

MEMORANDUM

DATE: October 29, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0009-XA – Appeal Period Expired

The appeal period for the above-referenced case expired on October 28, 2015. 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

**IN RE: PETITIONS FOR SPECIAL
EXCEPTION AND VARIANCE**

(8121 Belair Road)

14th Election District

5th Council District

White Marsh Storage, LLC.

Legal Owner

Peak Acquisitions, LLC.

Lessee

Petitioners

*

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*

*

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2016-0009-XA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as Petitions for Special Exception and Variance filed for property located at 8121 Belair Road. The Petitions were filed on behalf of White Marsh Storage, LLC, the legal owner of the subject property and Peak Acquisitions, LLC, lessee ("Petitioners"). The Special Exception Petition seeks relief per Baltimore County Zoning Regulations (B.C.Z.R.) §236.2 to permit living quarters in a commercial building in the BR zone. The Petition for Variance seeks relief per Baltimore County Zoning Regulations (B.C.Z.R.) §238.2 to permit a side yard setback of 12 ft. in lieu of the required 30 ft. and rear yard setbacks of 25 ft. and 20 ft. in lieu of the required 30 ft. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit No. 1.

Appearing at the hearing in support of the petitions was Alex Watkins of Hill Management Co. Adam Baker, Esq. represented the Petitioners. Two adjoining neighbors (Howard and Elva Martens) attended the hearing to obtain additional information about the zoning requests.

The Petition was advertised and posted as required by the B.C.Z.R. Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case.

ORDER RECEIVED FOR FILING

Date

9-28-15

By

Den

Substantive ZAC comments were received from the Department of Planning (DOP) and the State Highway Administration (SHA). The comments from these agencies will be included as conditions in the Order below.

The subject property is approximately 8.995 acres and is zoned BR (Business Roadside). The site was previously occupied by a lumber company, although that business ceased operation many years ago. Petitioners propose to construct and operate at the property a self-storage business that will occupy seven buildings (shown on the plan as Buildings A-G), and a two-story office with a 1,500 sq. ft. apartment on the second floor. The facility will have access points off of both Belair and Bucks School House Roads. Both access points will feature gated and locked entrances, and the individual storage units will be accessed by a key-pad system. The business will operate on a 24/7 basis, and the special exception would allow a business manager or caretaker to reside at the site, which is according to Petitioners customary in these self-storage operations.

SPECIAL EXCEPTION

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.

Josh Sharon, a licensed professional engineer accepted as an expert, testified via proffer that the operation would not adversely impact the community, and he opined Petitioners satisfied the requirements of B.C.Z.R. §502.1. This testimony was not contradicted and the petition will be

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Date

9-28-15

By

Den

granted.

VARIANCE

To obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioners have met this test. The property has irregular dimensions and an unusual shape. As such it is unique. If the B.C.Z.R. were strictly interpreted Petitioners would suffer a practical difficulty, in that they would be unable to construct the project as planned. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 28th day of September, 2015, that the Petition for Special Exception under B.C.Z.R. §236.2 to permit living quarters in a commercial building in the BR zone, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Variance per Baltimore County Zoning Regulations (B.C.Z.R.) §238.2 to permit a side yard setback of 12 ft. in lieu of the required 30 ft. and rear yard setbacks of 25 ft. and 20 ft. in lieu of the required 30 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

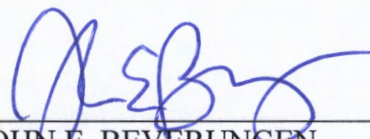
ORDER RECEIVED FOR FILING

Date 9-28-15

By sln

2. Petitioners must obtain from the State Highway Administration (SHA) an entrance permit to reconstruct the existing entrance onto U.S. 1
3. Petitioners must comply with the August 11, 2015 DOP ZAC comment, a copy of which is attached hereto.
4. The special exception area (permitting living quarters in a commercial building in the BR zone) shall include only the 1,500 sq. ft. apartment on the second floor of the office, as shown on Petitioners' Ex. 1.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 9-28-15

By sln

9/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: August 11, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

AUG 26 2015

SUBJECT: 8121 Belair Road

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Item Number: 16-009

Petitioner: White Marsh Storage, LLC c/o Veritage Management, Inc.

Zoning: BR

Requested Action: Special Exception, Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Exception to use the property for living quarters in a commercial building and the Petition for a Variance to permit a side yard setback of 12' and rear yard setbacks of 25' and 20' in lieu of the required 30' respectively.

This Department has no objection to the granting of the petitioned relief conditioned upon the Petitioner:

- Installing substantial landscaping along Bucks School House Rd., subject to the approval of the Baltimore County Landscape Architect to screen the parking areas
- Providing to this Department:
 - Elevations and details for the two proposed freestanding signs prior to the approval of the sign permit(s).
 - Elevations of the proposed buildings indicating building materials prior to the approval of any development plan.

For further information concerning the matters stated herein, please contact Ngoné Seye Diop at 410-887-3480.

Division Chief: Kathy Schlabach
AVA/KS
C: Ngoné Seye Diop
Jean Tansey

ORDER RECEIVED FOR FILING

Date 9-28-15

By sen



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 8121 Belair Road which is presently zoned RR

Deed References: Liber 23550, Folio 113 10 Digit Tax Account # 1 4 1 8 0 3 7 9 4 0

Property Owner(s) Printed Name(s) White Marsh Storage, LLC

(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

3. ☒ a Variance from Section(s)

PLEASE SEE ATTACHED

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:

Peak Acquisitions, LLC

Name- Type or Print

Signature

9640 Deero Rd., Timonium, MD

Mailing Address City State

21093

Zip Code Telephone # Email Address

Attorney for Petitioner:

Adam Baker

Name- Type or Print

Signature

Whiteford Taylor & Preston, LLP

8830 Stanford Blvd., Ste. 400, Columbia, MD

Mailing Address City State

21045 / 410-832-2052

Zip Code Telephone # Email Address abaker@wtpaw.com

Legal Owners (Petitioners):

White Marsh Storage, LLC/ c/o Veritage Management, Inc.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

4100 Dewmar Court, Kensington, MD

Mailing Address City State

20895

Zip Code Telephone # Email Address 443-288-4127

Representative to be contacted:

Adam Baker

Name - Type or Print

Signature

Whiteford Taylor & Preston, LLP

8830 Stanford Blvd., Ste. 400, Columbia, MD

Mailing Address City State

21045 / 410-832-2052

Zip Code Telephone # Email Address abaker@wtpaw.com

CASE NUMBER 2016-0009-XA Filing Date 7/14/15

ORDER RECEIVED FOR FILING At

Date 9-28-15 REV. 10/4/11

By Den

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



Zoning Property Description For 8121 BELAIR ROAD

Beginning at a point 500 feet northeasterly from ridge road on the 111' wide Bel Air Road right-of-way, state of Maryland route 1, SHA Plat No 50136, as now surveyed, with bearings referred to the Maryland Coordinate System (NAD'83/91),

North 38° 47' 50" East 180.19 feet along Bel Air Road, Maryland Route 1, Right-of-Way Turning from Bel Air Road, Maryland Route 1, South 69° 37' 25" East 610.89 feet. Continuing, South 30° 12' 35" West 184.40 feet, then South 47° 50' 28" East 399.22 feet to a point on North West Corner of BGE right-of-way 3138/571. Turning, along BGE Right-of-way South 07° 18' 49" West 202.06 feet to the centerline of Bucks School House Road. Along Bucks School House Road Centerline South 70° 23' 30" West 75.51 feet, to a curve Chord Bearing South 88° 07' 04" West 176.59 feet Radius 290.00 feet Arc Length 179.44 feet, a line North 74° 09' 22" West 149.03 feet, a curve Chord Bearing North 80° 42' 45" West 173.55 feet a radius 760.00 feet and Arc Length of 173.93 feet, a line North 87° 16' 07" West 147.40 feet. Leaving the centerline of Bucks School House Road North 21° 35' 45" East 561.08 feet, then North 69° 37' 25" West 384.02 feet to the place of beginning.

Containing an area of 386,420 square feet or 8.871 acres of land, more or less and being located in the Fourteenth Election District and Fifth Council District of Baltimore County Maryland.



