



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

April 9, 2024

Neil Lanzi, Esquire – nlanzi@wcslaw.com
Wright, Constable & Skeen, LLP
102 W. Pennsylvania Avenue, Suite 406
Towson, MD 21204

RE: Petition for Variance
Case No. 2024-0017-A
Property: 1100 North Point Road

Dear Counsel:

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

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

Sincerely,

A blue ink signature of Derek J. Baumgardner, consisting of a stylized 'D' and 'B' intertwined.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlm
Enclosure

c: Patrick Richardson – rick@richardsonengineering.net
Brian Mela – bmela@extraspaces.com
Emilie- campos717@yahoo.com
Aidden – aiddencutsail1@mail.com

**IN RE: PETITION FOR VARIANCE
(1100 North Point Road)**

15th Election District

7th Council District

Life Storage, LP

Legal Owner

Petitioner

*

BEFORE THE

*

OFFICE OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2024-0017-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County (“OAH”) for consideration of a Petition for Variance filed by the legal owner, Life Storage, LP (“Petitioner”), for the property known as 1100 North Point Road, Baltimore County, Maryland (the “Property”). Petitioner requests variance relief pursuant to Baltimore County Zoning Regulations (“BCZR”) §§102.2 and 238.2 to approve a building separation of 10 ft. in lieu of the required 60 ft. between buildings.

A public hearing was conducted on April 3, 2024, using the web-based platform WebEx in lieu of an in-person hearing. The Petition was properly advertised and posted. On behalf of Petitioner, Brian Mela of Life Storage, LP attended and participated in the hearing. Neil Lanzi, Esq., of Wright, Constable & Skeen, LLP, represented the Petitioner. Patrick Richardson of Richardson Engineering attended and participated at the hearing and prepared the site plan which is marked as Exhibit 1. There were no Protestants or interested citizens who appeared at the hearing.

The following exhibits were submitted by Petitioner and admitted into the record: (1) Site Plan; (2) Photographs; (3) Landscape Plan. The following exhibits were submitted by county agencies and admitted into the record: (1) Zoning Advisory Committee (“ZAC”) comments from

the Department of Planning (“DOP”); (2) Department of Environmental Protection & Sustainability (DEPS) comments; and (3) Development Plans Review (DPR) comments. County agency reports do not indicate any objection to the relief requested. However, Planning requested conditions of approval including enhanced architectural elements and vegetative screening.

Findings of Fact

The Property is 4.329 acres in land area and is zoned BR. The lot is improved with various commercial structures and uses including storage facilities buildings and a car service building. Petitioner applied for and received building permits for the proposed storage building. However, it was discovered during planning that zoning relief was required given the location of the proposed building and existing buildings on-site. The parcel is located in a commercial corridor predominantly surrounded by commercial uses, office parks, and major transportation infrastructure.

The Property has been the subject of two prior relevant setback-related zoning cases: 1989-0362-A and 1989-0500-SPHX. According to Petitioner, the proposed variance relief is necessary as the required setback of 30 ft. from each building creates a 60 ft. setback requirement that is not feasible with the site layout. Moreover, Petitioner owns and operates the adjacent parcel with similar structures and uses and the properties function in tandem with the adjacent lot not being burdened or negatively impacted by the reduced setback.

Conclusions of Law

Pursuant to BCZR § 307.1, “...the [Administrative Law Judge] shall have ...the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with

the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship...Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to public health, safety and general welfare..." A variance request involves a two-step process, summarized as follows:

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

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

The Property is unique due to its irregular shape, existing permitted structures, and the conflict created by zoning setback limitation with restrictions imposed upon the property by the International Building Code ("IBC"). Moreover, the subject Property and the impacted adjacent lot are held under common ownership such that neither lot is burdened or negatively impacted by the reduced setback. Because of these factors, I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and that strict compliance with the BCZR would result in practical difficulty or unreasonable hardship. I further find that the variance can be granted in strict harmony with the spirit and intent of the setback regulations and will not cause injury to the public health, safety and general welfare.

THEREFORE, IT IS ORDERED, this 9th day of **April, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to BCZR, §§102.2 and 238.2 to approve a building separation of 10 ft., in lieu of the required 60 ft. between buildings be and is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition;
2. Petitioner shall provide enhanced architectural elements to elevations facing North Point Road, Merritt Boulevard, and North Point Boulevard in accordance with the recommendations offered in the ZAC comments; and
3. Landscape or vegetative screening shall be provided along Merritt Boulevard and North Point Boulevard in accordance with the recommendations offered in the ZAC comments.

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



DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlm



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 1100 North Point Road Currently Zoned BR
Deed Reference 41976 / 54 10 Digit Tax Account # 2200010919
Owner(s) Printed Name(s) Life Storage LP

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

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

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

3. X a **Variance** from Section(s) § 238.2.

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)

See attached.

