Andy Ferretti, professional engineer with BL Companies, the engineering firm who prepared the site plan of the property and David Gildea, attorney at law, representing the Petitioners. Appearing as interested citizens in the matter were Lou Miller and Larry Townsend, both active community association members.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 2.07 acres, more or less, zoned ML-IM. The subject property is known as Lot No. 10 of the Genstar Subdivision. It is located on the north side of Padonia Road, just east of its intersection with Interstate 83. The subject lot is unimproved at this time. Public Storage, a well-known mini warehouse facility is interested in constructing a storage facility on the subject property. Details of the design of the plan were shown at the hearing. The building which is

ORDER FILED
Date 12/4/01
By R. J. J. J.

proposed to be constructed by Public Storage is very attractive and fits in well with the surrounding improvements. Because of the property's proximity to an interstate right-of-way, greater setbacks are imposed on this lot than what normally is associated with the ML-IM zoning classification. Therefore, in order to situate the storage facility as depicted on the site plan submitted, the variance requests are necessary.

Prior to the hearing held before me, representatives of Public Storage met with Mr. Lou Miller and Mr. Larry Townsend and other members of their associations to discuss this particular proposal. These community associations are very happy to see this type of user occupy this property. A public warehouse facility generates little traffic and will not contribute to the overall congestion that currently exists along Padonia Road. Furthermore, the representatives of Public Storage have done a nice job in designing this particular warehouse and providing appropriate landscaping along its frontage. In addition, they propose a small ground mounted identification sign to go along with this building. Mr. Miller and Mr. Townsend, speaking on behalf of themselves and their associations, fully support the variance request to allow Public Storage to construct their warehouse on this property. The parties did agree on certain conditions and restrictions which shall be imposed at the end of this Order.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to 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;

12/4/01
By R. J. Johnson

- 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.

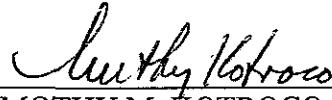
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 4th day of December, 2001, by this Deputy Zoning Commissioner, that the Petitioners' request for variance to permit a 50 ft. front yard setback in lieu of the required 75 ft. and to permit a 19 ft. side yard setback in lieu of the required 50 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 permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;

10-03-01 12/4/01
By [Signature]
12/4/01

- 2) The Petitioners shall be required to submit a landscaping plan to the Greater Timonium Community Council for their review and approval prior to the issuance of building permits for this warehouse;
- 3) The Petitioners shall be required to submit building elevation drawings to the Office of Planning and the Greater Timonium Community Council for their review and approval prior to the issuance of building permits for this building;
- 4) The Petitioners shall be required to submit copies of all variances and permits that are issued for the construction of this warehouse building to the Greater Timonium Community Council; and
- 5) When applying for a building permit, the sit plan filed must reference this case and set forth and address the restrictions of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

COPIES
12/4/01
BY [Signature]
[Illegible text]



Baltimore County
Zoning Commissioner

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

December 4, 2001

David K. Gildea, Esquire
Gildea, LLC
301 N. Charles Street, Suite 800
Baltimore, Maryland 21201

Re: Petition for Variance
Case No. 02-122-A
Property: 420 W. Padonia Road

Dear Mr. Gildea:

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,

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

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Copies to:

Herb Reynolds
c/o Public Storage, Inc.
139-A Gaither Drive
Mt. Laurel, NJ 08054

Andy Ferretti, P.E.
BL Companies
849 International Drive, Suite 215
Linthicum, MD 21090

Mr. Lou Miller
c/o GTCC
44 E. Timonium Road
Timonium, MD 21093

Mr. Larry Townsend
c/o GTCC
1111 Longbrook Road
Lutherville, MD 21093



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 420 W. Padonia Rd.

which is presently zoned ML-IM

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)

See attached

or 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 hearing

Property is to be posted and advertised as prescribed by the zoning regulations.

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:

Public Storage, Inc.

