

IN RE: PETITION FOR SPECIAL EXCEPTION *

BEFORE THE

(Red Run Blvd.)

4th Election District

4th Councilman District

Painter Mill Venture, LLP

Legal Owner

Petitioner

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2014-0181-X

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Special Exception filed for property located at Red Run Blvd. The Petition was filed by Jason T. Vettori, Esquire, on behalf of the legal owner of the subject property, Painter Mill Venture, LLP. The Petition seeks relief pursuant to §233.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), for living quarters in a commercial building. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing was David Taylor, whose firm prepared the site plan. Jason T. Vettori, Esquire of Smith, Gildea & Schmidt, LLC attended and represented the Petitioner. The Petition was advertised and posted as required by the B.C.Z.R. There were no Protestants or interested citizens in attendance, and the file does not contain any letters of opposition. There were no adverse Zoning Advisory Committee (ZAC) comments received.

Testimony and evidence offered at the hearing revealed that the subject property is 4.72 acres and is zoned BM-CT. The Petitioner is constructing on the site a mini storage facility, which the County deems a "warehouse." This use is permitted by right in the zone. Petitioner proposes to also construct on site living quarters for a manager/caretaker of the facility, which is apparently

ORDER RECEIVED FOR FILING

Date

5/6/14

By

den

a common practice at self storage businesses throughout the country. To do so requires relief under BCZR §233.3, which permits by special exception "living quarters in a commercial building."

Special Exception Law in Maryland

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. Schultz v. Pritts, 291 Md. 1 (1981). The Schultz standard was revisited in People's Counsel v. Loyola College, 406 Md. 54 (2008), where the court emphasized that a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

In this case, Mr. Taylor (a licensed Professional Engineer accepted as an expert) testified via proffer that the proposal satisfied the B.C.Z.R. §502.1 standards, and that the potential adverse impacts of the use at this location would be no greater than at other locations in the zone. No evidence to the contrary was presented.

Pursuant to the advertisement, posting of the property, and public hearing on this petition, and after considering the testimony and evidence offered, I find that the Petition for Special Exception should be granted, subject to the conditions noted below.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 6th day of May, 2014, that the Petition for Special Exception under §233.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), for living quarters in a commercial building, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

ORDER RECEIVED FOR FILING

Date

5/6/14

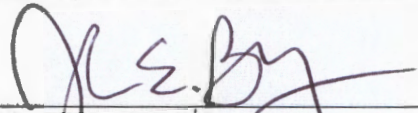
By

slr

1. Petitioner may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 5/6/14

By slr

KEVIN KAMENETZ
County Executive



LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

May 6, 2014

Jason T. Vettori, Esquire
Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, Maryland 21204

RE: Petition for Special Exception
Case No.: 2014-0181-X
Property: Red Run Blvd.

Dear Counsel:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address Red Run Boulevard (Map 0067, Parcel 0538)

which is presently zoned BM-CT

Deed References: 23943/00684

10 Digit Tax Account # 2 5 0 0 0 0 0 1 4 4 4

Property Owner(s) Printed Name(s) Painters Mill Venture, LLP

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☒ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
SEE ATTACHED

3. ☐ a **Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Jason T. Vettori Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 (410) 821-0070 jvettori@sgs-law.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Alex Fisher, Authorized Representative of Painters Mill Venture, LLP

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

106 Old Court Road, Suite 202 Baltimore MD

Mailing Address City State

21208 410-825-0444 morningdon@verizon.net

Zip Code Telephone # Email Address

Representative to be contacted:

Jason T. Vettori Smith, Gildea & Schmidt, LLC

Name - Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 (410) 821-0070 jvettori@sgs-law.com

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING

CASE NUMBER 2014-0181-X Filing Date 3/6/14

Do Not Schedule Dates: 5/6/14 Reviewer GFI

Date 5/6/14 REV. 10/4/11

By Den

ATTACHMENT TO PETITION FOR ZONING HEARING

Red Run Boulevard (Map 0067, Parcel 0538)

Special Exception to allow:

1. Living quarters in a commercial building, pursuant to BCZR § 233.3; and
2. For such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

**ZONING DESCRIPTION
LAND OF
PAINTERSMILL VENTURE, LLC.
4.728 AC+/-
LOCATED ON RED RUN BLVD.
ELECTION DISTRICT No. 4, BALTIMORE COUNTY, MARYLAND**

Beginning for the same on the eastern right-of-way line of Red Run Blvd. (80' wide) and being opposite station 98+91.98 of a base line labeled as "Red Run Blvd." as shown on SHA Plat No.55987, also shown on the Baltimore County Bureau of Land Acquisition Plat No. RW 95-028-56. Said point of beginning also being on the western right-of-way line of Owings Mills Blvd. (variable width) and being opposite station 82+44.30 of a base line labeled "Ramp 'C'" on the aforesaid SHA Plat No.55987. Thence, running and binding on the western side of Owings Mills Blvd. Ramp "C", with all courses of this description referenced to the Maryland Coordinate System NAD 83/91 per monuments: BCO 478, BCO 1266 & BCO 1265 with a scale factor of 1.000017, the following two courses,

1. **135.92** feet along the arc of a non tangent curve to the left, having a radius of **2822.79** feet and subtended by a chord bearing **South 09°05'48" West 135.91** feet,
2. **South 07°43'02" West 347.45** feet the end of the 7th line of Item No.91143 as shown on the SHA Plat No.57580 and being that tract or parcel of land conveyed by Painters Mill Venture, LLP, to the State Highway Administration of the Department of Transportation, dated November 09, 2009 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 29420 folio 07. Thence, running and binding reversely on the 7th through the 1st lines thereof, the following seven courses,
3. **229.58** feet along the arc of a non tangent curve to the left having a radius of **1396.10** feet and subtended by a chord bearing **South 16°05'50" West 229.32** feet,
4. **South 11°09'32" West 20.53** feet,
5. **South 07°18'52" West 54.13** feet,
6. **South 04°26'41" West 59.26** feet,
7. **South 02°49'30" East 57.77** feet,
8. **South 07°11'37" East 53.84** feet,
9. **South 08°59'58" East 22.48** feet to intersect the aforesaid western right-of-way line of Owings Mills Blvd. Ramp 'C' as shown on the said SHA Plat No.55988. Thence, running and binding thereon, the following course,

