

M E M O R A N D U M

DATE: March 19, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0246-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on March 18, 2021. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

/dlw

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

(1323 Greenwood Road) *

3rd Election District *

2nd Council District *

1323 Greenwood, LLC *

Legal Owner *

Peter Garver/Pikesville Self Storage, LLC *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2020-0246-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Variance filed on behalf of 1323 Greenwood, LLC, legal owner and Peter Garver/Pikesville Self Storage, LLC (collectively, the “Petitioners”) for the property located at 1323 Greenwood Road (the “Property”). The Special Hearing was filed to confirm, as valid, variances granted in Case No 1985-0103-A for the existing commercial building which is proposed to remain. Variance relief to permit the following: (1) a front yard setback for proposed self-storage buildings on the parking lot of 11 ft. in lieu of the otherwise required 75 ft. in accordance with the Baltimore County Zoning Regulations (“BCZR”) § 255.2 (which refers to § 243.1); (2) a side yard setback for proposed self-storage buildings on the parking lot of 3 ft. in lieu of the otherwise required 75 ft. per in accordance with BCZR § 255.2 (which refers to § 243.2); (3) a rear yard setback for proposed self-storage buildings on the parking lot of 8 ft. in lieu of the otherwise required 50 ft. in accordance with § BCZR 255.2 (which refers to § 243.3); and (4) a minimum side yard/building to building setback for proposed self-storage buildings of 14.5 ft. in lieu of the otherwise required 100 ft. in accordance with § BCZR 255.2 (which refers to § 243.2).

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Date 2/10/21

By D. Mignon

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. Peter Garver, developer, appeared on behalf of the Petitioners along with Matthew Bishop, professional landscape architect with Kimley-Horn (Pet. Ex. 1) who prepared and sealed a Site Plan to Accompany Variance Petition (the "Site Plan"). (Pet. Ex. 2). Jennifer Busse Esquire and Whiteford, Taylor and Preston represented the Petitioners. The following interested citizens/protestants/community groups testified and asked questions in opposition to the Petitions at the hearing: James Stevens on behalf of Gwynnvale Community Civic Association, Inc.; Eric Levenson; Arlene Rosenberg on behalf of Pikesville Township Association; Debbie Patterson; Elaine Quince; Lauren Esakoff; and Jeffrey Balenson.

Zoning Advisory Committee ("ZAC") comments were received from the Department of Planning ("DOP") which agency did not oppose the requested relief.

FACTS AND EVIDENCE

Petitioners' Case

The first witness to testify for the Petitioners was Matthew Bishop who was accepted as an expert in landscape architecture, in the Baltimore County Code ("BCC") and in the BCZR. (Pet. Ex. 1). Mr. Bishop described the Property as depicted on the Site Plan. (Pet. Ex. 2). It is approximately 6.77 acres and is zoned manufacturing, light (ML). It consists of five (5) parcels and is improved with a commercial building constructed in 1946. It was used by Port City Press for 40 years. The building has 3 sections. The roof of one of those sections is being raised. The Property is also improved with a paved parking lot as well as a storm water management facility, both located on the southern end.

Having obtained a permit, the building is undergoing both interior and exterior renovations which are anticipated to be completed by June of 2021. The building will be used as a self-storage

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business with entrance access to the interior using a vehicular ramp located on the south eastern side and an exit access using a separate vehicular ramp on the north eastern side. (Pet. Ex. 2). The ramp access will allow customer vehicles to drive into the building and pull up to their storage units.

Through aerial photographs, Mr. Bishop described the Property as bounded on the north and east by a CSX railroad track, on the north west by Old Court Rd., on the west and southwest by Greenwood Rd., and on the south by Church Lane. (Pet. Ex. 3A). It is an elongated, rectangular shape and closely resembles a boat. (Pet. Ex. 2). The Property is one of several properties zoned for manufacturing (ML and MLR) which parallel the CSX Railroad tracks. Otherwise, the Property is surrounded by residentially zoned properties.

The Petition for Variances does not concern the existing building which will operate as a self-storage business upon completion of the renovations. Architectural elevations of the exterior renovations were provided. (Pet. Ex. 8A, 8B). Rather, the requested Variance relief concerns the existing parking lot on the southern end of the Property. (Pet. Ex.). Mr. Bishop emphasized that, unlike Port City Press which needed both employee and customer parking (Pet. Ex. 4C), the Petitioners do not need a parking lot to park cars. For the 1 or 2 employees who will work in the building, there will be parking spaces provided.

As a result, Petitioners desire to use the parking lot for additional self-storage units. Towards that end, Petitioners need the requested area variances in order to install six (6) single story, storage units on the parking lot. As with the interior of the building, customers will drive through an existing access entrance gate off of Greenwood Rd. and proceed to their outside unit. (Pet. Ex. 3B, 3C, 4D, 6). A metal gate will be installed and connected to the existing fence which fence will remain to enclose the Property. The exact locations of the requested area variances are

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circled in red on a redlined copy of the Site Plan. (Pet. Ex. 5). Mr. Bishop explained that two (2) of the requested variances are 'internal' variances which means they are procedurally required by the Office of Zoning Review ("OZR"). OZR requires setbacks from internal property lines of the various parcels; the 3 ft. side variance is from the stormwater management facility and the 14.5 ft. is a setback between the existing building and nearest outside storage facility building. (Pet. Ex. 5).

The location and size of each unit is as provided on the Site Plan. (Pet. Ex. 2). An example of the type of the proposed self-storage unit is provided in a photograph. (Pet. Ex. 7). Mr. Bishop testified that the proposed configuration of those outdoor units as shown on the Site Plan is the ideal arrangement of units. As shown on the Site Plan, five (5) of those units will line up in rows, perpendicular to Greenwood Rd.; the sixth (6th) unit will run parallel to the CSX track on the eastern edge of the Property line. Three of the units are double loaded storage units and three (3) are single loaded units. The height of each unit would measure 8 ft. - 9 ft. and the square footage of each is as represented on the Site Plan. (Pet. Ex. 2).

Through a series of street-view photographs, Mr. Bishop opined that the Property has existing, substantial vegetation which he believed, acts as a screen for neighboring homes. (Pet. Ex. 4A, 4B, 4D-4G). On that point, Mr. Bishop prepared a Concept Landscape Plan which depicts (in green) the existing mature tree line and the places where additional vegetation will be planted. (Pet. Ex. 6). Indeed, the Concept Landscape Plan mirrors the existing conditions shown in the street-view photographs. (Pet. Ex. 4A, 4B, 4D-4G).

Protestants Case.

James Steven, 1207 Cobb Rd. Pikesville, an architect, represented the position of Gwynnvale Community Civic Association ("Gwynnvale Association") which he stated includes

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300 citizens. Mr. Stevens testified that, prior to the hearing, he met with Peter Garver and Dr. Harold Hart and told them that Gwynnvale Association is not opposed to the use and renovation of the Port City Press building for self-storage. With regard to the building, Mr. Stevens was clear that the members understand that the ML zoning on the Property permits the Petitioners to develop the Property for manufacturing uses. However, Mr. Stevens confirmed that Gwynnvale Association is opposed to the variances requested for the outside self-storage units on the parking lot. Mr. Stevens explained that a letter dated January 27, 2021 from Gwynnvale Association (signed by Dr. Harold Hart) which expressed support for the exterior self-storage units was sent in error; it does not represent the current position of Gwynnvale Association. (Pet. Ex. 9). As a result, Mr. Stevens provided a letter dated February 2, 2021 (signed by Dr. Harold Hart) disclosing the opposition of Gwynnvale Association. (Prot. Ex. 1).

According to Mr. Stevens, Gwynnvale Association is concerned with the existence of a new business on the parking lot where one did not previously exist. They are equally concerned with the increased traffic which will result from customers accessing those outside units. He emphasized that the parking lot will not be screened from neighboring homes particularly in the Fall and Winter. (Pet. Ex. 4C). The homes on the eastern side of the Property sit at a higher elevation and will look down onto the outside storage units and watch the ensuing activities on the parking lot. (Pet. Ex. 2). He added that the older photograph of the Port City parking lot filled with cars has not been that way for many years. (Pet. Ex. 4C).

Eric Levenson, 401-403 Greenwood Rd. lives across the street from the Property. Mr. Levenson explained that there were originally 2 homes on the parking lot parcel. Mr. Levenson explained that there were numerous problems with Port City Press operation including the traffic it generated. Mr. Levenson agrees with the renovation and use of the building for self-storage.

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Date 2/16/21
By J. Mignon

However, he is opposed to maximizing the area of parking lot to the extent that a variance is needed for the proposed additional storage units. Mr. Bishop responded that outside storage is permitted on the parking lot, and ideally, the Petitioners want the proposed configuration. (Pet. Ex. 2). However, Mr. Bishop added that, if the variances are denied, some outside storage units will be on the parking lot; the issue is the layout of those units. Mr. Levenson highlighted that the present proposal maximizes the outside space for the purpose of economic return.

Arlene Rosenberg, 218 Church Lane testified individually, and on behalf of Pikesville Township Community Association, which represents 4 communities in the surrounding area. Ms. Rosenberg testified that when Port City Press was operating, there were many noise complaints. She confirmed that there was no request to downzone the Property during the CZMP 2020. Ms. Rosenberg questioned the lack of screening for the elevated homes along Church Hill Lane who will look down onto the outside storage, and further questioned the additional lighting spilling into the residential communities. She questioned the total number of storage units that would be on the Property and testified that Pikesville Township Community Association is opposed to the outside storage units.

Debbie Patterson, 1309 Sudvale Rd., Pikesville stated that she is a member of Pikesville Township Community Association. She testified that she is opposed to the outside storage unit configuration as proposed. Ms. Patterson questioned the ability of emergency vehicles to access the inside of the building. She questioned the exterior access gate onto the parking lot. She added that outside storage units are often used to operate businesses of those who rent them. She questioned the various sizes and number of the outside units, and wanted to know what would be stored inside. Ms. Patterson inquired if any additional storm water management is planned, whether the CSX railroad would be impacted and needed to weigh in, and what security measures

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would be in place. On the last issue, she noted that crime is already a problem in the area. It was her testimony that if the Petitioners put storage units on the parking lot, they should stay within the legal setbacks.

Elaine Quince, 1326 Church Hill Drive, Pikesville testified that her home backs up to the CSX railroad and therefore overlooks the Property. She confirmed that the existing fence around the Property would remain and was concerned that no additional screening is proposed along the CSX railroad. Ms. Quince testified that security is a main concern because the neighborhood is near a subway station and continuously deals with transients and crime. She implied that outside storage units will bring opportunity for more crime.

Lauren Esakoff, 211 Church Lane testified that she resides in an 1851 stone cottage. She confirmed that the Port City Press operation brought pollution, traffic and noise. She mentioned that, through this community's urgency, the County recently purchased land for a public park on the condition that there would not be lights or basketball courts. In her view, the outside storage units will cause light to spill out onto the neighborhood and will cause traffic issues. She did not object to having self-storage in the existing building. She objects to maximizing the parking lot with storage units, the layout for which has the units on the edges of the Property boundaries. She testified that the outside storage units must be installed within the allowed setbacks.

Jeffrey Balenson, 320 Church Lane testified that his home backs up to the Property. He also advocated that any outside storage must be contained within the legal setbacks. Due to the location of his home, he is concerned about glare from lighting affecting his property, particularly lights on top of the building. He added that the proposed Arborvitae trees to be planted as additional screening, will be eaten by deer which are prevalent in the neighborhood.

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By

D. Mignone

In redirect, Mr. Bishop opined that, notwithstanding the concerns of the neighborhood, self-storage use is a permitted use in the ML zone and that, outside storage units will exist on the parking lot in a different layout if the Petition for Variance is denied. It was his opinion that there would be no adverse effects on the neighborhood.

In rebuttal, Peter Garver, 1340 Smith Ave., Suite 200, Baltimore, MD 21209 testified that he has developed one other self-storage facility which is in Baltimore City. He confirmed that the proposed hours of operation at this location will be 6:00 am to 10:00 pm and that there will be no access to storage after 10:00 pm. He stated that the renovation to the building will be completed in June. Mr. Garver testified that the height of the middle portion of the existing building is being raised up 4 ft. because the old walls were falling down and the ceiling was too low. With regard to security, the facility will be operated by Self Storage Plus who will use video cameras.

DECISION

The Petition in this case requests both a Special Hearing to confirm the setback variances granted for the existing building in Case No.: 1985-0103-A, and the setback variances for the outside storage units on the parking lot in accordance with the Site Plan. With regard to the Petition for Special Hearing, the undisputed evidence confirmed that the self-storage business in the existing building is a legally permitted use in an ML zone. The Petitioners have a building permit for the renovations which are anticipated to be finished in June, 2021 and is not requesting any new variances for the existing building. The testimony of concerned neighbors and community groups is that they not only understand that the self-storage business is permitted in the ML zone, but that they are pleased that the previous vacant building is being renovated and will be used. Accordingly, I find the Petition for Special Hearing is within the spirit and intent of the BCZR and should be granted.

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By

J. Mugnon

With regard to the setback variances requested for the outside storage units in the parking lot, a variance request under BCZR, 307.1, 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). Additionally, BCZR, §307.1 requires that a variance can only be granted if in strict harmony with the spirit and intent of the BCZR height and area regulations, and can be granted in such a manner without causing injury to public health, safety and general welfare.

With regard to uniqueness, the Property was found to be unique in Case No.: 1985-0103-A and that finding is precedent here. The physical features of the Property have not changed; it is still narrow, elongated and shaped like a boat. It is also bound on one side by CSX railroad and on each of the 3 other sides by streets. For all these reasons, I find that the Property is unique.

The second factor to analyze is whether strict compliance with the ML zoning setbacks creates a 'practical difficulty' or 'unreasonable hardship' for the Petitioners. Under Maryland law, variance relief is properly denied when an owner can make "reasonable use of his property." *Montgomery Co. v. Rotwein*, 169 Md. App. 716, 733 (2006). The Court of Special Appeals in *Rotwein*, 176 Md. 716, 732-33 (2006) citing *Cromwell*, held that economic loss alone does not satisfy the 'practical difficulties' test:

Economic loss alone does not necessarily satisfy the 'practical difficulties' test because, as we have previously observed, 'every person requesting a variance can indicate some economic loss.' *Cromwell* at 715. Indeed, to grant a variance application any time economic loss is asserted, we have warned, 'would make a mockery of the zoning program.