2016-0009-XA

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

No. **127368**
 Date: **7/14/15**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 7/16/2015 7/14/2015 11:38:04 5

REG 4505 WALKIN RDOS LRB
 >> RECEIPT # 003060 7/14/2015 CFLN

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$1,000

Dept 5 529 ZONING VERIFICATION
 127368

Receipt Tot \$1,000.00
 \$1,000.00 CK \$0.00 CA
 Baltimore County, Maryland

Total: **\$1,000**

Rec From: **PEAK ACQUISITIONS, LLC**

For: **8121 BELAIR RD.**

2016-0009-XA

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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: 2016-0009-XA

Petitioner: PEAK ACQUISITIONS, LLC

Address or Location: 5121 BELAR RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: ARM BAKER

Address: WHITEFORD TAYLOR & PRESTON, LLP

8030 STANFORD BLVD, STE 400

COLUMBIA, MD 21045

Telephone Number: 410.332.2052



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3534952

Sold To:

Whiteford, Taylor & Preston LLP - CU00483501
8830 Stanford Blvd
Columbia, MD 21045-5425

Bill To:

Whiteford, Taylor & Preston LLP - CU00483501
8830 Stanford Blvd
Columbia, MD 21045-5425

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Sep 03, 2015

The Baltimore Sun Media Group

By S. Wilkinse

Legal Advertising

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: # 2016-0009-XA	
8121 Belair Road	
SE/s Belair Road, 500 ft. NE of Ridge Road	
14th Election District - 5th Councilmanic District	
Legal Owner(s) White Marsh Storage, LLC	
Contract Purchaser: Peak Acquisitions, LLC	
Special Exception: to permit Living Quarters in a commercial building in the BR zone. Variance to permit a side yard setback of 12 ft. in lieu of the required 30 ft. and rear yard setbacks of 25 ft. and 20 ft. in lieu of the required 30 ft.	
Hearing: Thursday, September 24, 2015 at 1:30 p.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.	
9/004 September 3	3534952

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/2/2015

Case Number: 2016-0009-XA

Petitioner / Developer: ADAM D. BAKER, ESQ.~

PEAK ACQUISITIONS, LLC ~ WHITE MARSH STORAGE, LLC

Date of Hearing (Closing): SEPTEMBER 24, 2015

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:
8121 BELAIR ROAD

The sign(s) were posted on: SEPTEMBER 2, 2015



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)

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 3, 2015 Issue - Jeffersonian

Please forward billing to:

Adam Baker
Whiteford, Taylor & Preston
8830 Stanford Blvd., Ste. 400
Columbia, MD 21045

410-832-2052

NOTICE OF ZONING HEARING

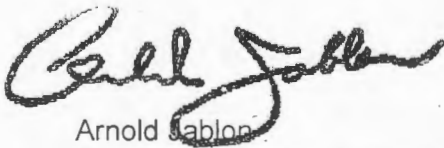
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2016-0009-XA

8121 Belair Road
SE/s Belair Road, 500 ft. NE of Ridge Road
14th Election District – 5th Councilmanic District
Legal Owners: White Marsh Storage, LLC
Contract Purchaser: Peak Acquisitions, LLC

Special Exception to permit Living Quarters in a commercial building in the BR zone. Variance to permit a side yard setback of 12 ft. in lieu of the required 30 ft. and rear yard setbacks of 25 ft. and 20 ft. in lieu of the required 30 ft.

Hearing: Thursday, September 24, 2015 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Sablon
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.

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE OFFICE
AND VARIANCE		
8121 Belair Road; SE/S of Belair Road,	*	OF ADMINISTRATIVE
500' NE of c/line Ridge Road		
14 th Election & 5 th Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): White Marsh Storage LLC		
Contract Purchaser(s): Peak Acquisitions, LLC *		BALTIMORE COUNTY
Petitioner(s)	*	2016-009-XA

* * * * *

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
JUL 23 2015

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 23rd day of July, 2015, a copy of the foregoing Entry of Appearance was mailed to Adam Baker, Whiteford, Taylor & Preston, LLP, 8830 Stanford Boulevard, Suite 400, Columbia, Maryland 21045, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Case No.: 2016-0009-XA

Exhibit Sheet

Petitioner/Developer

Protestants

9-28-15
Sen

DJ
10-29-15

No. 1	Site plan	
No. 2	Schematic Landscape plan	
No. 3	Josh Sharon resume	
No. 4	4A > Elevation drawings 4B >	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

CASE NAME WHITE MASON, Steven C. LLC d/o
CASE NUMBER 2016-009
DATE 9.24.15
VICTIM
MURDERER
1st
2121 Bldg
(25)

PETITIONER'S SIGN-IN SHEET

[illegible]

DATE _____

9-24-15

E - MAIL

127

HOWARD MARTENS

8131 BELAIR RD

21237

Trial
Zoning

IN RE: PETITION FOR VARIANCE
S/S Belair Road, 230' NE of the c/l
Ridge Road
(8115 Belair Road)
14th Election District
6th Council District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-142-A

S & S Auto Properties, LLC t/a
Schaefer & Strohminger - Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, S & S Auto Properties, LLC, trading as Schaefer & Strohminger, by and through their attorney, Gordon W. Priest, Jr., Esquire. The Petitioners request a variance from Section 450.4.5.g (Table, Column V – Max. Area/Face) to permit a sign for a new car dealership of 75 sq.ft. in lieu of the maximum allowed 50 sq.ft. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Thomas Ostrowski, Facilities Manager for Schaefer & Strohminger, Jeff Deegan, Professional Engineer who prepared the site plan for this property, and Gordon Priest, Jr., Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located with frontage on both the north side of Ridge Road and the southeast side of Belair Road in the Parkville/Perry Hall area of eastern Baltimore County. The property contains a gross area of 5.0313 acres, more or less, zoned B.R. and is the site of an automobile dealership known as Schaefer & Strohminger. This dealership has existed at the subject location since 1975 and is well known in the Baltimore/Metropolitan area. As shown on the site plan, the property

sq.ft. in lieu of the maximum allowed 50 sq.ft. in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their sign 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



WILLIAM D. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

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

7/24/15

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

N/C

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

FIRE DEPARTMENT

9/1/15

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

C

7/21/15

STATE HIGHWAY ADMINISTRATION

no obj
w/ comment

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. 2005-0142-A)

NEWSPAPER ADVERTISEMENT Date: 9/3/15

SIGN POSTING Date: 9/2/15

by O'Keefe

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 14 Account Number - 1418037940			
Owner Information					
Owner Name:		WHITE MARSH STORAGE LLC		Use:	COMMERCIAL
Mailing Address:		% VERITAGE MGT INC #375 8171 MAPLE LAWN BLVD FULTON MD 20759-2531		Principal Residence:	NO
				Deed Reference:	/23550/ 00113
Location & Structure Information					
Premises Address:		8121 BELAIR RD BALTIMORE MD 21236-0000		Legal Description:	1.926 AC SES BELAIR RD 465 NE RIDGE RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0081	0005	1124		0000	
				Block:	Lot:
				Assessment Year:	Plat No:
				2016	Plat Ref:
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			1.9300 AC	06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
Value Information					
		Base Value	Value As of 01/01/2013	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		481,500	481,500		
Improvements		0	0		
Total:		481,500	481,500	481,500	
Preferential Land:		0			
Transfer Information					
Seller: BELRIDGE LLC		Date: 03/17/2006		Price: \$2,375,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /23550/ 00113		Deed2:	
Seller: RIDGE LUMBER		Date: 04/30/1998		Price: \$1,000,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /12824/ 00147		Deed2:	
Seller: RIDGE LUMBER COMPANY		Date: 12/07/1995		Price: \$0	
Type: ARMS LENGTH MULTIPLE		Deed1: /11335/ 00708		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class			07/01/2015	07/01/2016
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.dat.maryland.gov/RealProperty/>)District: **14** Account Number: **1418037940**

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://lmsweb05.mdp.state.md.us/website/mosp/>)

Loading... Please Wait. Loading... Please Wait. -->



KEVIN KAMENETZ
County Executive

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

September 21, 2015

White Marsh Storage LLC
c/o Veritage Management Inc.
4100 Dewmar Court
Kensington MD 20895

RE: Case Number: 2016-0009 XA, Address: 8121 Belair Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 14, 2015. 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 written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Peak Acquisitions LLC, 9640 Deereco Road, Timonium MD 21093
Adam Baker, Esquire, 8830 Stanford Boulevard, Suite 400, Columbia MD 21045

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Douglas H. Simmons, Acting Administrator

Date: 7/21/15

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2016-0009-XA
Special Exception Variance
White Marsh Storage, LLC c/o
Veritage Management Inc.
8121 Belair Road
US 1

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 7/21/15. A field inspection and internal review reveals that an entrance onto US 1 consistent with current State Highway Administration guidelines is required. As a condition of approval for Variance, Case Number 2016-0009-XA the applicant must contact the State Highway Administration to obtain an entrance permit.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

cc: Mr. Michael Pasquariello, Utility Engineer, SHA

* SHA has no objection to the approval of this variance however, an access permit is required to reconstruct the existing entrance on US 1

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired or Speech 1-800-735-2258 Statewide Toll-Free

Street Address: 320 West Warren Road - Hunt Valley, Maryland 21030 - Phone 410-229-2300 or 1-866-998-0367 -

Fax 410-527-4685 - www.roads.maryland.gov

See previous correspondence from SHA regarding the permit requirement.