10. **South 07°43'02" West 105.66 feet** to the point of beginning of Item No. 73040 as shown on the SHA Plat No. 57579, also being that tract or parcel of land conveyed by State Highway Administration of the Maryland Department of Transportation to Painters Mill Venture, LLP, dated April 23, 2010 and recorded among the aforesaid Land Records in Liber S.M. 29420 folio 13. Thence, running and binding on the 1st through the 4th lines thereof, the following four courses,
 11. **South 07°44'17" West 11.09 feet,**
 12. **South 83°25'42" East 3.50 feet,**
 13. **South 07°43'03" West 368.12 feet,**
 14. **North 81°10'58" West 34.90 feet** to intersect the aforesaid western right-of-way line of Owings Mills Blvd. Ramp 'C' as shown on the said SHA Plat No. 55988. Thence, running and binding thereon, the following course,
 15. **South 07°11'21" West 122.79 feet** to the eastern side of Red Run Blvd. (variable width). Thence, running and binding thereon, the following four courses,
 16. **696.29 feet** along the arc of a non tangent curve to the right having a radius of 529.44 feet and subtended by a chord bearing **North 30°58'54" West 274.04 feet,**
 17. **322.16 feet** along the arc of a non tangent curve to the right having a radius of 322.16 feet and subtended by a chord bearing **North 02°50'51" East 317.28 feet,**
 18. **North 20°09'47" East 1056.58 feet,**
 19. **19.91 feet** along the arc of a tangent curve to the left having a radius of 995.00 feet and subtended by a chord bearing **North 19°35'23" East 19.91 feet** to the beginning hereof; containing **4.728 acres** of land, more or less, as surveyed by Joseph Thompson & Associates, LLC in February of 2014.

Being a part of that tract or parcel of land conveyed by Commodore Holding Corp. to Painters Mill Venture, dated May 19, 1965 and recorded among the Land records of Baltimore County, Maryland in Liber R.R.G. 4460 folio 473. Also being all of Parcel 3 of those tracts or parcels of land conveyed by the State Highway Administration of the Maryland Department of Transportation to Painter Mill Venture, LLP. dated June 22, 2005 and recorded among the aforesaid Land Records in Liber S.M. 23943 folio 684. Saving and Excepting that tract or parcel

of land conveyed by Painters Mill Venture, LLP. to the State Highway Administration of the Maryland Department of Transportation, dated November 09, 2009 and recorded among the aforesaid Land Records in Liber S.M. 29420 folio 07. Being also all of that tract or parcel of land conveyed by the State Highway Administration of the Maryland Department of Transportation to Painter Mill Venture, LLP, dated April 23, 2010 and recorded among the aforesaid Land Records in Liber S.M. 29420 folio 13.

Subject to "Revertible Slope Easements" as described in a deed from Painters Mill Venture, LLP, to Baltimore County Maryland, dated October 26, 2011 and recorded among the aforesaid Land Records in Liber J.L.E. 31383 folio 468.

Subject to Restrictions and Revertible Slope Easement as mentioned in a deed conveyed by the State Highway Administration of the Maryland Department of Transportation to Painter Mill Venture, LLP. dated June 22, 2005 and recorded among the aforesaid Land Records in Liber S.M. 23943 folio 684.

Subject to Revertible Slope Easement as described in a deed conveyed by Painters Mill Venture, LLP. to the State Highway Administration of the Maryland Department of Transportation, dated November 09, 2009 and recorded among the aforesaid Land Records in Liber S.M. 29420 folio 07.

Subject to Revertible Slope Easement as described in a deed conveyed by the State Highway Administration of the Maryland Department of Transportation to Painter Mill Venture, LLP, dated April 23, 2010 and recorded among the aforesaid Land Records in Liber S.M. 29420 folio 13.

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND/OR ABSTRACT.

I hereby certify that this description was prepared by me or under my direct supervision on February 26, 2014 and is in accordance with the Minimum Standards of Practice for Professional Land Surveyors in the State of Maryland.


Samuel T. Hutchins L.S. 21682
Expires 12-13-2014



**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: 2014-0181-X
Petitioner: Painters Mill Venture, LLP
Address or Location: Red Run Boulevard (Map 0067, Parcel 0538)

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jason T. Vettori
Address: 600 Washington Avenue, Suite 200
Towson, MD 21204

Telephone Number: (410) 821-0070

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **108011**

Date: **3/6/14**

PAID RECEIPT

RECEIVED ACTUAL DATE
3/6/2014 3/6/2014 14:30:27
BANK 4500 WALKER RD BAL
RECEIPT # 720316 3/16/2014
Dep 5 528 JORDAN VERT DARTON
CP NO. 102011
Dept Tot \$500.00
1300.00 CR 1.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	300	0000		5150				500.00

Total: **500.00**

Rec From: **Smith, B. Idea, & Schmidt, LLC**

For: **2014-0181-X**

Red Run Blvd

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 4/12/2014

Case Number: 2014-0181-X

Petitioner / Developer: JASON VETTORI, ESQ. of SMITH, GILDEA & SCHMIDT LLC~ALEX FISHER

Date of Hearing (Closing): MAY 2, 2014

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
RED RUN BLVD. (PARCEL 0538, MAP 0067)

The sign(s) were posted on: APRIL 12, 2014



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

April 10, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on April 10th, 2014

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: #2014-0181-X

Red Run Blvd. (Parcel 0538, Map 0067)

Beginning at SE/s Red Run Blvd., 596 ft. +/- east of centerline of Owings Mills Blvd.

4th Election District - 4th Councilmanic District

Legal Owner(s): Painters Mill Venture, LLP, Alex Fisher, Authorized Rep.

Special Exception to allow living quarters in a commercial building; and for such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Friday, May 2, 2014 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

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

4/141 April 10

975179



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

March 24, 2014

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2014-0181-X

Red Run Blvd. (Parcel 0538, Map 0067)

Beginning at SE/s Red Run Blvd., 596 ft. +/- east of centerline of Owings Mills Blvd.

4th Election District – 4th Councilmanic District

Legal Owners: Painters Mill Venture, LLP, Alex Fisher, Authorized Rep.

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Hearing: Friday, May 2, 2014 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Jason Vettori, 600 Washington Ave., Ste. 200, Towson 21204
Alex Fisher, 106 Old Court Road, Ste. 202, Baltimore 21208

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 12, 2014.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 10, 2014 Issue - Jeffersonian

Please forward billing to:

Jason Vettori
Smith, Gildea & Schmidt
600 Washington Avenue, Ste. 200
Towson, MD 21204

410-821-0070

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2014-0181-X

Red Run Blvd. (Parcel 0538, Map 0067)

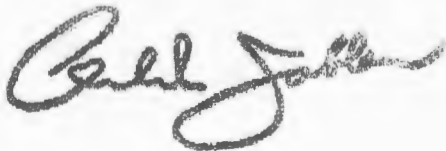
Beginning at SE/s Red Run Blvd., 596 ft. +/- east of centerline of Owings Mills Blvd.

4th Election District – 4th Councilmanic District

Legal Owners: Painters Mill Venture, LLP, Alex Fisher, Authorized Rep.