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Rotwein, 176 Md. 716, 732-33. To prove practical difficulty for an area variance, the Petitioners must produce evidence to allow the following questions to be answered affirmatively:

1. Whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. Whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. Whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

Applying *Cromwell*, *Rotwein* and *Anderson* here, the testimony confirmed that while the proposed layout set forth in the Site Plan is the ideal configuration of the outside storage units because it maximizes the space and therefore the return on investment, the Petitioners are not precluded from constructing outside storage on the parking lot. Indeed, the Petitioners would simply need to reconfigure the units to stay within the required setbacks. Thus, the reason for the reduced setbacks from the required 50, 75 or 100 ft. setbacks is to maximize the number and size of the units within the space.

I find based on the evidence, that the Petitioners will not suffer a practical difficulty or unreasonable hardship if the variances are denied. Indeed, the Petitions will not only operate a self-storage business in the building, but can use the parking lot for outside storage while staying within the legal setbacks. As highlighted by the Protestants, the proposed configuration of units is the Petitioners' ideal layout to maximize the number and size of the units. I find that the Petitioners will not be denied reasonable use of the parking lot without the ideal configuration of the outside storage units because, as Mr. Bishop indicated, units can still be placed on the parking lot without

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requesting a variance of the setbacks. Thus, the facts support the position that the Petitioners can still make reasonable use of the parking lot.

In addition, I find that the testimony of the Protestants to be relevant and convincing that granting the setback variances for the outside storage units in this case would be injurious to the health, safety and welfare of the surrounding homes. The homes along Church Hill Drive would have a direct and unobstructed view of 6 outside storage units of varying length and sizes with very little setbacks from the Property line or the building. When the Port City Press was operating, there was no active business being conducted in the parking lot; only parked cars. At the same time, I find that the Protestants willingness to welcome the self-storage business in the building (which is permitted by right), and their appreciation for the renovations to a building that had remained vacant for 2 years, to be evidence of their reasoned and informed position in this case. Accordingly, the setback variances for the outside storage units will be denied.

THEREFORE, IT IS ORDERED this 16th day of **February 2021**, by this Administrative Law Judge that the Petition for Special Hearing filed to confirm variances granted in Case No 1985-0103-A as valid for existing building which is to remain is hereby **GRANTED**; and it is,

FURTHER ORDERED that the requested Variance relief for the following: (1) a front yard setback for proposed self-storage buildings on the parking lot of 11 ft. in lieu of the otherwise required 75 ft. in accordance with the Baltimore County Zoning Regulations ("BCZR") § 255.2 (which refers to § 243.1); (2) a side yard setback for proposed self-storage buildings on the parking lot of 3 ft. in lieu of the otherwise required 75 ft. per in accordance with BCZR § 255.2 (which refers to § 243.2); (3) a rear yard setback for proposed self-storage buildings on the parking lot of 8 ft. in lieu of the otherwise required 50 ft. in accordance with § BCZR 255.2 (which refers to § 243.3); and (4) a minimum side yard building to building setback for proposed self-storage

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2/16/21

By

D. Dignon

buildings of 14.5 ft. in lieu of the otherwise required 100 ft. in accordance with § BCZR 255.2 (which refers to § 243.2), are hereby **DENIED**.

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

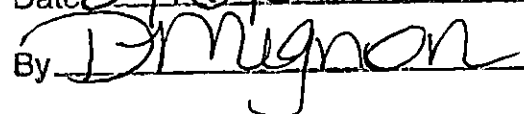
MEM/dlm

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By





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 1323 Greenwood Road which is presently zoned ML

Deed References: See Attachment 1

Digit Tax Account # See Attachment 1

Property Owner(s) Printed Name(s) 1323 Greenwood, LLC

10

(SELECT THE HEARING(S) BY MARKING X 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. X 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)

REASONS 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:

Peter Garver/Pikesville Self Storage, LLC

Name - Type or Print

Signature

1340 Smith Avenue, Baltimore, MD

Mailing Address City State
21209 410-528-1131 peter@garverdevelopment.com

Zip Code Telephone # Email Address

Attorney for Petitioner:

Jennifer R. Busse, Esquire

Name- Type or Print

Signature

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson MD

Mailing Address City State
21204 410-832-2077 jbusse@wtplaw.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Upendra Puri/ 1323 Greenwood, LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2656 Anthony Court, Easton, PA

Mailing Address City State
18045 610-905-8107 askupuri@gmail.com

Zip Code Telephone # Email Address

Representative to be contacted:

Upendra Puri

Name - Type or Print

2656 Anthony Court, Easton, PA

18045 610-905-8107 askupuri@gmail.com

Zip Code Telephone # Email Address

CASE NUMBER 2020-0246-SP4A Filing Date 10/5/20

Do Not Schedule Dates: Reviewer JS

Attachment #1

**Zoning Petition for
1323 Greenwood Road**

Property Information:
Property is comprised of 5 parcels

Deed Reference for all 5 parcels is the same: 13109/00003

Tax Account #s:

**0310001380
0307058651
0307058650
0306045650
0323004820**

11519868

2021-0246-SPHA

Attachment to Zoning Petition
1323 Greenwood Road

Petition for Special Hearing to confirm variances granted in Case No. 1985-0103-A as valid for the existing building which is to remain.

Petition for Variance to permit a front yard setback for proposed self-storage buildings of 11 feet in lieu of the otherwise required 75 feet in accordance with BCZR §255.2 (which refers to §243.1).

Petition for Variance to permit a side yard setback for proposed self-storage buildings of 3 feet in lieu of the otherwise required 75 feet per in accordance with BCZR §255.2 (which refers to §243.2).

Petition for Variance to permit a rear yard setback for proposed self-storage buildings of 8 feet in lieu of the otherwise required 50 feet in accordance with BCZR §255.2 (which refers to §243.3).

Petition for Variance to permit a minimum side yard / building to building setback for proposed self-storage buildings of 14.5 feet in lieu of the otherwise required 100 feet in accordance with BCZR §255.2 (which refers to §243.2).

11528127

2070-0746-SPHA

Zoning description for Variance Petition:
1323 Greenwood Road

Beginning at a point located on the northeast side of Greenwood Road which has a variable width right of way at the distance of 0' to the centerline of the nearest improved intersecting street Church Lane which has a variable width right of way **Thence** the following courses and distances, referred to the Maryland Coordinate System (NAD '83/91):

1. North 54 degrees 58 minutes 03 seconds West, 383.73' to a point;
2. South 33 degrees 43 minutes 58 seconds West, 9.67' to a point,
3. North 55 degrees 16 minutes 53 seconds West, 421.16' to a point;
4. North 36 degrees 14 minutes 37 seconds East, 17.58' to a point;
5. North 54 degrees 46 minutes 33 seconds West, 168.03' to a point;
6. North 1 degrees 06 minutes 23 seconds West, 24.41' to a point;
7. Length 170.51' with a radius of 2326.83' to a point;
8. South 56 degrees 16 minutes 53 seconds East, 274.23' to a point;
9. South 33 degrees 43 minutes 07 seconds West, 15.00' to a point;
10. South 56 degrees 16 minutes 53 seconds East, 799.49' to a point;
11. South 33 degrees 43 minutes 07 seconds West, 5.00' to a point;
12. South 56 degrees 16 minutes 53 seconds East, 100.00' to a point;
13. South 33 degrees 43 minutes 07 seconds West, 20.00' to a point;
14. South 56 degrees 16 minutes 53 seconds East, 57.30' to a point;
15. Length 72.28' with a radius of 140.00' to a point;
16. South 81 degrees 48 minutes 15 seconds West, 170.06' to a point;
17. Length 98.69' with a radius of 138.00' to a point, and place of beginning.

Containing an area of 257,910 square feet or 5.92 acres of land, more or less and being located in the 3rd Election District and 2nd Council District of Baltimore County Maryland.



2020-0246-SPHA

CERTIFICATE OF POSTING

CASE NO. 2020-0246-SPHA

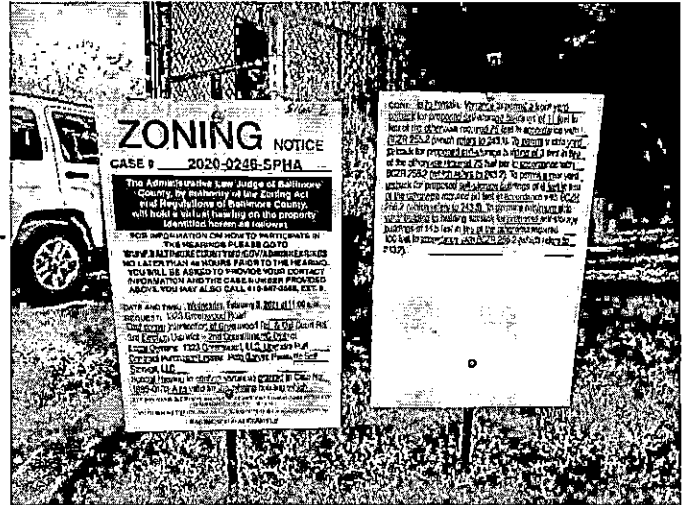
PETITIONER/DEVELOPER

Jennifer Busse

Whiteford,Taylor,Preston LLP

DATE OF HEARING/CLOSING

February 3, 2021



BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN :

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

1323 Greenwood Road

SIGN 2

THE SIGN(S) POSTED ON January 12, 2021

(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2020-0246-SPHA

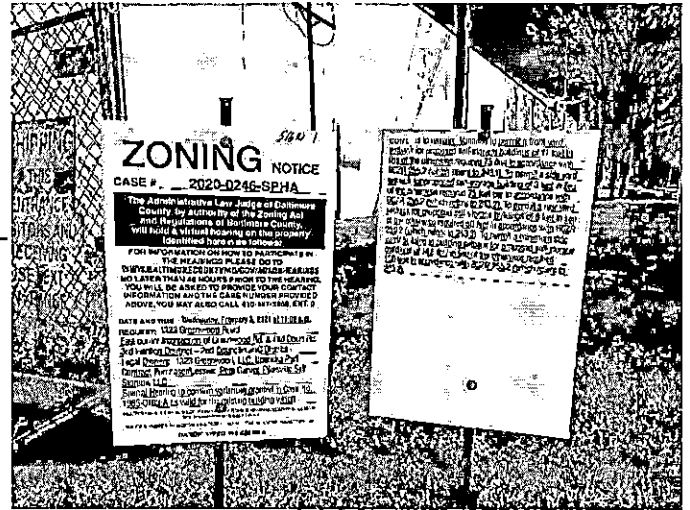
PETITIONER/DEVELOPER

Jennifer Busse

Whiteford,Taylor,Preston LLP

DATE OF HEARING/CLOSING

February 3, 2021



BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN :

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

1323 Greenwood Road

SIGN 1

THE SIGN(S) POSTED ON January 12, 2021

(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411

The Daily Record

200 St. Paul Place Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
www.thedailyrecord.com

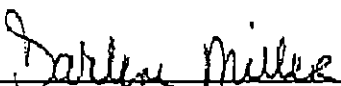
PUBLISHER'S AFFIDAVIT

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:

1/14/2021

Order #: 11951826
Case #: 2020-0246-SPHA
Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2020-0246-SPHA



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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: 2020-0246-SPHA

1323 Greenwood Road

East corner intersection of Greenwood Road and Old Court Road

3rd Election District- 2nd Councilmanic District

Legal Owners: 1323 Greenwood, LLC, Upendra Puri

Contract Purchaser/Lessee: Pete Garver, Pikesville Self Storage, LLC

Special Hearing to confirm variances granted in Case No. 1985-0103-A as valid for the existing building which is to remain. Variance to permit a front yard setback for proposed self-storage buildings of 11 feet in lieu of the otherwise required 75 feet in accordance with BCZR 255.2 (which refers to 243.1). To permit a side yard setback for proposed self-storage building of 3 feet in lieu of the otherwise required 75 feet per in accordance with BCZR 255.2 (which refers to 243.2). To permit a rear yard setback for proposed self-storage buildings of 8 feet in lieu of the otherwise required 50 feet in accordance with BCZR 255.2 (which refers to 243.3). To permit a minimum side yard/ building to building setback for proposed self-storage buildings of 14.5 feet in lieu of the otherwise required 100 feet in accordance with BCZR 255.2 (which refers to 243.2).

Hearing: Wednesday, February 3, 2021 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.

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

ja14



JOHN A. OLSZEWSKI, JR.
County Executive
January 7, 2021

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

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: 2020-0246-SPHA

1323 Greenwood Road

East corner intersection of Greenwood Road and Old Court Road

3rd Election District – 2nd Councilmanic District

Legal Owners: 1323 Greenwood, LLC, Upendra Puri

Contract Purchaser/Lessee: Pete Garver, Pikesville Self Storage, LLC

Special Hearing to confirm variances granted in Case No. 1985-0103-A as valid for the existing building which is to remain. Variance to permit a front yard setback for proposed self-storage buildings of 11 feet in lieu of the otherwise required 75 feet in accordance with BCZR 255.2 (which refers to 243.1). To permit a side yard setback for proposed self-storage building of 3 feet in lieu of the otherwise required 75 feet per in accordance with BCZR 255.2 (which refers to 243.2). To permit a rear yard setback for proposed self-storage buildings of 8 feet in lieu of the otherwise required 50 feet in accordance with BCZR 255.2 (which refers to 243.3). To permit a minimum side yard/ building to building setback for proposed self-storage buildings of 14.5 feet in lieu of the otherwise required 100 feet in accordance with BCZR 255.2 (which refers to 243.2).

