

MEMORANDUM

DATE: December 21, 2020
TO: ZONING REVIEW OFFICE
FROM: Office of Administrative Hearings
RE: Case No. 2020-0182-A
Appeal Period Expired

The appeal period for the above-referenced cases expired on December 18, 2020. There being no appeal filed, the subject file is ready for return to the Development Processing Office and is placed in the 'pick up box.'

/dlm

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(6400 & 6402 Falls Road)

3rd Election District

2nd Council District

Maddiemack, LLC

Legal Owner

Northpoint Development, LLC

Contract Purchaser

Petitioners

*

BEFORE THE

*

OFFICE OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2020-0182-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by Maddiemack, LLC, legal owner and Northpoint Development, LLC, contract purchaser (collectively the "Petitioners") for property located at 6400 and 6402 Falls Road (collectively, the "Property"). The Petitioners are requesting variance relief from §§ 255.2, 243.1 and 243.2 of the Baltimore County Zoning Regulations ("BCZR") to permit a front yard setback of 50 ft. in lieu of the required 75 ft. and side yard setbacks of 35 ft. and 25 ft. in lieu of the required 50 ft.

Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. A Site Plan was marked and accepted into evidence as Petitioner's Exhibit 1. (Pet. Ex. 1). ¹

Zoning Advisory Committee ("ZAC") comments were received from the Department of Environmental Protection and Sustainability ("DEPS") and from the Department of Planning ("DOP"). Those departments did not oppose the requested relief, subject to proposed conditions

¹ The Bulk Regulations chart on the Site Plan inadvertently requests relief for a rear yard setback of 30 ft. in lieu of the required 50 ft. In fact, the proposed building meets the rear setback of 50 ft.

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Date

11/18/20

By

D. M. Cannon

as set forth therein.

Adam Baker, Esquire and Rosenberg, Martin, Greenberg, LLP represented the Petitioners. Johnny Sweeney, a development manager with Northpoint Development, LLC, testified in support of the requested relief. Matt Bishop, a landscape architect and project manager from Kimley-Horn and Associates, Inc. testified in regard to the Site Plan which was prepared by Kimley Horn. There were also several individuals from the community who testified as described below.

Mr. Sweeney testified that the proposal in this case is for the construction of a 121,500 sq. ft., Class-A climate-controlled, self-storage facility spanning across the Property. The proposed building will be 3¾ stories above grade and 1 story below grade. (Pet. Ex. 3). All storage will be internal to the building; no outside storage is proposed. As a result of the market data research on the supply/demand for self-storage buildings in the area, Mr. Sweeney testified that there is a substantial undersupply of this use in the area.

Notwithstanding County approval of a limited exemption from a community input meeting under Baltimore County Code ("BCC") §32-4-106(b)(8) (Pet. Ex. 2), Mr. Sweeney highlighted that Northpoint Development, LLC worked with the Ruxton-Riderwood-Lake Roland Improvement Association to find consensus between the proposed use and the community plan. Among the concessions made by the Petitioners was a step-back of the top floor of the building, architectural features including external arches, and landscaping designed to lessen the impact of the building. (Pet. Ex. 3).

Matt Bishop was accepted as an expert in landscape architecture as well as in the BCZR and development regulations under the BCC. Mr. Bishop assisted with the preparation of the Site Plan. The Property is 1.75 acres +/- . The Property is zoned ML-AS (manufacturing-light,

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Date

11/18/20

[Signature]

automotive service); there is also a small area zoned ML-IM (manufacturing-light, industrial major). The existing use on the Property is commercial. The surrounding uses are both commercial and light industrial.

Mr. Bishop explained that the requested variance relief is needed because the Property is unique and peculiar from surrounding properties for three (3) reasons: (1) the Property is irregularly shaped; narrow along the eastern boundary (Falls Rd.) and wider along the western boundary; (2) there is a riverine and stream nearby which generates a forest stream buffer along the western boundary; and (3) the grading of the Property sits at a higher elevation than that of Old Pimlico Rd. As a result of the unique physical features of the Property, designing a commercial or industrial building which is both uniform and efficient is difficult.

Mr. Bishop reiterated that if the variance relief is denied, the Petitioners will suffer a practical difficulty and unreasonable hardship in using the Property for its permitted uses. Mr. Bishop opined that the requested variances are in strict harmony with the spirit and intent of the BCZR and without injury to the public health, safety and general welfare. Specifically, the proposed building will use the existing, safe access onto Falls Rd. It will also meet all fire and building codes as well as all regulations in BCZR and BCC.

Testifying in opposition was Cynthia Daignault, 2019 Skyline Rd. Her home is approximately 1 mile from the Property. Having lived and worked in the Bare Hills area, Ms. Daignault articulated the following: (1) the community does not support or deny the requested relief; (2) there is no community need for another self-storage building given the EZ Storage business which not only occupies an adjacent property (Pet. Ex. 3 and 5b) but has 45 empty units; and (3) the proposed building does not comply with Ruxton-Riderwood-Lake Roland Community plan which recommends uses that add to the community/village/pedestrian friendly character.

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Date 11/18/20

By D. Daignault

Gary Warfield, Chairman of the Zoning Committee of the Ruxton-Riderwood-Lake Roland Improvement Association, testified that while the proposed plan was submitted to the members, there was not consensus to support or oppose the requested relief. On behalf of the Zoning Committee, Mr. Warfield expressed his appreciation at the cooperation and responsiveness of Petitioners to work with the Ruxton-Riderwood-Lake Roland Improvement Association.

Testifying in rebuttal, Mr. Sweeney emphasized that, even with the existence of the adjacent EZ Storage business, the market research was conducted nationally and resulted in a 400,000 undersupply. Mr. Bishop added that self-storage is a use permitted by right in the ML zone and that the community plan is a guideline; it is not mandatory.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

As described above, the evidence revealed that the Property is unique as a result of its irregular shape. Accordingly, if strict compliance with the area Bulk Regulations of the BCZR were required, the Petitioner will suffer a practical difficulty and an unreasonable hardship in being prevented from constructing a building for its permitted use. *Trinity Assembly of God v. People's Counsel* 407 MD 53, 79-84 (2008).

In addition, the collaboration between the Petitioner and the Ruxton-Riderwood-Lake Roland Improvement Association resulted in the repositioning of the proposed building away from both Old Pimlico Rd. and Falls Rd. This, in part, necessitated the requested 25 ft. southern side yard setback, and the 50 ft. front yard setback along Falls Rd. That concession was in the best

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Date 11/18/20
By D. Mignion

interests of the health, safety and general welfare.

THEREFORE, IT IS ORDERED, this 18th day of **November, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to BCZR §§ 255.2, 243.1 and 243.2 to permit a front yard setback of 50 ft. in lieu of the required 75 ft. and a side yard setback of 35 ft. and 25 ft. in lieu of the required 50 ft. is hereby GRANTED.

The relief granted herein shall be subject to 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.
2. Petitioners must comply with the DOP and DEPS ZAC comments, copies of which are attached hereto and made a part hereof.

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


MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm

ORDER RECEIVED FOR FILING

Date 11/18/20
By Dmignon



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 6400 & 6402 Falls Road which is presently zoned ML-AS
Deed References: Liber 35289/ Folio 333 10 Digit Tax Account # 0311048100 & 0311048101
Property Owner(s) Printed Name(s) Maddiemack 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. X 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:

Northpoint Development, LLC

Name- Type or Print

Signature Nathanial Hagedorn, Manager

4825 NW 41st St., Suite 500, Riverside, MO

Mailing Address

City

State

64150

(816) 381-2901

Jsweeney@northpointkc.com

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Adam D. Baker

Name- Type or Print

Signature

Rosenberg Martin Greenberg, 25 S. Charles St., 21st Floor
Baltimore, MD

Mailing Address

City

State

21201 (410) 727-6600

abaker@rosenbergmartin.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Maddiemack, LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

6402 Falls Road

Baltimore

Maryland

Mailing Address

City

State

21209

Zip Code

Telephone #

Email Address

Representative to be contacted:

Adam D. Baker

Name - Type or Print

Signature

Rosenberg Martin Greenberg, 25 S. Charles St., 21st Floor
Baltimore, MD

Mailing Address

City

State

21201 (410) 727-6600

abaker@rosenbergmartin.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2020-0182-A

Filing Date 8/24/2020

Do Not Schedule Dates: _____

Reviewer gh

Attachment to Zoning Petition for 6400 & 6402 Falls Road

1. Variance from Sections 255.2, 243.1 and 243.2 of the Baltimore County Zoning Regulations to permit a front yard setback of 50' in lieu of the required 75' and a side yard setbacks of 35' and 25' in lieu of the required 50'.



Karins and Associates
Engineering • Planning • Surveying

Newark and Georgetown, DE; Bryn Mawr and Exton, PA; Forest Hill, MD

109 E. Jarrettsville Road, Suite G, Forest Hill, MD 21050
Phone: (410) 612-9900

ZONING PROPERTY DESCRIPTION FOR 6400 & 6402 FALLS ROAD

BEGINNING at a point on the west side of Falls Road which is 50 feet wide at the distance of 148 feet south of the centerline of the improved intersecting street Old Pimlico Road which is 60 feet wide. Thence the following courses and distances: (1) S 62°00'24" W 200.12 feet, (2) S 49°39'20" W 240.00 feet, (3) N 25°05'40" W 255.84 feet, (4) N 73°33'41" E 386.05 feet, (5) S 65°07'41" E 74.95 feet, (6) S 27°07'43" E 47.13 feet, (7) S 24°44'40" E 20.01 feet, back to the point of beginning as recorded in Deed Liber JLE 35289, Folio 333, containing 1.6977 acres. Located in the 3rd Election District and the 2nd Council District.

I, John V. Mettee III, a Maryland professional land surveyor #10851, personally prepare this legal description on June 18, 2020 and my current license expires on 04/04/2022.



SECOND CERTIFICATE OF POSTING

ATTENTION: DONNA MIGNON

DATE: 11/11/2020

Case Number: 2020-0182-A

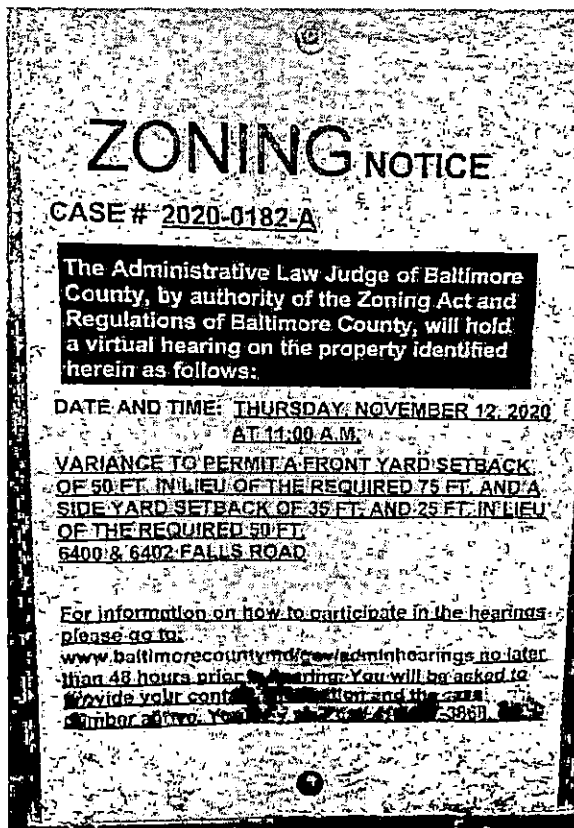
Petitioner / Developer: ADAM BAKER, ESQ. ~ NATHANIEL HAGEDOM
MADDIEMACK, LLC

Date of Hearing: NOVEMBER 12, 2020

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:
6400 & 6402 FALLS ROAD

The sign(s) were posted on: **OCTOBER 23, 2020**

The sign(s) were re-photographed on: **NOVEMBER 11, 2020**



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)



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

October 19, 2020

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0182-A

6400 & 6402 Falls Road

West of Falls Road, south of Old Pimlico Road

3rd Election District – 2nd Councilmanic District

Legal Owners: Maddiemack, LLC

Contract Purchaser/Lessee: Northpoint Development, LLC

Variance to permit a front yard setback of 50 ft. in lieu of the required 75 ft. and a side yard setback of 35 ft. and 25 ft. in lieu of the required 50 ft.

Hearing: Thursday, November 12, 2020 at 11:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Adam Baker, 25 S. Charles Street, 21st Floor

Nathaniel Hagedorn, Northpoint Development, 4825 NW 41st Street, Ste. 500, Riverdale MO 64150

Maddiemack, LLC, 6402 Falls Road, Baltimore 21209

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 23, 2020



PETITION FOR ZONING HEARING(S)

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

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

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2. a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
3. X a Variance from Section(s)

PLEASE SEE ATTACHED

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(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.

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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:

Northpoint Development, LLC

Name- Type or Print

Signature Nathanial Hagedorn, Manager

4825 NW 41st St., Suite 500, Riverside, MO

Mailing Address City State

64150 / (816)381-2901 / jsweeney@northpointkc.com
Zip Code Telephone # Email Address

Attorney for Petitioner:

Adam D. Baker

Name- Type or Print

Signature Rosenberg Martin Greenberg, 25 S. Charles St., 21st Floor
Baltimore, MD

Mailing Address City State

21201 / (410)727-6600 / abaker@rosenbergmartin.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Maddlemack, LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

6402 Falls Road Baltimore Maryland

Mailing Address City State

21209 / /
Zip Code Telephone # Email Address

Representative to be contacted:

Adam D. Baker

Name - Type or Print

Signature Rosenberg Martin Greenberg, 25 S. Charles St., 21st Floor
Baltimore, MD

Mailing Address City State

21201 / (410)727-6600 / abaker@rosenbergmartin.com
Zip Code Telephone # Email Address

CASE NUMBER 2020-0182-A

Filing Date 8/24/2020

Do Not Schedule Dates: _____

Reviewer gl

REV. 10/4/11

TO: THE DAILY RECORD
Friday, October 23, 2020 - Issue

Please forward billing to:
Northpoint Development, LLC
4825 NW 41st Street, Ste. 500
Riverside, MO 64150

816-381-2901

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6400 & 6402 Falls Road

West of Falls Road, south of Old Pimlico Road

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Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

October 19, 2020

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Michael Mallinoff
Director

MM:kl

C: Adam Baker, 25 S. Charles Street, 21st Floor

Nathaniel Hagedorn, Northpoint Development, 4825 NW 41st Street, Ste. 500, Riverdale MO 64150

Maddiemack, LLC, 6402 Falls Road, Baltimore 21209

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 23, 2020

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/23/2020

Case Number: 2020-0182-A

Petitioner / Developer: ADAM BAKER, ESQ. ~ NATHANIEL HAGEDOM
MADDIEMACK, LLC

Date of Hearing: NOVEMBER 12, 2020

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required by law were posted conspicuously on the property located at:
6400 & 6402 FALLS ROAD

The sign(s) were posted on: OCTOBER 23, 2020

ZONING NOTICE

CASE # 2020-0182-A

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DATE AND TIME: THURSDAY, NOVEMBER 12, 2020
AT 11:00 A.M.

VARIANCE TO PERMIT A FRONT YARD SETBACK
OF 50 FT. IN LIEU OF THE REQUIRED 75 FT. AND A
SIDE YARD SETBACK OF 35 FT. AND 25 FT. IN LIEU
OF THE REQUIRED 50 FT.
6400 & 6402 FALLS ROAD

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please go to:
www.baltimorecountymd.gov/adminhearings no later
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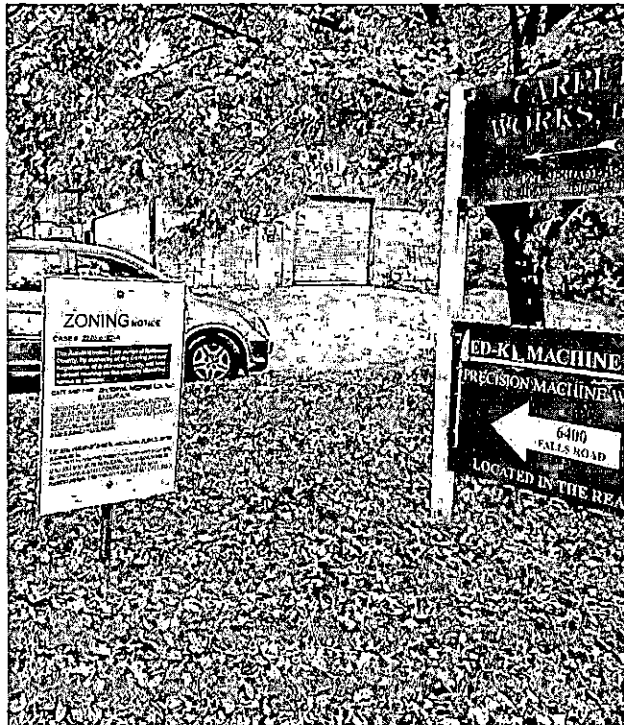
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

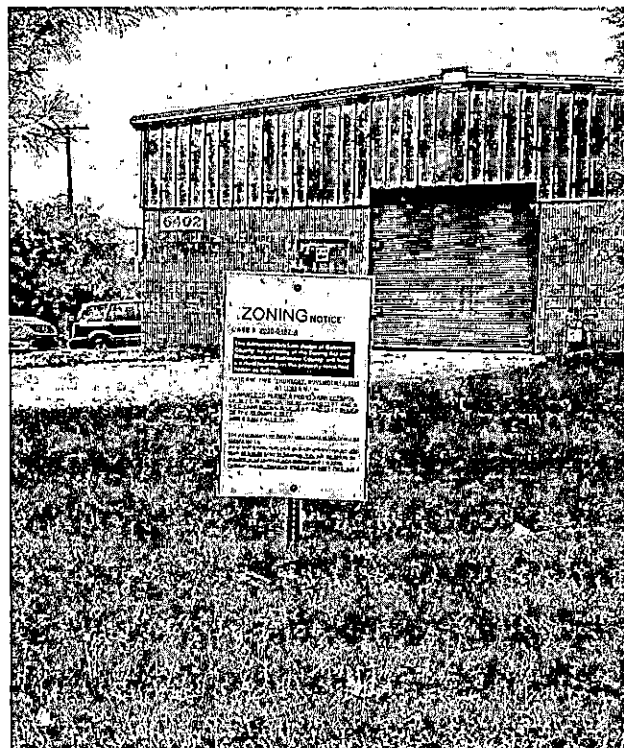
523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo 1st Sign @ 6400 & 6402 Falls Road ~ 10/23/2020



Background Photo 2nd Sign @ 6400 & 6402 Falls Road ~ 10/23/2020
CASE # 2020-0182-A

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

Page 1 of 1

PUBLISHER'S AFFIDAVIT

Order #: 11929254

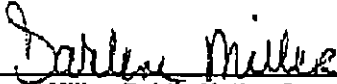
Case #:

Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0182-A

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

10/23/2020



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

o23

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2020-0182-A

Property Address: 6400 & 6402 Falls Road

Property Description:

Legal Owners (Petitioners): Maddlemack LLC

Contract Purchaser/Lessee: North Point Development, LLC

PLEASE FORWARD ADVERTISING BILL TO:

Name: Northpoint Development, LLC

Company/Firm (if applicable):

Address: 4825 NW 41st St, Suite 500
Riverside, MD 64150

Telephone Number: (816) 381-2901



Rosenberg
Martin
Greenberg^{LLP}

Adam D. Baker
Direct Dial: (410) 649-1241
abaker@rosenbergmartin.com

July 23, 2020

VIA HAND-DELIVERY

Baltimore County Zoning
Attn: Mr. Gary Hucik
County Office Building
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Re: *Zoning Petition*
6402 Falls Road

Dear Mr. Hucik:

Pursuant to our discussion, attached please find the Zoning Petition for the above-referenced property, which was initially submitted to Baltimore County on July 14, 2020. In light of the inadvertent return of the Petition package to us, I respectfully request that we not lose our place in the queue as secured by our initial submission. I truly appreciate anything you can do to help us in this regard.