Name - Type or Print

Signature Herb Reynolds

139-A Gaither Drive (856)778-8790

Address Telephone No

Mt. Laurel, NJ 08054

City State Zip Code

Attorney For Petitioner:

David K. Gildea

Name - Type or Print

Signature David K. Gildea

Gildea, LLC

Company

301 N. Charles St., Suite 800

Address Telephone No

Baltimore, MD 21201 234-0070

City State Zip Code

Legal Owner(s):

Baltimore Gas & Electric Co.

Name - Type or Print

Signature Stephen C. [Signature]

Parkway Village, L.P.

Name - Type or Print

Signature John H. Gease

2900 Lord Balto. Dr., Balto, MD 21244

Address Telephone No

807 S. Park St., Carrollton, GA 30177

City State Zip Code

2900 Lord Balto. Dr., Balto, MD 21244

Address Telephone No

807 S. Park St., Carrollton, GA 30177

City State Zip Code

Representative to be Contacted:

David K. Gildea

Name

301 N. Charles St., Suite 800

Address Telephone No

Baltimore, MD 21201 234-0070

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

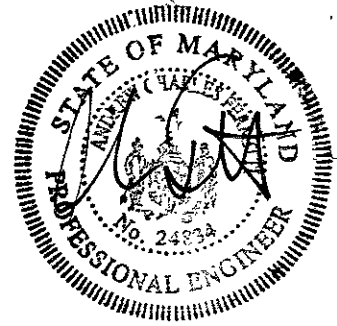
UNAVAILABLE FOR HEARING

Reviewed By JP Date 9/19/01

FILED
12/4/01
9/15/98

Attachment to Petition for Variance

1. BCZR Sections 255.2 and 243.1 – to permit a fifty (50) foot front yard setback in lieu of the required seventy five (75) foot front yard setback.
2. BCZR Sections 255.2 and 243.2 – to permit a nineteen (19) foot side yard setback in lieu of the required fifty (50) foot side yard setback.



PSI – Timonium, MD

Description for Proposed Variance

Beginning for the same at the southwest corner point of the 'Bob Evans Restaurant' property located on the Pandonia Road northern right-of-way line, (a public right-of-way), recorded among the land records of Baltimore County in Liber S.M. 69, Folio 17 and the southeastern corner of the site located on the northern right-of-way line of Pandonia Road;

Thence leaving said point of beginning and running with the northern right-of-way line of Padonia Road, the following bearings and distances and curve information;

With a curve to the left having a 3,874.22' radius, 11.14',
S 80 degrees 00 minutes 12" East, 293.65",

Thence, leaving the before mentioned right-of-way line and running with the eastern right-of-way line of an entrance ramp to MD Rte. 83, the following bearings and distances and curve information;

N 51 degrees 31 minutes 0 seconds West, 64.91',
With a curve to the left having a 95' radius, 50.56',

Thence, leaving before mentioned right-of-way line of the entrance ramp to MD Rte. 83 and running the following bearings and distances;

N 23 degrees 0 minutes 12 seconds East, 192.14',
N 80 degrees 0 minutes 12" East, 259.40',
S 09 degrees 59 minutes 48" East, 257.02' to the point of beginning.

Containing 2.07 acres, more or less.

Being all of Lot 10 of 'Redland Genstar, Inc. Property' recorded among the land records of Baltimore County in Liber S.M. 70, Folio 71 and part of the 'Texas Substation Property' recorded among the land records of Baltimore County in Liber S.M. 68, Folio 07.