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Michael Mallinoff
Director

MM:kl

C: Jennifer Busse, 1 W. Pennsylvania Avenue, Ste. 300, Towson 21204
Upendra Puri, 2656 Anthony Court, Easton PA 18045
Peter Garver, 1340 Smith Avenue, Baltimore 21209

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JANUARY 14, 2021

TO: THE DAILY RECORD
Thursday, January 14, 2021 - Issue

Please forward billing to:

Jennifer Busse
Whiteford, Taylor & Preston
1 W. Pennsylvania Avenue, Ste. 300
Towson, MD 21204

410-832-2077

NOTICE OF ZONING HEARING

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CASE NUMBER: 2020-0246-SPHA

1323 Greenwood Road

East corner intersection of Greenwood Road and Old Court Road

3rd Election District – 2nd Councilmanic District

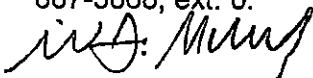
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Contract Purchaser/Lessee: Pete Garver, Pikesville Self Storage, LLC

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

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
1323 Greenwood Road; E corner of intersection*		OF ADMINSTRATIVE
of Greenwood Road and Old Court Road.		
3 rd Election & 2 nd Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): 1323 Greenwood LLC		
Contract Purchaser(s): Pikesville Self	*	BALTIMORE COUNTY
Storage, LLC by Peter Garver		
	*	2020-246-SPHA

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of October, 2020, a copy of the foregoing Entry of Appearance was emailed to Upendra Puri, 2656 Anthony Court, Easton, PA 18045, askupuri@gmail.com and Jennifer Busse, Esquire, 1 West Pennsylvania Avenue, Suite 300, Towson, Maryland 21204, jbusse@wtplaw.com, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the 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: 2020-0246-SP4A

Property Address: 1323 Greenwood Road

Property Description: 1323 Greenwood Road

Legal Owners (Petitioners): 1323 Greenwood LLC

Contract Purchaser/Lessee: Pikesville Self Storage LLC

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jennifer Busse

Company/Firm (if applicable): Whiteford Taylor Preston

Address: 1 West Pennsylvania Avenue, Suite 300
Towson, Maryland 21204

Telephone Number: 410-832-2077

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

No. 198842

Date: 10/5/20

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 1000.00

Total: \$1000.00

Rec From: PUR1 / WHITEFORD, TAYLOR, PRESTON

For: 2020-0246-SPHA

CASHIER'S
VALIDATION

DISTRIBUTION

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

THE ORIGINAL DOCUMENT HAS A WHITE REFLECTIVE WATERMARK ON THE BACK.

HOLD AT AN ANGLE TO VIEW. DO NOT CASH IF NOT PRESENT.

WHITEFORD, TAYLOR & PRESTON

BALTIMORE OPERATING
SEVEN SAINT PAUL STREET
BALTIMORE, MD 21202-1636

Wells Fargo
65-320
550

CHECK NO
153774

DATE
09/25/2020

CHECK AMOUNT
\$1,000.00

PAY ONE THOUSAND AND 00/100 DOLLAR(S)

TO THE ORDER OF
BALTIMORE COUNTY, MD
111 WEST CHESAPEAKE AVE
TOWSON, MD 21204

Monte Feltz



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP
*Director, Department of Permits,
Approvals and Inspections*

January 26, 2021

Jennifer Busse,
1 W. Pennsylvania Ave Suite 300
Towson MD 21204

RE: Case Number: 2020-0246-SPHA, 1323 Greenwood 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 October 05, 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,

A handwritten signature in black ink, appearing to read "C. Pete Gutwald", is written over the typed name.

C. PETE GUTWALD, AICP
Director, Department of Permits,
Approvals and Inspections

PCG

Enclosures

CC: People's Counsel
CC: Jeff Perlow

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 1/14/2021

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-246

INFORMATION:

Property Address: 1323 Greenwood Road
Petitioner: Upendra Puri – 1323 Greenwood, LLC
Zoning: ML
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for the following:

Special Hearing – To confirm Variances granted in Case No. 1985-103-A as valid for the existing building which is to remain.

Variance -

1. To permit a front yard setback for proposed self-storage buildings of 11 feet in lieu of the otherwise required 75 feet in accordance with BCZR § 255.2 (which refers to §243.1).
2. To permit a side yard setback for proposed self-storage buildings of 3 feet in lieu of the otherwise required 75 feet in accordance with BCZR § 255.2 (which refers to §243.2).
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4. To permit a minimum side yard/building to building setback for proposed self-storage buildings of 14.5 feet in lieu of the otherwise required 100 feet in accordance with BCZR § 255.2 (which refers to §243.2).

A site visit was conducted on January 11, 2021. The surrounding area is predominately residential in character. The CSX railroad abuts the subject property to the north and should not be impacted by the proposed project. The subject property is the former location of the Port City Press and the existing building is vacant. According to the site plan provided, the existing building is to remain and will be converted to a self-storage facility. This petition seeks setback relief for additional outdoor storage units that will be constructed in the existing parking lot area.

On January 14, 2021, the department received building elevations, landscape plan, and a sample photograph. Based on the building elevations provided, the proposed project will be an improvement to the existing building. The existing landscaping will remain and should provide adequate screening - minimal new landscaping is proposed. According to the developer's representative, customers will access their storage units by driving into and through the building, rather than requiring dedicated exterior parking spaces. Additionally, there will be no external dumpster enclosure, it will be contained within the building.

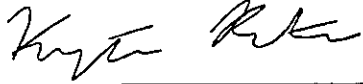
According the petition's representatives, the adjacent community has been involved in reviewing the proposal and thus far has been supportive of the project. However, the hours of operation should be confirmed. Should the facility be accessible 24-hours a day, light and noise mitigation methods should be provided at the hearing.

The Department 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 and approval. Any existing/proposed HVAC equipment (particularly the units along Greenwood Rd.) should comply with Condition H of the Baltimore County Landscape Manual.
2. No temporary freestanding signs shall be permitted on the property nor along Greenwood Road, Old Court Road and Church Lane. All signage shall comply with Section 450 of the BCZR.
3. To the satisfaction of the Administrative Law Judge, the petitioner should demonstrate how the facility will mitigate light and noise disturbances during any proposed off-peak hours of operation.

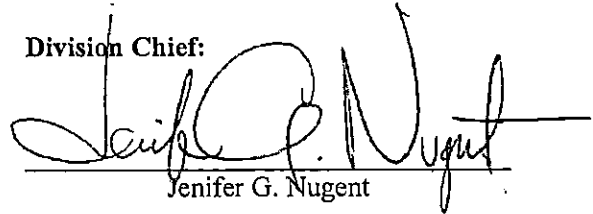
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/KP/

c: Bill Skibinski
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Jennifer Busse, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Secretary
Tim Smith, P.E.
Administrator

October 22, 2020

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Special Hearing Variance Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2020-0246-SPHA

1323 Greenwood LLC
1323 Greenwood Rd.

If there are any questions, please contact Mr. Steven Autry at 410-229-2335, or toll free (in Maryland only) at 1-800-735-2258 (x2335), or via email at sautry@mdot.maryland.gov

Sincerely,


Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 1/14/2021

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
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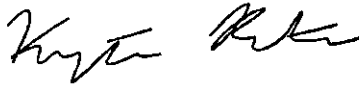
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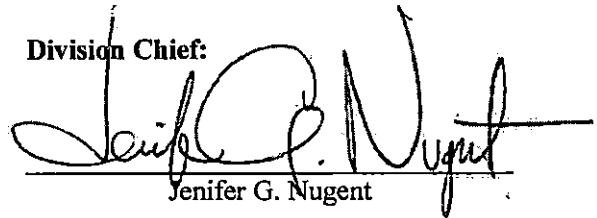
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/KP/

c: Bill Skibinski

James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Jennifer Busse, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

Date: 1/14/2021
Subject: ZAC # 20-246
Page 2

Debra Wiley

From: Busse, Jennifer R. <jbusse@wtplaw.com>
Sent: Thursday, January 7, 2021 12:46 PM
To: Administrative Hearings
Cc: Peter Garver; Bishop, Matt
Subject: RE: Hearing date

CAUTION: This message from prvs=2641a07b89=jbusse@wtplaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Ok thanks –
I am sure I just beat her to it.
This is hot off the press.



Whiteford Taylor Preston

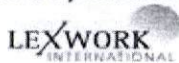
Jennifer R. Busse | Partner

Towson Commons, Ste. 300 | One West Pennsylvania Avenue | Towson, MD | 21204-5025

t: 410.832.2077 | f: 410.339.4027

jbusse@wtplaw.com | [Bio](#) | [vCard](#) | www.wtplaw.com

WTP is a proud member of two global law firm networks.



PANGA NET
International Network of Independent Law Firms

From: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Sent: Thursday, January 7, 2021 12:35 PM
To: Busse, Jennifer R. <jbusse@wtplaw.com>; Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Cc: Peter Garver <Peter@garverdevelopment.com>; Bishop, Matt <Matt.Bishop@kimley-horn.com>
Subject: [EXTERNAL] RE: Hearing date

Jen,

We have not received this from Kristen in order to create yet for February.

From: Busse, Jennifer R. <jbusse@wtplaw.com>
Sent: Thursday, January 7, 2021 12:30 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Cc: Peter Garver <Peter@garverdevelopment.com>; Bishop, Matt <Matt.Bishop@kimley-horn.com>
Subject: FW: Hearing date

CAUTION: This message from prvs=2641a07b89=jbusse@wtplaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hello Donna and Debbie – can you send WebEx invites to the following people for Case 2020-246 please?

- 1) Me
- 2) Peter Garver – Peter@garverdevelopment.com

✓ 1 1-7-21
DW

3) Matt Bishop – Matt.Bishop@kimiey-norn.com

✓ 1-7
dw



Jennifer R. Busse | Partner

Towson Commons, Ste. 300 | One West Pennsylvania Avenue | Towson, MD | 21204-5025

t: 410.832.2077 | f: 410.339.4027

jbusse@wtplaw.com | [Bio](#) | [vCard](#) | www.wtplaw.com



From: Kristen L Lewis <klewis@baltimorecountymd.gov>

Sent: Thursday, January 7, 2021 12:22 PM

To: Busse, Jennifer R. <jbusse@wtplaw.com>

Subject: [EXTERNAL] RE: Hearing date

Jen,

Below is the notice of Zoning Hearing, needed for the sign posting. Please note that the Daily Record will be calling you in the next several days for payment. Please send a list of names and email addresses to the ALJ office so that they can receive a webex link. Thank you,

Kristen Lewis-Colles
PAL – Zoning Review
410-887-3391

January 7, 2021

NOTICE OF ZONING HEARING

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CASE NUMBER: 2020-0246-SPHA

1323 Greenwood Road

East corner intersection of Greenwood Road and Old Court Road

3rd Election District – 2nd Councilmanic District

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Contract Purchaser/Lessee: Pete Garver, Pikesville Self Storage, LLC

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Hearing: Wednesday, February 3, 2021 at 11:00 a.m.

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Michael Mallinoff
Director

MM:kl

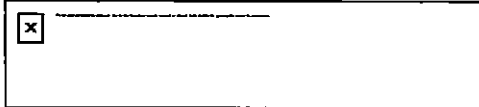
C: Jennifer Busse, 1 W. Pennsylvania Avenue, Ste. 300, Towson 21204
Upendra Puri, 2656 Anthony Court, Easton PA 18045
Peter Garver, 1340 Smith Avenue, Baltimore 21209

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JANUARY 14, 2021

From: Busse, Jennifer R. [mailto:jbusse@wtplaw.com]
Sent: Thursday, January 07, 2021 11:24 AM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: RE: Hearing date

CAUTION: This message from prys=2641a07b89=jbusse@wtplaw.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 there!
Yes that works and thanks!



Jennifer R. Busse | *Partner*
Towson Commons, Ste. 300 | One West Pennsylvania Avenue | Towson, MD | 21204-5025
t: 410.832.2077 | f: 410.339.4027
jbusse@wtplaw.com | [Bio](#) | [vCard](#) | www.wtplaw.com

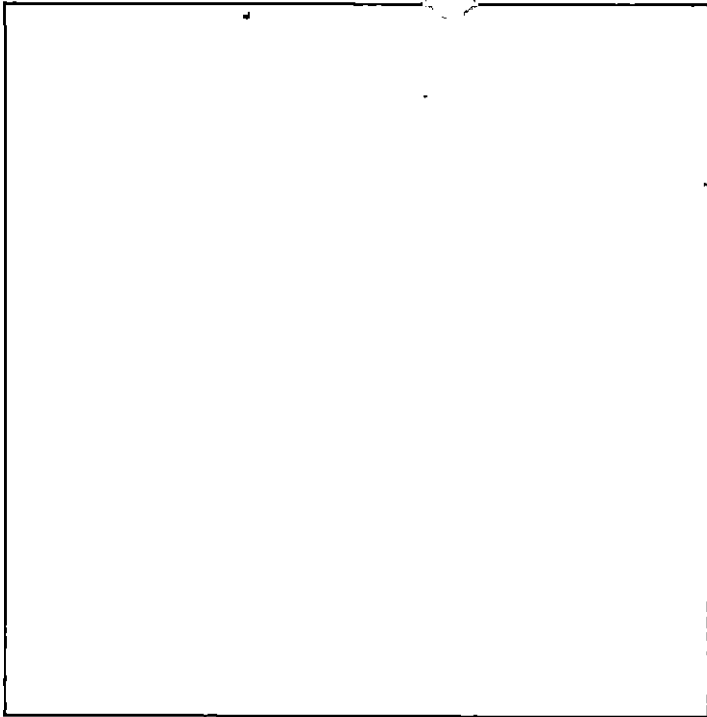


From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Thursday, January 7, 2021 10:31 AM
To: Busse, Jennifer R. <jbusse@wtplaw.com>
Subject: [EXTERNAL] Hearing date

Good morning,

I tried reaching you on the phone yesterday, I am setting in cases for February, and I have case 2020-0246-SPH next in line. I have Wednesday, February 3rd at 11 a.m. available, please confirm availability so that we can set this in and get the newspaper ad done. Thanks,

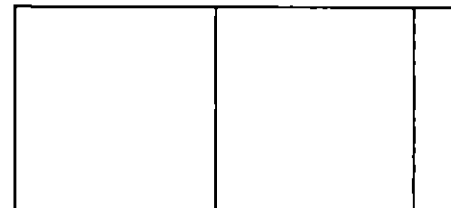
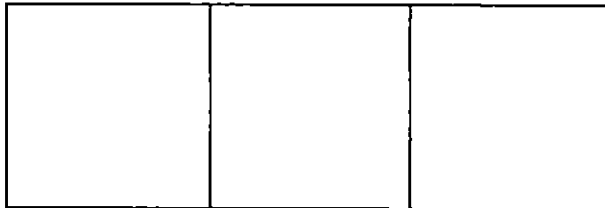
Kristen Lewis-Coles
PAL – Zoning Review
410-887-3591



[\[baltimorecountymd.gov\]](http://baltimorecountymd.gov)

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[\[facebook.com\]](http://facebook.com) [\[twitter.com\]](http://twitter.com) [\[baltimorecountymd.gov\]](http://baltimorecountymd.gov) [\[youtube.com\]](http://youtube.com) [\[flickr.com\]](http://flickr.com) [\[linkedin.com\]](http://linkedin.com)
www.baltimorecountymd.gov [\[baltimorecountymd.gov\]](http://baltimorecountymd.gov)

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of 3 2020-0246-SPHA
11Am

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>Donna Mignon</u> (Alternate Host)	dmignon@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Henry Ayakwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Maureen Murphy</u> (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Jennifer Busse, Esq.</u>	jbusse@wtplaw.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>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Peter Garver</u>	peter@garverdevelopment.com	1-	English	New York Time	U.S.
☒	<u>James Stevens</u>	stevensjm@aol.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: 1

Time Zone: New York (Eastern Standard Time, GMT-05:00) ▼

Language: English ▼

Locale: U.S. ▼

☐ Add new panelist in my address book

☐ Invite as alternate host

Debra Wiley

From: James Stevens <stevensjm@aol.com>
Sent: Monday, February 1, 2021 12:31 PM
To: Administrative Hearings
Subject: February 3, 2021 zoning variance Zoom meeting

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This message from stevensjm@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.