Special Exception to allow living quarters in a commercial building; and for such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Friday, May 2, 2014 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

M E M O R A N D U M

DATE: June 9, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0181-X – Appeal Period Expired

The appeal period for the above-referenced case expired on June 5, 2014. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
Red Run Boulevard; Beginning at SE/S of
Red Run Blvd, 596' E c/line Owings Mills Blvd* OF ADMINISTRATIVE
4th Election & 4th Councilmanic Districts
Legal Owner(s): Painters Mill Venture, LLP * HEARINGS FOR
by Alex Fisher, Authorized Rep
Petitioner(s) * BALTIMORE COUNTY
* 2014-181-X

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

MAR 24 2014

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of March, 2014, a copy of the foregoing Entry of Appearance was mailed to Jason Vettori, Esquire, Smith, Gildea & Schmidt, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NO. 2014-

0181-X

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

3/21/14

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

N/c

DEPS

(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

3/21/14

STATE HIGHWAY ADMINISTRATION

No obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

4/10/14

SIGN POSTING

Date:

4/12/14

by

O'Heefe

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

April 25, 2014

Alex Fisher
106 Old Court Road
Suite 202
Baltimore MD 21208

RE: Case Number: 2014-0181 X, Address: Red Run Boulevard

Dear Mr. Fisher:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 6, 2014. This letter is not an approval, but only a **NOTIFICATION**.

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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is stylized with a large, flowing "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Jason T. Vettori, Esquire, 600 Washington Avenue, Suite 200, Towson MD 21204

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 3/21/14

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

RE: Baltimore County

Item No. 2014-0181-X
Special Exception
Alex Fisher, Authorized Rep
of Painters Mill Venture, LLP
Red Run Boulevard.

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2014-0181-X.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Richard Zeller'.

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: March 21, 2014

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For March 24, 2014
Item No. 2014-0177, 0179, 0180, 0181, 0182, 0183, 0184, 0185, 0186,
and 0187.

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

DAK:CEN.
Cc: file

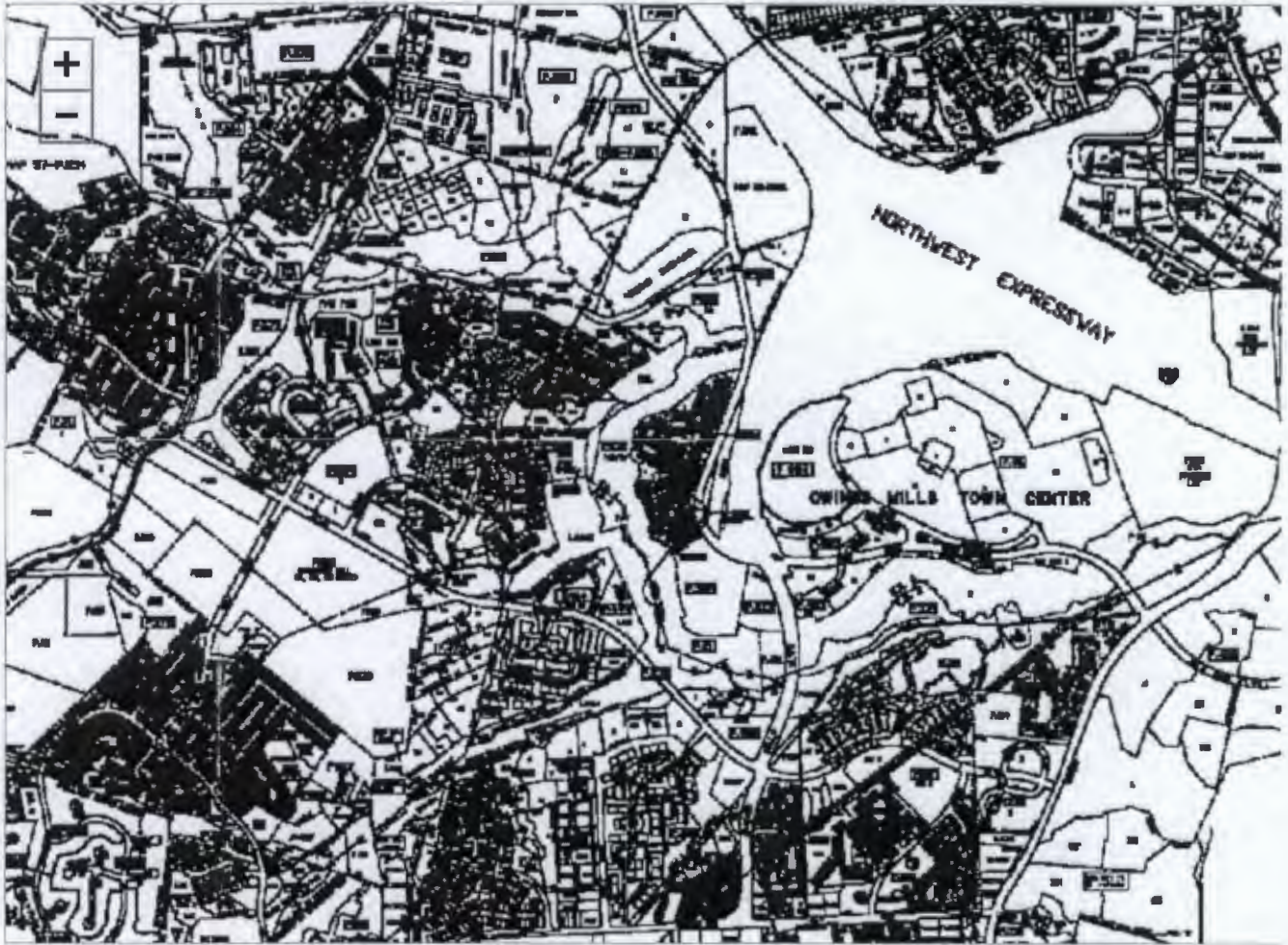
G:\DevPlanRev\ZAC -No Comments\ZAC03242014 -.doc

Real Property Data Search (w4)

Our feed back is important to us. [Please take our short survey.](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registr
Account Identifier:	District - 04 Account Number - 2500000144	
Owner Information		
Owner Name:	PAINTERS MILL VENTURE LLP	Use: INDUSTRIAL
Mailing Address:	106 OLD COURT RD STE 202 BALTIMORE MD 21208-4016	Principal Residence: NO Deed Reference: 1) /23943/ 00684 2)
Location & Structure Information		
Premises Address:	RED RUN BLVD 0-0000	Legal Description: 3.987AC ES RED RUN BL 2200 FT S OF DC
Map: 0067	Grid: 0008	Parcel: 0538
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2014
Special Tax Areas:	Town: NONE	Ad Valorem:
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
Stories	Basement	Property Land Area 3.9900 AC
Type	Exterior	Last Major Renovation
Full/Half Bath	Garage	
Value Information		
	Base Value	Value
		As of
		01/01/2014
Land:	503,200	503,200
Improvements	0	0
Total:	503,200	503,200
Preferential Land:	0	0
Transfer Information		
Seller: STATE HIGHWAY ADMINISTRATION	Date: 06/05/2006	Price:
Type: NON-ARMS LENGTH OTHER	Deed1: /23943/ 00684	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

Baltimore County[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)District: **04** Account Number: **2500000144**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

<http://imsweb05.mdp.state.md.us/website/mosp/>☒ Loading... Please

Loading... Please Wait.