9/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: August 11, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

AUG 26 2015

SUBJECT: 8121 Belair Road

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Item Number: 16-009

Petitioner: White Marsh Storage, LLC c/o Veritage Management, Inc.

Zoning: BR

Requested Action: Special Exception, Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Exception to use the property for living quarters in a commercial building and the Petition for a Variance to permit a side yard setback of 12' and rear yard setbacks of 25' and 20' in lieu of the required 30' respectively.

This Department has no objection to the granting of the petitioned relief conditioned upon the Petitioner:

- Installing substantial landscaping along Bucks School House Rd., subject to the approval of the Baltimore County Landscape Architect to screen the parking areas
- Providing to this Department:
 - Elevations and details for the two proposed freestanding signs prior to the approval of the sign permit(s).
 - Elevations of the proposed buildings indicating building materials prior to the approval of any development plan.

For further information concerning the matters stated herein, please contact Ngoné Seye Diop at 410-887-3480.

Division Chief: Kathy Schlabach
AVA/KS

C: Ngoné Seye Diop
Jean Tansey

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

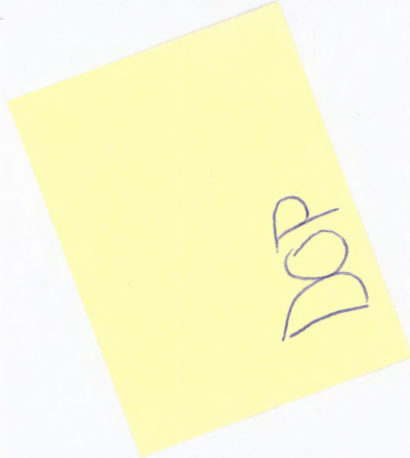
TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: July 27, 2015

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 27, 2015
Item No. 2015-0308 & 2016-0009, 0010, 0011 and 0012

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\ZAC07272015.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: August 11, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 8121 Belair Road

INFORMATION:

Item Number: 16-009

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Division Chief: Kathy Schlabach
AVA/KS

C: Ngoné Seye Diop
Jean Tansey

JOSHUA T. SHARON
P.E., L.S.I.T., LEED AP BD+C.

Project Assignment:

Associate

Years of Experience:

MRA: 9

Education:

B.S., Civil Engineering,
University of Maryland, 2005

Active Registrations:

Professional Engineer - Maryland,

Land Surveyor in Training-
Maryland,

LEED Accredited Professional,

Professional Affiliations:

American Society of Civil Engineers

National Society of Professional
Engineers

Maryland Society of Professional
Engineers

Recognitions:

2009 Consultant of the Year by the
Baltimore County Soil
Conservation District



**MORRIS & RITCHIE
ASSOCIATES, INC.**

Qualifications:

Mr. Sharon is an Associate with Morris & Ritchie Associates, Inc.'s Towson office. Mr. Sharon has a comprehensive background in the civil engineering field. He has worked with Morris & Ritchie Associates on a variety of projects located in Baltimore City, Baltimore County, Anne Arundel County, Harford County, Garrett County and Frederick County.

Mr. Sharon has extensive experience in the design and development of an assortment of site development projects including single-family residential communities, multi-tenant neighborhoods, commercial properties, retail centers, hospitality buildings and telecommunication sites. He has extensive knowledge of the procedures for processing permits and developments through Baltimore County and other jurisdictions.

As an Associate in MRA's Towson office, Mr. Sharon is responsible for engineering design of development projects, day-to-day management of client services and preparation of construction documents.

Mr. Sharon has extensive design experience that includes site layout and design, grading, earthwork analysis, storm drain and utility design, hydrology and hydraulic analysis and design, erosion and sediment control design, culvert analysis and design, roadway design and stormwater management design for both commercial lots and residential subdivision projects.

Mr. Sharon is experienced in developing alternatives analysis to evaluate cost effective design options, and solving design problems with severe site constraints.

Examples of Mr. Sharon's project experience include:

10 Light Street, Baltimore City, Maryland - Civil Project Engineer for site planning and engineering design of the conversion of the 10 Light Street building from office to 430 residential apartments.

5601 Eastern Avenue, Baltimore City, Maryland - Civil Project Engineer for site planning and engineering design of a mixed-use redevelopment PUD project with retail, residential apartments and hospitality.

6300 York Road, Baltimore City, Maryland - Civil Project Engineer for engineering design of an inline-retail addition project to a successful shopping center.

801 Goucher Boulevard, Baltimore County, Maryland - Civil Project Engineer for site planning and engineering design for redevelopment of a 14.5 acre shopping center containing over 157,000 s.f. of retail space.

725 Butler Road, Baltimore County, Maryland - Civil Project Engineer for site planning and engineering design of a commercial center consisting of historic buildings and new construction. Project work included the first pervious concrete stormwater management design solution in Baltimore County.

Meadowvale, Baltimore County, Maryland - Civil Project Engineer engineering design team for a 103-unit single family community located in an area of severe grade changes and limited by existing drainage patterns and environmental constraints.

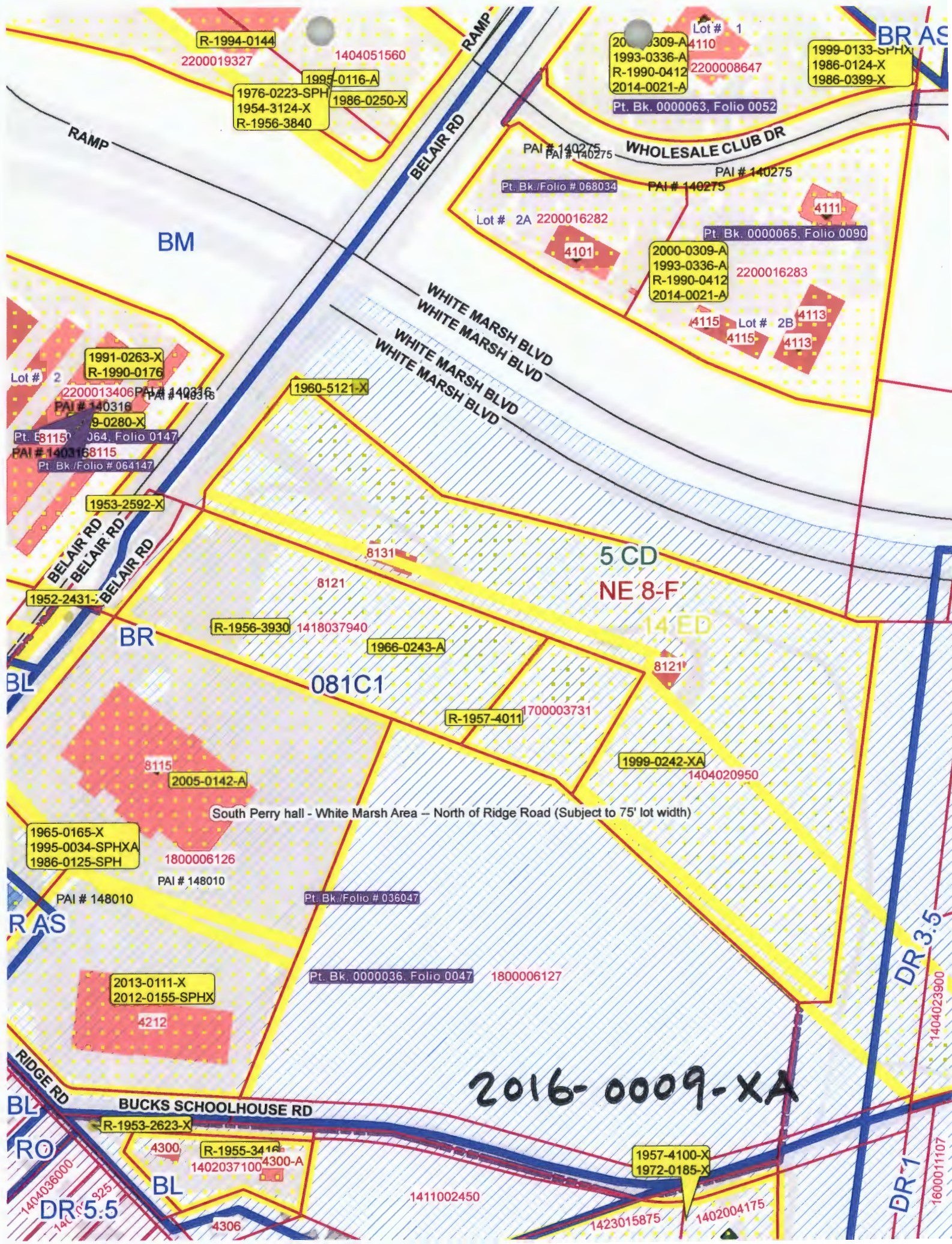
Carriage Hills, Baltimore County, Maryland - Civil Project Engineer for engineering design of a 159-unit town home community located on Liberty Road.