Should you have any questions or need additional information, please feel free to reach out to me.
Thanks.

Sincerely,

Adam D. Baker

Cc: Mr. Johnny Sweeney
Mr. Nicholas Leffner

2020-0182-A



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

November 2, 2020

Adam Baker,
25 S. Charles St. 21s Floor
Towson MD 21204

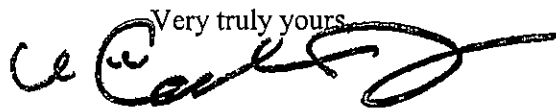
RE: Case Number: 2020-0182-A, 6400 & 6402 Falls Road

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 September 24, 2020. 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,


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Northpoint Development 4825 NW 41st Street Suite 500 Riverside MO 64150

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: July 31, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0182-A
Address 6400 & 6402 Falls Road
(Maddiemack, LLC Property)

Zoning Advisory Committee Meeting of August 3, 2020.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

A Forest Buffer Easement extends onto the property from the stream to the west. Therefore, redevelopment must comply with Section 33-3-111 of the Water Quality Law.

Reviewer: Glenn Shaffer

November , 2020

Adam Baker, Esquire
25 S. Charles Street, 21st Floor
Baltimore, MD 21201

RE: Petition for Variance
Case No. 2020-0182-A
Property: 6400 & 6402 Falls Road

Dear Mr. Baker:

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

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm

Enclosure

c: Nathaniel Hagedorn, Northpoint Development, 4825 NW 41st Street, Suite 500, Riverdale, MO 64150

Maddiemack, LLC, 6402 Falls road, Baltimore, MD 21209

11-12-20
11 Am

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 10/28/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-182



INFORMATION:

Property Address: 6400 & 6402 Falls Road
Petitioner: Maddiemack, LLC
Zoning: ML-AS
Requested Action: Variance

The Department of Planning has reviewed the petition for Variance from Sections 255.2, 243.1 and 243.2 of the BCZR to determine whether or not the Administrative Law Judge should permit a front yard setback of 50 feet in lieu of the required 75 feet and side yard setbacks of 35 feet and 25 feet in lieu of the required 50 feet.

A site visit was conducted on August 6, 2020. The petitioner is proposing to construct a self-storage facility in the Bare Hills area. The existing setbacks are not dissimilar to the requested. The existing building(s) do show signs of aging, therefore new development would benefit the site.

According to the petitioner's representative (Mr. Adam Baker) the community has been engaged and a mutually agreed upon plan for the site has been formed.

The Department of Planning has no objections to the requested relief conditioned upon the following:

1. Provide a landscape and lighting plan to the Baltimore County Landscape Architect for review
2. No temporary freestanding signs shall be permitted along the Falls Rd and Old Pimlico Rd frontages. All signage shall comply with Section 450 of the BCZR.

For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:

Krystle Patchak

Division Chief:

Jenifer G. Nugent

Date: 10/28/2020
Subject: ZAC # 20-182
Page 2

CPG/JGN/KP/

c: Bill Skibinski
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Adam D. Baker, Rosenberg Martin Greenberg
Office of Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 31 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: July 31, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0182-A
Address 6400 & 6402 Falls Road
(Maddiemack, LLC Property)

Zoning Advisory Committee Meeting of **August 3, 2020.**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

A Forest Buffer Easement extends onto the property from the stream to the west. Therefore, redevelopment must comply with Section 33-3-111 of the Water Quality Law.

Reviewer: Glenn Shaffer

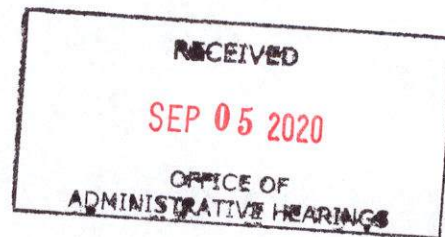
Donna Mignon

From: Whitmandcj <whitmandcj@aol.com>
Sent: Wednesday, September 9, 2020 1:23 PM
To: Administrative Hearings
Subject: Northpoint Variance for a large storage facility

CAUTION: This message from whitmandcj@aol.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Please do NOT approve this variance. The facility is too large for the neighborhood.

Thank you, Carol Whitman
11 Murray Hill Circle
Baltimore, MD 21212



11-12-20
11 Am

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

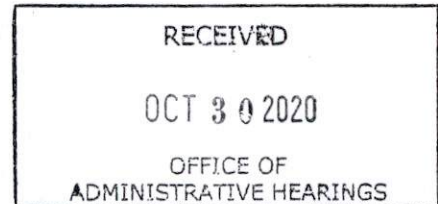
DATE: 10/28/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-182

INFORMATION:

Property Address: 6400 & 6402 Falls Road
Petitioner: Madiemack, LLC
Zoning: ML-AS
Requested Action: Variance



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For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:

Krystle Patchak

Division Chief:

Jenifer G. Nugent

ORDER RECEIVED FOR FILING

Date

11/18/20

By

s:\planning\dev rev\zoning\2010\20-182 bill due 8-3\shell\20-182.docx

Date: 10/28/2020
Subject: ZAC # 20-182
Page 2

CPG/JGN/KP/

c: Bill Skibinski

James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Adam D. Baker, Rosenberg Martin Greenberg
Office of Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date

11/18/20

By

D. Mignone

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 31 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

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Reviewer: Glenn Shaffer

ORDER RECEIVED FOR FILING

Date

By

Edit Panelist Invitation List

You can select contacts from an existing address book, import a Comma or Tab Delimited file (file contains non-ASCII characters, use a Unicode file delimited either by commas or tabs) or add new contacts. Note that the number of invitation emails cannot exceed 10000.

Panelists to Invite

	Name	Email address	Phone number	Language	Time Zone	Locale
☐	<u>Deb Wiley</u> (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Henry Akwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Adam D. Baker</u>	abaker@rosenbergmartin.com	1-	English	New York Time	U.S.
☐	<u>carpet works</u>	carpetworks@gmail.com	1-	English	New York Time	U.S.
☐	<u>Heather Hutton</u>	heather.hutton@kimley-horn.com	1-	English	New York Time	U.S.
☐	<u>J Sweeney</u>	jsweeney@northpointkc.com	1-	English	New York Time	U.S.
☐	<u>J Williams</u>	jwilliams@rosenbergmartin.com	1-	English	New York Time	U.S.
☐	<u>Matt Bishop</u>	matt.bishop@kimley-horn.com	1-	English	New York Time	U.S.
☐	<u>Nick Leffner</u>	nick.leffner@kimley-horn.com	1-	English	New York Time	U.S.
☐	<u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Robert Haase</u>	robert.haase@kimley-horn.com	1-	English	New York Time	U.S.
☒	<u>Guy Warfield</u>	gwarfield@hmsia.com	1-	English	New York Time	U.S.

New Panelist

Full name: (required)

Email address: (required)

Country/Region: Number (with area/city code):

Phone number:

Time Zone: ▼

Language: ▼

Locale: ▼

☐ Add new panelist in my address book

☐ Invite as alternate host

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Akwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Adam D. Baker	abaker@rosenbergmartin.com	1-	New York Time	English	U.S.
carpet works	carpetworks@gmail.com	1-	New York Time	English	U.S.
Cynthia Daignault	cynthiadaignault@gmail.com	1-	New York Time	English	U.S.
Guy Warfield	gwarfield@hmsia.com	1-	New York Time	English	U.S.
Heather Hutton	heather.hutton@kimley-horn.com	1-	New York Time	English	U.S.
J Sweeney	jsweeney@northpointkc.com	1-	New York Time	English	U.S.
J Williams	jwilliams@rosenbergmartin.com	1-	New York Time	English	U.S.
Matt Bishop	matt.bishop@kimley-horn.com	1-	New York Time	English	U.S.
Nick Leffner	nick.leffner@kimley-horn.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Robert Haase	robert.haase@kimley-horn.com	1-	New York Time	English	U.S.

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Friday, October 23, 2020 7:41 PM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Cynthia
Last Name	Daignault
Email	cynthiadaignault@gmail.com
Phone	3475984778
Address	2019 skyline rd
City	Ruxton
State	Maryland
ZIP Code	21204
Case Number	2020-0182-A
Scheduled Hearing Date	11/12/2020

Kristen L Lewis

From: Baker, Adam <ABaker@rosenbergmartin.com>
Sent: Tuesday, October 20, 2020 10:37 AM
To: Kristen L Lewis
Subject: Case No. 2020-182-A (6400 & 6402 Falls Road)

CAUTION: This message from abaker@rosenbergmartin.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Kristin,

Below are the emails for the participants for the above-referenced hearing:

jsweeney@northpointkc.com
jwilliams@rosenbergmartin.com
Nick.Leffner@kimley-horn.com
Robert.Haase@kimley-horn.com
Heather.Hutton@kimley-horn.com
Carpetworks@gmail.com
Matt.Bishop@kimley-horn.com

Please let me know if you need anything further. Thanks!

Adam

Adam Baker

Rosenberg Martin Greenberg, LLP
25 South Charles Street, 21st Floor
Baltimore, Maryland 21201
(410) 727-6600
(410) 727-1115 Fax



**Rosenberg
Martin
Greenberg_{LLP}**



Donna Mignon

From: Whitmandcj <whitmandcj@aol.com>
Sent: Wednesday, September 9, 2020 3:00 PM
To: Administrative Hearings
Subject: Fwd: Update: Proposed Falls Road Self-Storage Facility

CAUTION: This message from whitmandcj@aol.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Here is the RRLRAIA announcement. Thanks for getting back to me.

-----Original Message-----

From: The Ruxton-Riderwood-Lake Roland Area Improvement Association <office@rrlraia.org>
To: whitmandcj@aol.com
Sent: Wed, Sep 9, 2020 8:45 am
Subject: Update: Proposed Falls Road Self-Storage Facility





Update on Proposed Falls Road Self-Storage Facility

As discussed in past communications, Northpoint Development is under contract to purchase 6400-6402 Falls Road (southwestern corner of Falls and Old Pimlico) and plans to demolish the existing buildings and replace them with a self-storage facility.

Northpoint has filed for variances to decrease the following setbacks:

- Front setback from Falls Road from the required 75' to 50'
- Side setbacks from the required 50' to 35'
- Rear setback from the required 50' to 30'

The proposed building will be set farther back from Falls and Old Pimlico roads than the existing building in all places except for a bit of the western portion of the building along Old Pimlico Road.

The most recent iteration of the site plan (filed with the variance request) and draft renderings of the proposed building from several viewpoints are included in this message. The plan pushes the building to the southwest corner of the property to the maximum extent possible under existing site conditions and eliminates the need for a height variance as the building is farther than 100' from the boundary of a residential or business zone in which case there is no height restriction. The building has a façade with arches and architectural detail at the Falls/Old Pimlico corner which is reflective of the Earth Wood and Fire building. A roof "step-back" breaks up the Old Pimlico Road frontage by having the top 8 feet stepped back from the building's outer edge. To over-simplify perhaps, the building plan reflects a short and squat approach as opposed to a tall and thin structure.

The Association board does not plan to take a position in favor of or in opposition to the requested variances. While the proposed building will be a new mass along Old Pimlico Road, Northpoint has been very receptive to input from the Association and we expect this collaborative effort to continue. The building plan represents a concerted effort to minimize the visual impact. Further, except for a small portion, the building will be set back farther than the existing structures.

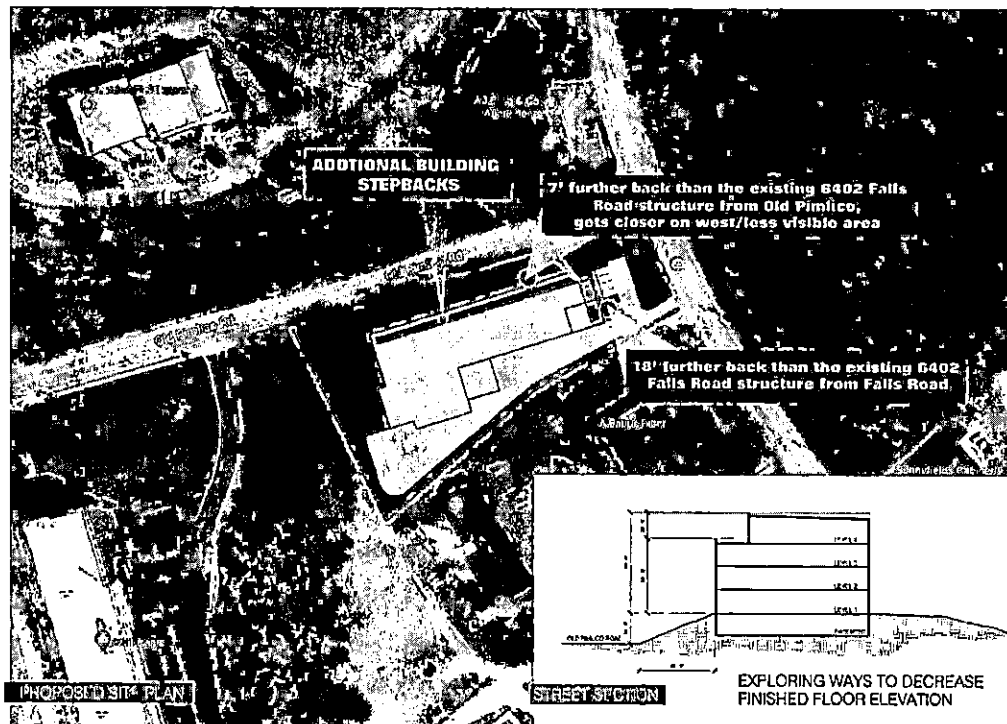
While the Association will not be taking a position, any member of the community is welcome to do so. Once the hearing is scheduled the property will be posted with further details. You can also check the County's hearing calendar

<https://www.baltimorecountymd.gov/Agencies/adminhearings/index.html>

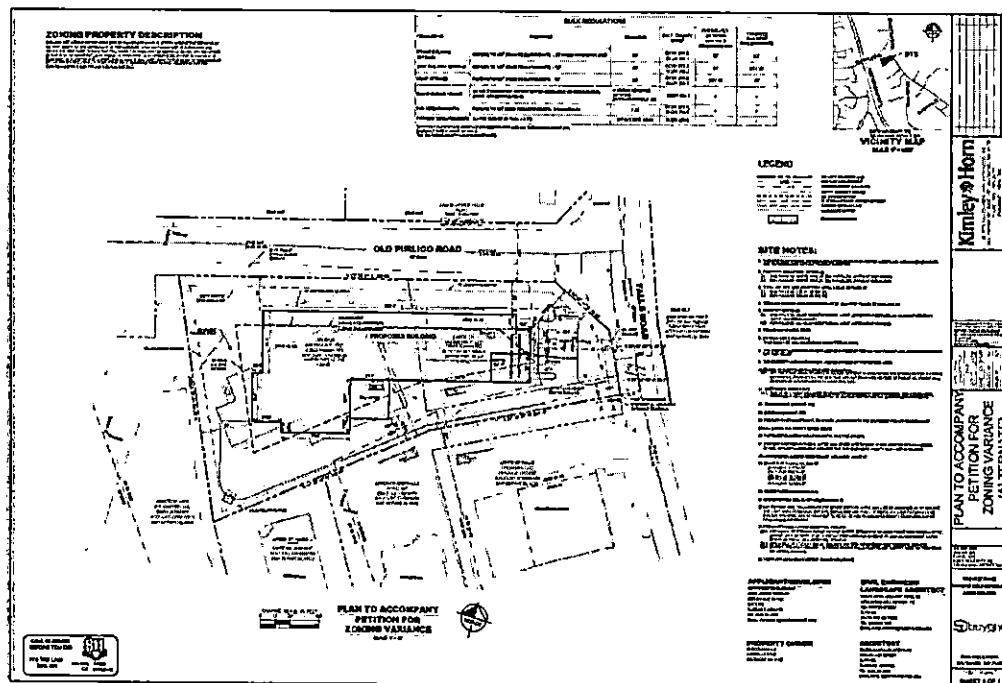
and/or send an email message to administrativehearings@baltimorecountymd.gov.

Reference **Case #2020-0182-A**.

Contact the Association office at office@rrlraia.org with any questions.



Proposed Site Plan



Plan to Accompany Variance Request



Website

Copyright © 2020 The Ruxton-Riderwood-Lake Roland Area Improvement Association, Inc.

All rights reserved.

Our mailing address is:

The Ruxton-Riderwood-Lake Roland Area Improvement Association, Inc.

PO Box 204

Riderwood, MD 21139

Add us to your address book

Want to change how you receive these emails?

You can update your preferences or unsubscribe from this list.

Debra Wiley

Donna -
Can you
write
This.

From: Kristen L Lewis
Sent: Wednesday, October 21, 2020 7:48 AM
To: Debra Wiley; Donna Mignon
Subject: FW: Case No. 2020-182-A (6400 & 6402 Falls Road)

Good morning ladies,

I just received the following information for the participants that need to receive a webex link for the above referenced case created on Monday. Thank you!

Kristen Lewis
PAI - Zoning Review
410-887-3391

From: Baker, Adam [mailto:ABaker@rosenbergmartin.com]
Sent: Tuesday, October 20, 2020 10:37 AM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: Case No. 2020-182-A (6400 & 6402 Falls Road)

CAUTION: This message from abaker@rosenbergmartin.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Kristin,

Below are the emails for the participants for the above-referenced hearing:

jsweeney@northpointkc.com
jwilliams@rosenbergmartin.com
Nick.Leffner@kimley-horn.com
Robert.Haase@kimley-horn.com
Heather.Hutton@kimley-horn.com
Carpetworks@gmail.com
Matt.Bishop@kimley-horn.com

Please let me know if you need anything further. Thanks!