→

CASE NAME RED RUN BLVD
CASE NUMBER 2014-0181-X
DATE MAY 2, 2014

[illegible]

Case No.:

2014-181-X

Exhibit Sheet - Continued

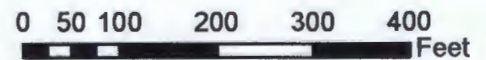
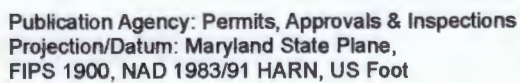
DW 6-9-14

APR
5-6-14

Petitioner/Developer

Respondent

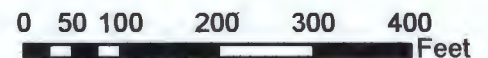
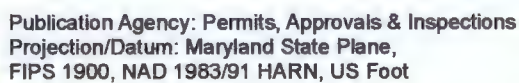
No. 13 1	Site Plan	
No. 14		
No. 15		
No. 16		
No. 17		
No. 18		
No. 19		
No. 20		
No. 21		
No. 22		
No. 23		
No. 24		



1 inch = 200 feet

2014-0181-X

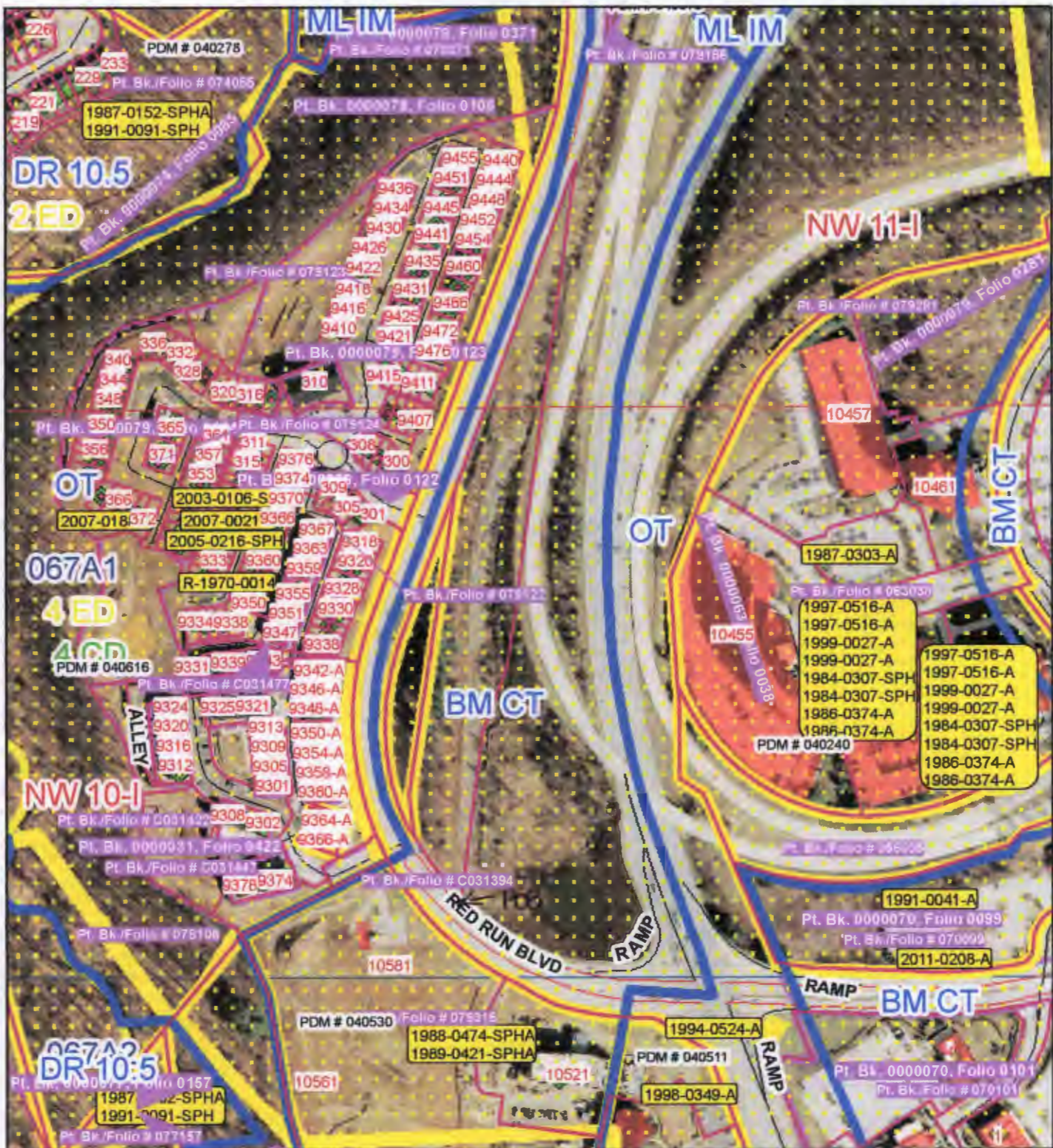
2014-0181-X



1 inch = 200 feet

2014-0181-X

2014-0181-X



Publication Date: 3/6/2014



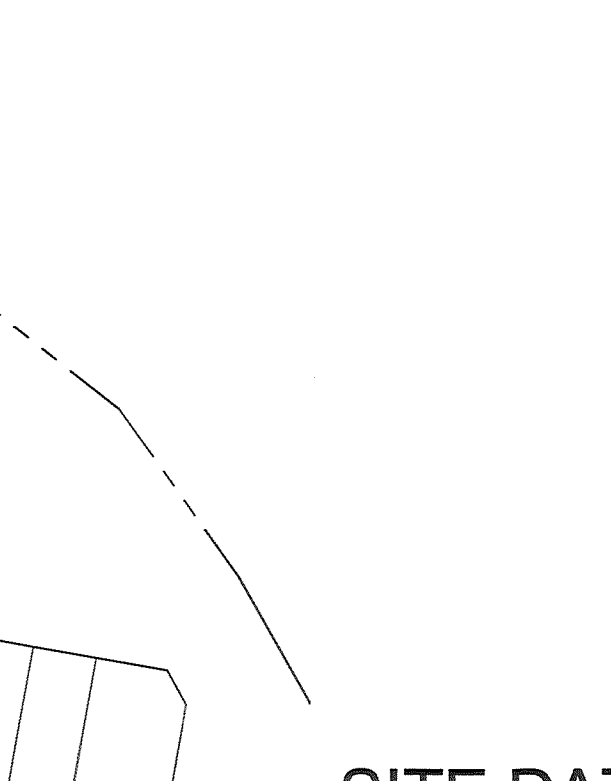
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 75 150 300 450 600 Feet