122

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

5679

DATE 7/17/01 ACCOUNT 01-006-6150

AMOUNT \$ 750.00

RECEIVED FROM: B-ikes Limited Design Studio
1120 W. Bond St. No. 1 ITEM # 122
FOR: 01 VARIANCE TAKEN BY: JRE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTION TIME
9/19/2001 9/19/2001 10:11:08
MT. WASH. CASHIER JRE JRP JRM
RECEIPT # 067463
DOH S. FOR CASHIER VERIFICATION
CP 01, 006791

Debit Tot 250.00
950.00 CR .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: #02-122-A

420 W. Padonia Road

N/S of Padonia Road 270' of Deersco Road

8th Election District - 3rd Councilmanic District

Legal Owner(s): Stephen C. Roth, John H. Gease, BGE

Contract Purchaser: Herb Reynolds

Variance: to permit a fifty (50) foot front yard setback in lieu of the required seventy five (75) foot front yard; to permit to nineteen (19) foot side yard setback in lieu of the required fifty (50) foot side yard setback.

Hearing: Wednesday, November 28, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

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.

JT/11/675/Nov 13

C505917

CERTIFICATE OF PUBLICATION

11/15, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/13, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-122-A

Petitioner/Developer: STEPHEN C

ROTH JOHN H. GEASE BGE

Date of Hearing/Closing: 11/28/01

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:

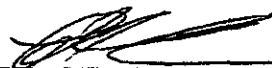
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 420 W. PADONIA RD

The sign(s) were posted on

11/13/01

(Month, Day, Year)

Sincerely,



11/13/01

(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

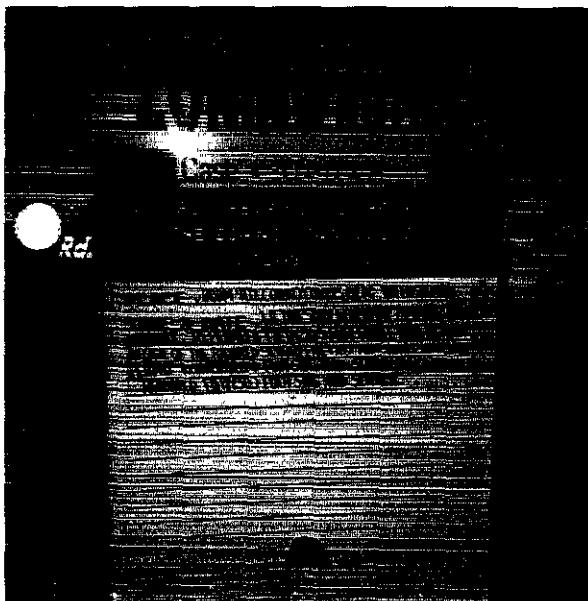
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

RE: Case No.: 02-122-A

**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/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 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: 02-122-A

Petitioner: Public Storage, Inc.

Address or Location: 420 W. Padonia RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: David K. Gildea, Gildea, LLC

Address: 301 N. Charles St. Suite 301
Baltimore, MD. 21201

Telephone Number: (410) 234-0070

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 6, 2001 – Jeffersonian

Please forward billing to:

David K. Gildea
Gildea LLC
301 N. Charles Street Suite 301
Baltimore MD 21201

410 234 0070

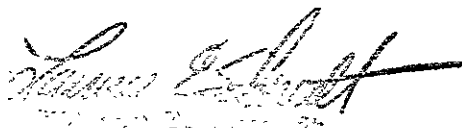
NOTICE OF ZONING HEARING

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: 02-122-A
420 W. Padonia Road
N/S of Padonia Road 270' of Deereco Road
8th Election District – 3rd Councilmanic District
Legal Owner Stephen C. Roth, John H. Gease, BGE
Contract Purchaser Herb Reynolds

Variance to permit a fifty (50) foot front yard setback in lieu of the required seventy (75) foot front yard, to permit to nineteen (19) foot side yard setback in lieu of the required fifty (50) foot side yard setback

HEARING: Wednesday, November 21, 2001 at 10 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, 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.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

October 29, 2001

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: 02-122-A
420 W. Padonia Road
N/S of Padonia Road 270' of Deereco Road
8th Election District – 3rd Councilmanic District
Legal Owner Stephen C. Roth, John H. Gease, BGE
Contract Purchaser Herb Reynolds