Adam

Adam Baker

Rosenberg Martin Greenberg, LLP
25 South Charles Street, 21st Floor
Baltimore, Maryland 21201
(410) 727-6600
(410) 727-1115 Fax



**Rosenberg
Martin
Greenberg^{LLP}**



Event Information

Event: Zoning Hearing - 2020-0182-A - 6400 & 6402 Falls Road
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e5cdf117178b28cd62f1f148e9378b225>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ecc9106c7efc590f69b87074b1a00cb61>
Date and time: Thursday, November 12, 2020 11:00 am
 Eastern Standard Time (New York, GMT-05:00) **Start Event**
You can start the event by clicking the Start Now button.
Duration: 1 hour
Description: Zoning Hearing
 Case No: 2020-0182-A
 6400 & 6402 Falls Road
 Legal Owners: Middlemack, LLC
Event number: 172 945 5993
Event password: 1234
Host key: 627663
Alternate Host: Deb Wiley ,Henry Akwah
Panelist Info: **Send Email**
You can send emails by clicking the Send Email button.
Panelist password:
Panelist numeric password: 772885
Video Address: 1729455993@baltimorecountymd.webex.com
 You can also dial 173.243.2.68 and enter your meeting number.
Audio conference: US Toll
 +1-415-655-0001
[Show all global call-in numbers](#)
 Access code: 172 945 5993
Maximum number of registrants: 10000
Destination address after event:
Host Image:
Attendee list available for viewing by: Host, presenter and panelists only
Event material: None
Post-event survey: No
Email configured: Pending, Approved, Rejected

Registration Information

Registration ID required: No
Password required: No
Password:
Approval required: No
Custom registration form: No
After registration, go to URL:

[Manage Registrations](#)[Delete Event](#)[Edit Event](#)

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - 2020-0182-A - 6400 & 6402 Falls Road
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e011747d2c6a142e9cfc93de8cb0bca1f>
Start: Thu 11/12/2020 11:00 AM
End: Thu 11/12/2020 12:00 PM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: webex

CAUTION: This message from messenger@webex.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

When it's time, start the Webex event here.

Host: Donna Mignon (dmignon@baltimorecountymd.gov)
Event number (access code): 172 945 5993

Thursday, November 12, 2020 11:00 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e011747d2c6a142e9cfc93de8cb0>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e50ba011c96bbcee4b6bc110b7e>



Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1729455993@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 772885

If you are a host, click here to view host information:

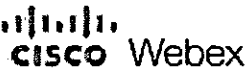
<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e73c8da39c316c88949d6a8a11aaecda2>

Need help? Go to <http://help.webex.com>

Donna Mignon

From: messenger@webex.com
Sent: Monday, October 19, 2020 3:14 PM
To: Donna Mignon
Subject: Email delivery status for Web seminar: Zoning Hearing - 2020-0182-A - 6400 & 6402 Falls Road

CAUTION: This message from messenger@webex.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.



Webex sent the email message "Panelist Invitation" for your event.

Number of email addresses the message was sent to successfully: 2

Number of email addresses the message could not be sent to: 0

Need help? Go to <http://help.webex.com>

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Donna Mignon

From: messenger@webex.com
Sent: Monday, October 19, 2020 3:14 PM
To: Donna Mignon
Subject: Email delivery status for Web seminar: Zoning Hearing - 2020-0182-A - 6400 & 6402 Falls Road

CAUTION: This message from messenger@webex.com originated from a non-Baltimore County Government or non-BCPL email system. Hover over any links before clicking and use caution opening attachments.



Webex sent the email message "Invitation for Alternate Host" for your event.

Number of email addresses the message was sent to successfully: 2

Number of email addresses the message could not be sent to: 0

Need help? Go to <http://help.webex.com>

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Donna Mignon

From: Donna Mignon
Sent: Monday, October 19, 2020 3:15 PM
To: Kristen L Lewis
Subject: Link - 2020-0182-A - 6400 & 6402 Falls road

Event Information

Event: Zoning Hearing - 2020-0182-A - 6400 & 6402 Falls Road
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTI>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTI>
Date and time: Thursday, November 12, 2020 11:00 am
Eastern Standard Time (New York, GMT-05:00)
Duration: 1 hour
Description: Zoning Hearing
Case No: 2020-0182-A
6400 & 6402 Falls Road
Legal Owners: Maddiemack, LLC
Event number: 172 945 5993
Event password: 1234
Host key: 627663
Alternate Host: Deb Wiley ,Henry Akwah
Panelist Info:
Panelist password:
Panelist numeric password: 772885
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You can also dial 173.243.2.68 and enter your meeting number.
Audio conference: US Toll
+1-415-655-0001
[Show all global call-in numbers](#)
Access code: 172 945 5993
Maximum number of registrants: 10000
Destination address after event:
Host image:
Attendee list available for viewing by: Host, presenter and panelists only
Event material: None
Post-event survey: No
Email configured: Pending, Approved, Rejected

Registration Information

Registration ID required: No
Password required: No

Password:

Approval required: No

Custom registration form: No

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

ZAC AGENDA

Case Number: 2020-0182-A **Reviewer:** Gary Hucik
Existng Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE
Legal Owner: Maddiemack LLC
Contract Purchaser: Northpoint Development LLC

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 6400 6402 FALLS RD

Location: West of Falls Road South 148 feet to the center line of Old Pimlico Road.

Existing Zoning: ML-AS, ML-IM **Area:** 1.75 AC

Proposed Zoning:

VARIANCE:

From section 255.2, 243.1 and 243.2 of the Baltimore County Zoning Regulations to permit a front yard setback of 50' in lieu of the required 75' and a side yard setback of 35' and 25' in lieu of the required 50'.

Attorney: Adam D. Baker

Prior Zoning Cases: 1976-0185-A; 1987-0349-A

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2020-0183-A **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Shakia Ward, Michael Ward Jr.
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 4 **Council Dist:** 2

Property Address: 1016 QUIETWOOD CT

Location: North West side of Quietwood (50') 425 North West of Tiber Grove Road (60').

Existing Zoning: DR 5.5 **Area:** 6,398 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B02.3.C.1 To permit a rear yard deck with a rear setback of 18 feet in lieu of the required 22.5 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 08/27/2020

Miscellaneous Notes:

Search Result for BALTIMORE COUNTY

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Akwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Adam D. Baker	abaker@rosenbergmartin.com	1-	New York Time	English	U.S.
carpet works	carpetworks@gmail.com	1-	New York Time	English	U.S.
Cynthia Daignault	cynthiadaignault@gmail.com	1-	New York Time	English	U.S.
Guy Warfield	gwarfield@hmsia.com	1-	New York Time	English	U.S.
Heather Hutton	heather.hutton@kimley-horn.com	1-	New York Time	English	U.S.
J Sweeney	jsweeney@northpointkc.com	1-	New York Time	English	U.S.
J Williams	jwilliams@rosenbergmartin.com	1-	New York Time	English	U.S.
Matt Bishop	matt.bishop@kimley-horn.com	1-	New York Time	English	U.S.
Maureen E. Murphy	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Nicholas Leffner	nick.leffner@kimley-horn.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Robert Haase	robert.haase@kimley-horn.com	1-	New York Time	English	U.S.



Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Akwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Adam D. Baker	abaker@rosenbergmartin.com	1-	New York Time	English	U.S.
carpet works	carpetworks@gmail.com	1-	New York Time	English	U.S.
Cynthia Daignault	cynthiadaignault@gmail.com	1-	New York Time	English	U.S.
Guy Warfield	gwarfield@hmsia.com	1-	New York Time	English	U.S.
Heather Hutton	heather.hutton@kimley-horn.com	1-	New York Time	English	U.S.
J Sweeney	jsweeney@northpointkc.com	1-	New York Time	English	U.S.
J Williams	jwilliams@rosenbergmartin.com	1-	New York Time	English	U.S.
Matt Bishop	matt.bishop@kimley-horn.com	1-	New York Time	English	U.S.
Nicholas Leffner	nick.leffner@kimley-horn.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Robert Haase	robert.haase@kimley-horn.com	1-	New York Time	English	U.S.

From: webmaster@baltimorecountymd.gov
Sent: Tuesday, November 10, 2020 7:03 AM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Nicholas
Last Name	Leffner
Email	Nick.Leffner@kimley-horn.com
Phone	4437433499
Address	1801 Porter Street, Suite 401
City	Baltimore
State	Maryland
ZIP Code	21230
Case Number	2020-0182-A
Scheduled Hearing Date	11/12/2020

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Akwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Adam D. Baker	abaker@rosenbergmartin.com	1-	New York Time	English	U.S.
carpet works	carpetworks@gmail.com	1-	New York Time	English	U.S.
Cynthia Daignault	cynthiadaignault@gmail.com	1-	New York Time	English	U.S.
Guy Warfield	gwarfield@hmsia.com	1-	New York Time	English	U.S.
Heather Hutton	heather.hutton@kimley-horn.com	1-	New York Time	English	U.S.
J Sweeney	jsweeney@northpointkc.com	1-	New York Time	English	U.S.
J Williams	jwilliams@rosenbergmartin.com	1-	New York Time	English	U.S.
Matt Bishop	matt.bishop@kimley-horn.com	1-	New York Time	English	U.S.
Nick Leffner	nick.leffner@kimley-horn.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Robert Haase	robert.haase@kimley-horn.com	1-	New York Time	English	U.S.

OK

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Friday, November 6, 2020 8:05 AM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Johnny
Last Name	Sweeney
Email	jsweeney@northpointkc.com
Phone	8163812901
Address	4825 NW 41st Street Suite 500
City	Riverside
State	Missouri
ZIP Code	64150
Case Number	2020-0182-A
Scheduled Hearing Date	11.12.20

Donna Mignon

From: Donna Mignon
Sent: Monday, November 9, 2020 11:48 AM
To: 'Baker, Adam'
Subject: RE: 6400 & 6402 Falls Road - Case No: 2020-0182-A

Thank you so much. Have a great day.

From: Baker, Adam <ABaker@rosenbergmartin.com>
Sent: Monday, November 9, 2020 11:47 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: 6400 & 6402 Falls Road - Case No: 2020-0182-A

CAUTION: This message from abaker@rosenbergmartin.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Donna,

Thanks for reaching out. I am compiling our exhibits with the goal of getting them over to you today.

Adam Baker

Rosenberg Martin Greenberg, LLP
25 South Charles Street, 21st Floor
Baltimore, Maryland 21201
(410) 727-6600
(410) 727-1115



Rosenberg
Martin
Greenberg LLP



From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Monday, November 9, 2020 10:45 AM
To: Baker, Adam <ABaker@rosenbergmartin.com>
Subject: 6400 & 6402 Falls Road - Case No: 2020-0182-A

Good Morning:

As you are aware, a virtual webex hearing has been scheduled for November 12, 2020 at 11:00 a.m. . You should have received an invitation in an email around October 19, 2020, that invited you to this hearing.

Please note that all hearing exhibits—documents, site plans, photographs or evidence of any kind—must be submitted in PDF format at **least two business days** in advance of the hearing to the Office of Administrative Hearings at administrativehearings@baltimorecountymd.gov. Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit.

If you have any questions or concerns, please feel free to contact our office.

Thank you so much.

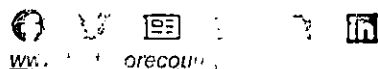
Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868



Practice social distancing and
wear a mask in public places.

CONNECT WITH BALTIMORE COUNTY



Debra Wiley

11/12
11 AM

From: Baker, Adam <ABaker@rosenbergmartin.com>
Sent: Friday, November 6, 2020 8:00 AM
To: Administrative Hearings
Subject: Case No. 2020-182-A (6400 & 6402 Falls Road)

CAUTION: This message from abaker@rosenbergmartin.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Debbie,

Good morning. I wanted to provide you with a list of members of our team who plan to attend the above-referenced hearing on November 12 at 11:00 a.m. I have broken down those who will be testifying as witnesses and those who will just be attending.

Attorney:

Adam Baker abaker@rosenbergmartin.com

Witnesses:

Johnny Sweeney jsweeney@northpointkc.com
Matt Bishop Matt.Bishop@kimley-horn.com
Nick Leffner Nick.Leffner@kimley-horn.com

Other Attendees:

Heather Hutton Heather.Hutton@kimley-horn.com
Robert Haase Robert.Haase@kimley-horn.com

I am currently compiling our exhibits with the goal of getting them over to you either today or Monday. If you need anything further or have any questions, please let me know. Thanks!

Adam Baker

Rosenberg Martin Greenberg, LLP
25 South Charles Street, 21st Floor
Baltimore, Maryland 21201
(410) 727-6600
(410) 727-1115 Fax



Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Friday, November 6, 2020 8:11 AM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Matthew
Last Name	Bishop
Email	matt.bishop@kimley-horn.com
Phone	443-792-9995
Address	210 West Pennsylvania Avenue
City	Towson
State	Maryland
ZIP Code	21204
Case Number	2020-0182-A
Scheduled Hearing Date	11/12/2020

CHECKLIST

✓ Intro ✓ Order

Comment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

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

DEPS

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

FIRE DEPARTMENT

PLANNING

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

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: 10/23/20

SIGN POSTING (1st)

Date: 10/23/20

by L.O. Keefe

SIGN POSTING (2nd)

Date: 11/11/20

by 11

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any:

* Opposing letter from
neighbor *

* Requests to testify *

Attendance Count	Program Name	Event Name	Event Start Date
1		Zoning Hearing - 2020-0182-A - 6400 & 6402 Falls Road	November 12, 2020 New York Time
2		Zoning Hearing - 2020-0182-A - 6400 & 6402 Falls Road	November 12, 2020 New York Time
3		Zoning Hearing - 2020-0182-A - 6400 & 6402 Falls Road	November 12, 2020 New York Time
4		Zoning Hearing - 2020-0182-A - 6400 & 6402 Falls Road	November 12, 2020 New York Time
5		Zoning Hearing - 2020-0182-A - 6400 & 6402 Falls Road	November 12, 2020 New York Time
6		Zoning Hearing - 2020-0182-A - 6400 & 6402 Falls Road	November 12, 2020 New York Time
7		Zoning Hearing - 2020-0182-A - 6400 & 6402 Falls Road	November 12, 2020 New York Time
8		Zoning Hearing - 2020-0182-A - 6400 & 6402 Falls Road	November 12, 2020 New York Time
9		Zoning Hearing - 2020-0182-A - 6400 & 6402 Falls Road	November 12, 2020 New York Time
10		Zoning Hearing - 2020-0182-A - 6400 & 6402 Falls Road	November 12, 2020 New York Time
11		Zoning Hearing - 2020-0182-A - 6400 & 6402 Falls Road	November 12, 2020 New York Time
12		Zoning Hearing - 2020-0182-A - 6400 & 6402 Falls Road	November 12, 2020 New York Time
13		Zoning Hearing - 2020-0182-A - 6400 & 6402 Falls Road	November 12, 2020 New York Time
14		Zoning Hearing - 2020-0182-A - 6400 & 6402 Falls Road	November 12, 2020 New York Time
15		Zoning Hearing - 2020-0182-A - 6400 & 6402 Falls Road	November 12, 2020 New York Time
16		Zoning Hearing - 2020-0182-A - 6400 & 6402 Falls Road	November 12, 2020 New York Time

Event Start Time	FirstName	LastName	Company	Email	Join Time
11:00 am New York Time	Maureen	Murphy		mmurphy@baltimorecountymd.gov	10:55 am New York Time
11:00 am New York Time	Henry	Ayakwah		hayakwah@baltimorecountymd.gov	10:43 am New York Time
11:00 am New York Time	Robert	Haase		robert.haase@kimley-horn.com	10:59 am New York Time
11:00 am New York Time	Cynthia	Daignault		cynthiadaignault@gmail.com	11:00 am New York Time
11:00 am New York Time	guy	warfield		gwarfield@hmsia.com	11:07 am New York Time
11:00 am New York Time	John	Sweeney		jsweeney@northpointkc.com	11:02 am New York Time
11:00 am New York Time	Nicholas	Leffner		nick.leffner@kimley-horn.com	10:58 am New York Time
11:00 am New York Time	Debra	Wiley		dwiley@baltimorecountymd.gov	10:56 am New York Time
11:00 am New York Time	Heather	Hutton		heather.hutton@kimley-horn.com	11:01 am New York Time
11:00 am New York Time	Matthew	Bishop		matt.bishop@kimley-horn.com	10:59 am New York Time
11:00 am New York Time	adam	baker		abaker@rosenbergmartin.com	11:01 am New York Time
11:00 am New York Time	adam	baker		abaker@rosenbergmartin.com	11:00 am New York Time
11:00 am New York Time	Lizzy	Schmoll		lizzy.schmoll@kimley-horn.com	11:04 am New York Time
11:00 am New York Time	Brett	Sroka		bsroka@northpointkc.com	10:58 am New York Time
11:00 am New York Time	Jeffrey	Budnitz		jbudnitz@comcast.net	10:50 am New York Time
11:00 am New York Time	Peggy	Squitieri		rrlraia@comcast.net	10:57 am New York Time

Leave Time	Attendance Duration
11:52 am New York Time	57.0 mins
11:52 am New York Time	69.0 mins
11:52 am New York Time	52.0 mins
11:51 am New York Time	51.0 mins
11:52 am New York Time	45.0 mins
11:52 am New York Time	50.0 mins
11:52 am New York Time	54.0 mins
11:52 am New York Time	56.0 mins
11:52 am New York Time	50.0 mins
11:52 am New York Time	53.0 mins
11:52 am New York Time	51.0 mins
11:15 am New York Time	14.0 mins
11:43 am New York Time	39.0 mins
11:52 am New York Time	54.0 mins
11:52 am New York Time	62.0 mins
11:52 am New York Time	55.0 mins

Donna Mignon

From: Baker, Adam <ABaker@rosenbergmartin.com>
Sent: Thursday, November 12, 2020 9:24 AM
To: Donna Mignon; Debra Wiley
Subject: Case No. 2020-182-A
Attachments: Petitioner's Exhibit No. 7.a-7.c (Case No. 2020-182-A).pdf

CAUTION: This message from abaker@rosenbergmartin.com originated from a non-Baltimore County Government or non-BCPL email system. Hover over any links before clicking and use caution opening attachments.

Donna & Debbie,

My apologies in the lateness in submitting this, but attached please find Petitioner's Exhibit No. 7.a-7.c. We may not end up submitting this exhibit, but in discussing it with our team this morning we decided that it would be helpful in the event that we need to call a rebuttal witness. If necessary, I can request that the record be left open at the conclusion of the hearing to allow for the inclusion of this exhibit.

I have included an updated list of Petitioner's Exhibits below. Thank you.

Petitioner's Exhibits:

1. Site Plan
2. DRC Approval Letter (dated March 31, 2020)
3. Community Packet (with renderings, site plan, etc.)
4. Matt Bishop CV
5. Aerial Photographs
6. Nick Leffner CV
7. 2020 Baltimore County Basic Services Maps

Adam Baker

Rosenberg Martin Greenberg, LLP
25 South Charles Street, 21st Floor
Baltimore, Maryland 21201
(410) 727-6600
(410) 727-1115 Fax



**Rosenberg
Martin
Greenberg** LLP



Debra Wiley

From: Henry Ayakwah
Sent: Friday, October 30, 2020 8:36 AM
To: Donna Mignon; Jenae Johnson; Carl Richards Jr; Peter Max Zimmerman; Debra Wiley; William Skibinski
Subject: 20-182
Attachments: 20-182.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,
Attached is a new and correct version of the signed zoning case 20-182

Thank you
Henry Ayakwah

Donna Mignon

From: Baker, Adam <ABaker@rosenbergmartin.com>
Sent: Thursday, November 12, 2020 9:24 AM
To: Donna Mignon; Debra Wiley
Subject: Case No. 2020-182-A
Attachments: Petitioner's Exhibit No. 7.a-7.c (Case No. 2020-182-A).pdf

CAUTION: This message from abaker@rosenbergmartin.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Donna & Debbie,

My apologies in the lateness in submitting this, but attached please find Petitioner's Exhibit No. 7.a-7.c. We may not end up submitting this exhibit, but in discussing it with our team this morning we decided that it would be helpful in the event that we need to call a rebuttal witness. If necessary, I can request that the record be left open at the conclusion of the hearing to allow for the inclusion of this exhibit.