1 inch = 300 feet

2014-0181-X



1. OWNER: PA
10
PA

EXISTING

PROPOSED

PR. 2' CONTOUR

PR. 10' CONTOUR

PR. CURB AND GUTTER

PR. SANITARY

PR. STORM DRAIN

PR. WATER LINE

PR. PAVEMENT

PR. CONCRETE

6' SAN

12' SD

6' W



NOTE: ALL SIGNAGE WILL CONFORM TO BC2R

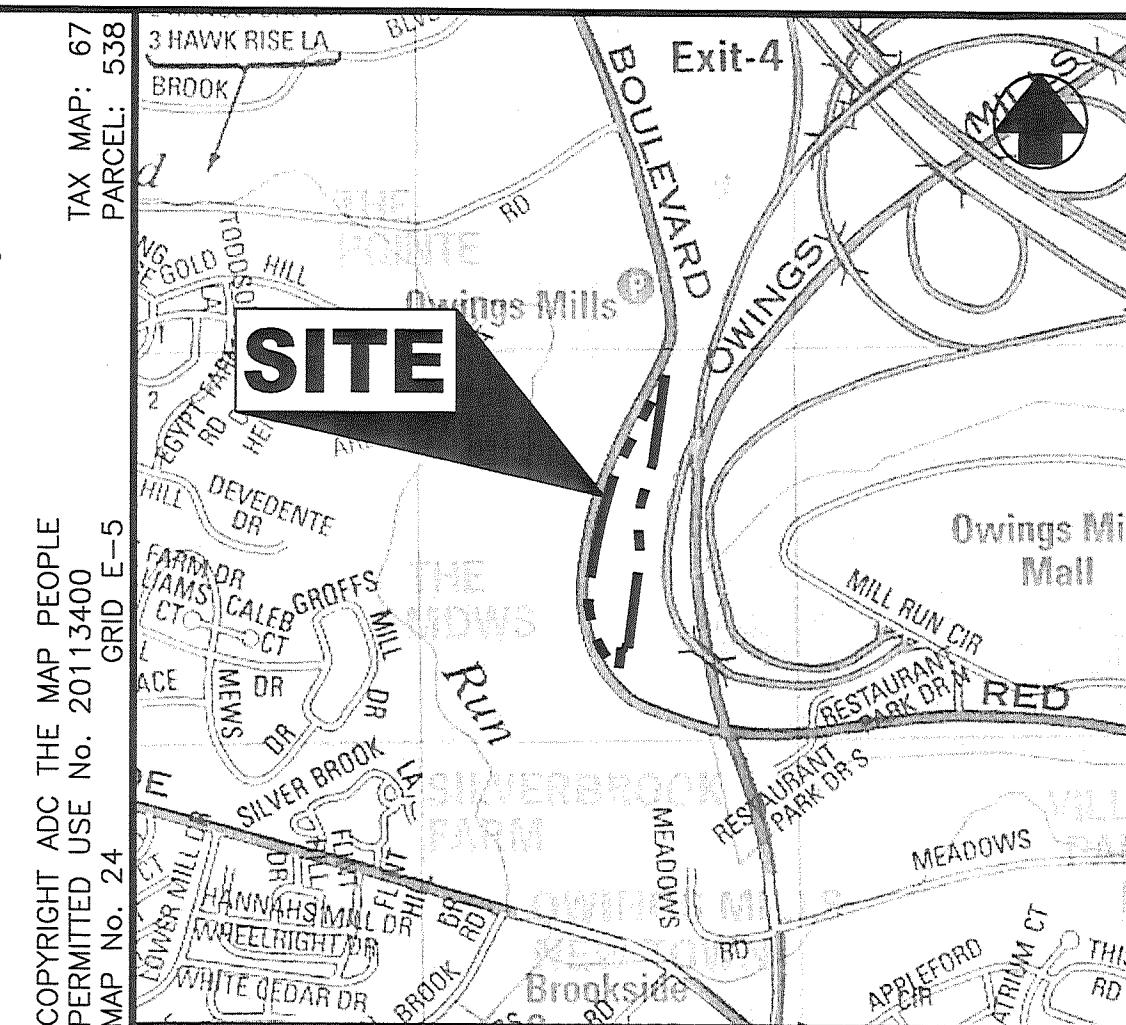
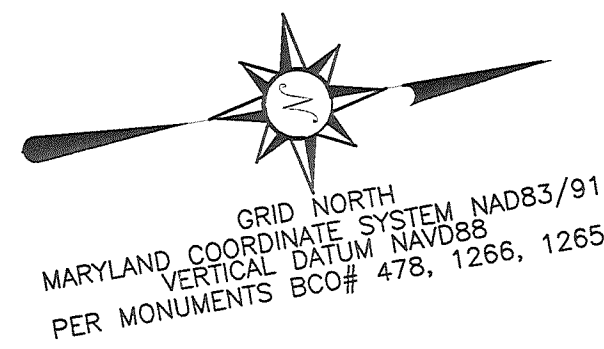
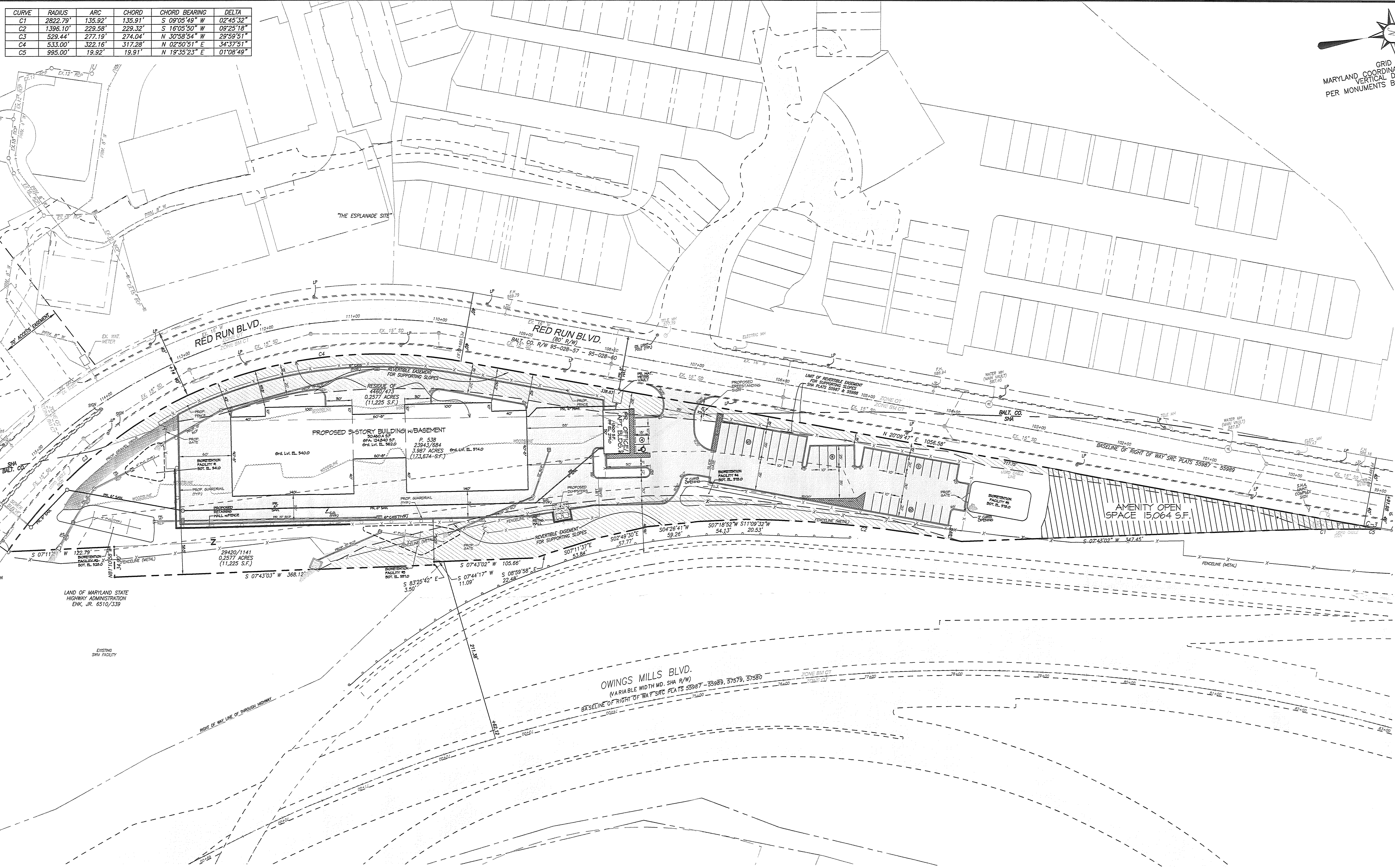