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

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Neil Lanzi
Name - Type or Print Neil Lanzi
Signature _____
1 Olympic Place, Suite 800 Towson, MD
Mailing Address _____ City _____ State _____
21204 / 410 659-1390 / nlanzi@wcslaw.com
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Life Storage, LP
Name #1 - Brian Mela, Authorized Manager Name #2 - Type or Print _____
Signature #1 _____ Signature #2 _____
P.O. Box 71870 6890 S 2300 E Salt Lake City UT
Mailing Address _____ City _____ State _____
84171 / 908 698-1346 / bmela@extraspaces.com
Zip Code _____ Telephone #'s (Cell and Home) _____ Email Address _____

Representative to be contacted:

Rick Richardson
Name - Type or Print Rick Richardson
Signature _____
Richardson Engineering 7 Deneison St. Timonium MD
Mailing Address _____ City _____ State _____
21093 / 410 560-1502 / rick@richardsonengineering.net
Zip Code _____ Telephone # _____ Email Address _____

Case Number 2024-0017 - A Filing Date 1 / 11 / 24 Do Not Schedule Dates _____ Reviewer JJ

Revised 8/2022

Petition for Variance

Petitioner, Life Storage, LP, for the property known as 1100 North Point Road, Baltimore, Maryland 21222, hereby files this Petition for Variance pursuant to Section § 238.2 of the Baltimore County Zoning Regulations (BCZR) as follows:

1. Variance from Section 238.2 to approve a rear yard setback of 10 feet in lieu of the 60 feet required between buildings.

The Administrative Law Judge has the power to grant variances in cases where strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty or unreasonable hardship to the Petitioner. Petitioner further states that the granting of the variance requested will provide substantial justice to the Petitioner and will allow for the observance of the spirit of the regulations while maintaining the security of the public safety and welfare.

4885-3383-6696, v. 2

{00451570v. (18604.00001)}

2024-0017-A



**ZONING PROPERTY DESCRIPTION FOR
1100 NORTH POINT ROAD
15th ELECTION DISTRICT
7th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Beginning for the same at a point on the North side of North Point Road said point being approximately 324 feet northwest of the intersection of North Point Road and Carroll Avenue, said point being shown as point # 547 on the 2nd Amended Record Plat of "Merritt Station", which plat was recorded in the Land Records of Baltimore County in Liber 79 Folio 935, thence running along North Point Road the following bearings and distances:

- 1) N 48°22'12" W 20.00' thence leaving North Point Road and proceeding for the following lines of division
- 2) N 41°18'36" E 23.85'
- 3) Thence by a curve to the left having a radius of 105.35' and a curve length of 119.65, being subtended by a chord with a length of 113.32' and a chord bearing of N 06°24'44" W
- 4) N 38°57'11" E 23.65'
- 5) N 51°02'49" W 10.79'
- 6) Thence by a curve to the right having a radius of 98.91' and a curve length of 88.82, being subtended by a chord length with a length of 85.87' and a chord bearing of N 76°46'26 E
- 7) N 39°56'11" W 151.25'
- 8) N 49°42'25" W 105.00'
- 9) S 85°17'35" W 21.21'
- 10) S 40°17'35" W 28.00'
- 11) N 49°42'25" W 32.35'
- 12) S 39°49'37" W 62.44'
- 13) Thence by a curve to the right having a radius of 41.00' and a curve length of 15.67, being subtended by a chord length with a length of 15.57' and a chord bearing of S 50°46'26 W
- 14) Thence by a curve to the left having a radius of 102.73' and a curve length of 186.21, being subtended by a chord length with a length of 161.74' and a chord bearing of S 09°47'29 W
- 15) E 39°17'08" E 41.01'
- 16) Thence by a curve to the right having a radius of 58.81' and a curve length of 82.73', being subtended by a chord length with a length of 76.07' and a chord bearing of S 01°00'44 W
- 17) S 41°18'36" W 9.58'
- 18) Thence following the north side of North Point Road N 48°22'12" W 77.81'
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- 22) N 47°59'04" E 74.25'
- 23) N 65°31'00" E 120.66'
- 24) Thence by a curve to the left having a radius of 5,606.71' and a curve length of 98.15, being subtended by a chord length with a length of 98.15' and a chord bearing of S 61°59'05 E
- 25) S 68°43'15" E 86.43'
- 26) S 68°43'15" E 226.05'

2024-0017-A



Richardson
ENGINEERING

CIVIL | COMMERCIAL
RESIDENTIAL
INDUSTRIAL

RICHARDSON ENGINEERING, LLC.
7 DENEISON ST. | TIMONIUM, MD 21093
410-560-1502 | RICHARDSONENGINEERING.NET

- 27) S 58°20'26" E 17.44'
- 28) S 40°00'34" W 523.76'
- 29) N 49°42'27" W 189.64'
- 30) S 13°25'14" W 70.63'
- 31) S 41°18'36" W 66.72' to the point of beginning.

Also being known as Lot 1 on the 2nd Amended Record Plat of Merritt Station, which plat was recorded in the Land Records of Baltimore County in Liber 79 Folio 935.