Hello,

I'm an officer for the Gwynnvale Community Association and need to have access to the Zoom call happening Wednesday, February 3rd at 11:00AM. The zoning variance was submitted by Garver Development Group.

Thanks,
James Stevens

CHECKLIST

✓ Htr
✓ Order

Comment
Received

Department

Support/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: _____

SIGN POSTING (1st)

Date: _____ by _____

SIGN POSTING (2nd)

Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE

Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes ☐ No ☐

Comments, if any: _____

Comments
Conditions
does not
object

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 03 Account Number - 0310001380		
Owner Information		
Owner Name:	PIKESVILLE SELF STORAGE LLC	Use: INDUSTRIAL
Mailing Address:	STE 200 1340 SMITH AVE BALTIMORE MD 21209-	Principal Residence: NO
		Deed Reference: /43742/ 00339
Location & Structure Information		
Premises Address:	1323 GREENWOOD RD PIKESVILLE 21208-	Legal Description: 3.013 AC NES GREENWOOD RD SE LOR NAYLOR LA
Map:	Grid:	Parcel:
0078	0001	0347
Neighborhood:	Subdivision:	Section:
10000.04	0000	
Block:	Lot:	Assessment Year:
		2019
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1946	108,904 SF	
Property Land Area	County Use	
3.0100 AC	07	
Stories	Basement	Type
		LIGHT MANUFACTURING
Exterior	Quality	Full/Half Bath
/	C3	
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2019
Land:	602,600	602,600
Improvements	3,003,600	3,511,000
Total:	3,606,200	4,113,600
Preferential Land:	0	0
Phase-in Assessments		
As of 07/01/2020	As of 07/01/2021	
3,944,467	4,113,600	
Transfer Information		
Seller: 1323 GREENWOOD LLC	Date: 12/07/2020	Price: \$8,750,000
Type: ARMS LENGTH MULTIPLE	Deed1: /43742/ 00339	Deed2:
Seller: PORT CITY PRESS INC	Date: 08/27/1998	Price: \$10,397,900
Type: NON-ARMS LENGTH OTHER	Deed1: /13109/ 00003	Deed2:
Seller: JAYRECO INC	Date: 06/30/1986	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /06134/ 00180	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

ZAC AGENDA

Case Number: 2020-0246-SPHA **Reviewer:** Jason Seidelman
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: SPECIAL HEARING, VARIANCE
Legal Owner: 1323 Greenwood LLC
Contract Purchaser: Peter Garver/ Pikesville Self Storage, LLC

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

Property Address: 1323 GREENWOOD RD

Location: East corner of intersection of Greenwood Road (50') and old Court Road (70').

Existing Zoning: ML

Area: 5.92 AC

Proposed Zoning:

SPECIAL HEARING:

To confirm variances granted in case no 1985-0103-A as valid for existing building which is to remain.

VARIANCE:

To permit a front yard setback for proposed self-storage buildings of 11 feet in lieu of the otherwise required 75 feet in accordance with BCZR 255.2 (which refers to 243.1).

To permit a side yard setback for proposed self-storage building of 3 feet in lieu of the otherwise required 75 feet per in accordance with BCZR 255.2 (which refers to 243.2).

To permit a rear yard setback for proposed self-storage buildings of 8 feet in lieu of the otherwise required 50 feet in accordance with BCZR 255.2 (which refers to 243.3).

To permit a minimum side yard/ building to building setback for proposed self-storage buildings of 14.5 feet in lieu of the otherwise required 100 feet in accordance with BCZR 255.2 (which refers to 243.2).

Attorney: Jennifer R. Busse

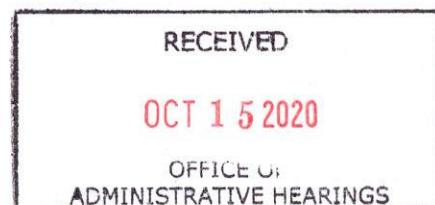
Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:



2-3-21
11 Am

Debra Wiley

From: Debra Wiley
Sent: Thursday, January 7, 2021 1:41 PM
To: Kristen L Lewis
Cc: Donna Mignon
Subject: Link - 2020-0246-SPHA - 1323 Greenwood Rd. 2/3 at 11 AM

Event Information

Event: Zoning Hearing - Case No. 2020-0246-SPHA - 1323 Greenwood Road - 1323 Gree
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e9>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e8>
Date and time: Wednesday, February 3, 2021 11:00 am
Eastern Standard Time (New York, GMT-05:00)
Duration: 1 hour
Description: Zoning Hearing
Case No. 2020-0246-SPHA
1323 Greenwood Road
1323 Greenwood LLC
Event number: 180 282 1611
Event password: 1234
Host key: 755268
Alternate Host: Donna Mignon, Henry Ayakwah, Maureen Murphy
Panelist Info:
Panelist password:
Panelist numeric password: 811973
Video Address: 1802821611@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: 180 282 1611
Maximum number of registrants: 10000

Create 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.

[Select Contacts...](#)[Import Contacts...](#)

Panelists to Invite

Name	Email address	Phone number	Language	Time Zone	Locale
☒ <u>Donna Mignon</u> (Alternate Host)	dmignon@baltimorecountymd.gov	1-	English	New York Time	U.S.
☒ <u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☒ <u>Maureen Murphy</u> (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	English	New York Time	U.S.
☒ <u>Henry Ayakwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☒ <u>Jennifer Busse, Esq.</u>	jbusse@wtplaw.com	1-	English	New York Time	U.S.
☒ <u>Peter Garver</u>	peter@garverdevelopment.com	1-	English	New York Time	U.S.
☒ <u>Matt Bishop</u>	matt.bishop@kimley-horn.com	1-	English	New York Time	U.S.

[Invite](#)[Select All](#)[Clear All](#)[Delete](#)[Cancel](#)

New Panelist

Full name: (required)Email address: (required)Phone number: Country/Region Number (with area/city code)Time Zone: New York (Eastern Standard Time, GMT-05:00) ▼Language: English ▼Locale: U.S. ▼☐ Add new panelist in my address book☐ Invite as alternate host[Add to Invitation List](#)

From: Jackson-Tarnisha <tarnishanechelle@yahoo.com>

Sent: Monday, February 1, 2021 9:21 PM

To: Paul Mayhew <pmayhew@baltimorecountymd.gov>

Subject: Office of Administrative Hearings (Non-Support Garver Development Group variance)

CAUTION: This message from tarnishanechelle@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.

Your Honor,

This is an official letter of non-support for the proposed appearance for the Garver Development Group request for zoning variances for 1323 Greenwood Road, Pikesville Maryland 21208. I feel operating a Storage facility in this location is an extensive changed on my street and it will alter the essential character of the neighborhood. The proposed storage facility will be directly across from our residential homes and that type of facility will negatively affect the neighborhood's property values. Also, it poses a threat to the health and safety of the neighborhood. The 1300 block of Greenwood residents consist of families to include toddlers and school age children. Storage facilities will bring more vehicle and foot traffic; hence increasing the threat of crime and accidents in the area. I respectfully ask that you please consider my opposition when presiding over The Garver Development Group's request.

Sincerely,

Tarnisha Jackson

1328 Greenwood Rd

Pikesville, MD 21208

MM 2-5-21
11 AM

Debra Wiley

From: Debra Wiley
Sent: Monday, February 8, 2021 8:39 AM
To: Maureen E Murphy
Cc: Donna Mignon
Subject: Correspondence for Case Nos. 2020-0246-SPHA AND 2020-0267-A
Attachments: 20210208084152604.pdf

Good Morning Maureen,

Please see attached correspondence received on Friday for the above two cases. I believe you have the case files and will place a hard copy on the round table.

Just wanted you to see them.

Have a great and safe day.

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

From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Monday, February 8, 2021 8:42 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 02.08.2021 08:41:52 (-0500)

Queries to: adminhearingscpr@baltimorecountymd.gov

MM 2-3-21
11 AM

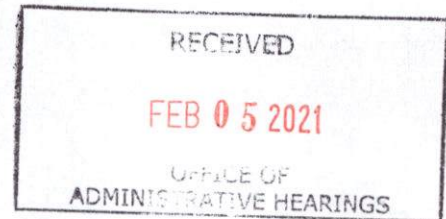
Gwynnvale Community Civic Association, Inc.

PO Box 32363

Pikesville, Maryland 21208

February 1, 2021

Honorable Paul Mayhew, Esq.
Baltimore County Administrative Law Judge
Office of Administrative Hearings
The Jefferson Building
105 W. Chesapeake Ave.
Towson, MD 21204



Re: Zoning Hearing Case No. 2020-0246-SPHA
1323 Greenwood Road

Dear Judge Mayhew:

We are writing to voice our non-support of the referenced zoning appeal for proposed setbacks. The developer, Garver, Garver Development, has worked with our organization, having met with us, and shared their plans. We indicated to Garver Development at the first site visit that the community would not be in favor of the exterior self-storage buildings. We are pleased that the building, which sat vacant for over two years, is now being renovated but we do not want the footprint of self-storage buildings increased.

P.S. Feel free to contact me if you have any questions. (410) 486-1299

Sincerely, 

Dr. Harold Hart

President

Gwynnvale Community Civic Association, Inc.

PO Box 32363

Pikesville, Maryland 21208

February 1, 2021

Honorable Paul Mayhew, Esq.
Baltimore County Administrative Law Judge
Office of Administrative Hearings
The Jefferson Building
105 W. Chesapeake Ave.
Towson, MD 21204

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1323 Greenwood Road

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P.S. Feel free to contact me if you have any questions. (410) 486-1299

Sincerely,

Dr. Harold Hart
President

Donna Mignon

From: Busse, Jennifer R. <jbusse@wtplaw.com>
Sent: Thursday, February 4, 2021 1:35 PM
To: Administrative Hearings
Subject: FW: Gwynnvale Community Zoning Hearing
Attachments: Gwynnvale 2 (3).docx

CAUTION: This message from prvs=3669a1ad08=jbusse@wtplaw.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 all – for my hearing yesterday (Case # 2020-0246-SPHA), Judge Murphy asked me to forward this from the community.
Judge Murphy also asked for a prior zoning case – will forward that over in a minute.



Whiteford Taylor Preston™

Jennifer R. Busse | Partner
Towson Commons, Ste. 300 | One West Pennsylvania Avenue | Towson, MD | 21204-5025
t: 410.832.2077 | f: 410.339.4027
jbusse@wtplaw.com | [Bio](#) | [vCard](#) | www.wtplaw.com

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PANGEA NET

From: Peter Garver <Peter@garverdevelopment.com>
Sent: Monday, February 1, 2021 7:39 PM
To: Busse, Jennifer R. <jbusse@wtplaw.com>
Cc: Bishop, Matt <Matt.Bishop@kimley-horn.com>
Subject: [EXTERNAL] FW: Gwynnvale Community Zoning Hearing

Good evening,

This is rather puzzling.

Best,

Peter

From: hhart581@verizon.net <hhart581@verizon.net>
Sent: Monday, February 1, 2021 6:41 PM
To: Peter Garver <Peter@garverdevelopment.com>; councilman2@baltimorecountymd.gov
Cc: jbbryan615@verizon.net; stevensjm@aol.com; hhart581@verizon.net
Subject: Gwynnvale Community Zoning Hearing

This is a notification to all that received my first letter pertaining to the zoning matter at the old Port City building, Pikesville. Please disregard the first message this is the corrected message. I have attached is a revision to the first letter to you, due to an error made in the initial letter. I mailed to the hearing officer, the Honorable Paul Mayhew the original

of this attached message this letter certimed. The attached message is the formal position of the Gwynnvale Community and supersede any prior message you may have received.

Dr. Harold Hart
President, Gwynnvale Community Civic Association
(410) 486-1299

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2-3-21
11 Am

Debra Wiley

From: Administrative Hearings
Sent: Wednesday, February 3, 2021 9:08 PM
To: Maureen E Murphy
Subject: Fw: Zoning Hearing-Case No. 2020-0246-SPHA (1323 Greenwood Road)
Attachments: Gwynnvale 2 (3).docx

From: James Stevens <stevensjm@aol.com>
Sent: Wednesday, February 3, 2021 4:54 PM
To: Administrative Hearings
Cc: hhart581@verizon.net
Subject: Fwd: Zoning Hearing-Case No. 2020-0246-SPHA (1323 Greenwood Road)

CAUTION: This message from stevensjm@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.