Martin Plaza, Baltimore County, Maryland - Civil Project Engineer for site planning and engineering design for redevelopment of the 25 acre shopping center.

Riparius Lot #1, Baltimore County, Maryland - Civil Project Engineer for site planning and engineering design of an 87 room Holiday Inn Express located on an undeveloped parcel hindered by grade changes, environmental constraints and requiring an underground stormwater management facility to meet local and state regulations.

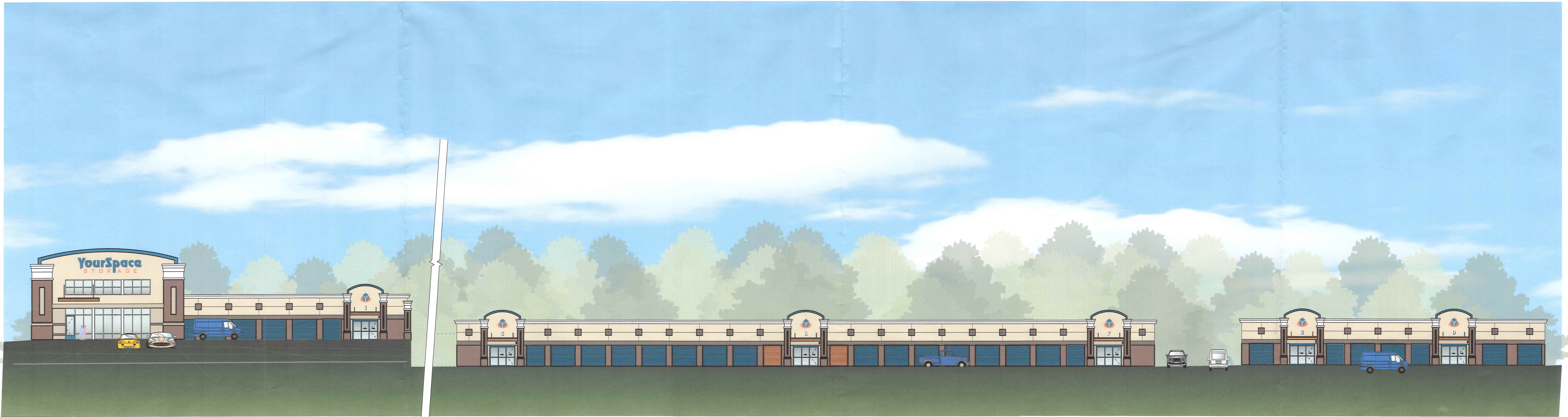
Allender Road, Baltimore County, Maryland - Civil Project Engineer on team designing a 173-unit single-family home community located on Allender Road with stormwater management challenges including dual design discharge points.

The Preserve at Windlass Run, Baltimore County, Maryland - Civil Project Engineer on engineering design team for a 412-unit development mixed with single family and town homes located off of White Marsh Boulevard, surround by environmentally sensitive areas and requiring seven stormwater management facilities.





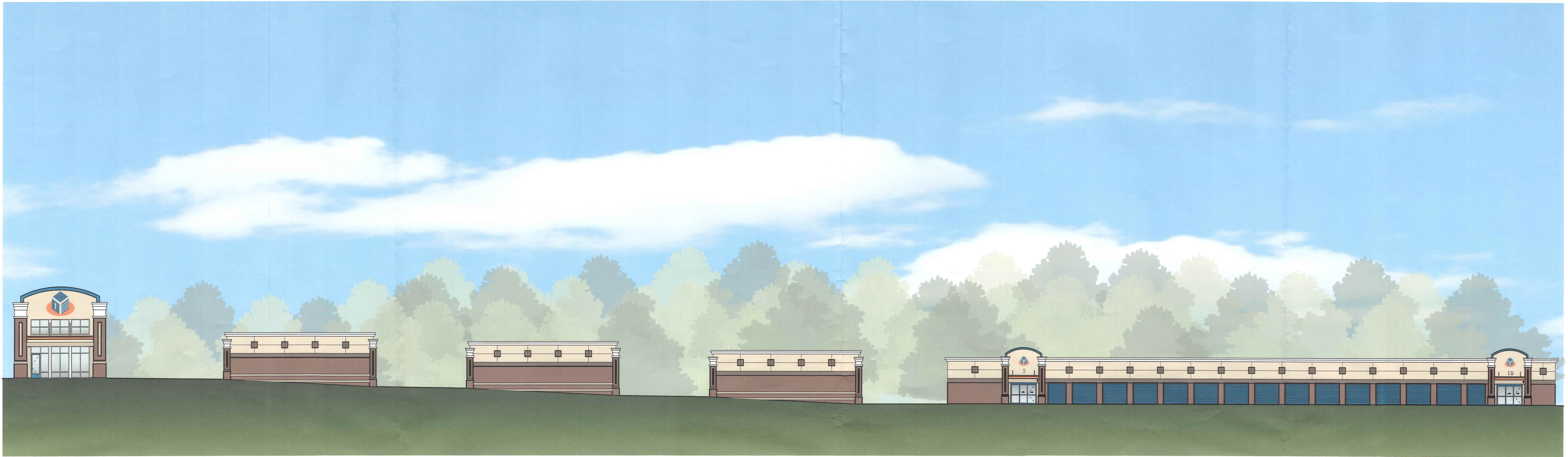
1 NORTH ELEVATION
Scale: 1/16" = 1'-0"



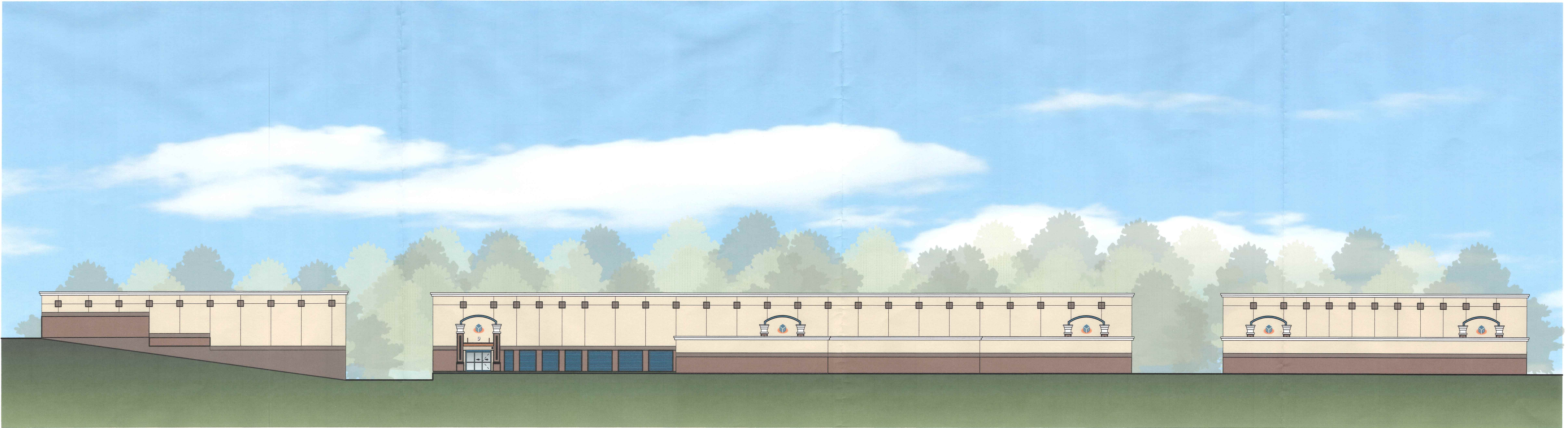
2 WEST ELEVATION
Scale: 1/16" = 1'-0"

PETITIONER'S
EXHIBIT NO. 4a

• ISSUE DATE: •	
1. Preliminary	05.14.15
• REVISION DATE: •	
Nottingham Self Storage Hill Management 8121 Belair Road Nottingham, MD BOW BUTZ•WILBERN LTD Planning Architecture Interiors Property Visioning 800 W. Broad St. Suite 363 Falls Church, Virginia 22046 703-356-6771 fax: 356-7010 © Butz•Wilbern Ltd. 2015 Preliminary Elevations P-200.00 1 OF 2 15026	