Containing a net area of 188,586 square feet or 4.329 Ac.+/-.



PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF
THE STATE OF MARYLAND, LICENSE NUMBER 16597,
EXPIRATION DATE: 08-15-2025

2024-0017-A

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

No. 228982

Date: 1/11/24

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		650				\$ 500.00

Total: \$ 500.00

Rec From: LIFE STORAGE, LP / WCS LLP

For: 2024-0017-A

1100 NORTH POINT ROAD

JS 24-0036

CASHIER'S
VALIDATION

DISTRIBUTION

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

THE FACE OF THIS DOCUMENT HAS AN COLORED BACKGROUND ON WHITE PAPER

WRIGHT, CONSTABLE & SKEEN, L.L.P.

7 Saint Paul Street, 18th Floor
Baltimore, Maryland 21202

M&T Bank

IOLTA ATTORNEY TRUST ACCOUNT
7-11/520

67086

DATE

NUMBER

AMOUNT

01/04/2024

****\$500.00

PAY

*** FIVE HUNDRED & 00/100 DOLLARS

TO THE
ORDER OF

Baltimore County

TWO SIGNATURES REQUIRED OVER \$500.00

MP

MP

⑈067086⑈ ⑈052000113⑈

9870633964⑈

WZJ50516-06-20

**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: 2024-0017-A
Property Address: 1100 NORTH POINT ROAD
Legal Owners (Petitioners): LIFE STORAGE, LP
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): RICHARDSON ENGINEERING
Address: 7 DENEISON ST.
TIMONIUM, MD 21093

Telephone Number: 410-560-1502

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Revised 3/2022

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
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Special Tax Recapture: None

Account Identifier: District - 15 Account Number - 2200010919

Owner Information

Owner Name:	LIFE STORAGE LP	Use:	INDUSTRIAL
		Principal Residence:	NO
Mailing Address:	P O BOX 71870 6890 S 2300 E SALT LAKE CITY UT 84171-	Deed Reference:	/41976/ 00054

Location & Structure Information

Premises Address:	1100 NORTH POINT RD BALTIMORE 21222-	Legal Description:	4.329 ACS NSR NORTH POINT RD MERRITT STATION
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Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0096 0023 0484 31504.04 0000 1 2024 Plat Ref: 0079/ 0935

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1990	74,000 SF		4.3290 AC	07

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		MINI STORAGE WAREHOUSE/		C3			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2023	07/01/2024
Land:	1,139,200	1,139,200		
Improvements	1,933,400	2,182,500		
Total:	3,072,600	3,321,700	3,072,600	3,155,633
Preferential Land:	0	0		

Transfer Information

Seller: DUNDALK STORAGE LLC	Date: 10/09/2019	Price: \$11,830,000
Type: ARMS LENGTH MULTIPLE	Deed1: /41976/ 00054	Deed2:
Seller: PTW LLLP	Date: 09/16/2014	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /35371/ 00081	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