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

From: James Stevens <stevensjm@aol.com>
To: administrativehearings@baltimorecountymd.gov <administrativehearings@baltimorecountymd.gov>
Cc: hhart581@verizon.net <hhart581@verizon.net>
Sent: Wed, Feb 3, 2021 4:28 pm
Subject: Zoning Hearing-Case No. 2020-0246-SPHA (1323 Greenwood Road)

Ms. Murphy,

Per your request today, attached is the letter (Exhibit no.1) from the Gwynnvale Community Civic Association about our non-support for zoning variance.

Sincerely,
James Stevens

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

From: hhart581@verizon.net
To: peter@garverdevelopment.com; councilman2@baltimorecountymd.gov
Cc: jbbryan615@verizon.net; stevensjm@aol.com; hhart581@verizon.net
Sent: Mon, Feb 1, 2021 6:41 pm
Subject: Gwynnvale Community Zoning Hearing

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Cc: hhart581@verizon.net
Subject: Fwd: Zoning Hearing-Case No. 2020-0246-SPHA (1323 Greenwood Road)
Attachments: Gwynnvale 2 (3).docx

Follow Up Flag: Flag for follow up
Flag Status: Flagged

CAUTION: This message from stevensjm@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.

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

From: James Stevens <stevensjm@aol.com>
To: administrativehearings@baltimorecountymd.gov <administrativehearings@baltimorecountymd.gov>
Cc: hhart581@verizon.net <hhart581@verizon.net>
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Subject: Zoning Hearing-Case No. 2020-0246-SPHA (1323 Greenwood Road)

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

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To: peter@garverdevelopment.com; councilman2@baltimorecountymd.gov
Cc: jbbryan615@verizon.net; stevensjm@aol.com; hhart581@verizon.net
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Dr. Harold Hart
President, Gwynnvale Community Civic Association
(410) 486-1299

Gwynnvale Community Civic Association, Inc.

PO Box 32363

Pikesville, Maryland 21208

February 1, 2021

Honorable Paul Mayhew, Esq.
Baltimore County Administrative Law Judge
Office of Administrative Hearings
The Jefferson Building
105 W. Chesapeake Ave.
Towson, MD 21204

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1323 Greenwood Road

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P.S. Feel free to contact me if you have any questions. (410) 486-1299

Sincerely,

Dr. Harold Hart
President

Donna Mignon

From: Busse, Jennifer R. <jbusse@wtplaw.com>
Sent: Thursday, February 4, 2021 1:39 PM
To: Administrative Hearings
Subject: Case 1985-103-A
Attachments: 19850103.pdf

CAUTION: This message from prvs=3669a1ad08=jbusse@wtplaw.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 again – here is the Case Judge Murphy asked for.



Whiteford Taylor Preston^{LLP}

Jennifer R. Busse | Partner

Towson Commons, Ste. 300 | One West Pennsylvania Avenue | Towson, MD | 21204-5025

t: 410.832.2077 | f: 410.339.4027

jbusse@wtplaw.com | [Bio](#) | [vCard](#) | www.wtplaw.com

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PANGEA NET

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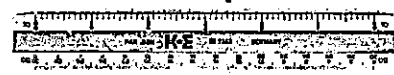
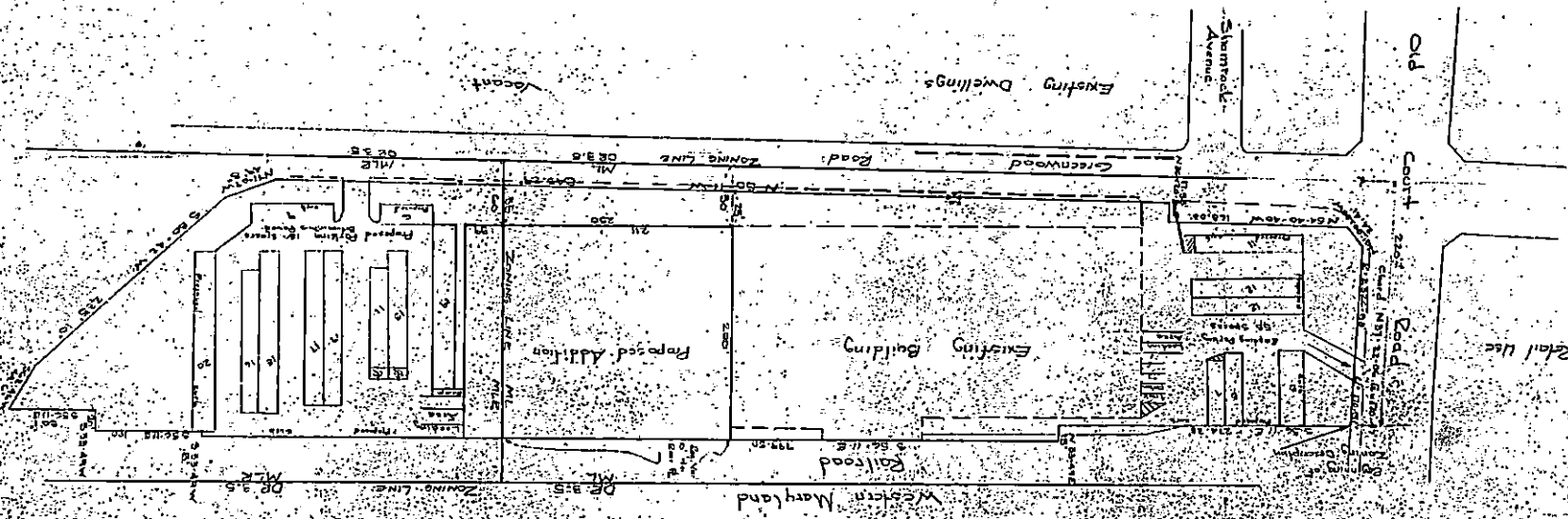
ZONING DATA:

Gross Acreage 5.0001 Ac.
 ML 2.0001 Ac.
 MLE 2.0001 Ac.
 F.A.E. 2.0001 Ac.
 F.A.E. 2.0001 Ac.
 F.A.E. 2.0001 Ac.

Parking

Sections 409.2.6(5)
 11,000 sq. ft. 11,000/200 = 55.00
 129 Employees 129/15 = 8.6
 Total Parking Required 63 spaces
 Total Parking Provided 205

NOTE: Relic water tower in Greenwood Road



ZONING PLAT

for
 Part City of, Incorporated.
 1522 Greenwood Rd., Bk. 2, Sec. 2
 E.L.C., III.
 City of
 11-6-68
 11-6-68
 11-6-68

Agency: Evening Star
 1025-1441
 1025-1441
 1025-1441

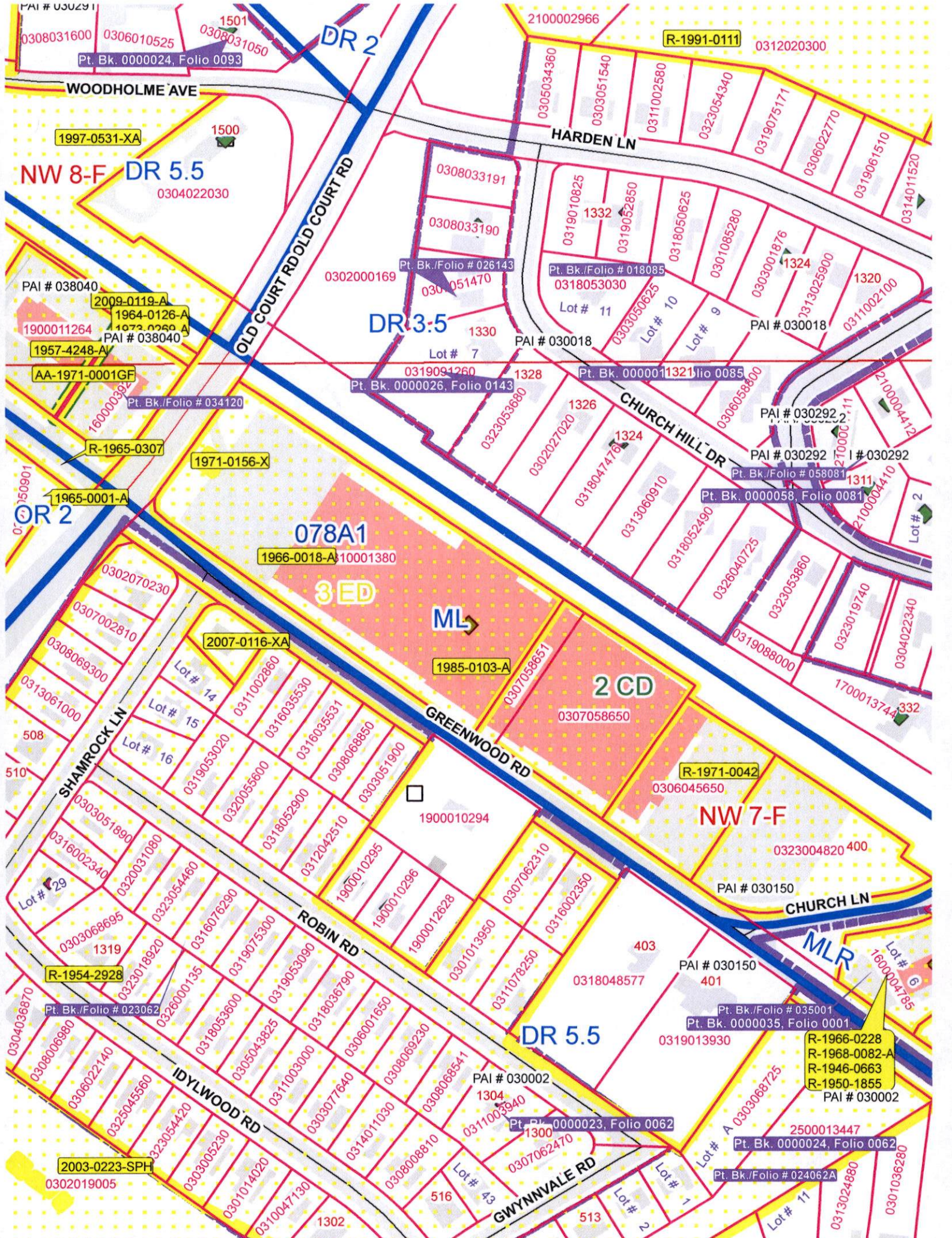
Michael B. Dolan
 1025-1441
 1025-1441



Item # 3A

Baltimore County - My Neighborhood





PAI # 030291
0308031600 0306010525 1501 0308031050
Pt. Bk. 0000024, Folio 0093

R-1991-0111 0312020300

1997-0531-XA
NW 8-F DR 5.5
0304022030

PAI # 038040
2009-0119-A
1964-0126-A
1973-0260-A
1900011264 PAI # 038040
1957-4248-A
AA-1971-0001GF
Pt. Bk./Folio # 034120

R-1965-0307
1971-0156-X
1965-0001-A
OR 2

DR 3.5
Pt. Bk./Folio # 026143
0302000169 03051470
Lot # 7
0319091260
Pt. Bk. 0000026, Folio 0143

Pt. Bk./Folio # 018085
0318053030
Lot # 11
Lot # 10
Lot # 9
PAI # 030018
Pt. Bk. 0000011321, Folio 0085

PAI # 030018
0319010825 1332 0319052850
0318050625 0301085280
0303001876 1324 0313025900
0311002100 1320
PAI # 030292
PAI # 030292
Pt. Bk./Folio # 058081
Pt. Bk. 0000058, Folio 0081
Lot # 2

078A1
1966-0018-A 10001380

ML

1985-0103-A

2 CD

R-1971-0042
0306045650

NW 7-F

PAI # 030150
CHURCH LN
MLR

R-1966-0228
R-1968-0082-A
R-1946-0663
R-1950-1855
PAI # 030002

DR 5.5

R-1954-2928

Pt. Bk./Folio # 023062

2003-0223-SPH
0302019005

PAI # 030002
1304 1300
Pt. Bk. 0000023, Folio 0062
1300
0307062470

PAI # 030150
401
Pt. Bk./Folio # 035001
Pt. Bk. 0000035, Folio 0001
0319013930

2500013447
Pt. Bk. 0000024, Folio 0062
Pt. Bk./Folio # 024062A



MM 2-3-21
11 Am

WHITEFORD, TAYLOR & PRESTON L.L.P.

JENNIFER R. BUSSE
DIRECT LINE (410) 832-2077
DIRECT FAX (410) 339-4027
jbusse@wtplaw.com

TOWSON COMMONS, SUITE 300
ONE WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5025
MAIN TELEPHONE (410) 832-2000
FACSIMILE (410) 832-2015

DELAWARE*
DISTRICT OF COLUMBIA
KENTUCKY
MARYLAND
MICHIGAN
NEW YORK
PENNSYLVANIA
VIRGINIA

WWW.WTPLAW.COM
(800) 987-8705

January 29, 2021

VIA HAND DELIVERY

Honorable Paul M. Mayhew, Administrative Law Judge
Office of Administrative Hearings
Jefferson Building, Suite 103
105 W. Chesapeake Avenue
Towson, Maryland 21204

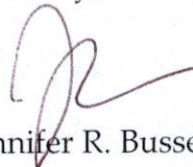
Re: **Pikesville Self Storage**
Case No. 2020-0246-SPHA

Dear Judge Mayhew:

Enclosed are the Exhibits, along with an Exhibit list, for the hearing set to be heard on February 3, 2021. I have emailed these over as well.

Thank you, and please let me know if you have any questions or concerns.

Sincerely,



Jennifer R. Busse

JRB:tdm
Enclosures
11614984

Case No.: 2020-246 SPHA

Exhibit Sheet

~~Petitioner/Developer~~

Protestants

DW
3-19-21

No. 1		2/1/2021 Letter Gwynnvale CA
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

3/1/21
DW

Gwynnvale Community Civic Association, Inc.