STATE OF MARYLAND
DAVID GUYATT TAYLOR
PROFESSIONAL ENGINEER
REGISTERED
100892
MECHANICAL ENGINEERING
3/06/14

163 Spruce Woods Court
Abingdon, MD 21009
Cell: (443) 752-9039
Email: dgtaylorpe@comcast.net

4th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	2822.79'	135.92'	135.91'	S 08°05'48" W	02°45'32"
C2	1396.10'	229.58'	229.32'	S 16°05'50" W	09°25'18"
C3	529.44'	277.19'	274.04'	N 30°58'54" W	29°59'51"
C4	533.00'	322.16'	317.28'	N 02°50'51" E	34°37'51"
C5	995.00'	19.92'	19.91'	N 19°35'23" E	01°08'49"



LOCATION MAP
SCALE: 1" = 1000'

SITE DATA

- OWNER: PAINTERS MILL VENTURE, LLP
106 OLD COURT ROAD, SUITE 202
BALTIMORE, MD 21208-4016
- OWNER/DEVELOPER: RED RUN SELF STORAGE, LLC
- ENGINEER: DAVID G. TAYLOR & ASSOCIATES, LLC
- EX. PROPERTY ACREAGE: RESIDUE OF LAND BAY D, 4460/473 PARCEL 538 - INCL. P.3 (3,987 AC.) & 29420/141 (2,577 AC.)
TOTAL PROPERTY AREA: 0.7411 ACRES (32,282 S.F.)
3,987.0 ACRES (173,674 S.F.)
4.7281 ACRES (205,358 S.F.)
- EX. SDAT PROPERTY INFO: NO RECORDS FOR RESIDUE OF LAND BAY D, 4460/473
PARCEL NO.: 538
TAX MAP/GRID: 0067/0008
PREMISE ADDRESS: RED RUN BOULEVARD, OWINGS MILLS, MD
TAX ACCOUNT NO.: 250000144
DEED REF: 23943/00684
ELECTION DISTRICT: 4th
COUNCILMANIC DISTRICT: 4th
ZONING DISTRICT: BM CT
WATERSHED/SEWERSHED: RED RUN
- EXISTING LAND USE: VACANT
- ZONING DISTRICT: BM CT
- PROPOSED LAND USE: PROPOSED DEVELOPMENT ACTIVITY: 3-STORY w/BASEMENT SELF STORAGE FACILITY
PROPOSED BUILDING HEIGHT: AND 2 1/2-STORY OFFICE AND ACCESSORY APARTMENT SELF STORAGE -
OFFICE/APT. (2 1/2-STORY) LOW SIDE - 24'-0" HIGH SIDE - 45'-0" LOW SIDE - 24'-0" HIGH SIDE - 28'-0"
PROPOSED BUILDING FOOTPRINT: SELF STORAGE (BLDG.) - 1,500 S.F.
OFFICE/APT. - 30,460 S.F.
TOTAL = 31,960 S.F.
PROPOSED GROSS FLOOR AREA (GFA): 124,840 S.F.
PROPOSED FLOOR AREA RATIO (FAR): 0.61
PROPOSED IMPERVIOUS AREA: 2.50 ACRES
PROPOSED LIMIT OF DISTURBANCE (LOD): 4.31 ACRES
- PARKING CALCULATIONS: PARKING REQUIRED FOR OFFICE: 3.3 SPACES PER 1,000 S.F. = 5 SPACES
PARKING PROVIDED FOR OFFICE: 1 SPACES
HANDICAP 4 SPACES
REGULAR 5 SPACES
TOTAL = 5 SPACES
- AMENITY OPEN SPACE: REQUIRED = ADJUSTED GFA (124,840) x .10 = 12,484 S.F.
PROVIDED = 15,064 S.F.
- SIGNAGE TO COMPLY WITH SECTION 450 OF THE BC2R AND ALL ZONING SIGN POLICIES.
- NO PREVIOUS ZONING HEARINGS OR PERMITS.
- NO HISTORICALLY SIGNIFICANT STRUCTURES ON THE SUBJECT PROPERTY.
- THE SUBJECT SITE IS SERVED BY PUBLIC WATER AND SEWER.
- THE SUBJECT SITE DOES NOT LIE WITHIN A DEFICIENT BASIC SERVICE AREA.
- THE SUBJECT SITE DOES NOT LIE WITHIN THE CBCA.
- THE SUBJECT SITE IS NOT LOCATED WITHIN A 100-YEAR FLOODPLAIN.