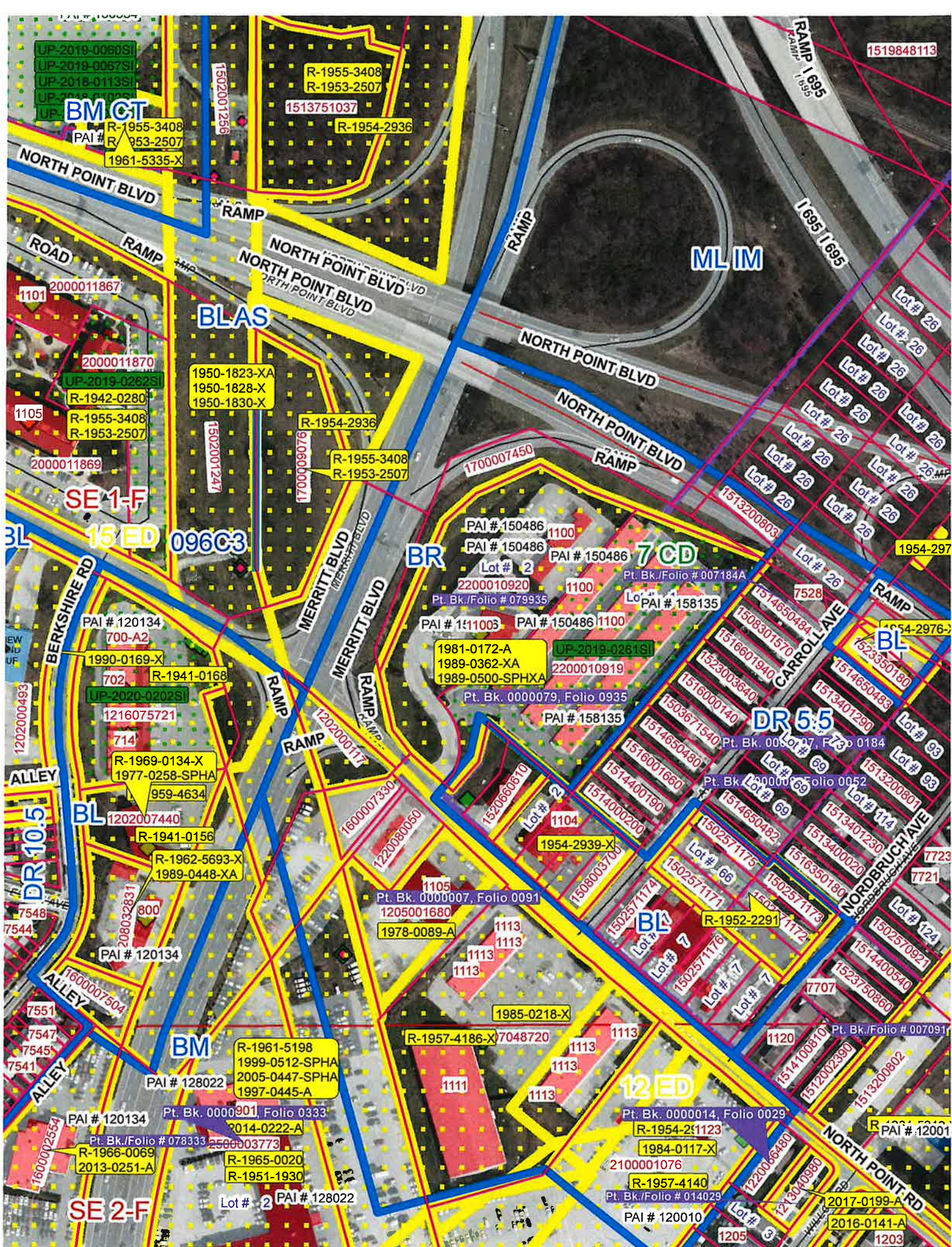
Special Tax Recapture: None

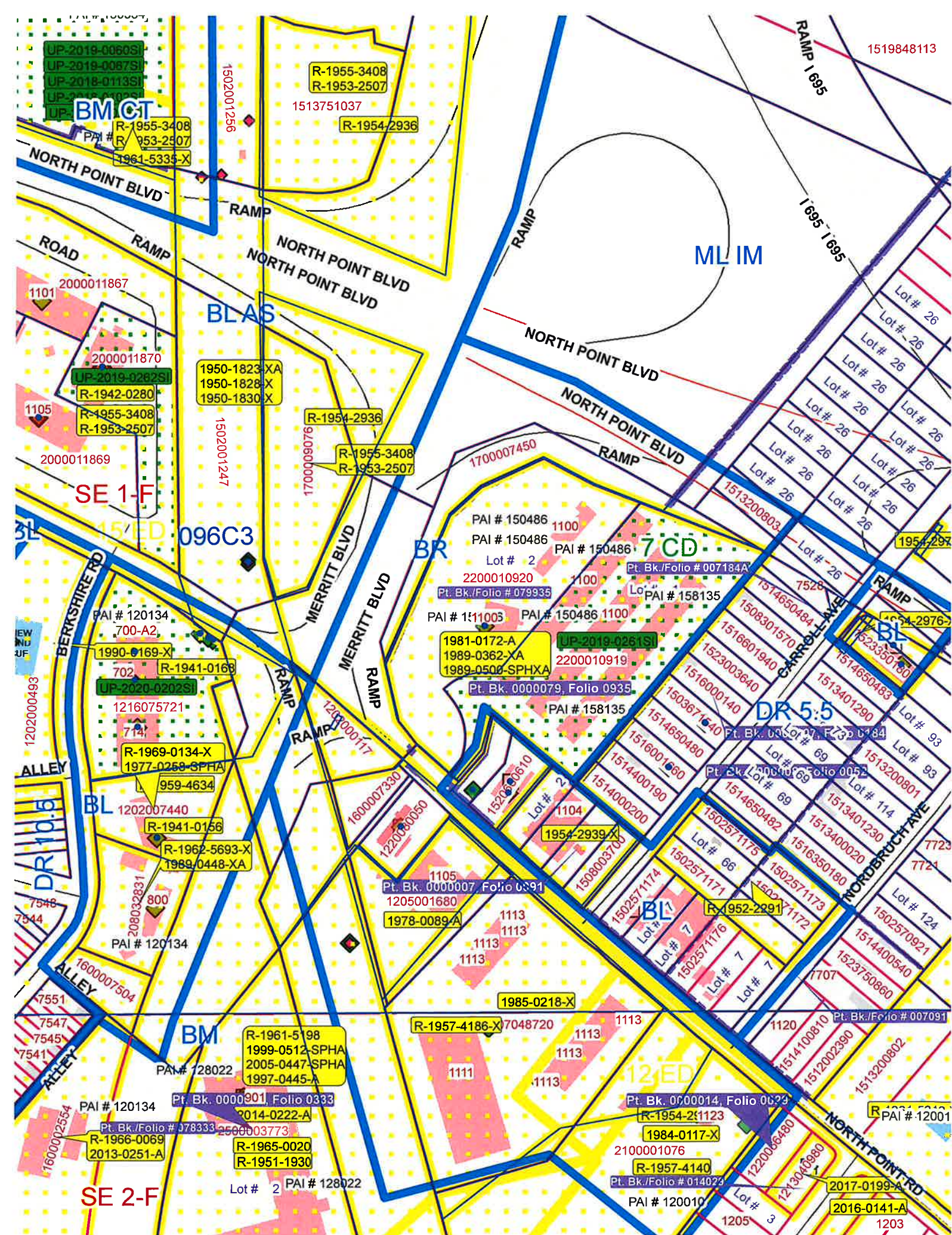
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:







PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

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3. X a **Variance** from Section(s) § 238.2.

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See attached.

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

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Neil Lanzi
Name - Type or Print Neil Lanzi
Signature _____
1 Olympic Place, Suite 800 Towson, MD
Mailing Address _____ City _____ State _____
21204 / 410 659-1390 / nlanzi@wclaw.com
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Life Storage, LP
Name #1 - Brian Mela, Authorized Manager Name #2 - Type or Print _____
Signature #1 _____ Signature #2 _____
P.O. Box 71870 6890 S 2300 E Salt Lake City UT
Mailing Address _____ City _____ State _____
84171 / 908 698-1346 / bmela@extraspaces.com
Zip Code _____ Telephone #'s (Cell and Home) _____ Email Address _____

Representative to be contacted:

Rick Richardson
Name - Type or Print Rick Richardson
Signature _____
Richardson Engineering 7 Deneison St. Timonium MD
Mailing Address _____ City _____ State _____
21093 / 410 560-1502 / rick@richardsonengineering.net
Zip Code _____ Telephone # _____ Email Address _____

Case Number 2024-0017 - A Filing Date 11/24 Do Not Schedule Dates _____ Reviewer JJ

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4885-3383-6696, v. 2

{00451570v. (18604.00001)}

2024-0017-A



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Containing a net area of 188,586 square feet or 4.329 Ac.+/-.



PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF
THE STATE OF MARYLAND, LICENSE NUMBER 16597,
EXPIRATION DATE: 08-15-2025

2024-0017-A

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: February 6, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0017-A
Address: 1100 NORTH POINT RD
Legal Owner: Life Storage, LP

Zoning Advisory Committee Meeting of February 6, 2024.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Additional Comments:

Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: February 7, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0017-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: No comment.

DPW-T: No Exception taken

Landscaping: If Zoning Relief is granted a Landscape Plan is required per the requirements of the Landscape Manual. A Lighting Plan is also required.

Recreations & Parks: No Greenways affected.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 2/5/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0017-A

INFORMATION:

Property Address: 1100 North Point Road

Petitioner: Life Storage, LP

Zoning: BR

Requested Action: Variance

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

Variance -

1. From Section 238.2 of the Baltimore County Zoning Regulations to approve a rear yard setback of 10 feet in lieu of the 60 feet required between buildings.

The subject site is two parcels in the Dundalk area: Tax ID's 2200010919 and 2200010920. Tax ID 2200010919 is the parcel to the southeast and is improved with three, one-story storage buildings. Tax ID 2200010920 is the parcel to the northwest, closer to Merritt Boulevard, and is improved with a one-story car service building and a one-story car wash. Both properties are owned by the petitioner, Life Storage LP. Tax ID 2200010920 is the subject of the Variance request.

The site is bound by North Point Boulevard to the north, North Point Road to the south, and Merritt Boulevard to the west. A mix of uses surround the subject site. Northeast of the subject site, across North Point Boulevard, is the Back River Waste Water Treatment Plant. Southeast of the subject site are the three, one-story storage buildings at Tax ID 2200010919, as well single family detached residential dwellings, a liquor store, a car junk yard, and an automotive body shop. South of the subject site, across North Point Road, are various retail stores, an indoor roller-skating facility, and a car dealership. West of the subject site, across Merritt Boulevard, are various retail stores, a fire department, office space, and single family attached residential dwellings (townhouses).

Per the petition, the petitioners wish to raze the one-story car wash and construct a three-story, 40,237 square foot, storage facility. The Variance request is for the storage facility to be located 10' from one of the three existing storage buildings on Tax ID 2200010919. The proposed location for the three-story storage facility appears to be as far from the neighboring residential properties as possible.

The site is within the boundary of the Greater Dundalk-Edgemere Community Conservation Plan, adopted March 20th, 2000. The plan provides strengths and weaknesses for the plan area, and outlines

recommendations related to economic development, the environment, physical development, and more. The plan encourages supporting industrial development and commercial revitalization efforts (page 57).