PO Box 32363

Pikesville, Maryland 21208

February 1, 2021

Honorable Paul Mayhew, Esq.
Baltimore County Administrative Law Judge
Office of Administrative Hearings
The Jefferson Building
105 W. Chesapeake Ave.
Towson, MD 21204

Re: Zoning Hearing Case No. 2020-0246-SPHA
1323 Greenwood Road

Dear Judge Mayhew:

We are writing to voice our non-support of the referenced zoning appeal for proposed setbacks. The developer, Garver, Garver Development, has worked with our organization, having met with us, and shared their plans. We indicated to Garver Development at the first site visit that the community would not be in favor of the exterior self-storage buildings. We are pleased that the building, which sat vacant for over two years, is now being renovated, but we do not want the footprint of self-storage buildings increased.

P.S. Feel free to contact me if you have any questions. (410) 486-1299

Sincerely,

Dr. Harold Hart

President

List of Exhibits
Case 2020-0246-SPHA
Hearing Date – 2/3/21

- 1) **Matt Bishop CV**
- 2) **Site Plan**
- 3) **Aerials (A-C)**
- 4) **Photos of Site (A-G)**
- 5) **Site Plan with Hearing Notes**
- 6) **Landscape Exhibit**
- 7) **Example Building Photo**
- 8) **Color Building Elevations (A-B)**
- 9) **Gwynnvale Letter**

DW
3-19-21

3/1/21
DW

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.

Untitled Map

Write a description for your map.

Legend

-  1323 Greenwood Rd
-  Body of Distinction
-  OLD COURT & HARDEN LN eb

Old Court
Road

CSX Rail

1323 Greenwood Rd

SITE

Greenwood Road

tabbles®

EXHIBIT
3-A

Earth



Untitled Map

Write a description for your map.

Legend

-  1323 Greenwood Rd
-  Body of Distinction
-  OLD COURT & HARDEN LN eb



Untitled Map

Write a description for your map.

Legend

-  1323 Greenwood Rd
-  Body of Distinction
-  OLD COURT & HARDEN LN eb

Greenwood Road

Church Lane

SITE

CSX Rail

tabbles

EXHIBIT

3-2

earth

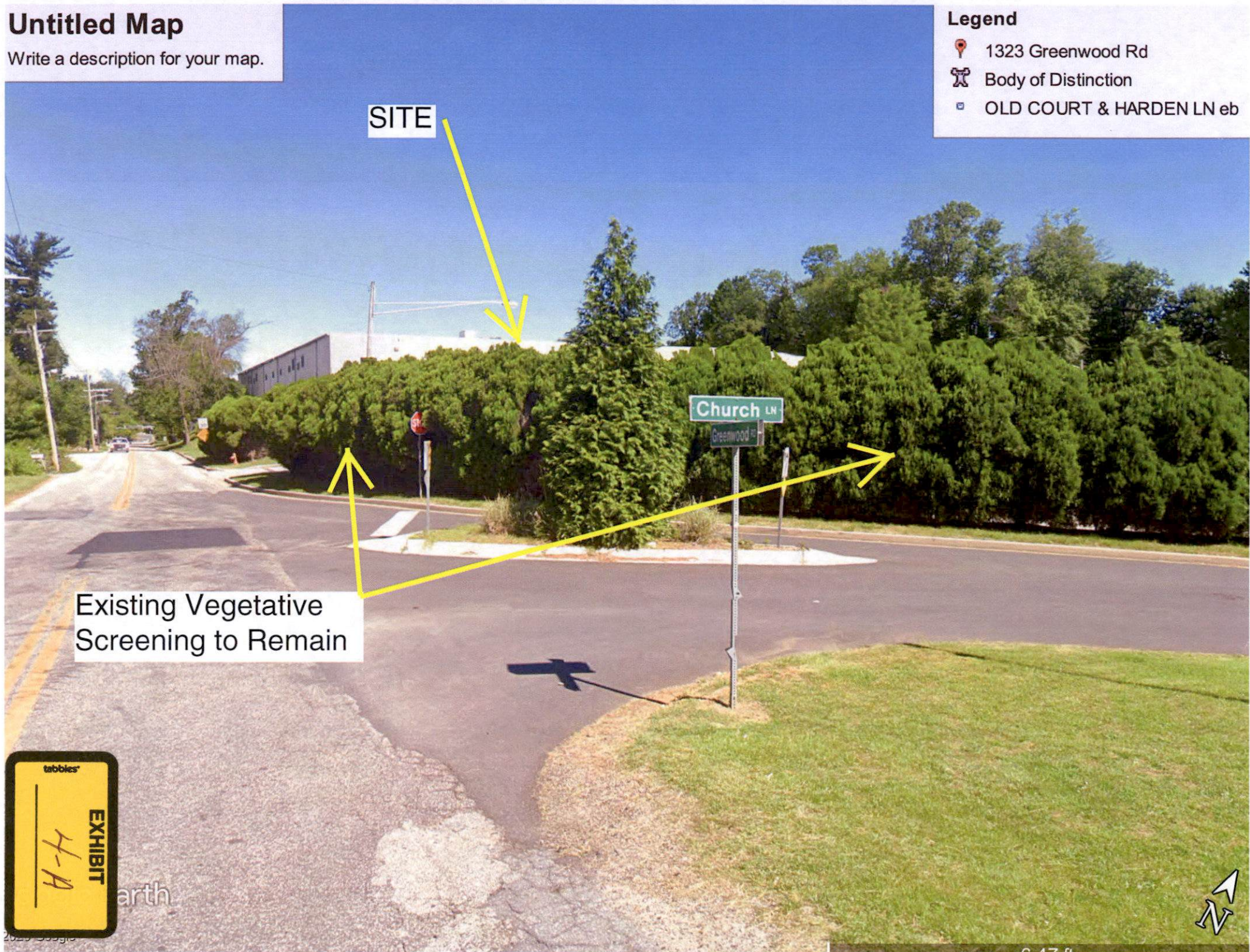


Untitled Map

Write a description for your map.

Legend

-  1323 Greenwood Rd
-  Body of Distinction
-  OLD COURT & HARDEN LN eb



Existing Vegetative
Screening to Remain

SITE

New evergreen
shrubs to be installed
to screen new storage
buildings.

tabbles®

EXHIBIT

4-B

Untitled Map

Write a description for your map.

Legend

-  1323 Greenwood Rd
-  Body of Distinction
-  OLD COURT & HARDEN LN eb



Existing Parking Lot

tabbles

EXHIBIT

42

earth



100 ft

Untitled Map

Write a description for your map.

Legend

-  1323 Greenwood Rd
-  Body of Distinction
-  OLD COURT & HARDEN LN eb



Untitled Map

Write a description for your map.

Legend

-  1323 Greenwood Rd
-  Body of Distinction
-  OLD COURT & HARDEN LN eb

Existing Vegetative
Screening to Remain



SITE

Greenwood Road

Earth



7.20 ft

Untitled Map

Write a description for your map.

Legend

-  1323 Greenwood Rd
-  Body of Distinction
-  OLD COURT & HARDEN LN eb

SITE



Church Lane



Untitled Map

Write a description for your map.

Legend

-  1323 Greenwood Rd
-  Body of Distinction
-  OLD COURT & HARDEN LN eb

SITE



ST CITY PRESS
A DIVISION OF

Greenwood
Road



earth





EXHIBIT
7

tabbles

Gwynnvale Community Civic Association, Inc.

PO Box 32363

Pikesville, Maryland 21208

January 27, 2021

Honorable Paul Mayhew, Esq.
Baltimore County Administrative Law Judge
Office of Administrative Hearings
The Jefferson Building
105 W. Chesapeake Ave.
Towson, MD 21204

Re: Zoning Hearing Case No. 2020-0246-SPHA
1323 Greenwood Road

Dear Judge Mayhew:

We are writing in support of the referenced zoning appeal. The developer, Garver Development, has worked with our organization, having met with us and shared their plans. Garver generally cooperated with our requests. We are pleased that this building, which sat vacant for over two years, is now being renovated.

P.S. Feel free to contact me if you have any questions. (410) 486-1299

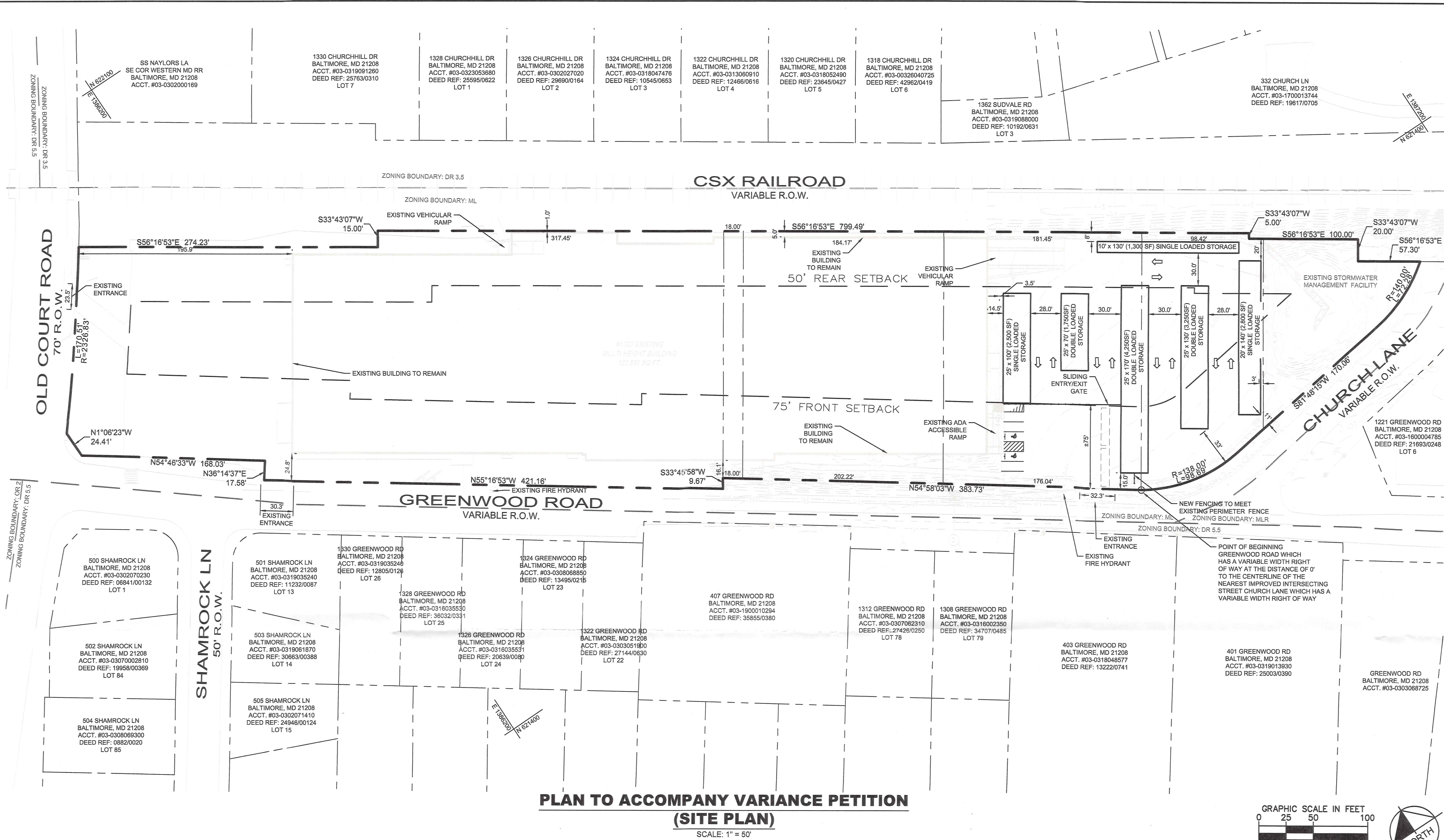
Sincerely,

Dr. Harold Hart

President



Plotted By: Bishop, Matt, Sheet Set: 1323 GREENWOOD ROAD, Layout: 1, PLAN TO ACCOMPANY VARIANCE PETITION (SITE PLAN), September 25, 2020, 11:10:03am, K:\BAL_CIV\14124000-1323 GREENWOOD ROAD\CAD\PlanSheets\Plan To Accompany Variance Petition\C-200 SITE PLAN.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and/or improper reliance on this document without authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



ZONING CASE HISTORY

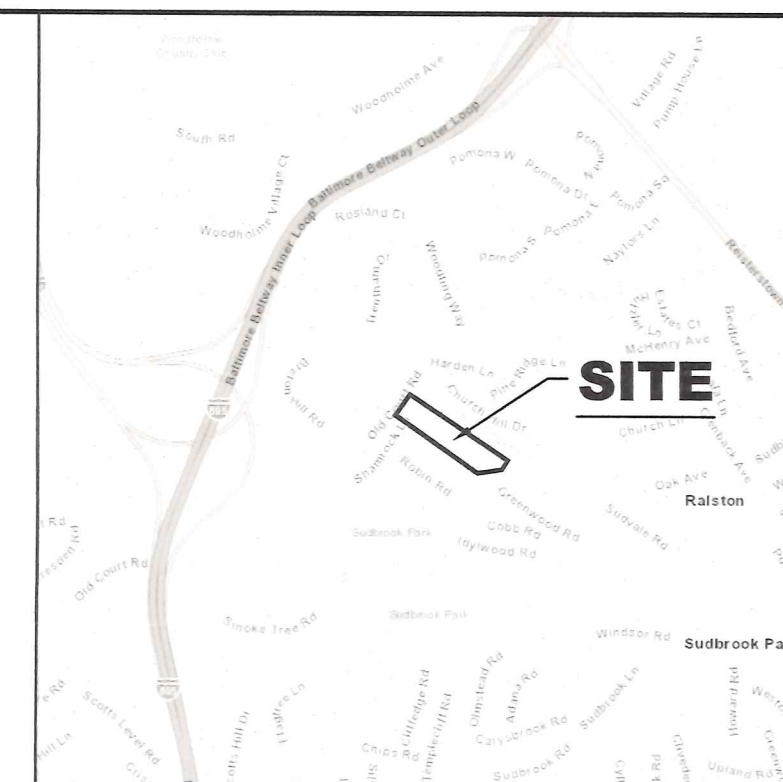
- CASE NO. 1966-0018-A - TO PERMIT A 190 FT. IN LENGTH COVERED WALKWAY TO BE ATTACHED TO THE EXISTING BUILDING. GRANTED AUGUST 8, 2001.
- CASE NO. 1971-0156-X (DISMISSED NOVEMBER 13, 1970)
- CASE NO. 1985-0103-A - TO PERMIT A REAR YARD SETBACK OF 0' IN LIEU OF THE REQUIRED 50' & A FRONT YARD SETBACK OF 25' IN LIEU OF THE REQUIRED 75', TO PERMIT A FRONT YARD AND REAR YARD SETBACK OF 25' AND 0' BOTH IN LIEU OF THE REQUIRED 40' AND TO ALLOW A BUILDING TO BE CONSTRUCTED WITHIN A MINIMUM DISTANCE OF 40' IN LIEU OF THE REQUIRED 100'. GRANTED SEPTEMBER 13TH, 1984.