1 SOUTH ELEVATION
Scale: 1/16" = 1'-0"



2 EAST ELEVATION
Scale: 1/16" = 1'-0"

PETITIONER'S
EXHIBIT NO. 46

ISSUE DATE:	
1. Preliminary	05.14.15

REVISION DATE:	
----------------	--

Nottingham Self Storage

Hill Management
8121 Belair Road
Nottingham, MD

BOW
BUTZ•WILBERN LTD
Planning | Architecture
Interiors | Property Visioning
800 W. Broad St. Suite 363
Falls Church, Virginia 22046
703-356-6771 fax: 356-7010

© Butz•Wilbern Ltd. 2015

Preliminary
Elevations

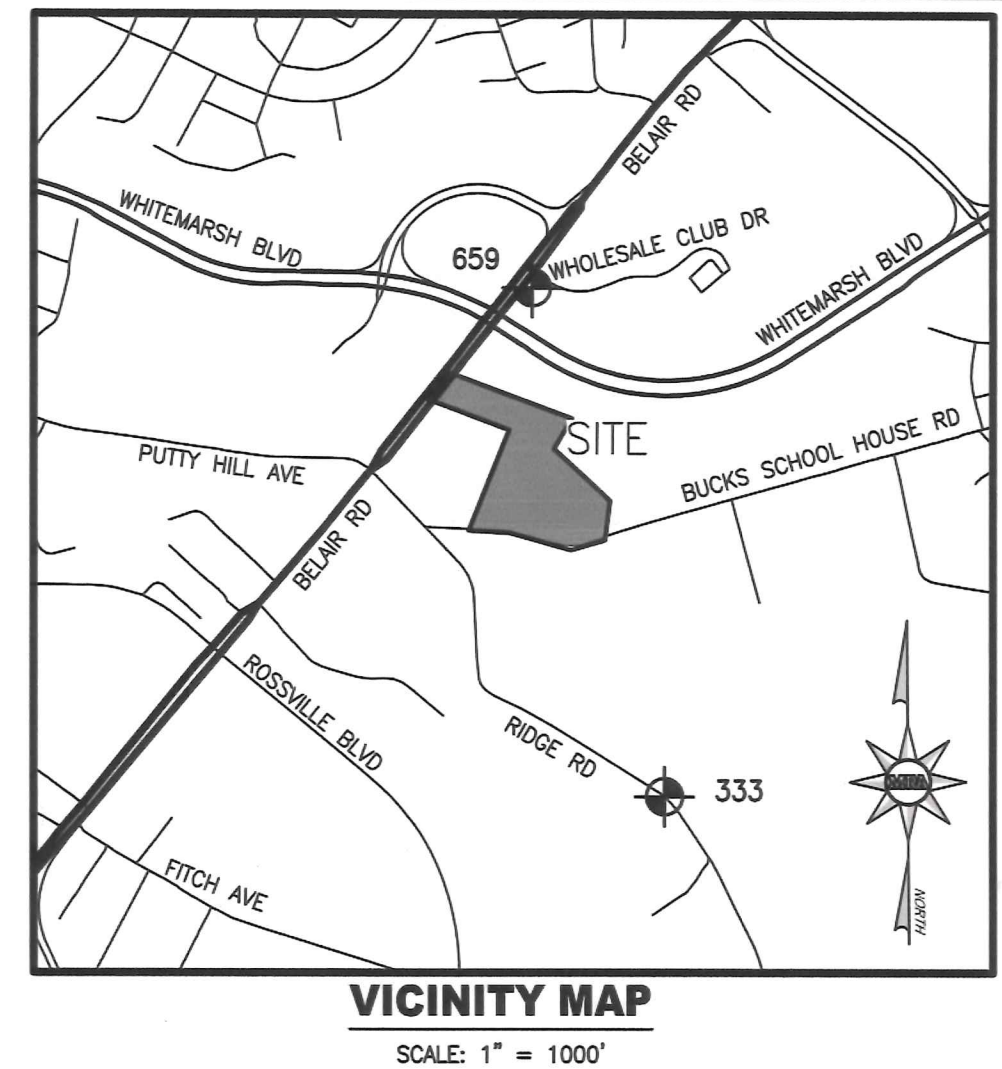
P-201.00

2 OF 2



LEGEND

- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- PROP. RIGHT OF WAY LINE
- EX. BUILDING
- PROP. BUILDING
- EX. CONCRETE
- PROP. CONCRETE
- EX. PAVEMENT
- PROP. PAVEMENT
- EX. CURB
- PROP. CURB
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WATER
- EX. GAS
- EX. UNDERGROUND LINE
- EX. OVERHEAD LINE
- EX. LIGHT POLE
- EX. UTILITY POLE
- ZONING LINE
- BR 3.5
- DR 3.5
- PROP. 8' HIGH DECORATIVE FENCE
- PROP. 8' HIGH CHAINLINK FENCE
- PROP. WOODLINE
- PROP. MAJOR SHADE TREE
- PROP. FLOWERING MINOR
- PROP. EVERGREEN TREE
- PROP. SHRUB
- PROP. LIGHT



Baltimore County Planting Unit Condition	PU Credit Requirement Rate	Quantity	Required Planting Units (PU)
Condition A Street Frontage and Streetscape			
Interior Road	1 PU / 20 LF	2812	141
Adjacent Road	1 PU / 40 LF	906	23
Condition B Parking Lots			
6' Landscape Strip Adjacent to Commercial	1 PU / 20 LF	90	5
Parking Adjacent to Public Road	1 PU / 15 LF	620	41
Parking Adjacent to Residential	1 PU / 15 LF	48	3
Interior Parking Lot	1 PU / 12 Parking Spaces	75	6
Condition E Nonresidential Buildings			
Landscape Buffer Adjacent to Residential	1 PU / 15 LF of Façade	444	30
Condition H Dumpster			
Dumpster Screen	1 PU / 15 LF	100	7
Condition J Slopes, Embankment, Retaining Wall			
Linear Feet of Slope, Retaining Walls	1 PU / 15 LF	987	66
Perimeter with Existing Woods	(-) 1 PU / 15 LF	-718	-48
	Total Required Planting Units (PU)		273

Baltimore County Planting Unit Condition	PU Credit Requirement Rate	Quantity	Required Planting Units (PU)
Major Trees Provided	1 PU / Tree	34	34
Minor Trees Provided	1 PU / 2 Trees	41	21
Evergreen Trees	1 PU / 2 Trees	282	131
Shrubs	1 PU / 5 Shrubs	110	22
	Total Required Planting Units (PU)		208

PARKING LOT PERVIOUS AREA CALCULATIONS:

REQUIRED: 6843 SF X 7% = 479 SF
PROVIDED: 750 SF PERVIOUS / 6843 SF = 9%
48,858 SF X 7% = 3420 SF
3722 SF PERVIOUS / 48,858 SF = 7.6%

- ZONING CASE HISTORY:**
- NO LANDSCAPE RELATED ISSUES
 - CASE NO. 2005-0142-A - TO PERMIT A 75 SF SIGN IN LIEU OF THE MAXIMUM ALLOWED 50 SF (GRANTED 11/30/2004)
 - CASE NO. 1999-0242-XA - TO PERMIT A 300 SF DOUBLE FACED SIGN TO BE LOCATED 25' FROM THE RIGHT OF WAY IN LIEU OF THE REQUIRED 100' ON PARCEL 1090 (DENIED 04/05/2000)
 - CASE NO. 1988-0243-A - PETITION FOR 0' SIDE AND REAR YARD SETBACK INSTEAD OF THE REQUIRED 30' SIDE AND REAR YARD SETBACK (GRANTED 05/09/1988)
 - CASE NO. R-1957-4011 - PETITION TO RECLASSIFY PARCELS FROM B-6 TO BR (GRANTED 01/29/1957)
 - CASE NO. R-1956-3930 - PETITION TO RECLASSIFY PARCEL FROM B-6 TO M-L (DENIED 09/19/1956)

SCHEMATIC LANDSCAPE PLAN CERTIFICATION FORM

THIS SCHEMATIC LANDSCAPE PLAN IS SEALED BY A LANDSCAPE ARCHITECT AND CERTIFIED BY MY SIGNATURE BELOW AS BEING IN ACCORDANCE WITH ALL COUNTY AGENCY LANDSCAPE ARCHITECTURAL COMMENTS.