The Department of Planning contacted the representative for the petition via email on February 1st, 2024 seeking additional information on the petition. In a same day reply, he explained that the BR Zone requires each building to have a setback of 30', meaning the proposed and existing buildings would need to be at least 60' apart. Constructing the buildings that far apart is not feasible with site layout. The representative also noted that a similar Variance was granted when the original buildings on Tax ID 2200010919 were constructed.

The Department of Planning confirmed that the sites have been the subject of two past setback-related Variances: Case 1989-0362-A and Case 1989-0500-SPHX, both of which were granted to permit decreased side and rear setbacks for the three storage buildings.

Because the petitioner owns both the property at Tax ID 2200010919 and the property at Tax ID 2200010920; the proposed use is consistent with the use in which it will abut; the requested Variance is similar to one previously granted for the adjacent site; and the three-story building is located as far from the residential properties as possible on the lot, the Department of Planning has no objections to the requested Variance relief, subject to the following conditions:

1. Architecture for the elevations facing North Point Road, Merritt Boulevard, and North Point Boulevard shall be enhanced, as these elevations will be highly visible from the public right of way; and
2. Landscaping shall be provided along Merritt Boulevard and North Point Boulevard to screen the proposed structure to the greatest extent possible.

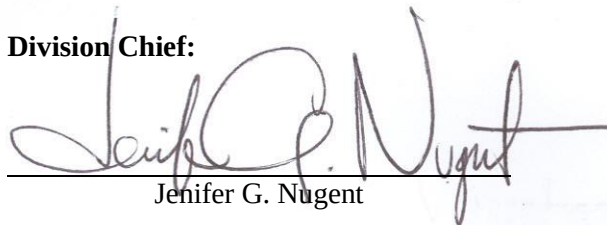
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Rick Richardson, Richardson Engineering
Maria Mougridis, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

CERTIFICATE OF POSTING

2024-0017-A

RE: Case No.: _____

Petitioner/Developer: _____

Life Storage LP

April 3, 2024

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Jeff Perlow:

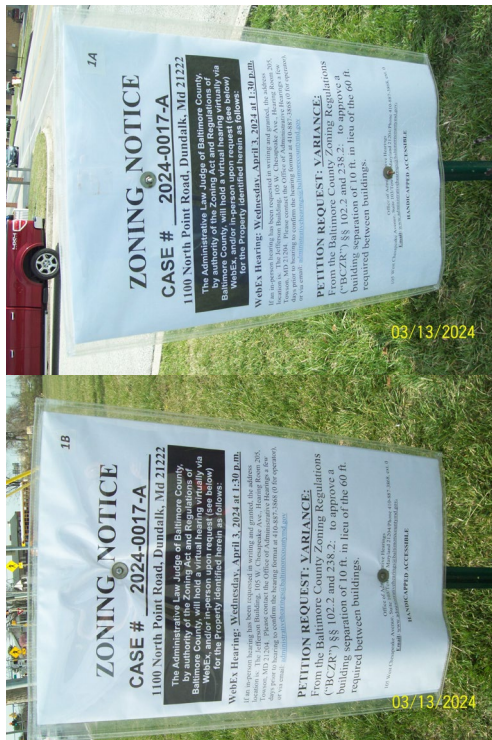
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1100 North Point Road ***SIGN 1A & 1B***

March 13, 2024

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 **March 13, 2024**
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2024-0017-A

RE: Case No.: _____

Petitioner/Developer: _____

Life Storage LP

April 3, 2024

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Jeff Perlow:

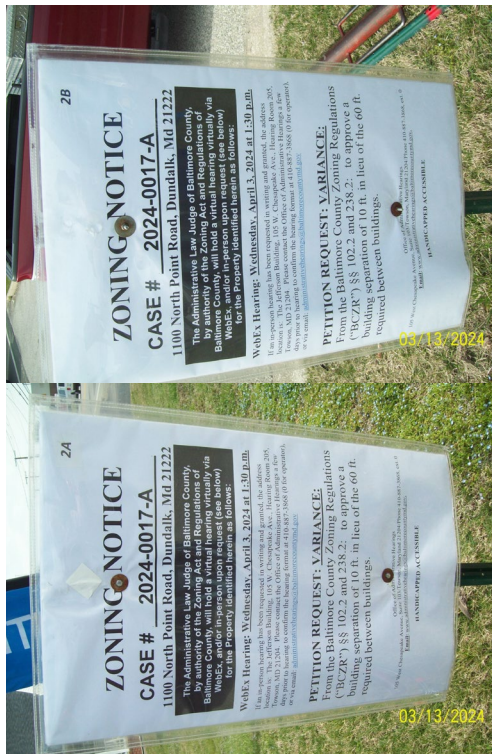
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

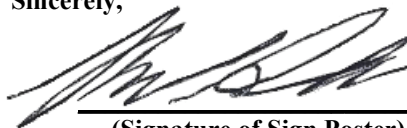
1100 North Point Road ***SIGN 2A & 2B***

March 13, 2024

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 March 13, 2024
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