Variance to permit a fifty (50) foot front yard setback in lieu of the required seventy (75) foot front yard, to permit to nineteen (19) foot side yard setback in lieu of the required fifty (50) foot side yard setback

HEARING: Wednesday, November 21, 2001 at 10 a.m. in Room 407, County Courts
Building, 401 Bosley Avenue


Arnold Jablon
Director

C: David K. Gildea, 301 N. Charles St., Suite 800, Baltimore MD 21201
Stephen C. Roth, Parkway Village, L.P. 2900 Lord Baltimore Dr. MD 21244
John H. Gease, BGE 807 S. Park Street Carrollton, GA 30177
Herb Reynolds, Public Storage Inc. 139-A Gaither Drive Mt. Laurel, N.J. 08054

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY Tuesday, November 6, 2001**
(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
Tuesday, November 13, 2001 – Jeffersonian

Please forward billing to:

David K. Gildea
Gildea LLC
301 N. Charles Street Suite 301
Baltimore MD 21201

410-234-0070

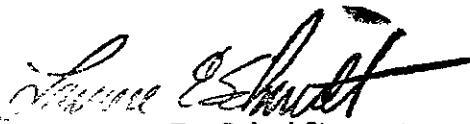
NOTICE OF ZONING HEARING

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: 02-122-A
420 W. Padonia Road
N/S of Padonia Road 270' of Deereco Road
8th Election District – 3rd Councilmanic District
Legal Owner Stephen C. Roth, John H. Gease, BGE
Contract Purchaser Herb Reynolds

Variance to permit a fifty (50) foot front yard setback in lieu of the required seventy (75) foot front yard, to permit to nineteen (19) foot side yard setback in lieu of the required fifty (50) foot side yard setback

HEARING: Wednesday, November 28, 2001 at 10 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



LAWRENCE E. SCHMIDT 602

ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, 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.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

October 29, 2001

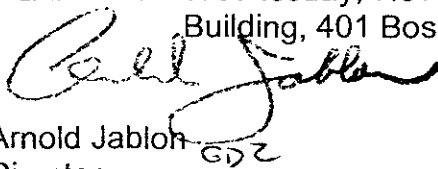
NOTICE OF ZONING HEARING

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: 02-122-A
420 W. Padonia Road
N/S of Padonia Road 270' of Deereco Road
8th Election District – 3rd Councilmanic District
Legal Owner Stephen C. Roth, John H. Gease, BGE
Contract Purchaser Herb Reynolds

Variance to permit a fifty (50) foot front yard setback in lieu of the required seventy (75) foot front yard, to permit to nineteen (19) foot side yard setback in lieu of the required fifty (50) foot side yard setback

HEARING: Wednesday, November 28, 2001 at 10 a.m. in Room 407, County Courts
Building, 401 Bosley Avenue


Arnold Jablon
Director

C: David K. Gildea, 301 N. Charles St., Suite 800, Baltimore MD 21201
Stephen C. Roth, Parkway Village, L.P. 2900 Lord Baltimore Dr. MD 21244
John H. Gease, BGE 807 S. Park Street Carrollton, GA 30177
Herb Reynolds, Public Storage Inc. 139-A Gaither Drive Mt. Laurel, N.J. 08054

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, November 13, 2001**
- (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.



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

November 21, 2001

David K Gildea
Gildea LLC
301 N Charles Street
Suite 800
Baltimore MD 21201

Dear Mr. Gildea:

RE: Case Number: 02-122-, 420 W Padonia Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 19, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

W. Carl Richards, Jr. *(Signature)*
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Stephen C Roth, Parkway Village LP, 2900 Lord Baltimore Drive, Baltimore 21244
John H Gease, BGE, 807 S Park Street, Carrolton GA 30177
Herb Reynolds, Public Storage Inc, 139-A Gaither Drive, Mt. Laurel NJ 08054
People's Counsel

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 26, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For November 5, 2001
Item No. [REDACTED]

The Bureau of Development Plans Review has reviewed the subject zoning item.