APPLICANT SIGNATURE _____ DATE _____ PRINT NAME _____

MAILING ADDRESS (IF NOT ALREADY ON PLAN) _____

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748

**8121 BELAIR ROAD
NOTTINGHAM SELF STORAGE
SCHEMATIC LANDSCAPE PLAN**

ELECTION DISTRICT 14 NOTTINGHAM, MARYLAND COUNCILMANIC DISTRICT 5

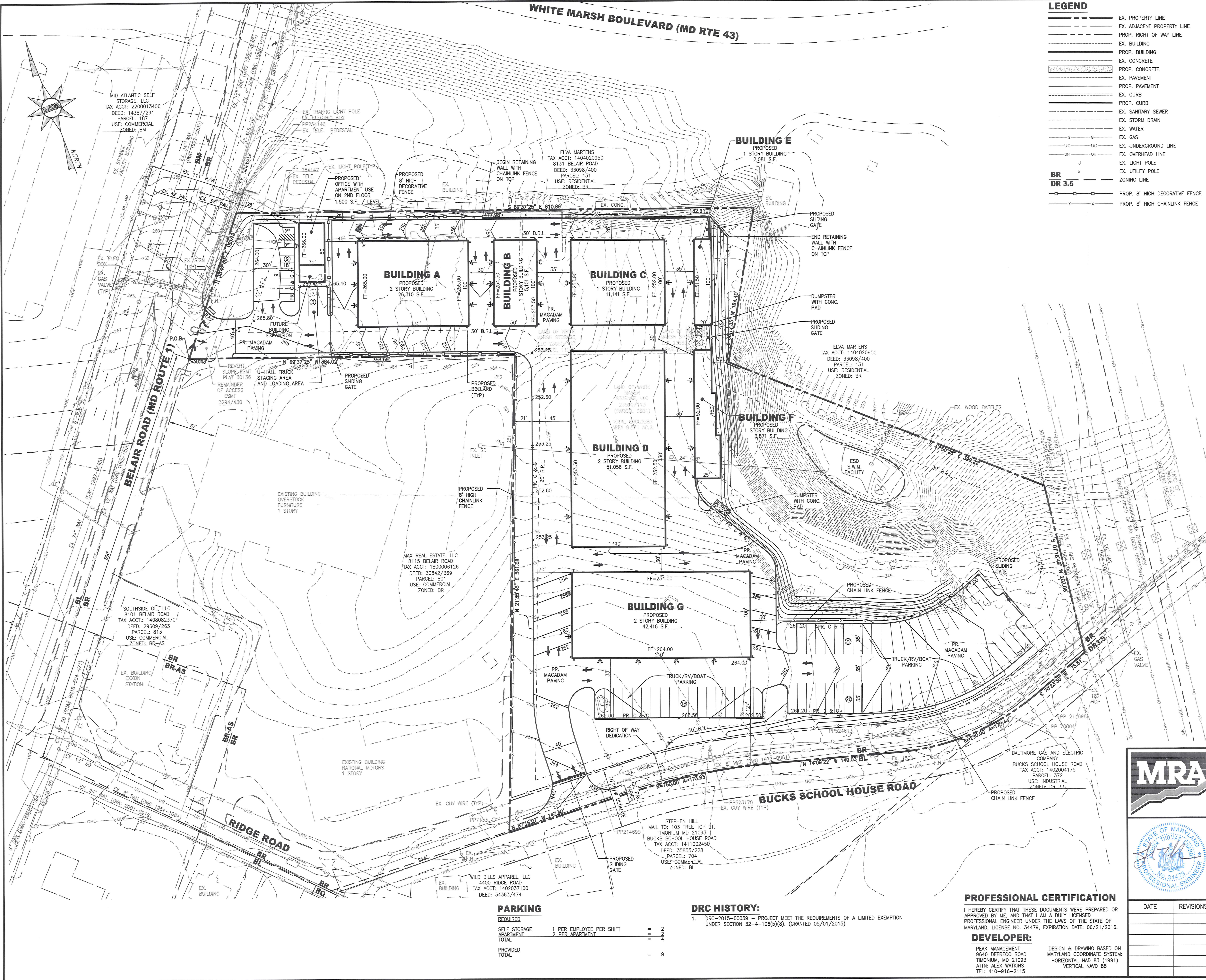
DATE	REVISIONS	JOB NO.:
		18802
		SCALE: 1" = 50'
		DATE: 07/01/2015
		DRAWN BY: MLE
		DESIGN BY: JTS
		REVIEW BY: JTS
		SHEET: 1 OF 1

PETITIONER'S
EXHIBIT NO. 2

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3365, EXPIRATION DATE: 08/20/2016

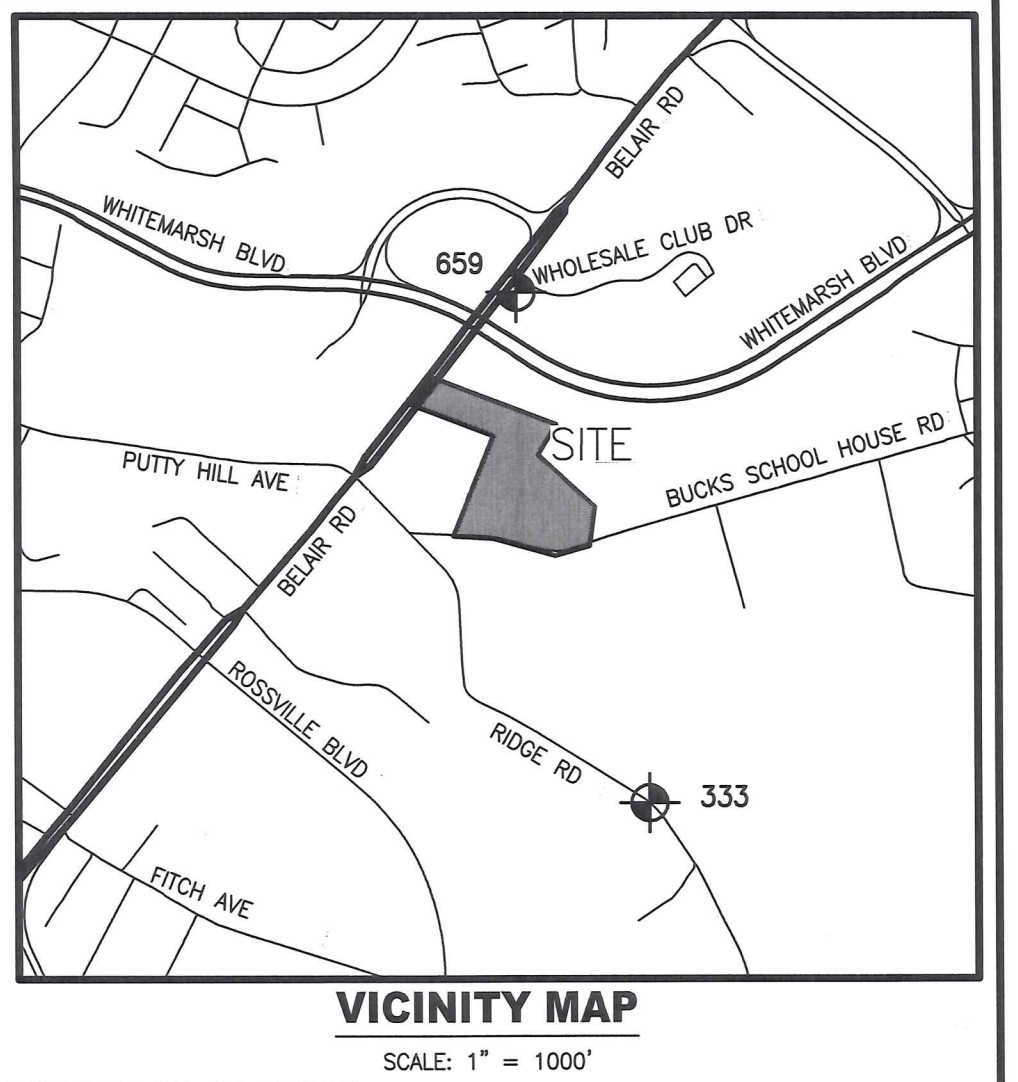
APPLICANT/DEVELOPER:
PEAK MANAGEMENT
9640 DEERCO ROAD
TIMONUM, MD 21093
ATTN: ALEX WATKINS
TEL: 410-916-2115

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM:
HORIZONTAL NAD 83 (1991)
VERTICAL NAVD 88



LEGEND

- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- PROP. RIGHT OF WAY LINE
- EX. BUILDING
- PROP. BUILDING
- EX. CONCRETE
- PROP. CONCRETE
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- EX. UNDERGROUND LINE
- EX. OVERHEAD LINE
- EX. LIGHT POLE
- EX. UTILITY POLE
- ZONING LINE
- BR
- DR 3.5
- PROP. 8' HIGH DECORATIVE FENCE
- PROP. 8' HIGH CHAINLINK FENCE