VEHICLE PARKING SECTION 409.6 BCZR

- | | |
|--------------------------------|---------------------------------------|
| 1. REQUIRED PARKING WAREHOUSE: | 1 SPACE FOR EMPLOYEE ON LARGEST SHIFT |
| NUMBER OF EMPLOYEES: | 1 EMPLOYEE |
| 2. PROVIDED PARKING SPACES: | 5 PARKING SPACES |

GENERAL NOTES

- PROPERTY ZONED: ML (MANUFACTURING, LIGHT) ZONING MAP #078A1
- SITE AREA: GROSS: 295.603-SF OR 6.77 ACRES
NET: 257,910-SF OR 5.92 ACRES
- TO THE BEST OF OUR KNOWLEDGE THE SITE IS NOT UNDER ACTIVE ZONING VIOLATION(S).
- ALL EXISTING STRUCTURES ON-SITE WILL REMAIN.
- THIS SITE IS NOT LOCATED WITHIN ANY FAILED BASIC SERVICES MAP AREAS, AS SHOWN ON THE 2020 BASIC SERVICES MAPS FOR SEWERAGE, WATER, AND TRANSPORTATION
- A BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY WERE PREPARED BY MTPLS ON 7/29/2020..
- PROPERTY KNOW AS:
PARCEL I
TAX PARCEL #0085 ON TAX MAP #0078
400 CHURCH LANE
BALTIMORE, MD 21208
ACCT#03-0323004820
PARCEL II
TAX PARCEL #0707 ON TAX MAP #0078
1323 GREENWOOD ROAD
BALTIMORE, MD 21208
ACCT #03-0307058650
PARCEL III
TAX PARCEL #0707 ON TAX MAP #0078
1323 GREENWOOD ROAD
BALTIMORE, MD 21208
ACCT #03-0307058651
PARCEL IV
TAX PARCEL #0347 ON TAX MAP #0078
1323 GREENWOOD ROAD
BALTIMORE, MD 21208
ACCT #03-0310001380
PARCEL V
TAX PARCEL #0824 ON TAX MAP #0078
402 GREENWOOD ROAD
BALTIMORE, MD 21208
ACCT #03-0306045650
- EXISTING USE: MANUFACTURING/VACANT
PROPOSED USE: STORAGE
- THE PROPERTY IS NOT PART OF AN OVERALL DEVELOPMENT AND DOES NOT HAVE AN ASSOCIATED PLAT.
- THE SITE IS NOT LOCATED IN A 100-YR FLOODPLAIN (FEMA MAP #2400100380F).
- THERE ARE NO WETLANDS WITHIN THE SITE BOUNDARY.
- THE PROPERTY IS OUTSIDE OF THE CHESAPEAKE BAY CRITICAL AREA.
- ALL SIGNAGE SHALL COMPLY WITH SECTION 450 OF THE BCZR OR VARIANCES WILL BE REQUESTED. NO SIGNAGE IS PROPOSED AS PART OF THIS APPLICATION.
- ELECTION DISTRICT: 3RD, COUNCILMANIC DISTRICT: 2ND
- SITE IS NOT A HISTORICAL PROPERTY PER BALTIMORE COUNTY GIS DATABASE
- THERE ARE NO WELLS OR SEPTIC SYSTEMS ON SITE. THE SITE IS SERVED BY PUBLIC WATER AND SEWER
- WATERSHED: GWYNN'S FALLS WATERSHED
- FLOOR AREA RATIO: 123,652 SF/257,910 SF=0.48
- THERE ARE 2 FIRE HYDRANTS WITHIN THE IMMEDIATE VICINITY.
- STORMWATER MANAGEMENT IS NOT REQUIRED.
- LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE LANDSCAPE MANUAL AND ALL OTHER MANUALS ADOPTED PURSUANT TO SECTION 32-4-404 OF THE BALTIMORE COUNTY CODE.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.



VICINITY MAP
SCALE: 1" = 2000'

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 3355
EXPIRATION DATE 06/25/2022

KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	MAB	DRAWN BY	RG	CHECKED BY	MAB
114124000	9/25/2020								

PLAN TO ACCOMPANY VARIANCE PETITION (SITE PLAN)

2020-0846-SPHA
APPLICANT/DEVELOPER

GARVER DEVELOPMENT GROUP
1340 SMITH AVENUE
BALTIMORE, MD 21209
ATTN: PETER GARVER
PHONE: 443-838-7277
EMAIL: PETER@GARVERDEVELOPMENT.COM

PROPERTY OWNER

1323 GREENWOOD, LLC
2656 ANTHONY COURT
EASTON PA 18045

LANDSCAPE ARCHITECT/ CIVIL ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
1801 PORTER STREET, SUITE 401
BALTIMORE, MD 21230
ATTN: MATT BISHOP, PLA
PHONE: 443-792-9995
EMAIL: MATT.BISHOP@KIMLEY-HORN.COM

ARCHITECT

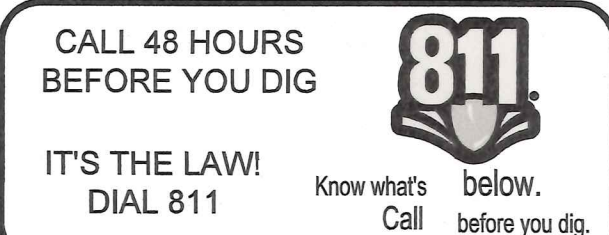
SAA ARCHITECTS
600 NORTH HARTLEY STREET, SUITE 150
YORK, PA 17404
ATTN: GRETCHEN ELTON, AIA, CSI
TEL: 717-843-3200
EMAIL: GELTON@SAARCHITECTS.COM

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM (MCS)
HORIZONTAL NAD 83(2011)
VERTICAL NAVD 88

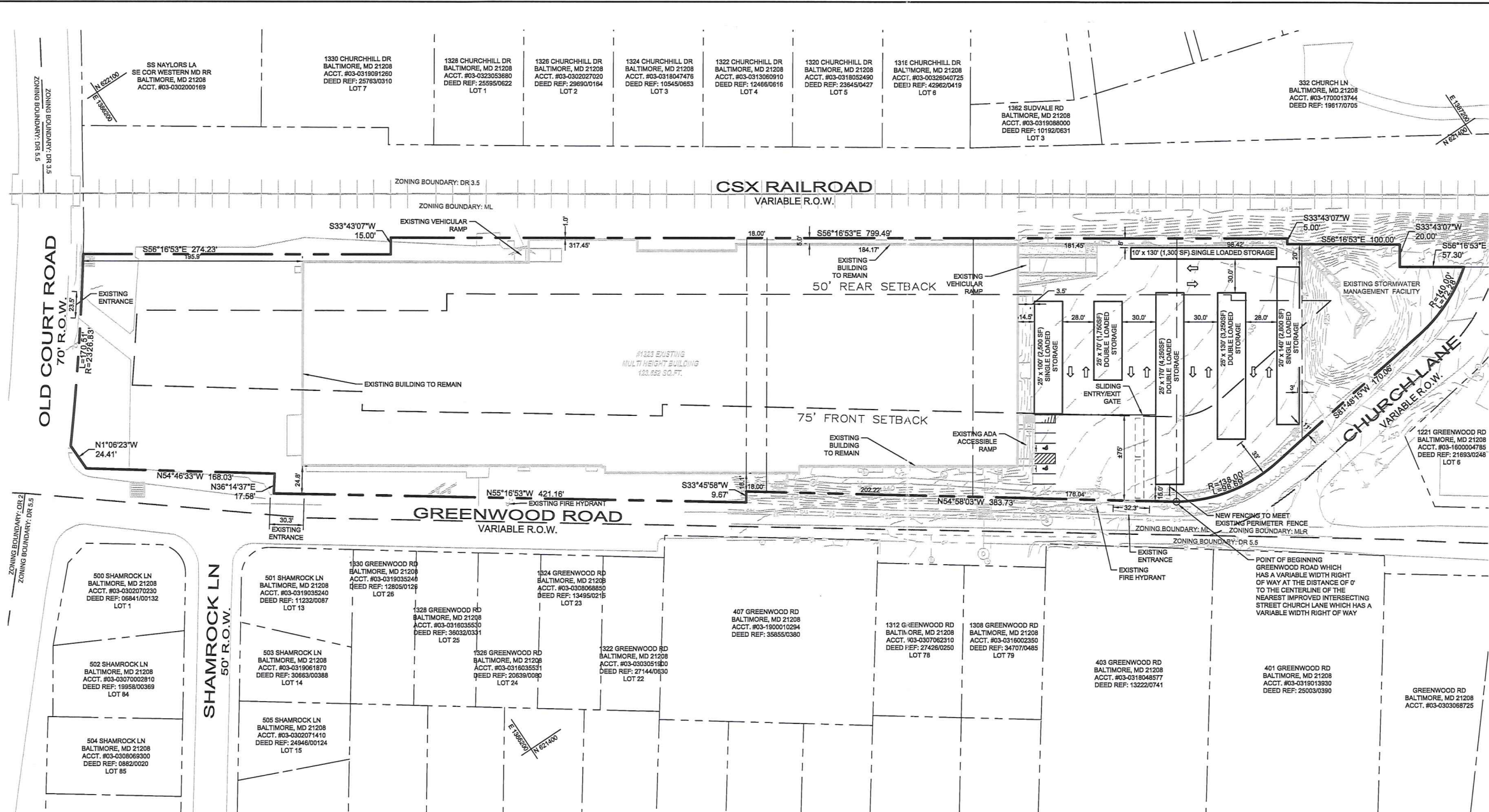
COUNCILMANIC DISTRICT - 2 - ELECTION DISTRICT - 3
1323 GREENWOOD ROAD
PREPARED FOR
GARVER DEVELOPMENT GROUP
1323 GREENWOOD ROAD, PIKESVILLE MD 21208
BALTIMORE COUNTY

SHEET NUMBER

1



Printed By: Blaup, Matt. Sheet Set: 1323 GREENWOOD ROAD Layout: PLAN TO ACCOMPANY VARIANCE PETITION (SITE PLAN) September 25, 2020 11:10:03am K:\BAL-CIV\114124000-1323 Greenwood Road\CAD\PlanSheets\Plan To Accompany Variance Petition\13-200 SITE PLAN.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.



PLAN TO ACCOMPANY VARIANCE PETITION
(SITE PLAN)
SCALE: 1" = 50'

ZONING CASE HISTORY

- CASE NO. 1966-0018-A - TO PERMIT A 190 FT. IN LENGTH COVERED WALKWAY TO BE ATTACHED TO THE EXISTING BUILDING. GRANTED AUGUST 8, 2001.
- CASE NO. 1971-0156-X (DISMISSED NOVEMBER 13, 1970)
- CASE NO. 1985-0103-A - TO PERMIT A REAR YARD SETBACK OF 0' IN LIEU OF THE REQUIRED 50' & A FRONT YARD SETBACK OF 25' IN LIEU OF THE REQUIRED 75', TO PERMIT A FRONT YARD AND REAR YARD SETBACK OF 25' AND 0' BOTH IN LIEU OF THE REQUIRED 40' AND TO ALLOW A BUILDING TO BE CONSTRUCTED WITHIN A MINIMUM DISTANCE OF 40' IN LIEU OF THE REQUIRED 100'. GRANTED SEPTEMBER 13TH, 1984.