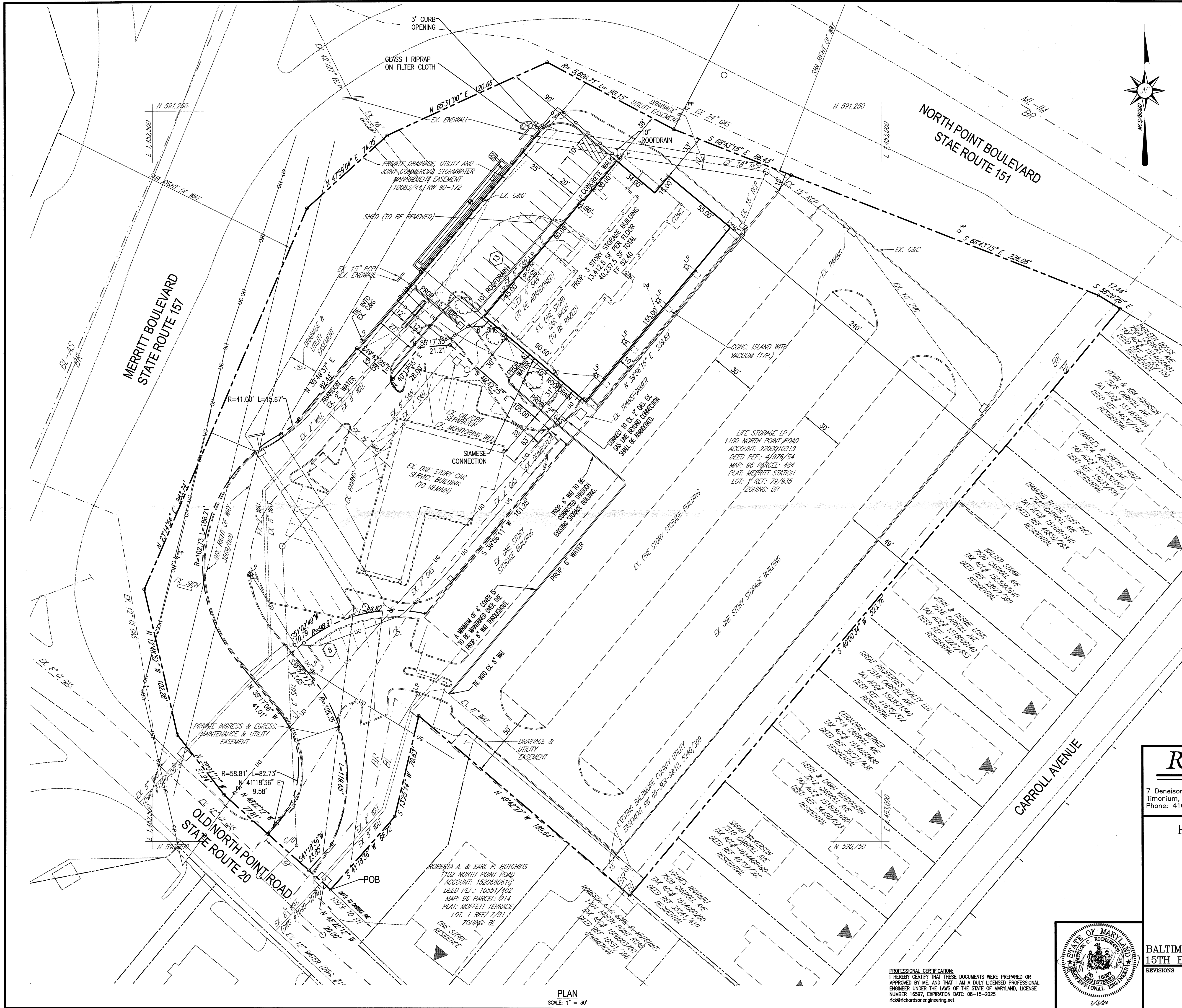
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