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Petitioner's Exhibits:

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4. Matt Bishop CV
5. Aerial Photographs
6. Nick Leffner CV
7. 2020 Baltimore County Basic Services Maps

Adam Baker

Rosenberg Martin Greenberg, LLP
25 South Charles Street, 21st Floor
Baltimore, Maryland 21201
(410) 727-6600
(410) 727-1115 Fax



**Rosenberg
Martin
Greenberg_{LLP}**



Donna Mignon

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Wednesday, November 11, 2020 10:51 PM
To: Administrative Hearings
Subject: Certification
Attachments: Falls Rd. Cert. .jpeg; Falls Rd. Photos.docx

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This message from luckylinda1954@yahoo.com originated from a non-Baltimore County Government or non-BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi Donna,

I am attaching the Second Certification and background photos for Case # 2020-0182-A @ 6400 & 6402 Falls Rd.

Hope the Hearing goes well.

Thank you,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com

Donna Mignon

From: Baker, Adam <ABaker@rosenbergmartin.com>
Sent: Thursday, November 12, 2020 8:22 AM
To: Debra Wiley
Cc: Donna Mignon
Subject: RE: Updated Exhibit List - Case No. 2020-0182-A

CAUTION: This message from abaker@rosenbergmartin.com originated from a non-Baltimore County Government or non-BCPL email system. Hover over any links before clicking and use caution opening attachments.

Of course! Please see below and please let me know if you need anything else. Thanks!

Petitioner's Exhibits:

1. Site Plan
2. DRC Approval Letter (dated March 31, 2020)
3. Community Packet (with renderings, site plan, etc.)
4. Matt Bishop CV
5. Aerial Photographs
6. Nick Leffner CV

Adam Baker

Rosenberg Martin Greenberg, LLP
25 South Charles Street, 21st Floor
Baltimore, Maryland 21201
(410) 727-6600
(410) 727-1115 Fax



**Rosenberg
Martin
Greenberg^{LLP}**



From: Debra Wiley <dwiley@baltimorecountymd.gov>
Sent: Thursday, November 12, 2020 8:10 AM
To: Baker, Adam <ABaker@rosenbergmartin.com>
Cc: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: Updated Exhibit List - Case No. 2020-0182-A

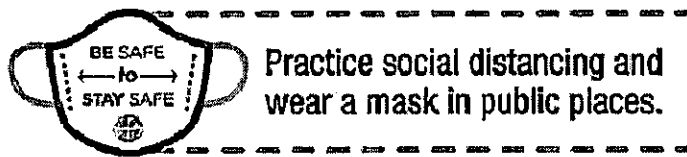
Good Morning,

Could you please send an updated exhibit list to include Pet. Exh. 6 asap.

Thank you.

Donna,

Attached is Petitioner's Exhibit No. 6 for Case No. 2020-182-A. Ultimately, we may not end up using this exhibit, but I wanted you to have it in case we need to call a rebuttal witness. Thanks!



CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Debra Wiley

From: Debra Wiley
Sent: Thursday, November 12, 2020 8:10 AM
To: Adam D. Baker Esq. (ABaker@rosenbergmartin.com)
Cc: Donna Mignon
Subject: Updated Exhibit List - Case No. 2020-0182-A

Good Morning,

Could you please send an updated exhibit list to include Pet. Exh. 6 asap.

Thank you.

Donna,

Attached is Petitioner's Exhibit No. 6 for Case No. 2020-182-A. Ultimately, we may not end up using this exhibit, but I wanted you to have it in case we need to call a rebuttal witness. Thanks!

Kimley»Horn

RESUME

Nicholas J. Leffner, P.E.
Kimley-Horn and Associates, Inc.
1801 Porter Street, Suite 401
Baltimore, MD 21230

Civil Engineer

Education: Bachelor of Science in Civil Engineering
Virginia Polytechnic Institute and State University, Blacksburg, VA

Registration: Registered Professional Engineer in Maryland (#44113)

Professional Organizations: Urban Land Institute (ULI)

Professional Experience:

Civil Engineer, Bowman Consulting Group, Ltd. – 6 years

- Provided design, entitlement, and permitting consulting services to support a variety of land development projects; including, residential, commercial, retail, industrial, institutional, and mixed-use land development projects.
- Prepared conceptual, final, and construction document level design plans, computations, and reports for a variety of civil engineering related disciplines; including, site planning/feasibility, site design, grading and drainage, utilities, roadways, stormwater management, soil erosion and sediment control, and construction phase services.

Civil Engineer/Project Manager, Kimley-Horn and Associates, Inc – 6 years

- Serves as project manager and civil engineering consultant
- Responsible for the design, entitlement, and permitting services for a variety of land development projects; including, residential, commercial, retail, industrial, institutional, mixed-use, and energy (solar) land development projects.

Project Experience: Maryland – Anne Arundel County, Baltimore City, Baltimore County, Calvert County, Cecil County, Charles County, Dorchester County, Frederick County, Harford County, Howard County, Montgomery County, Prince George's County, St. Mary's County.

Other States – Kansas, Oklahoma, Pennsylvania, Virginia, South Carolina



Donna Mignon

From: Baker, Adam <ABaker@rosenbergmartin.com>
Sent: Monday, November 9, 2020 4:01 PM
To: Donna Mignon
Subject: Case No. 2020-182-A
Attachments: Petitioner's Exhibit No. 1 (Case No. 2020-182-A).pdf; Petitioner's Exhibit No. 2 (Case No. 2020-182-A).pdf; Petitioner's Exhibit No. 3 (Case No. 2020-182-A).pdf; Petitioner's Exhibit No. 4 (Case No. 2020-182-A).pdf; Petitioner's Exhibit Nos. 5a & 5b (Case No. 2020-182-A).pdf

CAUTION: This message from abaker@rosenbergmartin.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Donna,

Attached are the exhibits we intend to introduce during Thursday's hearing on Case No. 2020-182-A. The quality on some of them is not as good as it should be (on account of my scanner) - I will send additional (cleaner) copies in a separate email. I have provided a corresponding list below:

Petitioner's Exhibits:

1. Site Plan
2. DRC Approval Letter (dated March 31, 2020)
3. Community Packet (with renderings, site plan, etc.)
4. Matt Bishop CV
5. Aerial Photographs

Please let me know if you need anything else. Thanks!

Adam Baker

Rosenberg Martin Greenberg, LLP
25 South Charles Street, 21st Floor
Baltimore, Maryland 21201
(410) 727-6600
(410) 727-1115 Fax



**Rosenberg
Martin
Greenberg_{LLP}**



11/17/20
DML

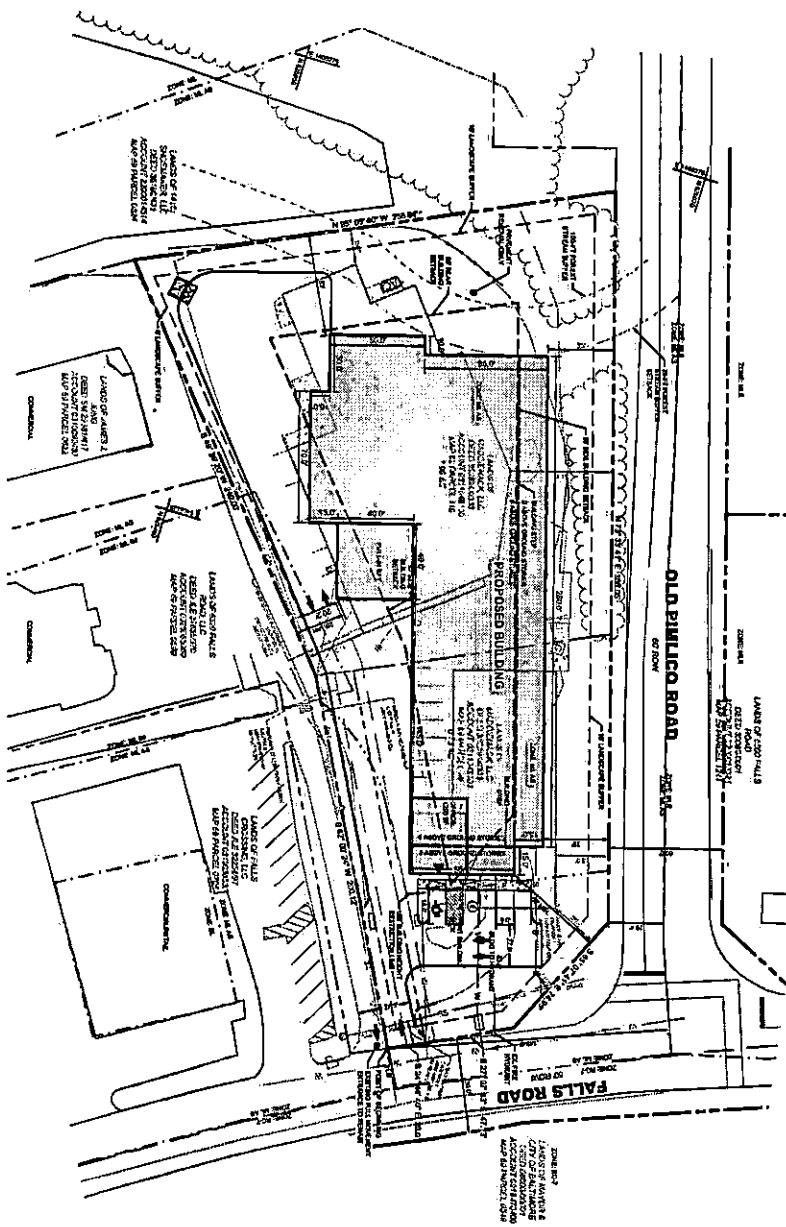
12/21/20
DML

CALL 48 HOURS
BEFORE YOU DO
IT'S THE LAW!
DIAL 811

Some work before.
Call before you dig.

The logo features the number '811' in a large, bold, black font. The '8' is stylized with a small house-like shape at the top. To the right of the number is a small icon of a house with a chimney. Below the number is a small icon of a shovel.

**PLAN TO ACCOMPANY
PETITION FOR
ZONING VARIANCE**



BULK REGULATIONS					
REGULATION	REQUIRED	PROPOSED	BULK & DENSITY REGULATIONS	PREVIOUSLY VARIANCE NECESSARY	VARIANCE NECESSARY
PROPERTY LINES	REFERRED TO MAP ZONE REGULATIONS, 75' FROM PROPERTY LINE	25'	DCR 20A.2 DCR 20A.3 DCR 20A.2 DCR 20A.3	62	64
SIDE BUILDING SETBACK	REFERRED TO MAP ZONE REGULATIONS, 10'	30'	DCR 20A.2 DCR 20A.3 DCR 20A.3	26	30
REAR SETBACK	REFERRED TO MAP ZONE REGULATIONS, 10'	30'	DCR 20A.2 DCR 20A.3 DCR 20A.3	26	30
MAX BUILDING HEIGHT	20' OR 1.5 TIMES THE LOT WIDTH, NOT EXCEEDS ONE RESIDENTIAL	11'000' CEILING 11'000' CEILING 11'000' CEILING 11'000' CEILING	DCR 20A.1 DCR 20A.1 DCR 20A.1 DCR 20A.1	26	26
PARKING REQUIREMENTS	REFERRED TO MAP ZONE REGULATIONS, 2.0 VEHICLE	1.25	DCR 20A.1 DCR 20A.1 DCR 20A.1 DCR 20A.1	26	26
LANDSCAPE REQUIREMENTS	1.5% PER 1000 SF OF LOT - 4.15%	8% TO 10% LAND	DCR 20A.4	-	-

PROPOSED BUILDING

EXISTING BUILDING

SITE NOTES:

- [illegible]

APPLICANT/DEVELOPER

PROPERTY OWNER
10000 N. 74TH AVE
SUITE 100
DALLAS, TX 75243
TEL: 214-343-1444
FAX: 214-343-1444
WWW.PLANETCONCRETE.COM

ARCHITECT
LANDSCAPE ARCHITECT
10000 N. 74TH AVE
SUITE 100
DALLAS, TX 75243
TEL: 214-343-1444
FAX: 214-343-1444
WWW.PLANETCONCRETE.COM

PROPERTY OWNER

KENAMARK, LLC
 17411A ROAD
 THUNDER, MD 21096
 814.600.9070
 4424 NEWLY FRESH
 BAKED CO.
 BETHESDA, MD 20814
 761.610.2222
 Email: FOOD@KENTONMARK.COM

ARCHITECT

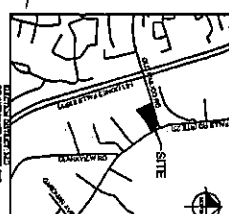
STATION MONITORING AND CONTROLLING
1000 NEWCASTLE STREET
SUITE 608
BAYVIEW, MD 21214
TEL: 410-791-4400
info@PROLIFERATION.COM

PLAN TO ACCOMPANY
PETITION FOR
ZONING VARIANCE
(ALTERNATE)

EXHIBIT

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
1801 PORTER ST., SUITE 401, BALTIMORE, MD 21230
PHONE: 443-763-3470
WWW.KIMLEY-HORN.COM

TOL MAP 0808 GARD AND WEST PROJECT 9806 SHEET 24 CONCRETE CONTRACT 3rd	PROJECT NAME: BRYSON'S RESTAURANT/BAR LAKES BOULEVARD	 #402 FALLS ROAD, BALTIMORE, MD 21220	SHEET NUMBER SHEET 1 OF 1
--	--	--	--





JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

March 31, 2020

Mr. Robert L. Haase
Kimley-Horn
1801 Porter Street, Suite 401
Baltimore, MD 21230

RE: Beyond Self-Storage – Lake Roland
6400 Falls Road
Tracking Number: DRC-2020-00035
DRC Number: 033120A; Dist. 3C2

Dear Mr. Haase:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland, and as provided in Section 602 (d) of the Baltimore County Charter, and Sections 32-1-101, 32-3-401, and 32-3-517 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal, or modification of a license, permit, approval, exemption, waiver, or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions so designated by their directors to represent their respective departments. The purpose of the DRC is to ensure compliance with Section 32-4-106 and Section 32-4-262 of the Baltimore County Code and to make recommendations to the Director, Department of Permits Approvals and Inspections (PAI).

The DRC has met in an open meeting on March 31, 2020 and has determined that your project meets the requirements of a **limited exemption under Section 32-4-106(b)(8)**.

In order to further process your development plan, submit two check prints, of the plan, prepared in accordance with Sections 32-4-221 through 32-4-224 of the Baltimore County Code, one completed, signed and sealed copy of the **Development Plan Checklist**, and a copy of this letter to this office.

PETITIONER'S EXHIBIT No. 2

I have reviewed the recommendations carefully, and I have determined to adopt the recommendations set forth above. It is this 31st day of March 2020, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State or Federal regulations.

Sincerely,

FOR



DEV.
MNGR.

Mike D. Mallinoff
Director

MM: LTM:dc

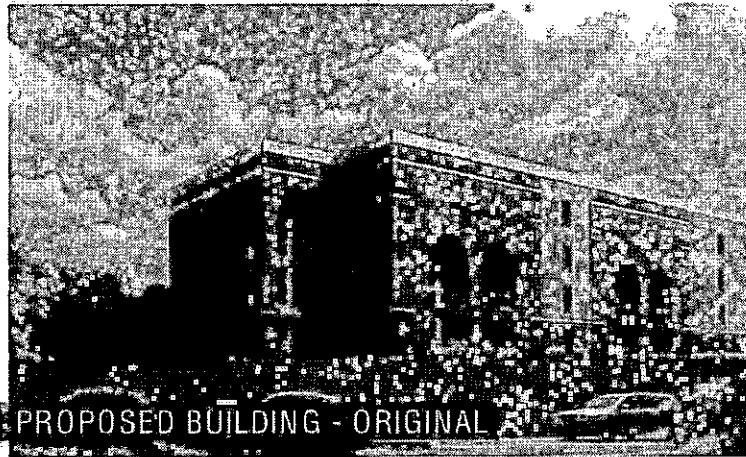
C: Shawn Frankton
File



PETITIONER'S EXHIBIT NO. 3

A Few Highlights of Positive Results of Coordination with Ruxton-Riderwood-Lake Roland Area Improvement Association and the community plan

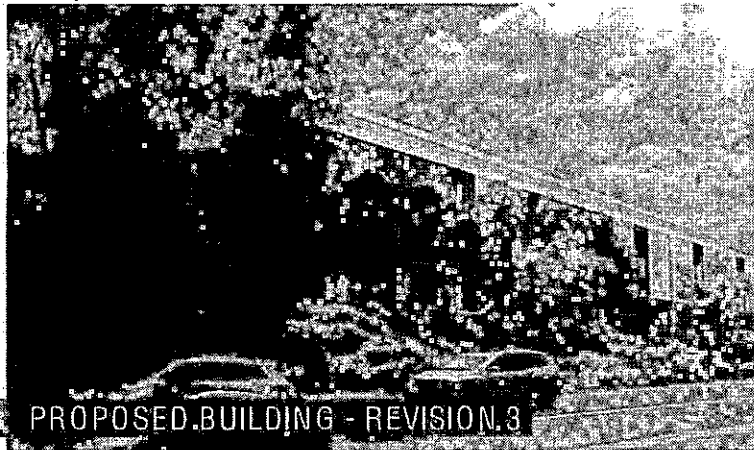
- Environmental improvement on existing conditions – including reducing sewer flows and addressing environmental items
- Moved a level below ground to address the community's interest in decreasing the impact
- Attractive, clean look in keeping with community's desire to mix the historic nature of the area with modern features; for example, incorporating arched design with agreeable material through examples provided by the community
- Moved the building as far southwest as feasible in coordination with site constraints and County requirements
- Building now approximately 18' further back than existing 6402 Falls Road structure from Falls Road
- Building now approximately 7' further back than existing 6402 Falls Road structure from Old Pimlico; it is closer than the existing 6400 Falls Road structure in the less visible portion of the site – a step back, enhanced landscaping and additional design features were implemented here as well
- Included a step back along Falls Road (removed section from the top story of the building along the length of the building) to decrease impact
- Included a step back along Old Pimlico (removed section from the top story of the building along the length of the building) to decrease impact
- Enhancing scenic byway Falls Road through combination of site design, building positioning and look, and landscaping
- Confirmed low traffic impact – anticipated decrease in trips from existing uses
- A clean, active presence that will contribute to an emphasis on public safety
- Landscaping coordination and enhancement in keeping with the corridor's natural appearance including understanding the vision for potential additions to existing conditions
- Discussing honoring history of the area