- GENERAL NOTES**
- PROPERTY INFORMATION:
PROPERTY ADDRESS: 8121 BELAIR ROAD, WHITEMARSH MD 21236 (PARCEL 1080, 1124, 0801)
A. SITE AREA (INCLUDES PROPOSED HIGHWAY WIDENING):
25,159 S.F.±, 0.577 AC.± (PARCEL 1080)
279,495 S.F.±, 6.416 AC.± (PARCEL 0801)
81,764 S.F.±, 1.877 AC.± (PARCEL 1124)
386,418 S.F.±, 8.871 AC.±
TOTAL GROSS ACRES: 391,824 S.F.±, 8.995 AC.±
B. ELECTION DISTRICT: 14
C. COUNCILMANIC DISTRICT: 5
D. ADD MAP: 28J11, 28H10, 28H11
E. CENSUS TRACT: 440600
F. TAX MAP: 81
G. TAX ACCOUNT NO.: 1700003731 (PARCEL 1080)
1800006127 (PARCEL 0801)
1418037940 (PARCEL 1124)
BR (BUSINESS ROADSIDE)
 - ZONING: 081C1
 - FLOOR AREA RATIO: PERMITTED = 2.0
PROVIDED = 0.35 (136,024 S.F. / 391,824 S.F.)
 - EXISTING LAND USE: VACANT / COMMERCIAL
PROPOSED LAND USE: COMMERCIAL / RESIDENTIAL
 - ZONE SETBACKS (SECTION 232):
FROM PROPERTY LINE: REQUIRED 74.0'±, PROVIDED 74.0'±
FRONT: 30', 12.0'±
SIDE (INTERIOR): 30', 30.0'±
SIDE (STREET): 30', 20.0'±
REAR: 30'
 - HEIGHT REQUIREMENTS: NOT TO EXCEED 40'
PROPOSED BUILDING HEIGHT: DOES NOT EXCEED 30'
 - PUBLIC WATER WILL BE PROVIDED USING AN 8" FM WATER METER WHICH WILL ALSO PROVIDE SERVICE FOR ON-SITE PRIVATE FIRE HYDRANTS. PUBLIC SEWER WILL ALSO BE PROVIDED TO THE SITE AND PRIVATE SEWER LINES WILL SERVE THE OFFICE IMPROVEMENT BUILDING.
 - SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
 - THERE ARE NO HISTORIC BUILDINGS ON THIS SITE.
 - THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN FEMA MAP 2400100270F.
 - THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES AREAS.
 - THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.
 - THERE IS NO AMENITY OPEN SPACE REQUIRED
 - ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS
 - SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450.
 - STORM WATER MANAGEMENT WILL BE PROVIDED USING ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT PRACTICABLE. THIS SITE HAS EXISTING IMPERVIOUS AREA GREATER THAN 40% AND IS CLASSIFIED AS 'REDEVELOPMENT'.

- ZONING CASE HISTORY:**
- CASE NO. 2005-0142-A - TO PERMIT A 75 SF SIGN IN LIEU OF THE MAXIMUM ALLOWED 50 SF (GRANTED 11/30/2004)
 - CASE NO. 1999-0242-XA - TO PERMIT A 300 SF DOUBLE FACED SIGN TO BE LOCATED 25' FROM THE RIGHT OF WAY IN LIEU OF THE REQUIRED 100' ON PARCEL 1080 (DENIED 04/05/2000)
 - CASE NO. 1966-0243-A - PETITION FOR 0' SIDE AND REAR YARD SETBACK INSTEAD OF THE REQUIRED 30' SIDE AND REAR YARD SETBACK. (GRANTED 05/09/1966)
 - CASE NO. R-1957-4011 - PETITION TO RECLASSIFY PARCELS FROM B-6 TO BR (GRANTED 01/29/1957)
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MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748

**8121 BELAIR ROAD
NOTTINGHAM SELF STORAGE
PLAN TO ACCOMPANY
ZONING APPLICATION**

ELECTION DISTRICT 14 NOTTINGHAM, MARYLAND COUNCILMANIC DISTRICT 5

DATE	REVISIONS	JOB NO.:
		18802
		SCALE: 1" = 50'
		DATE: 07/01/2015
		DRAWN BY: MLE
		DESIGN BY: JTS
		REVIEW BY: JTS
		SHEET: 1 OF 1

PARKING

REQUIRED		
SELF STORAGE	1 PER EMPLOYEE PER SHIFT	= 2
APARTMENT	2 PER APARTMENT	= 4
TOTAL		= 6
PROVIDED		= 9
TOTAL		

DRC HISTORY:

- DRC-2015-00039 - PROJECT MEET THE REQUIREMENTS OF A LIMITED EXEMPTION UNDER SECTION 32-4-106(b)(8). (GRANTED 05/01/2015)

PROFESSIONAL CERTIFICATION

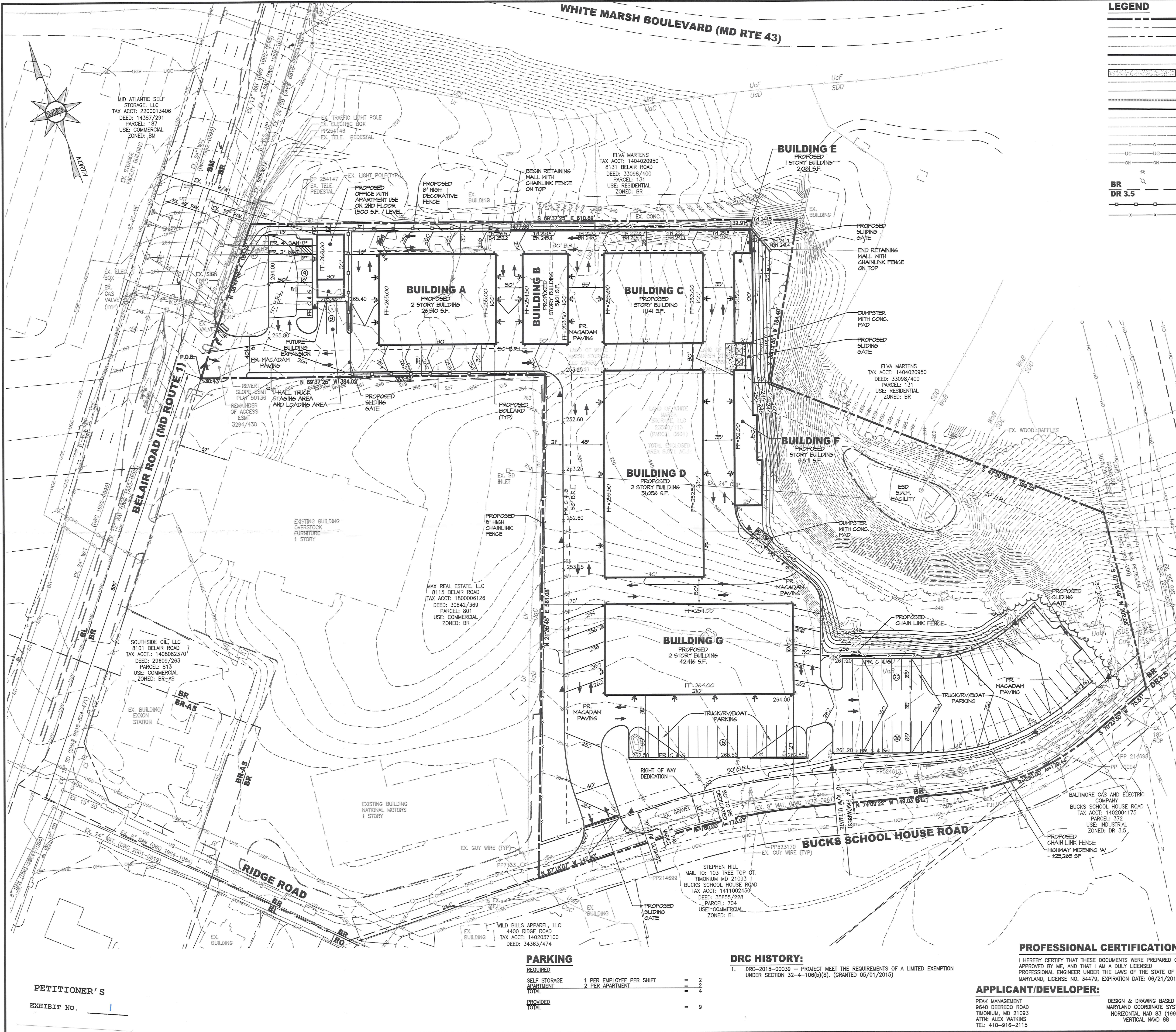
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34479, EXPIRATION DATE: 06/21/2016.