VEHICLE PARKING SECTION 409.6 BCZR

- | | |
|-----------------------------|---------------------------------------|
| 1. REQUIRED PARKING | |
| WAREHOUSE: | 1 SPACE FOR EMPLOYEE ON LARGEST SHIFT |
| NUMBER OF EMPLOYEES: | 1 EMPLOYEE |
| 2. PROVIDED PARKING SPACES: | 5 PARKING SPACES |

GENERAL NOTES

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ZONING MAP:#078A1
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NET: 257,910-SF OR 5.92 ACRES
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- A BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY WERE PREPARED BY MTPLS ON 7/29/2020..
- PROPERTY KNOW AS:
PARCEL I
TAX PARCEL #0065 ON TAX MAP #0078
400 CHURCH LANE
BALTIMORE, MD 21208
ACCT#03-0323004620
PARCEL II
TAX PARCEL #0707 ON TAX MAP #0078
1323 GREENWOOD ROAD
BALTIMORE, MD 21208
ACCT #03-0307058650
PARCEL III
TAX PARCEL #0707 ON TAX MAP #0078
1323 GREENWOOD ROAD
BALTIMORE, MD 21208
ACCT #03-0307058651
PARCEL IV
TAX PARCEL #0347 ON TAX MAP #0078
1323 GREENWOOD ROAD
BALTIMORE, MD 21208
ACCT #03-0310001380
PARCEL V
TAX PARCEL #0824 ON TAX MAP #0078
402 GREENWOOD ROAD
BALTIMORE, MD 21208
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PROPOSED USE: STORAGE
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VICINITY MAP
SCALE: 1" = 2000'

NO.	REVISIONS	DATE	BY

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 QUALY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 3335
EXPIRATION DATE: 09/30/2022

KHA PROJECT	114124000
DATE	9/25/2020
SCALE	AS SHOWN
DESIGNED BY	MAB
DRAWN BY	RG
CHECKED BY	MAB

PLAN TO ACCOMPANY
VARIANCE PETITION
(SITE PLAN)

VIC DISTRICT - 2 - ELECTION DISTRICT - 3
GREENWOOD ROAD
PREPARED FOR
R DEVELOPMENT GROUP
ENWOOD ROAD, PIKESVILLE MD 21208
COUNTY

APPLICANT/DEVELOPER

GARVER DEVELOPMENT GROUP
1340 SMITH AVENUE
BALTIMORE, MD 21209
ATTN: PETER GARVER
PHONE: 443-838-7277
EMAIL: PETER@GARVERDEVELOPMENT.COM

PROPERTY OWNER

1323 GREENWOOD, LLC
2656 ANTHONY COURT
EASTON PA 18045

**LANDSCAPE ARCHITECT/
CIVIL ENGINEER**

KIMLEY-HORN & ASSOCIATES, INC.
1801 PORTER STREET, SUITE 401
BALTIMORE, MD 21230
ATTN: MATT BISHOP, PLA
PHONE: 443-792-9995
EMAIL: MATT.BISHOP@KIMLEY-HORN.COM

ARCHITECT

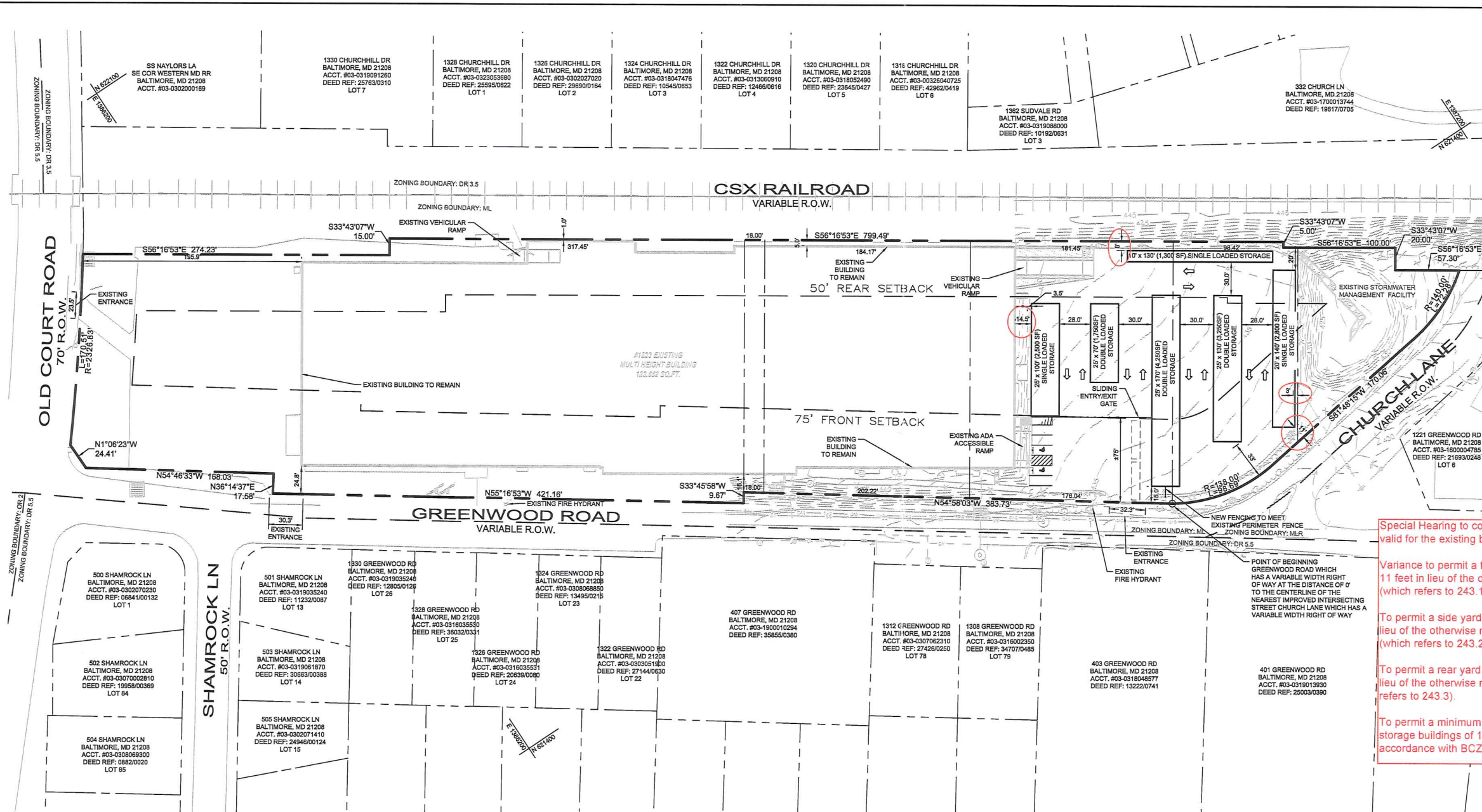
SAA ARCHITECTS
600 NORTH HARTLEY STREET, SUITE 150
YORK, PA 17404
ATTN: GRETCHEN ELTON, AIA, CSI
TEL: 717-843-3200
EMAIL: GELTON@SAAARCHITECTS.COM

DESIGN & DRAWN
MARYLAND COORDINATE SYSTEM
HORIZONTAL
VERTICAL

EXHIBIT

2

Plotted By: Bishop, Matt. Sheet Set: 1323 GREENWOOD ROAD - LAYOUT 1: PLAN TO ACCOMPANY VARIANCE PETITION (SITE PLAN). September 25, 2020. 11:10:03am. K:\BAL-CIVIL\1424000-1323 Greenwood Road\CAD\PlanSheets\Plan To Accompany Variance Petition\1424000-1323 SITE PLAN.dwg
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**PLAN TO ACCOMPANY VARIANCE PETITION
(SITE PLAN)**
SCALE: 1" = 50'

ZONING CASE HISTORY

- CASE NO. 1966-0018-A - TO PERMIT A 190 FT. IN LENGTH COVERED WALKWAY TO BE ATTACHED TO THE EXISTING BUILDING. GRANTED AUGUST 8, 2001.
- CASE NO. 1971-0158-X (DISMISSED NOVEMBER 13, 1970)
- CASE NO. 1985-0103-A - TO PERMIT A REAR YARD SETBACK OF 0' IN LIEU OF THE REQUIRED 50' & A FRONT YARD SETBACK OF 25' IN LIEU OF THE REQUIRED 75', TO PERMIT A FRONT YARD AND REAR YARD SETBACK OF 25' AND 0' BOTH IN LIEU OF THE REQUIRED 40' AND TO ALLOW A BUILDING TO BE CONSTRUCTED WITHIN A MINIMUM DISTANCE OF 40' IN LIEU OF THE REQUIRED 100'. GRANTED SEPTEMBER 13TH, 1984.

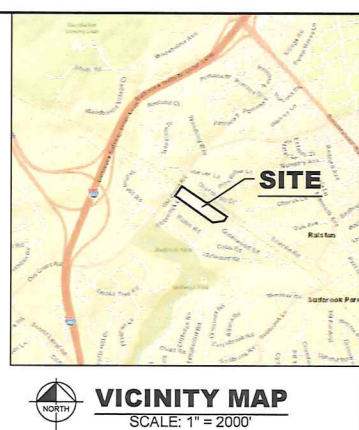
VEHICLE PARKING SECTION 409.6 BCZR

- REQUIRED PARKING: 1 SPACE FOR EMPLOYEE ON LARGEST SHIFT
WAREHOUSE: 1 EMPLOYEE
NUMBER OF EMPLOYEES: 1
- PROVIDED PARKING SPACES: 5 PARKING SPACES

GENERAL NOTES

- PROPERTY ZONED: ML (MANUFACTURING, LIGHT)
ZONING MAP: #078A1
- SITE AREA: GROSS: 295,603-SF OR 6.77 ACRES
NET: 257,910-SF OR 5.92 ACRES
- TO THE BEST OF OUR KNOWLEDGE THE SITE IS NOT UNDER ACTIVE ZONING VIOLATION(S).
- ALL EXISTING STRUCTURES ON-SITE WILL REMAIN.
- THIS SITE IS NOT LOCATED WITHIN ANY FAILED BASIC SERVICES MAP AREAS, AS SHOWN ON THE 2020 BASIC SERVICES MAPS FOR SEWERAGE, WATER, AND TRANSPORTATION
- A BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY WERE PREPARED BY MTPLS ON 7/29/2020.
- PROPERTY KNOWN AS:
PARCEL I
TAX PARCEL #0065 ON TAX MAP #0078
400 CHURCH LANE
BALTIMORE, MD 21208
ACCT #03-0323004820
PARCEL II
TAX PARCEL #0707 ON TAX MAP #0078
1323 GREENWOOD ROAD
BALTIMORE, MD 21208
ACCT #03-0307058650
PARCEL III
TAX PARCEL #0707 ON TAX MAP #0078
1323 GREENWOOD ROAD
BALTIMORE, MD 21208
ACCT #03-0307058651
PARCEL IV
TAX PARCEL #0347 ON TAX MAP #0078
1323 GREENWOOD ROAD
BALTIMORE, MD 21208
ACCT #03-0310001380
PARCEL V
TAX PARCEL #0824 ON TAX MAP #0078
402 GREENWOOD ROAD
BALTIMORE, MD 21208
ACCT #03-0306045650
- EXISTING USE: MANUFACTURING/VACANT
PROPOSED USE: STORAGE
- THE PROPERTY IS NOT PART OF AN OVERALL DEVELOPMENT AND DOES NOT HAVE AN ASSOCIATED PLAT.
- THE SITE IS NOT LOCATED IN A 100-YR FLOODPLAIN (FEMA MAP #2400100380F).
- THERE ARE NO WETLANDS WITHIN THE SITE BOUNDARY.
- THE PROPERTY IS OUTSIDE OF THE CHESAPEAKE BAY CRITICAL AREA.
- ALL SIGNAGE SHALL COMPLY WITH SECTION 450 OF THE BCZR OR VARIANCES WILL BE REQUESTED. NO SIGNAGE IS PROPOSED AS PART OF THIS APPLICATION.
- ELECTION DISTRICT: 3RD, COUNCILMANIC DISTRICT: 2ND
- SITE IS NOT A HISTORICAL PROPERTY PER BALTIMORE COUNTY GIS DATABASE
- THERE ARE NO WELLS OR SEPTIC SYSTEMS ON SITE. THE SITE IS SERVED BY PUBLIC WATER AND SEWER
- WATERSHED: GWYNN'S FALLS WATERSHED
- FLOOR AREA RATIO: 123,652 SF/257,910 SF=0.48
- THERE ARE 2 FIRE HYDRANTS WITHIN THE IMMEDIATE VICINITY.
- STORMWATER MANAGEMENT IS NOT REQUIRED.
- LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE LANDSCAPE MANUAL AND ALL OTHER MANUALS ADOPTED PURSUANT TO SECTION 32-4-404 OF THE BALTIMORE COUNTY CODE.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.

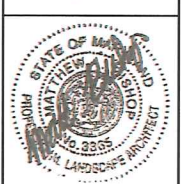
- Special Hearing to confirm variances granted in Case No. 1985-0103-A as valid for the existing building which is to remain.
- Variance to permit a front yard setback for proposed self-storage buildings of 11 feet in lieu of the otherwise required 75 feet in accordance with BCZR 255.2 (which refers to 243.1).
- To permit a side yard setback for proposed self-storage building of 3 feet in lieu of the otherwise required 75 feet per in accordance with BCZR 255.2 (which refers to 243.2).
- To permit a rear yard setback for proposed self-storage buildings of 8 feet in lieu of the otherwise required 50 feet in accordance with BCZR 255.2 (which refers to 243.3).
- To permit a minimum side yard/ building to building setback for proposed self-storage buildings of 14.5 feet in lieu of the otherwise required 100 feet in accordance with BCZR 255.2 (which refers to 243.2).



VICINITY MAP
SCALE: 1" = 2000'

No.	REVISIONS	DATE	BY

Kimley»Horn
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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 FULLY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSING NO. 3365
EXPIRATION DATE: 08/22/2022

KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	DRAWN BY	RG	CHECKED BY	MAB
114124000	9/25/2020	AS SHOWN	MAB					

PLAN TO ACCOMPANY VARIANCE PETITION (SITE PLAN)
GREENWOOD ROAD
PREPARED FOR
R DEVELOPMENT GROUP
ENWOOD ROAD, PIKESVILLE MD 21208
MD

APPLICANT/DEVELOPER

GARVER DEVELOPMENT GROUP
1340 SMITH AVENUE
BALTIMORE, MD 21209
ATTN: PETER GARVER
PHONE: 443-838-7277
EMAIL: PETER@GARVERDEVELOPMENT.COM

PROPERTY OWNER

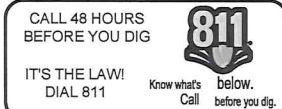
1323 GREENWOOD, LLC
2656 ANTHONY COURT
EASTON PA 18045

**LANDSCAPE ARCHITECT/
CIVIL ENGINEER**

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SAA ARCHITECTS
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YORK, PA 17404
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TEL: 717-843-3200
EMAIL: GELTON@SAARCHITECTS.COM



DESIGN & DRAWN BY
MARYLAND COORDINATE
HORIZONTAL

EXHIBIT

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PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 3362
EXPIRATION DATE 08/26/2029

KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	MAB	DRAWN BY	RG	CHECKED BY	MAB
11124000	01/21/2021								

DESIGN & DRAWING BASED
MARYLAND COORDINATE SYSTEM (M)
HORIZONTAL NAD 83(2011)
VERTICAL NAVD 83