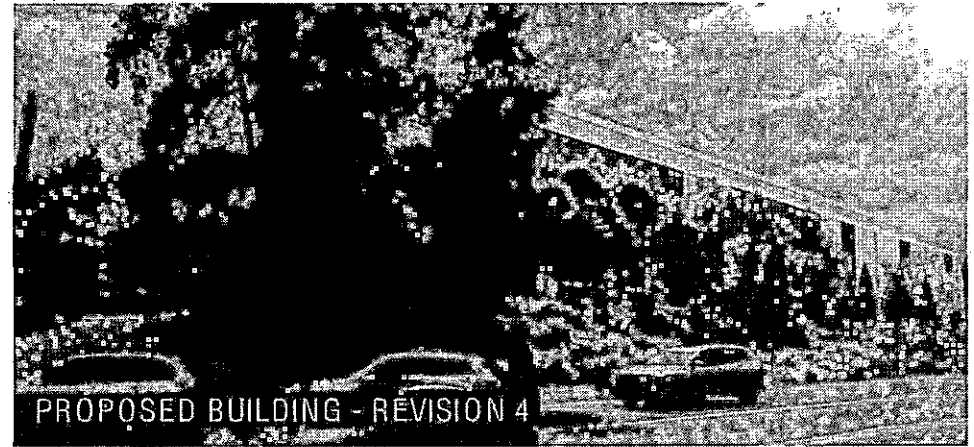
PROPOSED BUILDING - ORIGINAL



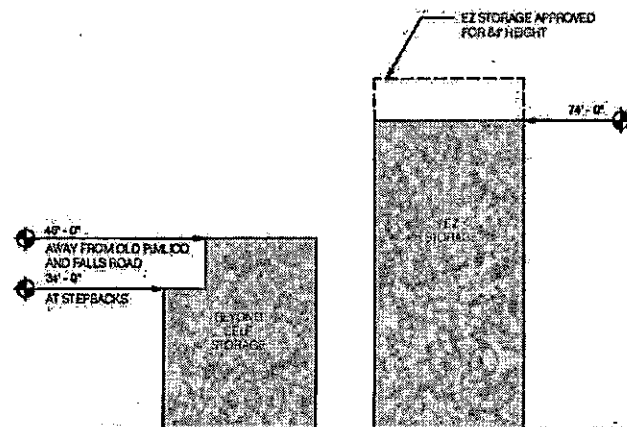
PROPOSED BUILDING - REVISION 2



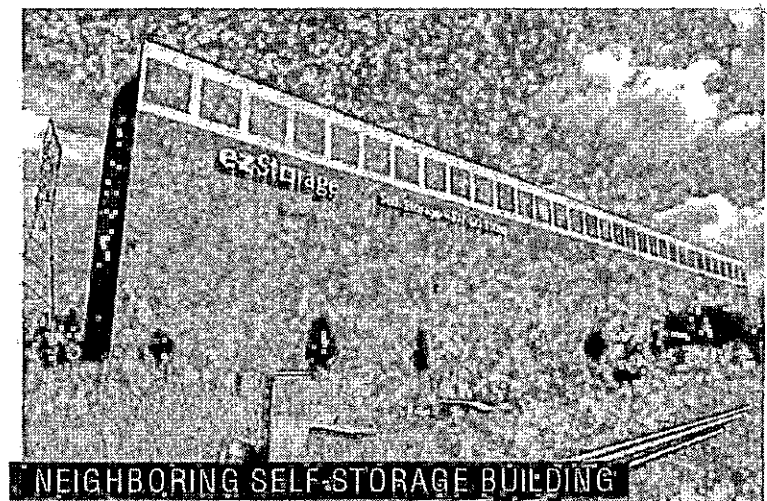
PROPOSED BUILDING - REVISION 3



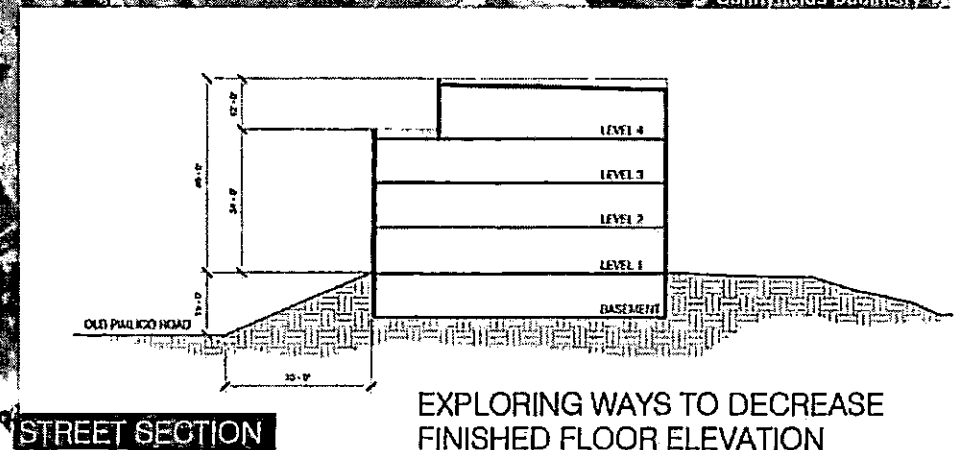
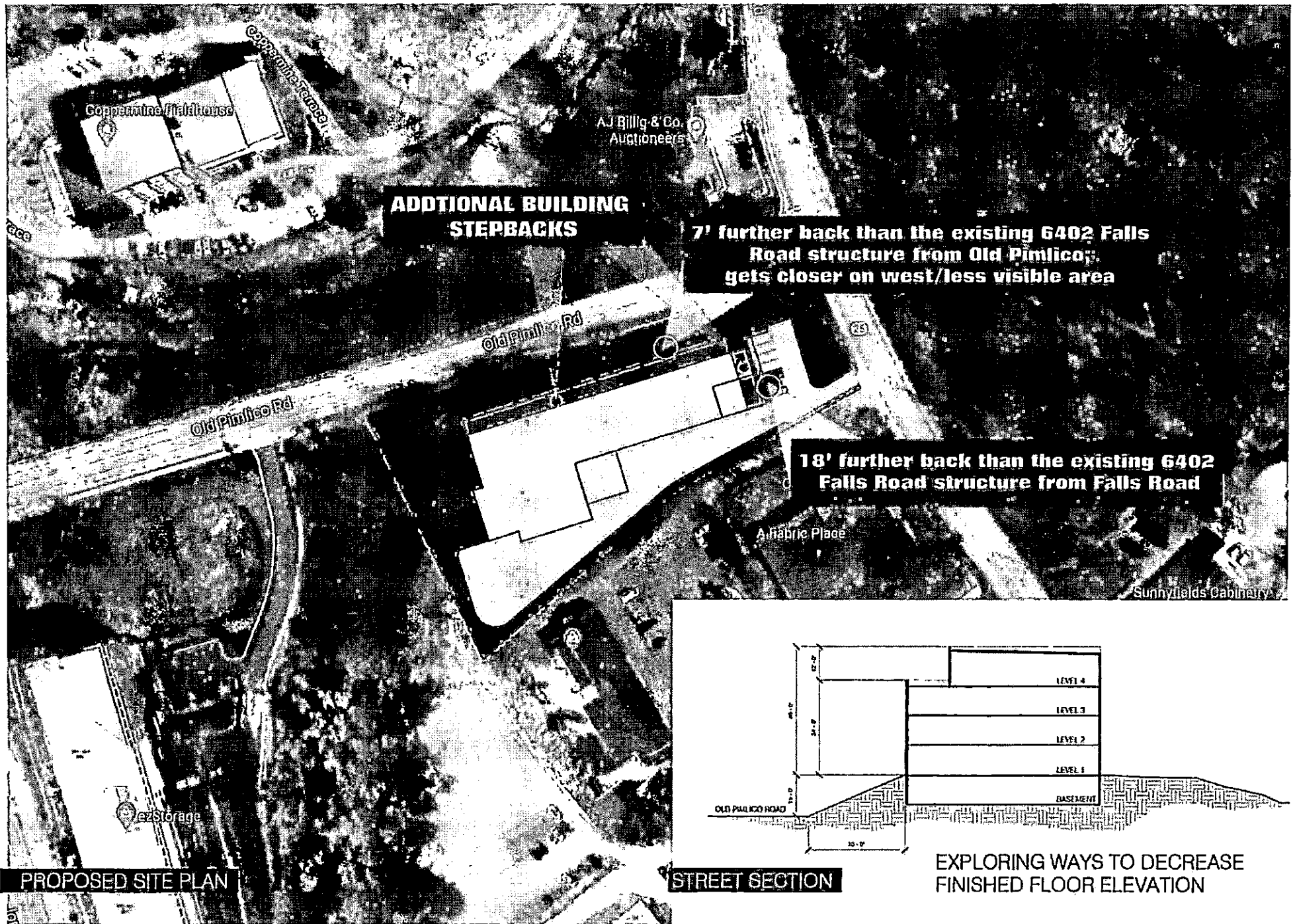
PROPOSED BUILDING - REVISION 4



HEIGHT COMPARISON



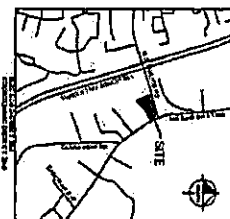
NEIGHBORING SELF-STORAGE BUILDING



On November 14, 1969, the FBI advised that the following information was received from the New York City Police Department (NYCPD) on November 13, 1969: The NYCPD has received information from a confidential source that a person known as "John Doe" is planning to travel to New York City on November 15, 1969, for the purpose of meeting with a person known as "Jane Doe". The NYCPD is currently conducting an investigation into the activities of "John Doe" and "Jane Doe". The NYCPD is currently conducting an investigation into the activities of "John Doe" and "Jane Doe".

[illegible]

VICINITY MAP



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 318. City _____<

SITE NOTES:

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PLAN TO ACCOMPANY



CALL 24 HOURS
BEFORE YOU DIE
THE LAW
DUE 111

 18

Survivor Edition
CBI 10/20/94

[illegible]

Kimley»Horn
© 1977 KIMLEY-HORN AND ASSOCIATES, INC.
1400 PORTER ST., ELITE BLDG., BALTIMORE, MD 21202
PHONE: (410) 742-1070
WWW.KIMLEY-HORN.COM

[illegible]

TABLE 1

Site Generated Traffic Volumes

[illegible]

Matt Bishop, PLA, LEED AP

Project Manager and Senior Landscape Architect

Matt has 19 years of landscape architecture, land planning, and project management experience and has dedicated 14 years of that experience to building, partnering, and developing Baltimore County, MD. As a project manager and landscape architect, he has a solid understanding of various types of developments and redevelopments, including retail, residential, office, hospitality, and mixed-use. He specializes in land development entitlements, plan approvals, and permitting process and has become a trusted advisor to developers in and the jurisdiction of Baltimore County. Matt prides himself on working closely and collaborating effectively with clients and stakeholders, guiding them through county regulations to move their projects from plans to the built environment. Supervising and managing projects with construction budgets from \$50,000 to \$60 million, Matt is a proven project leader and partner.

BALTIMORE COUNTY EXPERIENCE

Southwest Physicians Pavilion PUD, Baltimore County, Maryland -

Located in Catonsville this project was for the development of a new medical office building. The project followed the Planned Unit Development Process. Responsibilities included preparation and oversight of the PUD Concept Plan, the PUD development plan, pattern book, and landscape plans. Also provided expert witness testimony at the Administrative Law Judge Hearing.

101 York PUD, Baltimore County, Maryland - Located in Towson this project was for the development of a new student housing building. The project followed the Planned Unit Development Process. Responsibilities included preparation and oversight of the PUD Concept Plan, presentation at two community input meetings, the PUD development plan, pattern book, landscape plans, construction drawings, and permit processing. Also provided expert witness testimony at the Administrative Law Judge Hearing.

10540 Philadelphia Road, Baltimore County, Maryland - Located in the Whitemarsh area of Baltimore County, this project included the development of a new Holiday Inn Express, pad site for a second hotel, and pad site for a future retail/restaurant. Consulting services included the preparation of a limited exemption development plan, SHA access permit, forest conservation plans, stormwater management plans, grading plans, erosion and sediment control plans, record plat, and landscape plans. Services also included public agreements, permitting, construction administration, and closeout services.

Rosedale Federal Headquarters, Perry Hall, Maryland - Located on Belair Road in Perry Hall, this project consisted of an approximately 10,000 square foot addition to the bank's corporate headquarters. Consulting services



Professional Credentials

Master of Science,
Plant Science,
University of
Connecticut, 2006

Bachelor of Science
Landscape
Architecture,
University of
Connecticut, 2001

Professional
Landscape Architect
in Maryland — #3365

Leadership in Energy
and Environmental
Design Accredited
Professional (LEED
AP)

Professional Affiliations

Maryland Building
Industry Association,
Baltimore County
Chapter

Baltimore County
Engineers Association

included special hearing process, expert witness testimony, Board of Appeals testimony, Baltimore County DRC, limited exemption development plan, construction documents, construction administration, and close-out services.

Rosedale Federal Philadelphia Road Branch, Perry Hall, Maryland - Located at the corner of Philadelphia Road and Golden Ring Road in Perry Hall, this project consisted of the razing of an existing home and replacing it with a new branch bank. Consulting services included Maryland SHA access and utility permits, Baltimore County DRC process including a limited exemption development plan, grading permit, stormwater management permit, utility, right of way, and environmental agreements.

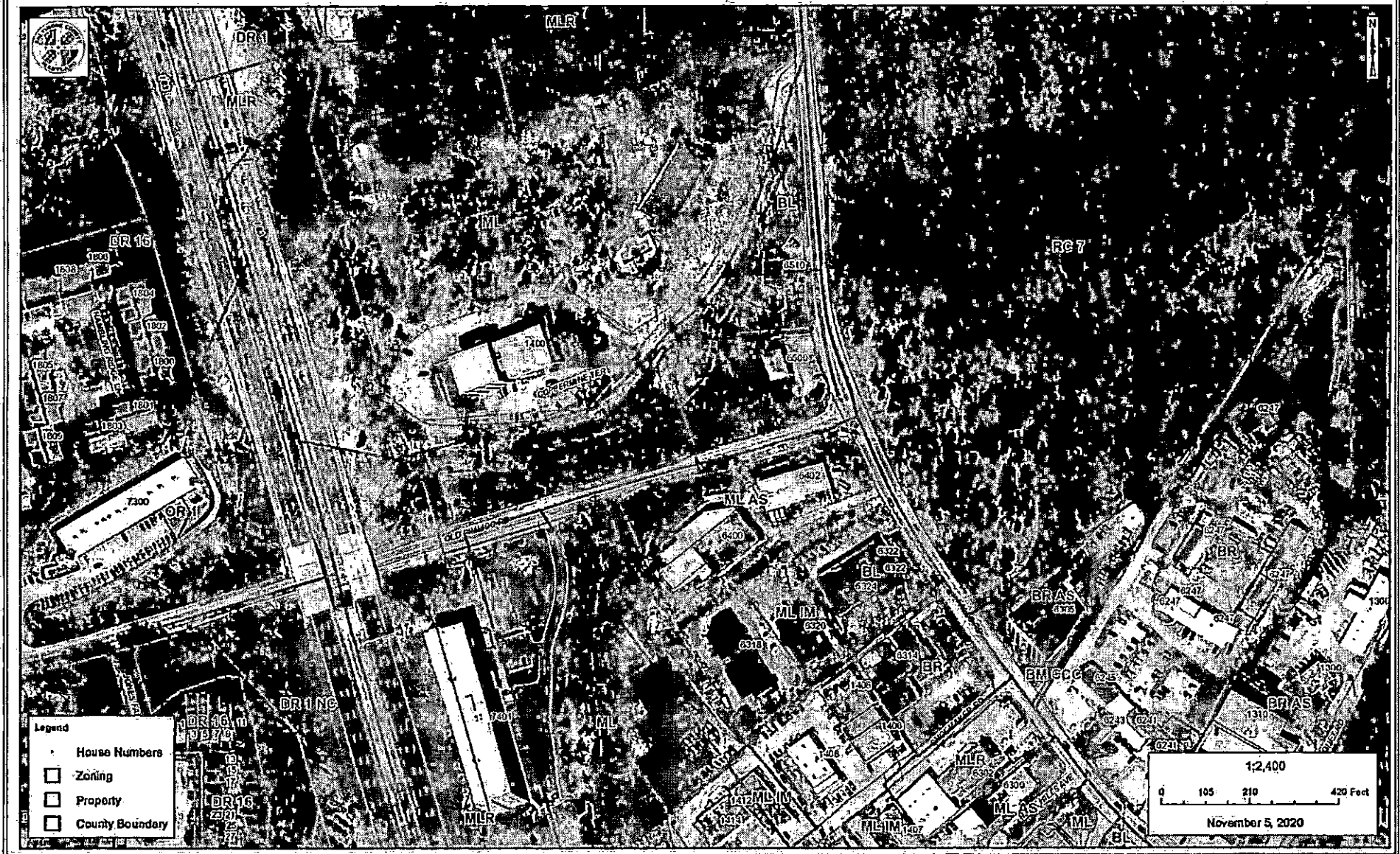
Firestone Auto Care Center, Baltimore County, Maryland - Located in Perry Hall on the east side of Belair Road, this commercial auto care facility included 5,000 sf of service and retail space with associated parking, signage, and landscape improvements. Served as project manager in the preparation of all Baltimore County required plans including a special exception plan, development plan, grading plan, site plan, ESC plan, utility plans, and landscape plans. Served as expert witness at the special exception hearing.

Starbucks, 6900 York Road Baltimore County, Maryland - Located on York Road south of downtown Towson this redevelopment project included the razing of an existing 2-story commercial building and replacing it with a new Starbucks building with drive-through. Served as project manager in the preparation of all Baltimore County required plans and approval processes including Development Review Committee (DRC), stormwater management variance, landscape plan, grading plan (<20,000 sf LOD), permitting, construction administration, and close-out services.

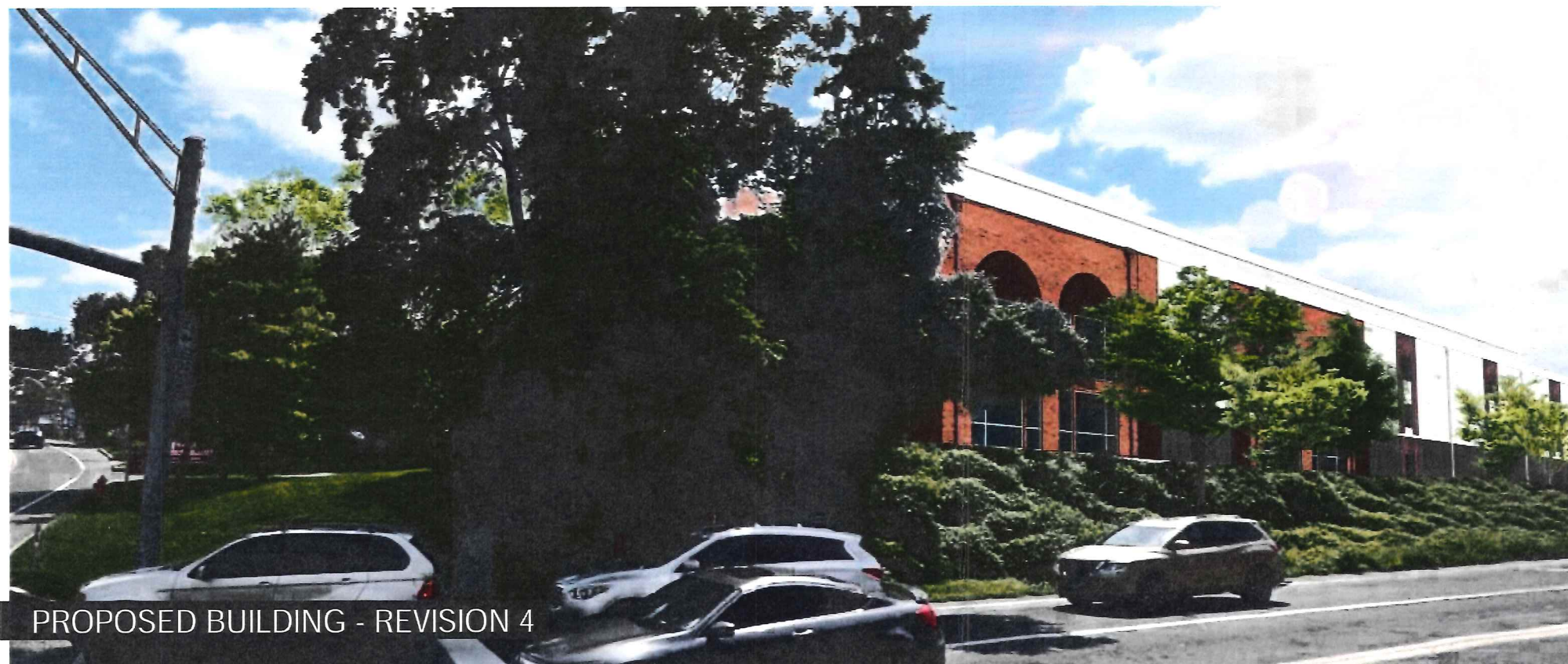
Foundry Station PUD, Baltimore County, Maryland - Located in Dundalk this project was for the redevelopment of the Seagram's Brewery site. The project followed the Planned Unit Development Process and included 189 new townhomes centered around two common open space areas and two historic landmarks. Responsibilities included preparation and oversight of the PUD Concept Plan, presentation at two community input meetings, the PUD development plan, pattern book, and landscape plans. Also provided expert witness testimony at the Administrative Law Judge Hearing.