Some "private" crossing easements shall be provided.

RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

October 30, 2001

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: SEE BELOW

Location: DISTRIBUTION MEETING OF October 29, 2001

Item No.: See Below

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.

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

121, 122, 123, 124, 125, 126, 127, 128, 130,
133, 134, 135, and 163

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

cc: File

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley ²⁸⁵
DATE: 11/13/01
SUBJECT: Zoning Item 
Address 8137 Murray Point Road

Zoning Advisory Committee Meeting of October 29, 2001

☐ 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.

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

☐ 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).

☐ Development of this property must comply with the Forest Conservation Regulations (Section 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).

☐ Additional Comments:

Reviewer: Kieth Kelley

Date: 11/20/01

Sign
11/28

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 21, 2001

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

SUBJECT: 420 W. Padonia

21

INFORMATION:

Item Number: 02-122

Petitioner: Baltimore Gas and Electric, Co.

Zoning: ML-IM

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

Planning Staff met with the applicant's representative on November 16, 2001 and agreed to the conditions as outlined in Davis Gildea's letter dated November 21, 2001 (see attached). Provided these conditions are met, the Office of Planning supports the petitioner's request.

Prepared by:

Maeb A. Cunniff

Section Chief:

Jeffrey W. Long

AFK:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: October 29, 2001

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 122 (JRF)
420 Padonia Road
I-83 @ Padonia RD

Dear Mr. George Zahner:

This office has reviewed the referenced item and we have no objection to approval of the Variance.

However we will not permit the proposed access drive on to the north bound entrance ramp for I-83.

Should any additional information be required please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

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

CC: Mr. Robert W. Boling, P.E.

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

RE: PETITION FOR VARIANCE
420 W. Padonia Road, N/S Padonia Rd,
170' W of Deereco Rd
8th Election District, 3rd Councilmanic

Legal Owner: BG&E
Contract Purchaser: Public Storage, Inc.
Petitioner(s)

Sent
11/28

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-122-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
People's Counsel for Baltimore County


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 30th day of November, 2001 a copy of the foregoing Entry of Appearance was mailed to David K. Gildea, Esq., Gildea, LLC, 301 N. Charles Street, Suite 800, Baltimore, MD 21201, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

GILDEA, LLC
301 NORTH CHARLES STREET
SUITE 800
BALTIMORE, MARYLAND 21201
FAX 410-234-0072
www.gildea.com

DAVID K. GILDEA
DIRECT NUMBER
410-234-0070
DAVIDGILDEA@GILDEALLC.COM

November 21, 2001

SEBASTIAN A. CROSS
DIRECT NUMBER
410-234-0071
SCROSS@GILDEALLC.COM

Sent Via Facsimile Only

Mr. Jeff Long
Baltimore County Office of Planning
401 Bosley Avenue
Suite 406
Towson MD 21204

Ms. Lynn Lanham
Baltimore County Office of Planning
401 Bosley Avenue
Suite 406
Towson MD 21204

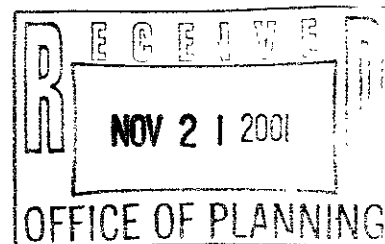
Re: Public Storage, Inc./ 410 Padonia Road

Dear Jeff and Lynn:

Thank you for meeting with Herb Reynolds, Andy Ferretti and me on Friday, November 16, 2001. As we discussed, the following revisions will be made to the Plans submitted to the Zoning Commissioner at the hearing scheduled for Wednesday, November 28, 2001:

1. Add a tower element to the western portion of the building.
2. Remove banding on building, except on tower elements.
3. Change the accent colors to provide more of a contrast on the building.
4. Extend the sidewalk to Padonia Road.