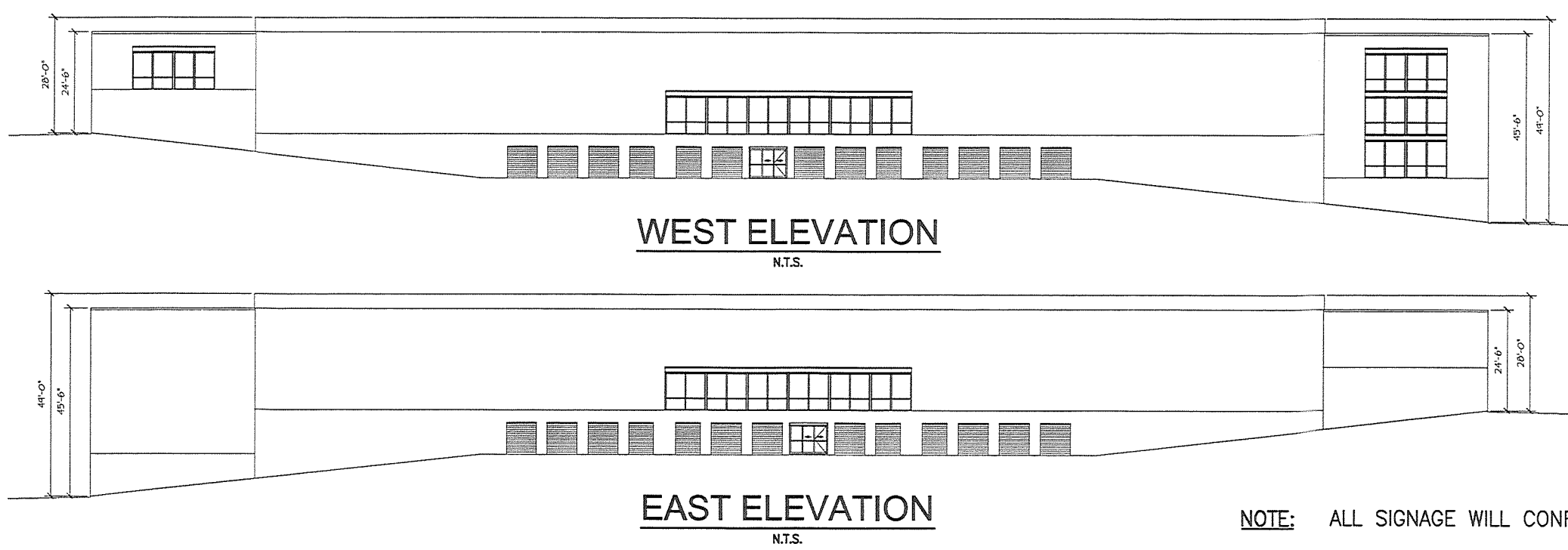
LEGEND

EXISTING

- PROPERTY LINE
- BUILDING SETBACK
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- EX. CURB & GUTTER
- EX. STORM DRAIN
- EX. OVERHEAD WIRE
- EX. WATERLINE
- EX. SANITARY
- EX. GAS LINE
- EX. EDGE OF P.V.M.T.
- EX. PAVING TO REMAIN
- EX. CONCRETE

PROPOSED

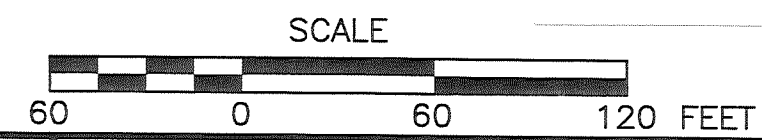
- PR. 2' CONTOUR
- PR. 10' CONTOUR
- PR. CURB AND GUTTER
- PR. SANITARY
- PR. STORM DRAIN
- PR. WATER LINE
- PR. PAVEMENT
- PR. CONCRETE



NOTE: ALL SIGNAGE WILL CONFORM TO BC2R.

PETITIONER'S

EXHIBIT NO. 1

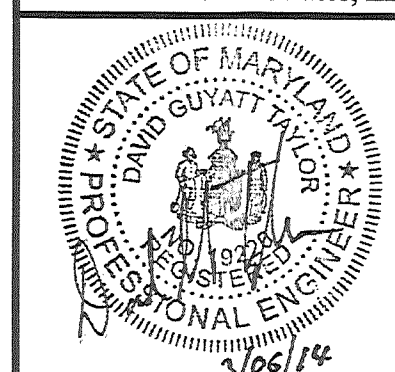


David G. Taylor & Associates, LLC
163 Spruce Woods Court
Abingdon, MD 21009
Cell: (443) 752-9039
Email: dgtaylorpe@comcast.net

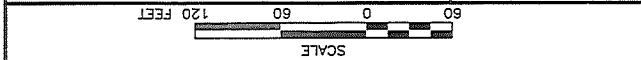
PLAN TO ACCOMPANY THE PETITION FOR ZONING RELIEF FOR RED RUN BOULEVARD SELF STORAGE FACILITY TAX MAP 67, PARCEL 538