DEVELOPER:

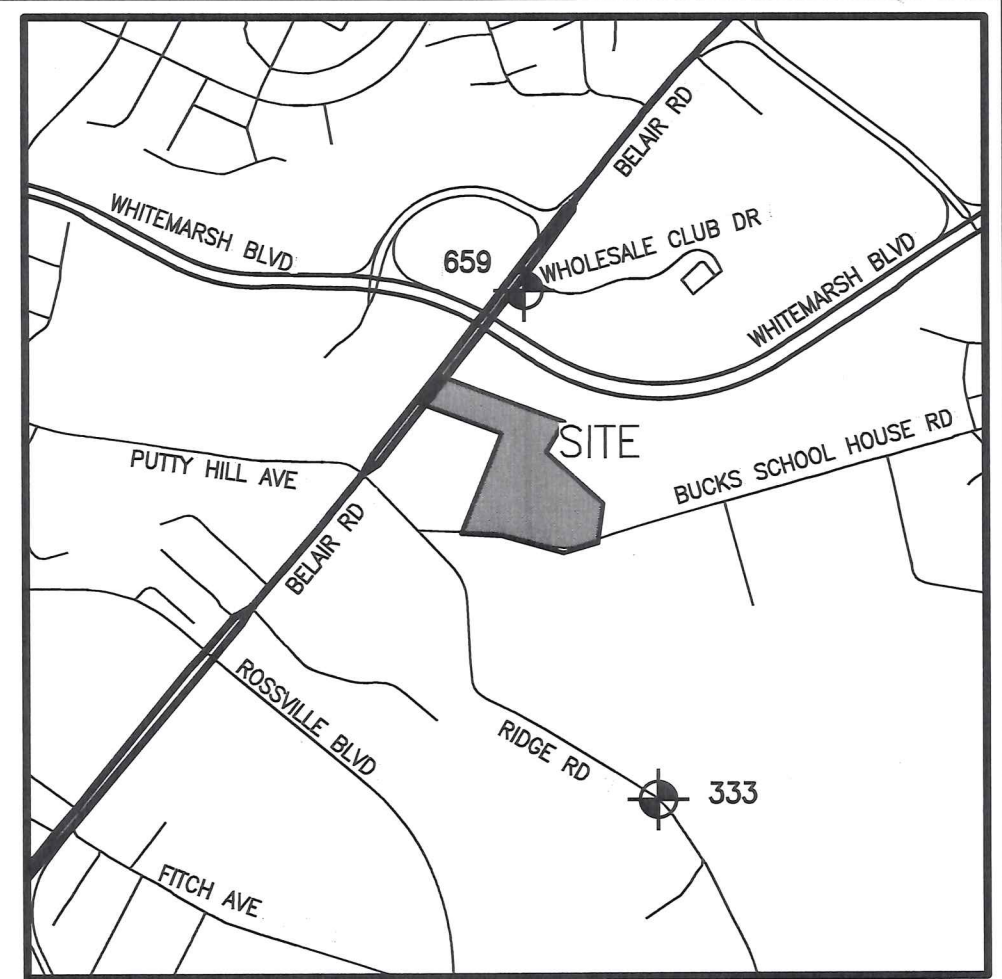
PEAK MANAGEMENT
9540 DEERCO ROAD
TIMONUM, MD 21093
ATTN: ALEX WATKINS
TEL: 410-916-2115

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM:
HORIZONTAL NAD 83 (1981)
VERTICAL NAVD 88

2016-0009-XA



- LEGEND**
- EX. PROPERTY LINE
 - EX. ADJACENT PROPERTY LINE
 - PROP. RIGHT OF WAY LINE
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 - EX. OVERHEAD LINE
 - EX. LIGHT POLE
 - EX. UTILITY POLE
 - ZONING LINE
 - BR
 - DR 3.5
 - PROP. 8' HIGH DECORATIVE FENCE
 - PROP. 8' HIGH CHAINLINK FENCE



VICINITY MAP

SCALE: 1" = 1000'

GENERAL NOTES

- PROPERTY INFORMATION:
PROPERTY ADDRESS: 8121 BELAIR ROAD, WHITEMARSH MD 21236
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TOTAL GROSS ACRES: 279.495 S.F.±, 6.418 AC.± (PARCEL 0801)
B. ELECTION DISTRICT: 14
C. COUNCILMANIC DISTRICT: 5
D. ADC MAP: 28110, 28111, 28110, 28111
E. CENSUS TRACT: 440800
F. TAX MAP: 81
G. TAX ACCOUNT NO.: 1700003731 (PARCEL 1080), 1800006127 (PARCEL 0801), 1418037940 (PARCEL 1124)
BR (BUSINESS ROADSIDE)
2. ZONING: 081C1
3. ZONING MAP / GIS TILE NO.: PERMITTED = 2.0
FLOOR AREA RATIO: PROVIDED = 0.35 (136,024 S.F. / 391,824 S.F.)
4. EXISTING LAND USE: VACANT / COMMERCIAL
PROPOSED LAND USE: COMMERCIAL / RESIDENTIAL
5. ZONE SETBACKS (SECTION 232):
FROM PROPERTY LINE: REQUIRED 57', PROVIDED 74.0'±
FRONT: 30', 12.0'±
SIDE (INTERIOR): 30', 30.0'±
SIDE (STREET): 30', 20.0'±
REAR: 30'
6. HEIGHT REQUIREMENTS: NOT TO EXCEED 40'
PROPOSED BUILDING HEIGHT: DOES NOT EXCEED 30'
7. PUBLIC WATER WILL BE PROVIDED USING AN 8" FM WATER METER WHICH WILL ALSO PROVIDE SERVICE FOR ON-SITE PRIVATE FIRE HYDRANTS. PUBLIC SEWER WILL ALSO BE PROVIDED TO THE SITE AND PRIVATE SEWER LINES WILL SERVE THE OFFICE IMPROVEMENT BUILDING.
8. SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
9. THERE ARE NO HISTORIC BUILDINGS ON THIS SITE.
10. THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
11. THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN FEMA MAP 2400100270F.
12. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES AREAS.
13. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.
14. THERE IS NO AMENITY OPEN SPACE REQUIRED
15. ANY FUTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
16. SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION, 450.
17. STORM WATER MANAGEMENT WILL BE PROVIDED USING ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT PRACTICABLE. THIS SITE HAS EXISTING IMPERVIOUS AREA GREATER THAN 40% AND IS CLASSIFIED AS "REDEVELOPMENT".

ZONING CASE HISTORY:

- CASE NO. 2005-0142-A - TO PERMIT A 75 SF SIGN IN LIEU OF THE MAXIMUM ALLOWED 50 SF (GRANTED 11/30/2004)
- CASE NO. 1989-0242-A - TO PERMIT A 300 SF DOUBLE FACED SIGN TO BE LOCATED 25' FROM THE RIGHT OF WAY IN LIEU OF THE REQUIRED 100' ON PARCEL 1080 (DENIED 04/05/2000)
- CASE NO. 1986-0243-A - PETITION FOR 0' SIDE AND REAR YARD SETBACK INSTEAD OF THE REQUIRED 30' SIDE AND REAR YARD SETBACK (GRANTED 05/09/1986)
- CASE NO. R-1957-4011 - PETITION TO RECLASSIFY PARCELS FROM B-6 TO BR (GRANTED 01/29/1957)
- CASE NO. 956-3530 - PETITION TO RECLASSIFY PARCEL FROM B-6 TO M-L (DENIED 09/19/1956)

TRACKING #: DRC-2015-00039
DRC#: 042115D

CHECKPOINT



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748

**8121 BELAIR ROAD
NOTTINGHAM SELF STORAGE
PLAN TO ACCOMPANY
ZONING APPLICATION**

ELECTION DISTRICT 14 NOTTINGHAM, MARYLAND COUNCILMANIC DISTRICT 5

DATE	REVISIONS	JOB NO.:	18802
		SCALE:	1" = 50'
		DATE:	07/01/2015
		DRAWN BY:	MLE
		DESIGN BY:	JTS
		REVIEW BY:	JTS
		SHEET:	1 OF 1

PETITIONER'S
EXHIBIT NO. 1

PARKING

REQUIRED			
SELF STORAGE	1 PER EMPLOYEE PER SHIFT	=	2
APARTMENT	2 PER APARTMENT	=	4
TOTAL			
PROVIDED			
TOTAL		=	9

DRC HISTORY:
1. DRC-2015-00039 - PROJECT MEET THE REQUIREMENTS OF A LIMITED EXEMPTION UNDER SECTION 32-4-106(b)(8). (GRANTED 05/01/2015)

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34478, EXPIRATION DATE: 06/21/2016.

APPLICANT/DEVELOPER:

PEAK MANAGEMENT
9640 DERECHO ROAD
TIMONIUM, MD 21093
ATTN: ALEX WATKINS
TEL: 410-916-2115
DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM:
HORIZONTAL NAD 83 (981)
VERTICAL NAVD 88