As Herb Reynolds indicated, he will need to get authority from the corporate offices regarding a monument sign in lieu of a pylon sign. Jeff Long indicated that the Office of Planning would support having two building signs. Currently, only one building sign is shown.

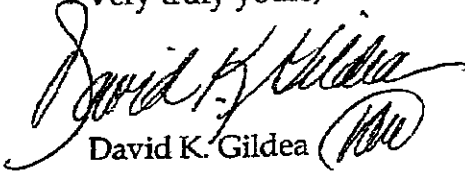


Mr. Jeff Long
Ms. Lynn Lanham
November 21, 2001
Page 2.

We will hopefully be able to get rendered elevations to you prior to the Zoning Commissioner hearing on November 28, 2001.

Should you have any questions or comments, please contact me. With kind regards, I am

Very truly yours,



David K. Gildea

DKG:bhb

CC: Mr. Herbert Reynolds, Public Storage
Mr. Andrew Ferretti, BL Companies

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

#C2-122-A

NAME

David K. Gildea

HEERIS REYNOLDS

ANDY FERRETTI

ADDRESS

301 N. Charles ST. Suite 800
Baltimore, MD. 21201

139 A GAITHER DR

MT LAUREL NJ 08054

BIL COMPANIES

849 INTERNATIONAL DR, STE 215
BETHESDA, MD 20890



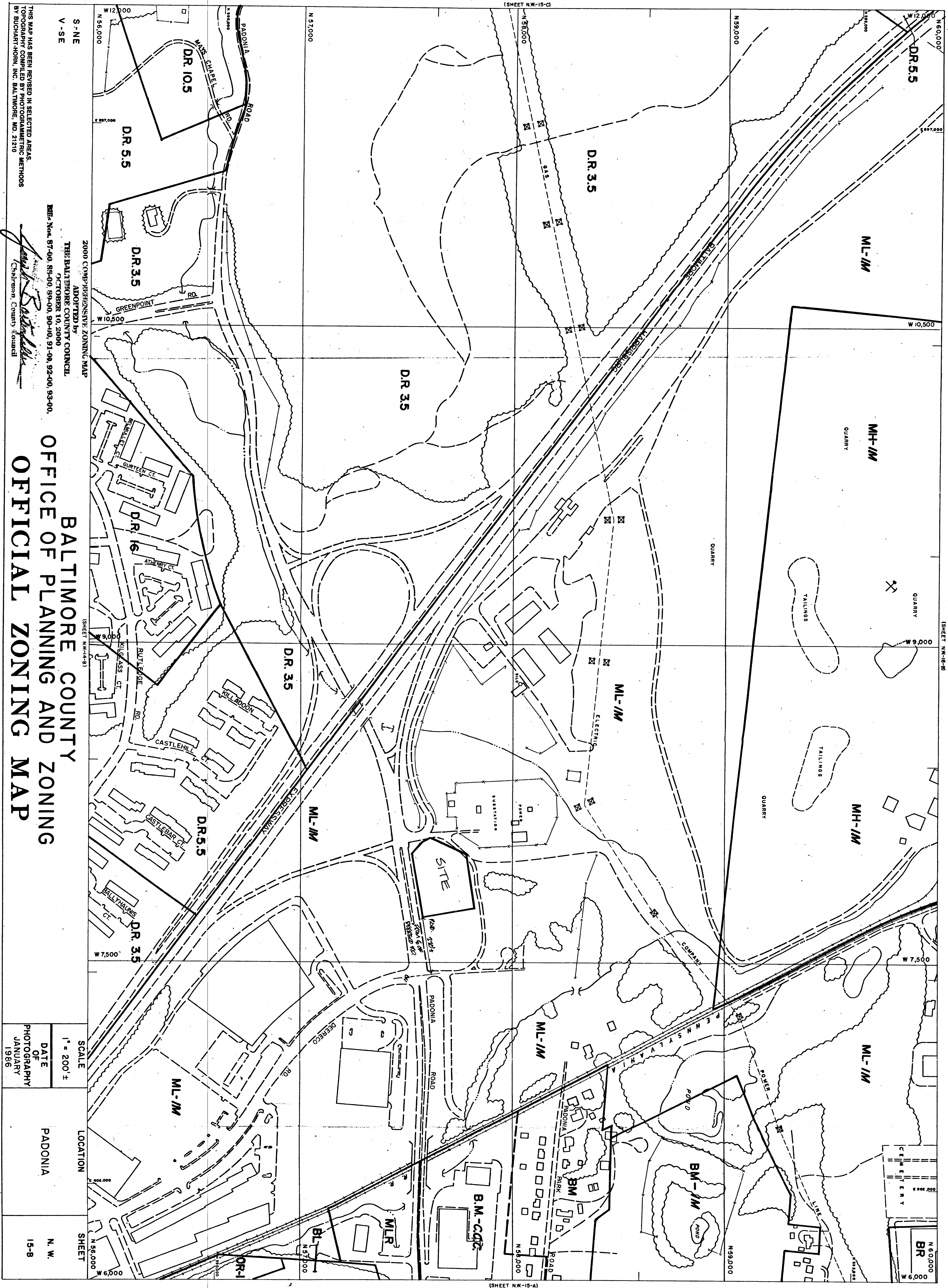
Case Number 02-122A

PLEASE PRINT LEGIBLY

INTERESTED CITIZENS

PROTESTANT'S SIGN-IN SHEET

[illegible]



NW 15 B

PLAN TO ACCOMPANY PETITION FOR VARIANCE
PUBLIC STORAGE FACILITY
410 PADONIA ROAD
COCKEYSVILLE - BALTIMORE COUNTY - MARYLAND

GENERAL NOTES

1. Gross Site Area: 90,140 SF/2.07 AC
2. Tax Account Number: 2200024728, 2300001978
3. Election District: 8
4. Councilmanic District: 4088
5. Census Tract: 3
6. Watershed: Loch Raven
7. Owners: Baltimore Gas & Electric Co., PO Box 1475, Baltimore, MD 21203
8. Owners: Parkway Village Ltd., 1000 Abernethy Road, Suite 200, Atlanta, GA 30328-5632
9. Owners: S.M. 70/71 and S.M. 69/07

10. Dead End: The proposed development may require extending the road (a) to the point of our knowledge, the site is not within the 100 Year Flood Plain.