4th ELECTION DISTRICT

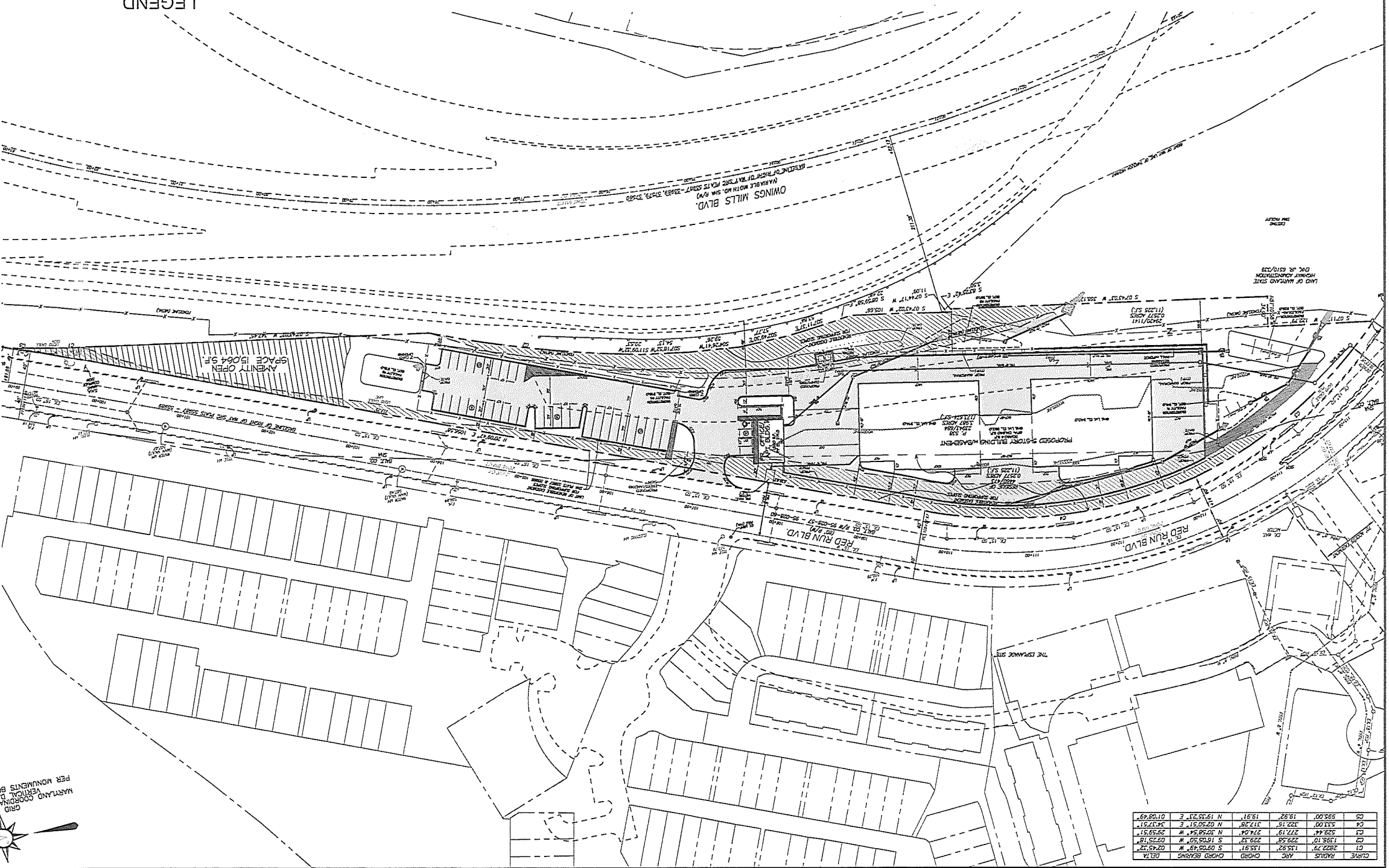
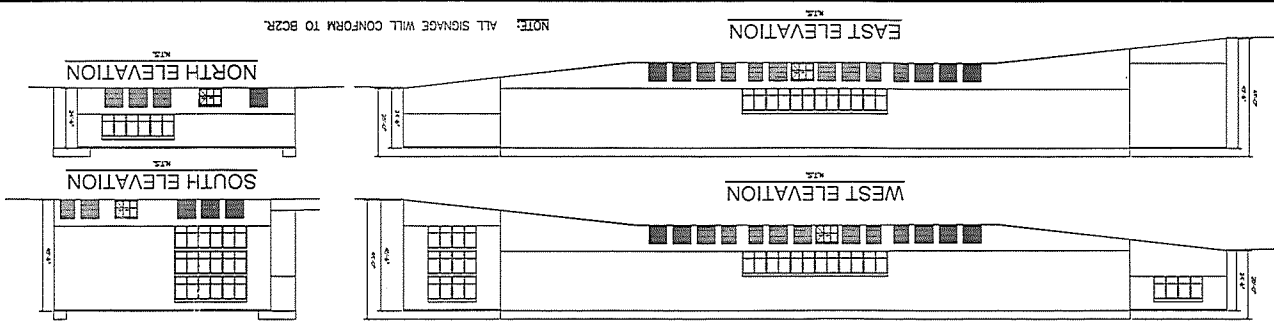
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		JOB NO.: 038
		SCALE: AS NOTED
		DATE: 03/06/14
		DRAWN BY: CRK
		DESIGN BY: DGT
		REVIEW BY: DGT
		SHEET: 1 OF 1



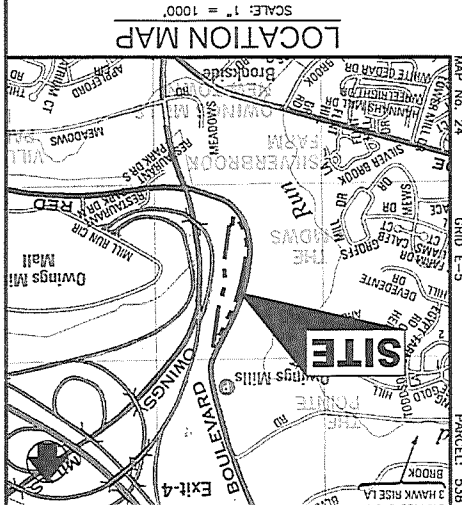
 David G. Taylor & Associates, LLC	DATE
	REVISIONS
David G. Taylor & Associates, LLC 163 Spruce Woods Court Abingdon, MD 21009 Call: (443) 752-9039 Email: dgtyl@taylor&associates.net	PLAN TO ACCOMPANY THE PETITION FOR ZONING RELIEF FOR RED RUN BOULEVARD SELF STORAGE FACILITY TAX MAP 67, PARCEL 538
4th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND	JOB NO.: 038 SCALE: AS NOTED DATE: 03/06/14 DRAWN BY: CJK DESIGN BY: DGT REVIEW BY: DGT SHEET: 1 OF 1



LEGEND	EXISTING
PROPERTY LINE	---
BUILDING SETBACK	---
EX. 2' CONTOUR	---
EX. 10' CONTOUR	---
EX. CURB & GUTTER	---
EX. STORM DRAIN	---
EX. OVERHEAD WIRE	---
EX. WATERLINE	---
EX. SANITARY	---
EX. GAS LINE	---
EX. EDGE OF PAVT.	---
EX. PAVING TO REMAIN	---
EX. CONCRETE	---
PR. 2' CONTOUR	---
PR. 10' CONTOUR	---
PR. CURB AND GUTTER	---
PR. SANITARY	---
PR. STORM DRAIN	---
PR. WATER LINE	---
PR. PAVEMENT	---
PR. CONCRETE	---



CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	2822.79'	135.91°	S 09.65° E	94.50'	02.52° 22'
C2	1596.10'	229.58°	S 00.50° W	94.50'	02.52° 18'
C3	529.44'	272.15°	N 00.50° W	94.50'	02.52° 15'
C4	531.00'	322.15°	N 02.50° E	94.50'	02.52° 15'
C5	595.00'	19.92°	N 19.91° E	94.50'	02.52° 15'



SITE DATA

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE No. 20113400

GRID NORTH
HARYLAND COORDINATE SYSTEM NAD83/94
VERTICAL DATUM NAVD88
PER MONUMENTS 800# 478.1266.1265

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PERMITTED USE No. 20113400
TAX MAP: 67
DIBOCT- 570