Hillshire Overlook, Baltimore County, Maryland - Located in the Dundalk Community of Baltimore County, this project consisted of the infill of 18 new single-family detached dwellings on a previously undeveloped site. Consulting services included the preparation of a concept plan, presentation at the community input meeting, development plan, and pattern book.

Baltimore County - My Neighborhood



PETITIONER'S EXHIBIT NO. 5.6.



2020-0182-A

A Few Highlights of Positive Results of Coordination with Ruxton-Riderwood-Lake Roland Area Improvement Association and the community plan

- Environmental improvement on existing conditions – including reducing sewer flows and addressing environmental items
- Moved a level below ground to address the community's interest in decreasing the impact
- Attractive, clean look in keeping with community's desire to mix the historic nature of the area with modern features; for example, incorporating arched design with agreeable material through examples provided by the community
- Moved the building as far southwest as feasible in coordination with site constraints and County requirements
- Building now approximately 18' further back than existing 6402 Falls Road structure from Falls Road
- Building now approximately 7' further back than existing 6402 Falls Road structure from Old Pimlico; it is closer than the existing 6400 Falls Road structure in the less visible portion of the site – a step back, enhanced landscaping and additional design features were implemented here as well
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- Confirmed low traffic impact – anticipated decrease in trips from existing uses
- A clean, active presence that will contribute to an emphasis on public safety
- Landscaping coordination and enhancement in keeping with the corridor's natural appearance including understanding the vision for potential additions to existing conditions
- Discussing honoring history of the area



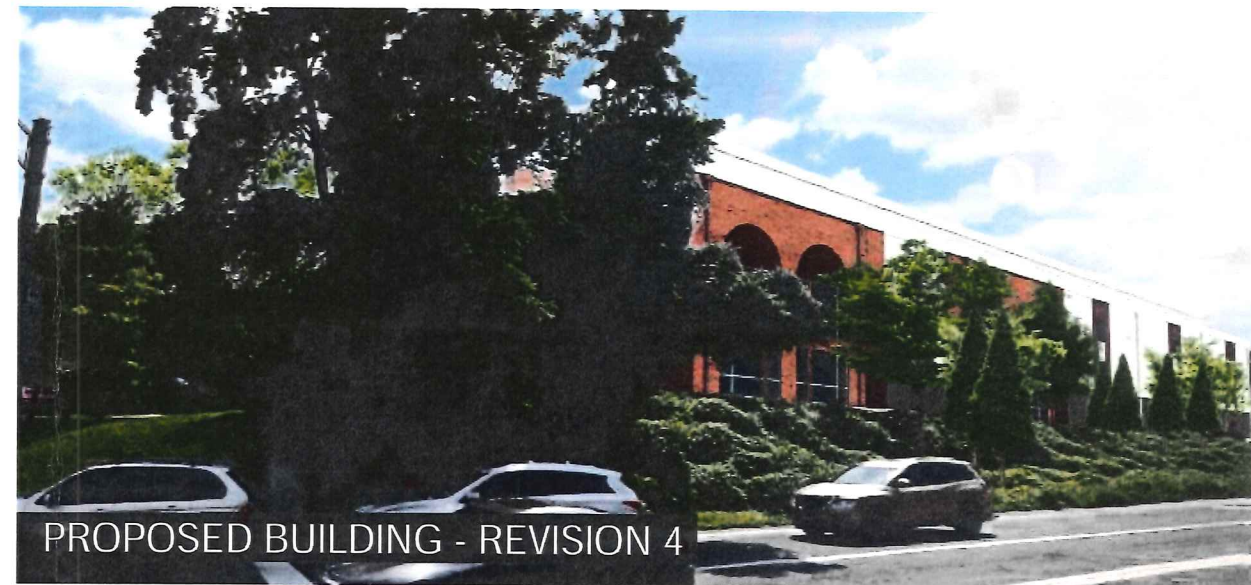
PROPOSED BUILDING - ORIGINAL



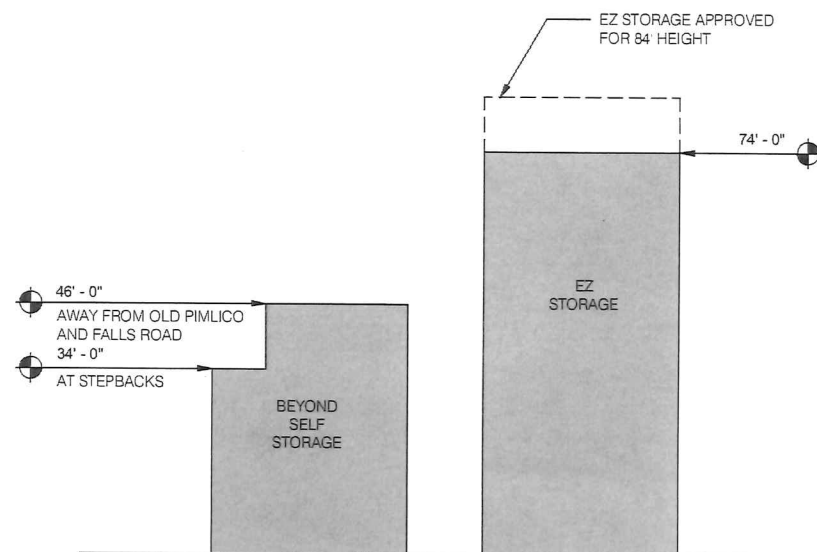
PROPOSED BUILDING - REVISION 2



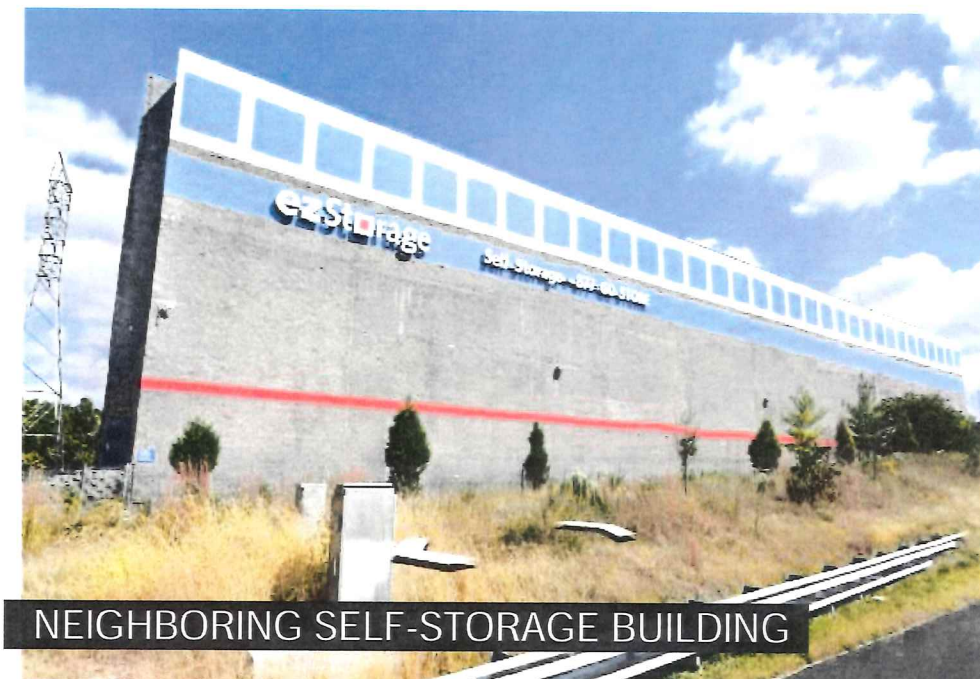
PROPOSED BUILDING - REVISION 3



PROPOSED BUILDING - REVISION 4



HEIGHT COMPARISON



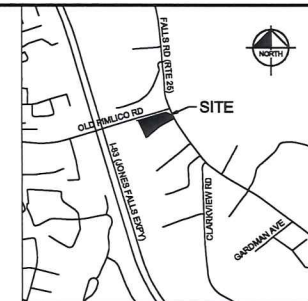
NEIGHBORING SELF-STORAGE BUILDING



BEGINNING AT A POINT ON THE WEST SIDE OF FALLS ROAD WHICH IS 50 FEET WIDE AT THE DISTANCE OF 146 FEET SOUTH OF THE CENTERLINE OF THE IMPROVED INTERSECTING STREET OLD PIMLICO ROAD WHICH IS 60 FEET WIDE. THENCE THE FOLLOWING COURSES AND DISTANCES. (1) S62.02°44'W 200.12 FEET, (2) S 44° 38'24" W 240.00 FEET, (3) N 25° 00'45" W 250.04 FEET, (4) N 73° 33'41" E 380.00 FEET (5) S 60° 07'41" E 74.90 FEET, (6) S 27° 07'43" E 47.13 FEET, (7) S 62° 44'40" E 200.01 FEET, BACK TO THE POINT OF BEGINNING AS RECORDED IN DEED LIBER 4E 252288, FOLIO 333, CONTAINING 1.6977 ACRES, LOCATED IN THE 3RD ELECTION DISTRICT AND THE 22ND COUNCIL DISTRICT.

BULK REGULATIONS					
REGULATION	REQUIRED	PROVIDED	BALT. COUNTY CODE ²	PREVIOUSLY GRANTED VARIANCE REQUIREMENTS	VARIANCE ADJUSTED REQUIREMENT
FRONT BUILDING SETBACK	REFERS TO MR ³ ZONE REQUIREMENTS - 75' FROM PROPERTY LINE	50'	BCZR 255.2, BCZR 243.1	52'	50'
SIDE BUILDING SETBACK	REFERS TO MR ³ ZONE REQUIREMENTS - 50'	30'	BCZR 255.2, BCZR 243.2	36'	35' / 25'
REAR SETBACK	REFERS TO MR ³ ZONE REQUIREMENTS - 50'	30'	BCZR 255.2, BCZR 243.3	25' / 18'	30'
MAX BUILDING HEIGHT	40' OR 3 STORIES IF WITHIN 100' OF BUSINESS OR RESIDENTIAL ZONE, OTHERWISE NONE	4 ABOVE GROUND STORIES (APPROXIMATELY 46')	BCZR 254.1	-	-
FAR REQUIREMENTS	REFERS TO BR ³ ZONE REQUIREMENTS - 2.0 MAXIMUM	1.35	BCZR 255.1, BCZR 236.5	-	-
PARKING REQUIREMENTS	3.3 PS/ 1000 SF OFFICE = 4 PS	5 PS (1 STD. ADA)	BCZR 409.6	-	-

³ALL BALTIMORE COUNTY CODE FROM ARTICLE 2.



VICINITY MAP
SCALE: 1" = 1000'

[illegible]

1. THIS SITE PLAN IS BASED ON FIELD AND ALTA SURVEY PREPARED BY KARINS AND ASSOCIATES (2/17/2022) AND SUPPLEMENTED WITH BALTIMORE COUNTY GIS.
2. PROPERTY ON MAP 0089, KNOWN AS:
 - 2.1. 6402 FALLS RD, MAP 09, GRID 20, TAX PARCEL 719, ACCOUNT # 0311048100
 - 2.2. 6402 FALLS RD, MAP 09, GRID 21, TAX PARCEL 099, ACCOUNT # 0311048101
3. TOTAL NET SITE AREA (PROPERTY AREA): 1.75 AC OR 76,230 SF
 - 3.1. 6402 FALLS RD: 1.50 AC (65,600 SF)
 - 3.2. 6402 FALLS RD: 0.75 AC (32,670 SF)
4. TOTAL GROSS SITE AREA (TO CENTERLINE OF ADJACENT ROADS, 30' MAX): 2.06 AC
5. PROPERTY ZONED AS:
 - 5.1. G50 (FALLS RD, ML, MANUFACTURING - LIGHT, AUTOMOTIVE SERVICE), ML, ML (MANUFACTURING - LIGHT, INDUSTRIAL MANUFACTORY)
 - 5.2. 6402 FALLS RD: 06B AS (MANUFACTURING - LIGHT, AUTOMOTIVE SERVICE)
6. ZONING MAP #: 06B3, 06B3
7. EXISTING USE: COMMERCIAL
PROPOSED USE: MIXED-WAREHOUSE (PERMITTED IN ZONE)
8. THE PROPERTY AND DEVELOPMENT AREA IS OUTSIDE OF THE 100 YEAR FLOODPLAIN, ACCORDING TO FEMA MAP 245010A2057.
9. THE PROPERTY AND DEVELOPMENT AREA IS OUTSIDE OF THE CRITICAL AREA.
10. REVIEW OF ENVIRONMENTAL FEATURES IS ON-GOING.
11. THE PROPOSED DEVELOPMENT DECREASES INFERRIUS AREA WITH THE STREAM BUFFER, EXISTING INFERRIUS AREAS WITHIN THE SITE THAT ARE NOT PROPOSED AS PART OF THIS DEVELOPMENT WILL BE REMOVED AND REPLANTED TO A NATURAL SITE.
11. WATERHEDED: JONES FALLS
12. THE PROPOSED DEVELOPMENT WILL MEET STORMWATER MANAGEMENT ENVIRONMENTAL SITE DESIGN (ESD), WATERMARK FLOOD, AND EXTREME FLOOD AS REQUIRED WITHIN THE JONES FALLS WATERHEDED.
13. COUNCILMANIC DISTRICT: 2D
13. ELECTION DISTRICT: 30
14. THIS SITE IS NOT A HISTORICAL PROPERTY, ACCORDING TO THE BALTIMORE COUNTY GIS DATABASE.
15. FALLS ROAD IS A COUNTY SCENIC ROUTE.
16. THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS ON-SITE.
17. THIS SITE IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS NOT LOCATED WITHIN A WATER, SEWER, OR TRAFFIC DEFICIENT AREA PER THE 2020 BALTIMORE COUNTY BASIC SERVICES MAPS.
18. APPROXIMATE LIMITS OF DISTURBANCE: 1.38 ACRES, 60,570 SF
19. GROSS FLOOR AREA: 121,310A SF
 - 19A. EXHIBIT: 23,771A SF
 - 19B. 1ST FLOOR: 26,917A SF
 - 20. 2ND FLOOR: 24,725A SF
 - 21. 3RD FLOOR: 25,975A SF
 - 22. 4TH FLOOR: 21,692A SF
20. GROSS FLOOR AREA RATIO: 1:35
21. SITE IS ENTIRELY SOL CLASS UR (URBAN SOLID).
22. ANY FUTURE USED TO ILLUMINATE OFF-STREET PARKING AREAS SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS. ALL LIGHT FIXTURES TO BE BULBING MOUNTED, MOUNTING HEIGHT TO BE 12' - 10' AND PROVIDED TO COUNTY STANDARDS DURING THE LANDSCAPE REVIEW.
23. PREVIOUS ZONING CASES/COMMERCIAL PERMITS:
 - 23.1. 19-07-0004A, PETITION TO PERMIT A FRONT STREET SETBACK OF 30' AND A FRONT YARD SETBACK OF 52' A REAR YARD SETBACK OF 20', A DISTANCE BETWEEN BUILDINGS OF 20', AND AN AMENDMENT TO THE SITE PLAN PREVIOUSLY APPROVED, GRANTED.
 - 23.2. 19-04-100A, PETITION TO PERMIT BUILDING ADDITION WITH REAR YARD VARIANCE, GRANTED.
 - 23.3. 19-04-0004A, PETITION TO PERMIT BUILDING ADDITION WITH 4-15'YARD FLOOD TO EXISTING INDUSTRIAL BUILDING, GRANTED.
24. THERE ARE NO KNOWN CURRENT ZONING VIOLATIONS.

NORTHPOINT DEVELOPMENT
ATTN: JOHNNY SWEENEY
4825 NW 41ST STREET
SUITE 500
RIVERSIDE, MO 64150
TEL: (816) 281-2901
EMAIL: JSWEENEY@NORTHPOINTKC.COM

KIMLEY-HORN AND ASSOCIATES, INC.
ATTN: NICHOLAS J. LEFFNER, P.E.
1801 PORTER STREET
SUITE 401
BALTIMORE, MD 21230
TEL: (443) 743-3470
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MADDIEMACK LLC
6402 FALLS ROAD
BALTIMORE, MD 21209

STUDIO NORTH ARCHITECTURE
4825 NW 41ST STREET
SUITE 500
RIVERSIDE, MO 64150
TEL: (513)-285-8080
EMAIL: KPOLIT@NORTHPOINTKC.COM

Kimley»»Horn

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801 PORTER ST, SUITE 401, BALTIMORE, MD 21230
PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AM AN A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 44113
EXPIRATION DATE 08/19/2021

KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	RLH	DRAWN BY	ECS
114037007	07/07/2020						

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE

TAX MAP: 0069
GRID NO. 0021
PARCEL 0069
ELECTION DISTRICT: 3rd
COUNCILMANIC DISTRICT: 2

PROJECT NAME:
BEYOND SELF-STOR
LAKE ROLAND



6402 FALLS ROAD
BALTIMORE, MD 212

SHEET NUMBER
SHEET 1 OF

Revised By: Schmell, Lizzy Sheet Set: K:\BAL CIV\114037-NorthPoint Development\114037007 - 6402 Fella Rd\CAO\Exhibits\2020-06-29_Site Plan to Accompany Variance Plan to Accompany Zoning Variance - Shifted.dwg
 Date: July 07, 2020 11:20:36am
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Release of and improper reliance on this document without written authorization and adoption by Kinney-Horn and Associates, Inc. shall be without liability to Kinney-Horn and Associates, Inc.