11. To the best of our knowledge, there are no wetlands within the site boundaries.

12. To the best of our knowledge, the site is not in the Chesapeake Bay Critical Area.

13. To the best of our knowledge, there are no known historic structures or archeological sites within the site boundaries.

14. This property is not within any historic district.

15. The property is not within any historic county or city.

16. The property is not within any historic county or city.

17. The property is not within any historic county or city.

18. The property is not within any historic county or city.

19. The property is not within any historic county or city.

20. There is no known zoning history for this project.

21. Fence and gate will be ornamental and constructed of aluminum to give appearance of red iron.

ZONING NOTES

1. Zoning: ML-IM
2. Floor Area Ratio: Required: 2.0 maximum Proposed: 1.04
3. Parking Calculations: Required Parking Spaces: 10 Spaces Provided = 10 Additional 1 Handicap Space Total Spaces Provided = 11
4. Only passenger vehicles will use the proposed parking spaces.
5. All lighting will be directed away from any residentially zoned property.
6. Signage: All signage shall comply with BCZR Section 450.

RELIEF REQUESTED

1. BCZR Sections 255.2 and 243.1 - To permit a 50 foot front yard setback in lieu of the required 75' side yard setback.
2. BCZR Sections 255.2 and 243.2 - To permit a 19 foot side yard setback in lieu of the required 50' side yard setback.

LOCATION MAP
SCALE: 1" = 900'

LEGEND

- Existing Condition
- Property Line
- Proposed Edge of Paving
- Proposed Curb and Gutter
- Proposed Concrete
- Proposed Building
- Existing Fence