**CALL 48 HOURS
BEFORE YOU DIG**

IT'S THE LAW
DIAL 811

811

Know what's below.
Call before you dig.

GRAPHIC SCALE IN FEET



A horizontal scale bar with four segments. The first segment is labeled '0', the second '15', the third '30', and the fourth '60'. The segments are alternating white and black.

PLAN TO ACCOMPANY **PETITION FOR** **ZONING VARIANCE**

SCALE: 1" = 30'



MCS NAD 83(2011)NAVD 83

Phase	Land Use and Quantity	ITE Land Use Code	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Existing	Carpet Sales 6,474 SF	812	7	4	11	7	7	14
	Machine Shop 14,744 SF	180	18	7	25	10	20	30
	Total Existing		25	11	36	17	27	44
Proposed	Proposed Mini-Warehouse 130,000 SF (Max.)	151	8	5	13	11	12	23
Net DECREASE in trips			17	6	23	6	15	21
Note: Trip generation based on average rates.								

	Note: Trip generation based on average rates.
--	---



PROPOSED BUILDING - REVISION 4



PROPOSED BUILDING - REVISION 4

2620-0182-1A

A Few Highlights of Positive Results of Coordination with Ruxton-Riderwood-Lake Roland Area Improvement Association and the community plan

- Environmental improvement on existing conditions – including reducing sewer flows and addressing environmental items
- Moved a level below ground to address the community's interest in decreasing the impact
- Attractive, clean look in keeping with community's desire to mix the historic nature of the area with modern features; for example, incorporating arched design with agreeable material through examples provided by the community
- Moved the building as far southwest as feasible in coordination with site constraints and County requirements
- Building now approximately 18' further back than existing 6402 Falls Road structure from Falls Road
- Building now approximately 7' further back than existing 6402 Falls Road structure from Old Pimlico; it is closer than the existing 6400 Falls Road structure in the less visible portion of the site – a step back, enhanced landscaping and additional design features were implemented here as well
- Included a step back along Falls Road (removed section from the top story of the building along the length of the building) to decrease impact
- Included a step back along Old Pimlico (removed section from the top story of the building along the length of the building) to decrease impact
- Enhancing scenic byway Falls Road through combination of site design, building positioning and look, and landscaping
- Confirmed low traffic impact – anticipated decrease in trips from existing uses
- A clean, active presence that will contribute to an emphasis on public safety
- Landscaping coordination and enhancement in keeping with the corridor's natural appearance including understanding the vision for potential additions to existing conditions
- Discussing honoring history of the area



PROPOSED BUILDING - ORIGINAL



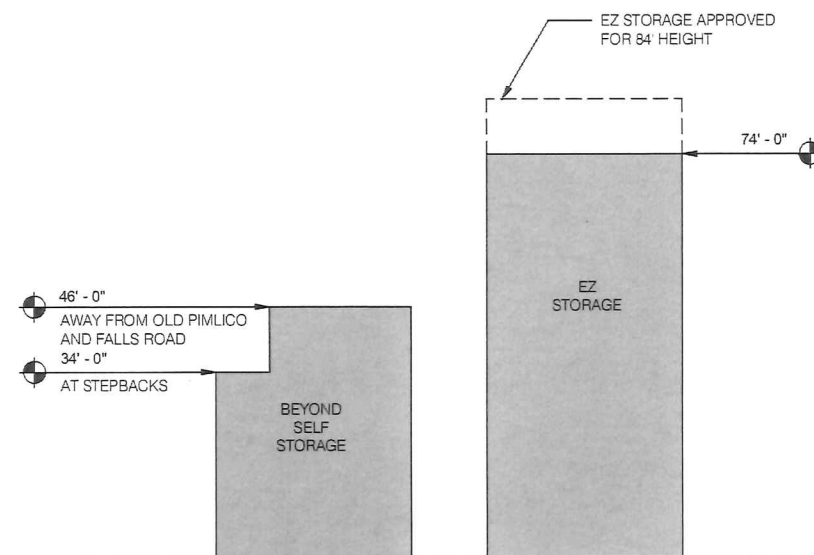
PROPOSED BUILDING - REVISION 2



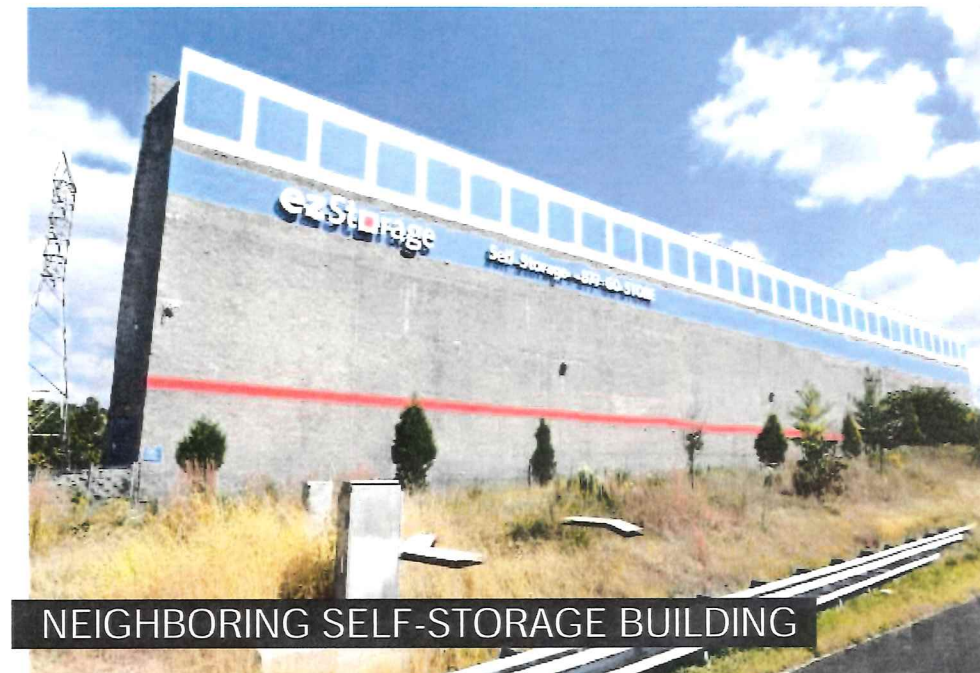
PROPOSED BUILDING - REVISION 3



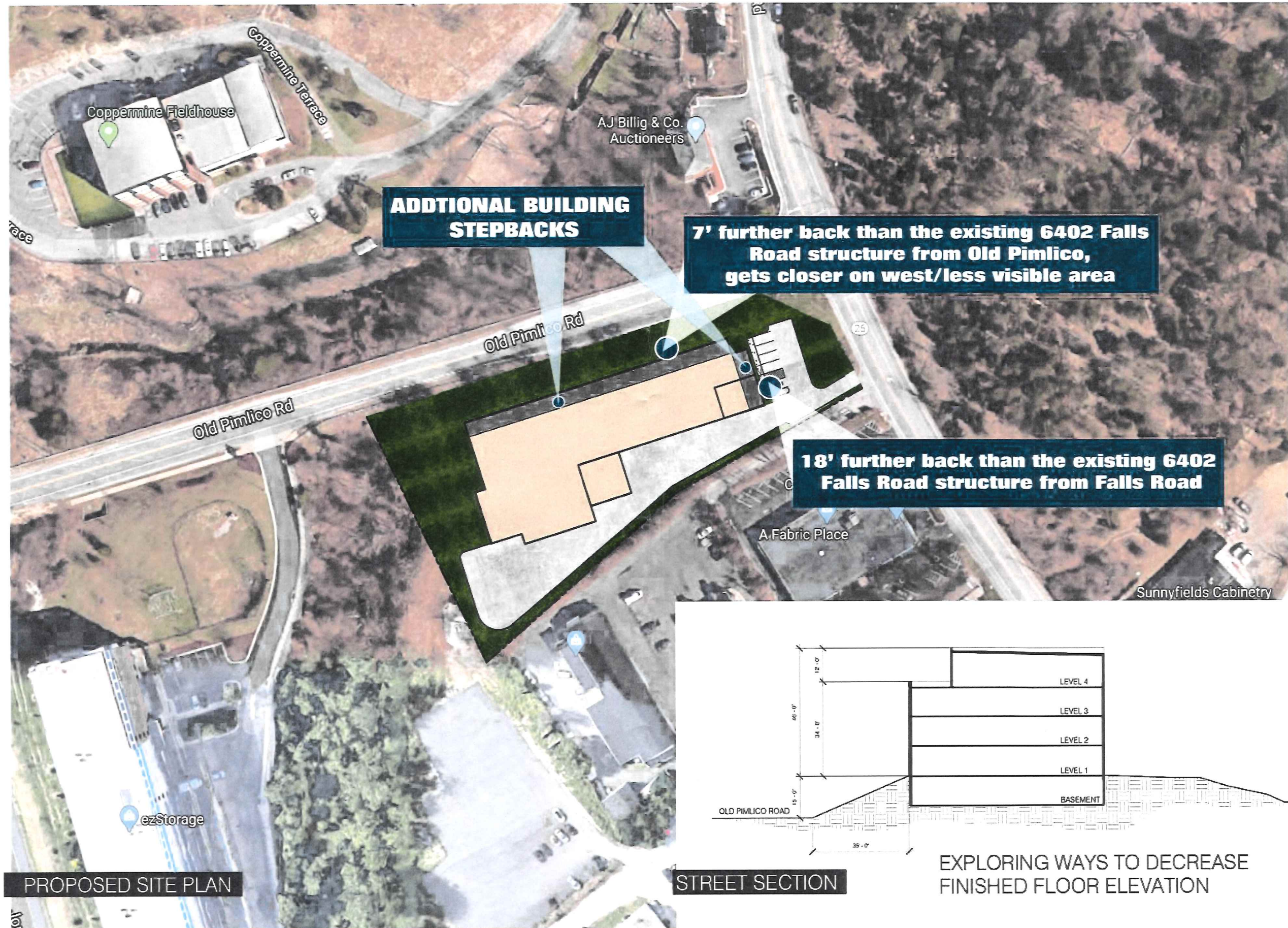
PROPOSED BUILDING - REVISION 4



HEIGHT COMPARISON



NEIGHBORING SELF-STORAGE BUILDING



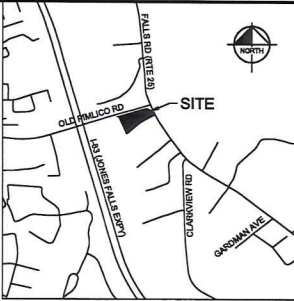
Plan to Accompany Variance Petition for Zoning Variance - 6402 Falls Road, Baltimore, MD 21209. This document, together with the maps and other information presented herein, is intended only for the specific purpose and shall not be construed to constitute a contract or any other legal instrument. It is the responsibility of the applicant to ensure that the information presented herein is accurate and complete. The applicant warrants that the information presented herein is true and correct to the best of their knowledge and belief. The applicant further warrants that the information presented herein is not misleading, deceptive, or fraudulent. The applicant understands that the information presented herein is confidential and shall not be disclosed to any third party without the written consent of the applicant. The applicant also understands that the information presented herein is not to be used for any purpose other than the specific purpose for which it was prepared. The applicant agrees to indemnify and hold the City of Baltimore harmless from and against all claims, damages, losses, and expenses, including reasonable attorneys' fees, that may be asserted against or incurred by the City of Baltimore in connection with the review and processing of this application. The applicant also agrees to pay all costs and expenses incurred by the City of Baltimore in connection with the review and processing of this application. The applicant further agrees to pay all costs and expenses incurred by the City of Baltimore in connection with the review and processing of this application. The applicant understands that the information presented herein is confidential and shall not be disclosed to any third party without the written consent of the applicant. The applicant also understands that the information presented herein is not to be used for any purpose other than the specific purpose for which it was prepared. The applicant agrees to indemnify and hold the City of Baltimore harmless from and against all claims, damages, losses, and expenses, including reasonable attorneys' fees, that may be asserted against or incurred by the City of Baltimore in connection with the review and processing of this application. The applicant also agrees to pay all costs and expenses incurred by the City of Baltimore in connection with the review and processing of this application. The applicant further agrees to pay all costs and expenses incurred by the City of Baltimore in connection with the review and processing of this application.

ZONING PROPERTY DESCRIPTION

BEGINNING AT A POINT ON THE WEST SIDE OF FALLS ROAD WHICH IS 50 FEET WIDE AT THE DISTANCE OF 146 FEET SOUTH OF THE INTERSECTION OF THE IMPROVED INTERSECTING STREET OLD PIMLICO ROAD WHICH IS 60 FEET WIDE, THENCE THE FOLLOWING COURSES AND DISTANCES: (1) S62°02'41" W 261.12 FEET, (2) S 89° 28' 28" W 240.00 FEET, (3) N 25° 06' 10" W 250.00 FEET, (4) N 13° 43' 41" E 396.05 FEET (5) S 16° 07' 41" E 246.00 FEET, (6) S 21° 07' 43" E 41.13 FEET, (7) S 24° 44' 40" E 20.01 FEET, BACK TO THE POINT OF BEGINNING AS RECORDED IN DEED LIBER, A.E. 25289, FOLIO 335, CONTAINING 1.9971 ACRES, LOCATED IN THE 3RD ELECTION DISTRICT AND THE 2ND COUNCILMANIC DISTRICT.

BULK REGULATIONS					
REGULATION	REQUIRED	PROVIDED	BALT. COUNTY CODE*	PREVIOUSLY GRANTED VARIANCE REQUIREMENTS	VARIANCE ADJUSTED REQUIREMENTS
FRONT BUILDING SETBACK	REFERS TO MR ZONE REQUIREMENTS - 75' FROM PROPERTY LINE	50'	BCZR 255.2, BCZR 243.1	52'	50'
SIDE BUILDING SETBACK	REFERS TO MR ZONE REQUIREMENTS - 50'	30'	BCZR 255.2, BCZR 243.2	36'	35' / 25'
REAR SETBACK	REFERS TO MR ZONE REQUIREMENTS - 50'	30'	BCZR 255.2, BCZR 243.3	25' / 18'	30'
MAX BUILDING HEIGHT	40' OR 3 STORIES IF WITHIN 100' OF BUSINESS OR RESIDENTIAL ZONE, OTHERWISE NONE	4 ABOVE GROUND STORIES (APPROXIMATELY 46')	BCZR 254.1	-	-
FAR REQUIREMENTS	REFERS TO BR ZONE REQUIREMENTS - 2.0 MAXIMUM	1.35	BCZR 255.1, BCZR 238.5	-	-
PARKING REQUIREMENTS	3.3 PS/ 1000SF OFFICE = 4 PS	5 PS (1 STD. ADA)	BCZR 409.6	-	-

*REFERENCED ZONES ARE MANUFACTURING RESTRICTED (MR) AND BUSINESS ROADSIDE (BR).
*VARIANCE CASE NUMBER: 6570464
*ALL BALTIMORE COUNTY CODE FROM ARTICLE 1.



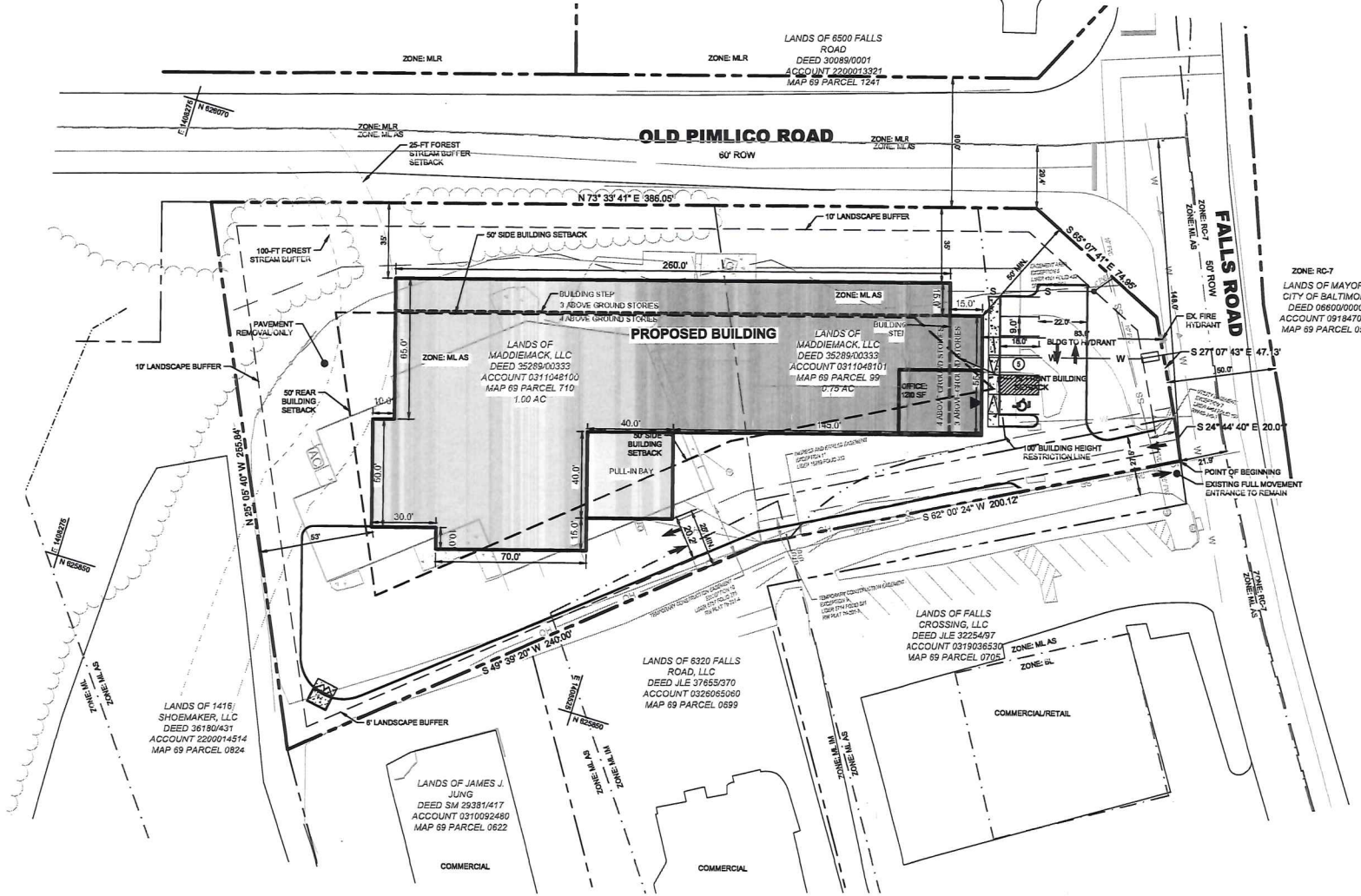
ELECTION DISTRICT: 3RD
COUNCILMANIC DISTRICT: 2ND
VICINITY MAP
SCALE: 1" = 1000'

LEGEND

- PROJECT PROPERTY LINE
- LIMITS OF DISTURBANCE
- ZONING DISTRICT BOUNDARY
- HEIGHT RESTRICTION LINE
- 100' STREAM BUFFER
- 25' STREAM FOREST BUFFER SETBACK
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER
- PROPOSED BUILDING

SITE NOTES:

- THIS SITE PLAN IS BASED ON FIELD AND ALTA SURVEY PREPARED BY KARINS AND ASSOCIATES (2/17/2020) AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
- PROPERTY ON MAP 0589, KNOWN AS:
 - 2.1. 6402 FALLS RD. MAP 05, GRID 20, TAX PARCEL 710, ACCOUNT # 0311048100
 - 2.2. 6402 FALLS RD. MAP 05, GRID 21, TAX PARCEL 999, ACCOUNT # 0311048101
- TOTAL NET SITE AREA (PROPERTY AREA): 1.75 AC OR 76,230 SF.
 - 3.1. 6402 FALLS RD. 1.05 AC (45,300 SF)
 - 3.2. 6402 FALLS RD. 0.70 AC (30,930 SF)
- TOTAL GROSS SITE AREA (TO CENTERLINE OF ADJACENT ROADS, 30' MAX): 2.06 AC
- PROPERTY ZONED AS:
 - 5.1. 6402 FALLS RD. MLAS (MANUFACTURING - LIGHT, AUTOMOTIVE SERVICE), ML IM (MANUFACTURING - INDUSTRIAL, INDUSTRIAL MAJOR)
 - 5.2. 6402 FALLS RD. MLAS (MANUFACTURING - LIGHT, AUTOMOTIVE SERVICE)
- ZONING MAP P: 058A3, 058B3
- EXISTING USE: COMMERCIAL PROPOSED USE: MANUFACTURING (PERMITTED IN ZONE)
- THE PROPERTY AND DEVELOPMENT AREA IS OUTSIDE OF THE 100 YEAR FLOODPLAIN, ACCORDING TO FEMA MAP 240410245F.
- THE PROPERTY AND DEVELOPMENT AREA IS OUTSIDE OF THE CRITICAL AREA.
- REVIEW OF ENVIRONMENTAL FEATURES IS ON-GOING.
 - 10.1. THE PROPOSED DEVELOPMENT DECREASES IMPERVIOUS AREA WITHIN THE STREAM BUFFER. EXISTING IMPERVIOUS AREAS WITHIN THE SITE THAT ARE NOT PROPOSED AS PART OF THIS DEVELOPMENT WILL BE REMOVED AND REPLANTED TO A NATURAL SITE.
- WATERSHED: JONES FALLS
 - 11.1. THE DEVELOPMENT WILL MEET STORMWATER MANAGEMENT ENVIRONMENTAL SITE DESIGN (ESD), VULNERABILITY, FLOOD, AND EXTREME FLOOD AS REQUIRED WITHIN THE JONES FALLS WATERSHED.
- COUNCILMANIC DISTRICT: 2ND
- ELECTION DISTRICT: 3RD
- THIS SITE IS NOT A HISTORICAL PROPERTY, ACCORDING TO THE BALTIMORE COUNTY GIS DATABASE.
- FALLS ROAD IS A COUNTY SCENIC ROUTE.
- THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS ON-SITE.
- THIS SITE IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS NOT LOCATED WITHIN A WATER, SEWER, OR TRAFFIC DEFICIENT AREA PER THE 2020 BALTIMORE COUNTY BASIC SERVICES MAPS.
- APPROXIMATE LIMITS OF DISTURBANCE: 1.38 ACRES, 60,570 SF
- GROSS FLOOR AREA: 121,310 SF
 - 1ST FLOOR: 23,774 SF
 - 2ND FLOOR: 25,516 SF
 - 3RD FLOOR: 24,724 SF
 - 4TH FLOOR: 25,516 SF
 - 5TH FLOOR: 21,800 SF
- GROSS FLOOR AREA RATIO: 1.35
- SITE IS ENTIRELY SOIL CLASS UR (URBAN SOILS).
- ANY FUTURE USED TO ILLUMINATE OFF-STREET PARKING AREAS SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS. ALL LIGHT FIXTURES TO BE BUILDING MOUNTED, MOUNTING HEIGHT TO BE 12' - 16' AND PROVIDED TO COUNTY STANDARDS DURING FINAL LANDSCAPE REVIEW.
- PREVIOUS ZONING CASES/COMMERCIAL PERMITS:
 - 22.1. 1984-0589, PETITION TO PERMIT A FRONT STREET SETBACK OF 36' AND A FRONT YARD SETBACK OF 52', A REAR YARD SETBACK OF 25', A DISTANCE BETWEEN BUILDINGS OF 35', AND AN AMENDMENT TO THE SITE PLAN PREVIOUSLY APPROVED, GRANTED.
 - 22.2. 1984-0168, PETITION TO PERMIT BUILDING ADDITION WITHIN REAR YARD VARIANCE, GRANTED.
 - 22.3. 1984-0262, PREVIOUS COMMERCIAL PERMIT ON 6402 FALLS ROAD TO ADD 1-STORY ADDITION TO EXISTING INDUSTRIAL BUILDING.
- THERE ARE NO KNOWN CURRENT ZONING VIOLATIONS.



GRAPHIC SCALE IN FEET
0 15 30 60
SCALE: 1" = 30'

**PLAN TO ACCOMPANY
PETITION FOR
ZONING VARIANCE**
SCALE: 1" = 30'



APPLICANT/DEVELOPER
NORTHPOINT DEVELOPMENT
ATTN: JOHNNY SWEENEY
4825 NW 41ST STREET
SUITE 500
RIVERSIDE, MD 64150
TEL: (813) 281-2891
EMAIL: JSWEENEY@NORTHPOINTKC.COM

**CIVIL ENGINEER/
LANDSCAPE ARCHITECT**
KIMLEY-HORN AND ASSOCIATES, INC.
ATTN: NICHOLAS J. LEFFNER, P.E.
1801 PORTER STREET
SUITE 401
BALTIMORE, MD 21209
TEL: (410) 743-3470
EMAIL: NLEFFNER@KIMLEY-HORN.COM

PROPERTY OWNER
MADDIEMACK LLC
6402 FALLS ROAD
BALTIMORE, MD 21209

ARCHITECT
STUDIO NORTH ARCHITECTURE
4825 NW 41ST STREET
SUITE 500
RIVERSIDE, MD 64150
TEL: (813) 285-8080
EMAIL: KPLOUT@NORTHPOINTKC.COM

Kimley»Horn
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1801 PORTER ST., SUITE 401, BALTIMORE, MD 21209
PHONE: 410-743-3470
WWW.KIMLEY-HORN.COM

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND AND I HAVE PREPARED THIS PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE FOR THE PROJECT DESCRIBED HEREIN.

**PLAN TO ACCOMPANY
PETITION FOR
ZONING VARIANCE
(ALTERNATE)**

PROJECT NAME:
BEYOND SELF-STORAGE
LAKE ROLAND



6402 FALLS ROAD,
BALTIMORE, MD 21209
SHEET NUMBER
SHEET 1 OF 1

CALL 48 HOURS
BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
Know what's
below.
Call
before you dig.

[illegible]

	Note: Trip generation based on average rates.
--	---

Plotted By: Schmell, Lizzy Sheet Set: Kimley-Horn Associates, Inc. K:\BAL_CIVIL\14037-NorthPoint Development\140370007 - 6402 Falls Rd.CAD\Exhibits\2020-06-29 Site Plan to Accompany Variance - Shifted.dwg
This document, together with the concepts and designs presented herein, is an instrument of service, and is intended only for the specific purpose and client for which it was prepared. Reuse of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ZONING PROPERTY DESCRIPTION

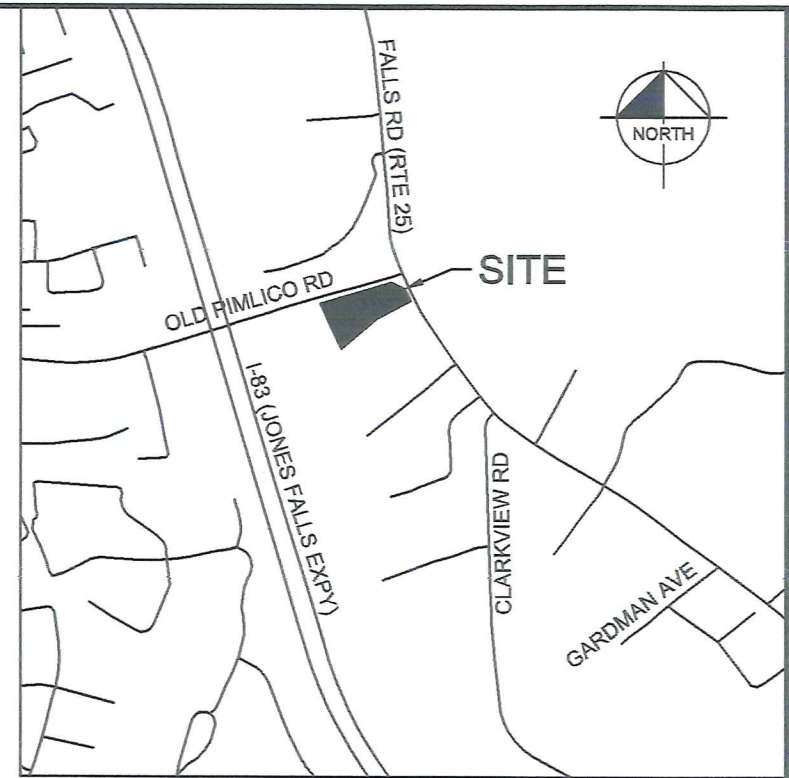
BEGINNING AT A POINT ON THE WEST SIDE OF FALLS ROAD WHICH IS 50 FEET WIDE AT THE DISTANCE OF 148 FEET SOUTH OF THE CENTERLINE OF THE IMPROVED INTERSECTING STREET OLD PIMLICO ROAD WHICH IS 60 FEET WIDE, THENCE THE FOLLOWING COURSES AND DISTANCES: (1) S 82°00'24" W 200.12 FEET, (2) S 49°39'20" W 240.00 FEET, (3) N 25°05'40" W 255.94 FEET, (4) N 73°33'41" E 386.05 FEET (5) S 69°07'41" E 74.95 FEET, (6) S 27°07'43" E 47.13 FEET, (7) S 24°44'40" E 20.01 FEET, BACK TO THE POINT OF BEGINNING AS RECORDED IN DEED LIBER JLE 25289, FOLIO 333, CONTAINING 1.6977 ACRES, LOCATED IN THE 3RD ELECTION DISTRICT AND THE 2ND COUNCILMANIC DISTRICT.

BULK REGULATIONS					
REGULATION	REQUIRED	PROVIDED	BALT. COUNTY CODE ²	PREVIOUSLY GRANTED VARIANCE REQUIREMENTS	VARIANCE ADJUSTED REQUIREMENTS
FRONT BUILDING SETBACK	REFERS TO MR ¹ ZONE REQUIREMENTS - 75' FROM PROPERTY LINE	50'	BCZR 255.2, BCZR 243.1	52'	50'
SIDE BUILDING SETBACK	REFERS TO MR ¹ ZONE REQUIREMENTS - 50'	30'	BCZR 255.2, BCZR 243.2	36'	35' / 25'
REAR SETBACK	REFERS TO MR ¹ ZONE REQUIREMENTS - 50'	30'	BCZR 255.2, BCZR 243.3	25' / 18'	30'
MAX BUILDING HEIGHT	40' OR 3 STORIES IF WITHIN 100' OF BUSINESS OR RESIDENTIAL ZONE, OTHERWISE NONE	4 ABOVE GROUND STORIES (APPROXIMATELY 48')	BCZR 254.1	-	-
FAR REQUIREMENTS	REFERS TO BR ¹ ZONE REQUIREMENTS - 2.0 MAXIMUM	1.35	BCZR 255.1, BCZR 238.5	-	-
PARKING REQUIREMENTS	3.3 PS/ 1000 SF OFFICE = 4 PS	5 PS (1 STD. ADA)	BCZR 409.6	-	-

¹REFERENCED ZONES ARE MANUFACTURING RESTRICTED (MR) AND BUSINESS ROADSIDE (BR).

²VARIANCE CASE NUMBER: #870348-A

³ALL BALTIMORE COUNTY CODE FROM ARTICLE 2.



ELECTION DISTRICT: 3RD
COUNCILMANIC DISTRICT: 2ND

VICINITY MAP

SCALE: 1" = 1000'

LEGEND

	PROJECT PROPERTY LINE
	LIMITS OF DISTURBANCE
	ZONING DISTRICT BOUNDARY
	HEIGHT RESTRICTION LINE
	100' STREAM BUFFER
	25' STREAM/FOREST BUFFER SETBACK
	BUILDING SETBACK LINE
	LANDSCAPE BUFFER
	PROPOSED BUILDING

SITE NOTES:

- THIS SITE PLAN IS BASED ON FIELD AND ALTA SURVEY PREPARED BY KARINS AND ASSOCIATES (2/17/2020) AND SUPPLEMENTED WITH BALTIMORE COUNTY GIS.
- PROPERTY ON MAP 0069, KNOWN AS:
 - 6400 FALLS RD: MAP 69, GRID 20, TAX PARCEL 710, ACCOUNT # 0311048100
 - 6402 FALLS RD: MAP 69, GRID 21, TAX PARCEL 099, ACCOUNT # 0311048101
- TOTAL NET SITE AREA (PROPERTY AREA): 1.75 AC OR 76,230 SF
 - 6400 FALLS RD: 1.00 AC (43,560 SF)
 - 6402 FALLS RD: 0.75 AC (32,670 SF)
- TOTAL GROSS SITE AREA (TO CENTERLINE OF ADJACENT ROADS, 30' MAX): 2.06 AC
- PROPERTY ZONED AS:
 - 6400 FALLS RD: ML AS (MANUFACTURING - LIGHT, AUTOMOTIVE SERVICE), ML IM (MANUFACTURING - LIGHT, INDUSTRIAL MAJOR)
 - 6402 FALLS RD: ML AS (MANUFACTURING - LIGHT, AUTOMOTIVE SERVICE)
- ZONING MAP #: 069A3, 069B3
- EXISTING USE: COMMERCIAL
PROPOSED USE: MINI-WAREHOUSE (PERMITTED IN ZONE)
- THE PROPERTY AND DEVELOPMENT AREA IS OUTSIDE OF THE 100 YEAR FLOODPLAIN, ACCORDING TO FEMA MAP 2400100245F.
- THE PROPERTY AND DEVELOPMENT AREA IS OUTSIDE OF THE CRITICAL AREA.
- REVIEW OF ENVIRONMENTAL FEATURES IS ON-GOING.
 - THE PROPOSED DEVELOPMENT DECREASES IMPERVIOUS AREA WITHIN THE STREAM BUFFER. EXISTING IMPERVIOUS AREAS WITHIN THE SITE THAT ARE NOT PROPOSED AS PART OF THIS DEVELOPMENT WILL BE REMOVED AND REPLANTED TO A NATURAL SITE.
- WATERSHED: JONES FALLS
 - THE DEVELOPMENT WILL MEET STORMWATER MANAGEMENT ENVIRONMENTAL SITE DESIGN (ESD), OVERBANK FLOOD, AND EXTREME FLOOD AS REQUIRED WITHIN THE JONES FALLS WATERSHED.
- COUNCILMANIC DISTRICT: 2ND
- ELECTION DISTRICT: 3RD
- THIS SITE IS NOT A HISTORICAL PROPERTY, ACCORDING TO THE BALTIMORE COUNTY GIS DATABASE.
- FALLS ROAD IS A COUNTY SCENIC ROUTE.
- THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS ON-SITE.
- THIS SITE IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS NOT LOCATED WITHIN A WATER, SEWER, OR TRAFFIC DEFICIENT AREA PER THE 2020 BALTIMORE COUNTY BASIC SERVICES MAPS.
- APPROXIMATE LIMITS OF DISTURBANCE: 1.39 ACRES, 60,570 SF
- GROSS FLOOR AREA: 121,310± SF
BASEMENT: 23,776± SF
1ST FLOOR: 25,876± SF
2ND FLOOR: 24,726± SF
3RD FLOOR: 25,876± SF
4TH FLOOR: 21,060± SF
- GROSS FLOOR AREA RATIO: 1.35
- SITE IS ENTIRELY SOIL CLASS UR (URBAN SOILS).
- ANY FIXTURE USED TO ILLUMINATE OFF-STREET PARKING AREAS SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS. ALL LIGHT FIXTURES TO BE BUILDING MOUNTED, MOUNTING HEIGHT TO BE 12' - 15' AND PROVIDED TO COUNTY STANDARDS DURING FINAL LANDSCAPE REVIEW.
- PREVIOUS ZONING CASES/COMMERCIAL PERMITS:
 - 1987-0348-A: PETITION TO PERMIT A FRONT STREET SETBACK OF 36' AND A FRONT YARD SETBACK OF 52', A REAR YARD SETBACK OF 25', A DISTANCE BETWEEN BUILDINGS OF 35', AND AN AMENDMENT TO THE SITE PLAN PREVIOUSLY APPROVED, GRANTED.
 - 1976-0185-A: PETITION TO PERMIT BUILDING ADDITION WITHIN REAR YARD VARIANCE, GRANTED.
 - 812782: PREVIOUS COMMERCIAL PERMIT ON 6400 FALLS ROAD TO ADD 1-STORY ADDITION TO EXISTING INDUSTRIAL BUILDING.
- THERE ARE NO KNOWN CURRENT ZONING VIOLATIONS.

APPLICANT/DEVELOPER

NORTHPOINT DEVELOPMENT
ATTN: JOHNNY SWEENEY
4825 NW 41ST STREET
SUITE 500
RIVERSIDE, MO 64150
TEL: (816) 281-2901
EMAIL: JSWEENEY@NORTHPOINTKC.COM

CIVIL ENGINEER/ LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.
ATTN: NICHOLAS J. LEFFNER, P.E.
1801 PORTER STREET
SUITE 401
BALTIMORE, MD 21230
TEL: (443) 743-3470
EMAIL: NICK.LEFFNER@KIMLEY-HORN.COM

PROPERTY OWNER

MADDIMACK LLC
6402 FALLS ROAD
BALTIMORE, MD 21209

ARCHITECT

STUDIO NORTH ARCHITECTURE
4825 NW 41ST STREET
SUITE 500
RIVERSIDE, MO 64150
TEL: (816)-285-8080
EMAIL: KPOLIT@NORTHPOINTKC.COM

Kimley»Horn

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1801 PORTER ST., SUITE 401, BALTIMORE, MD 21230
PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM



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. 44113
EXPIRATION DATE 06/30/2026

KHA PROJECT	114037007	DATE	07/07/2020	SCALE AS SHOWN	DESIGNED BY	RLH	DRAWN BY	ECS	CHECKED BY	RLH
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PLAN TO ACCOMPANY
PETITION FOR
ZONING VARIANCE

TAX MAP: 0069
GRID NO: 0021
PARCEL: 0099
ELECTION DISTRICT: 3rd
COUNCILMANIC DISTRICT: 2nd

PROJECT NAME:
**BEYOND SELF-STORAGE
LAKE ROLAND**



6402 FALLS ROAD,
BALTIMORE, MD 21209

SHEET NUMBER
SHEET 1 OF 1

MCS NAD 83(2011) NAVD 88

2020-0182-A

CALL 48 HOURS
BEFORE YOU DIG



IT'S THE LAW!
DIAL 811
Know what's below.
Call before you dig.

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE

SCALE: 1" = 30'