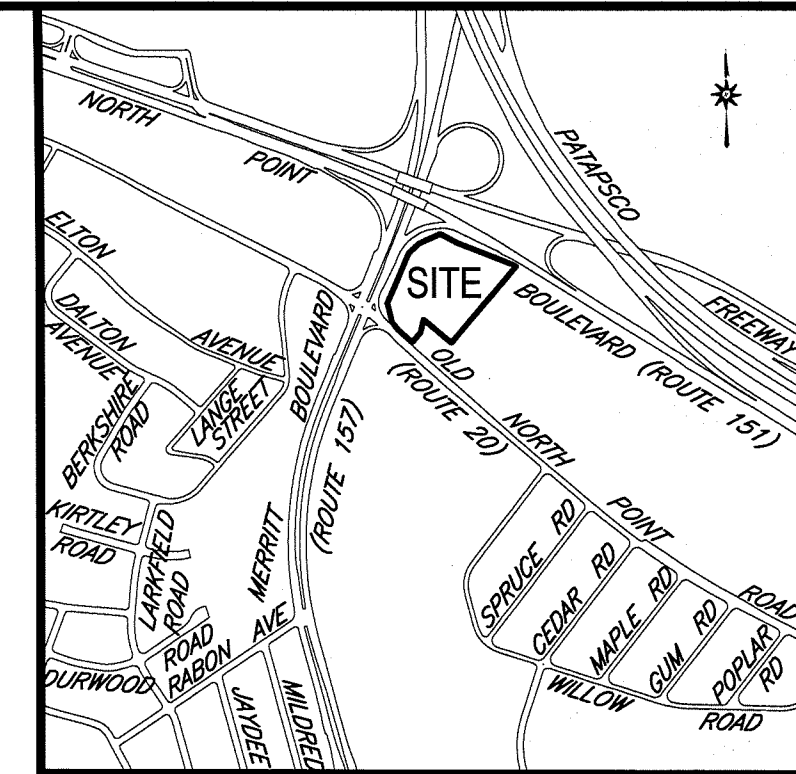
(410) 282-7940

(Telephone Number)



GENERAL NOTES

- OWNER:
LIFE STORAGE LP
6467 MAIN STREET
WILLIAMSVILLE, NEW YORK 14221
PHONE: 716.650.6144
- SITE AREA:
GROSS 223,611 SF OR 5.13 AC.±
NET 189,587 SF OR 4.33 AC.±
- EXISTING BUILDING AREA 3,906 SF (TO BE RAZED)
EXISTING BUILDING AREA 43,499 SF (TO REMAIN)
PROPOSED BUILDING AREA 45,238 SF
TOTAL BUILDING AREA 91,737 SF
- UTILITIES
PUBLIC WATER
PUBLIC SEWER
- USE
EXISTING CAR WASH AND MINI-STORAGE
PROPOSED MINI-STORAGE
- DEED REF: 41976/54
- TAX ACCOUNT: #220010920
- COUNCILMANIC DISTRICT: 7TH
- REGIONAL PLANNING DISTRICT: NORTH POINT
- CENSUS TRACT: 452400
- WATERSHED: BACK RIVER
- EXISTING ZONING: BR
(PER 200 SCALE GIS TILE # 096C3)
- TAX MAP #96, GRID #23, PARCEL #484 (LOT 1)
- PLAT REF: 79/935 (LOT 1)
- PREVIOUS ZONING CASES:
CASE # 81-172-A
VARIANCE TO PERMIT ALL PARKING, LOADING, AND MANEUVERING AREAS FOR THE EXISTING TRUCKING FACILITY TO CONSIST OF A DURABLE, DUST-FREE SURFACE IN-LIEU OF PROVIDING A BITUMINOUS OR CONCRETE SURFACE - DENIED 13 NOVEMBER 1981
CASE # 1989-0382-XA
SPECIAL EXCEPTION TO USE THE PROPERTY FOR A LIVING QUARTERS IN A COMMERCIAL BUILDING, PURSUANT TO SECTION 236.4 AND A PETITION FOR A ZONING VARIANCE FROM:
1. SECTION 238.2 FOR A 12' SIDE SETBACK INSTEAD OF THE REQUIRED 30' FOR THE OFFICE/RESIDENCE.
2. SECTION 238.2 FOR A 15' SIDE YARD SETBACK INSTEAD OF THE REQUIRED 30' FOR THE MINI STORAGE BUILDING.
3. SECTION 238.1, 238.2 AND 102.2, SO AS TO PERMIT THE FOLLOWING BUILDING TO BUILDING SETBACKS IN LIEU OF THE MINIMUM REQUIRED 60'.
(a) 30' BETWEEN THE PROPOSED RETAIL BUILDING AND MINI-STORAGE BUILDING (1 STORY)
(b) 28' BETWEEN THE TWO (2) MINI STORAGE BUILDINGS.
(c) 45' BETWEEN THE MINI-STORAGE BUILDING (1 STORY) AND THE OFFICE/RESIDENCE.
(d) 30' BETWEEN THE TWO STORY MINI-STORAGE BUILDINGS
GRANTED 14 APRIL 1989
CASE# 1989-0500-SPHX
ZONING VARIANCE FROM SECTION 238.2 FOR A 17' REAR SETBACK IN LIEU OF THE REQUIRED 30', A 38' FRONT SETBACK IN LIEU OF THE REQUIRED 50' AND 25' SIDE SETBACK IN LIEU OF THE REQUIRED 30' AND 25' SIDE SETBACK IN LIEU OF THE REQUIRED 30' FOR THE GLASS INSTALLER AND TUNE BUILDING AND A VARIANCE FROM SECTION 238.2 FOR A 1' SETBACK IN LIEU OF THE REQUIRED 30' FOR THE MINI-STORAGE BUILDING.
GRANTED 23 JUNE 1989
SPECIAL EXCEPTION FOR A CAR WASH IN A BR ZONE - GRANTED 23 JUNE 1989
SPECIAL HEARING TO AMEND THE ZONING PLAT AND RELIEF GRANTED IN CASE# 89-362-XA TO PROVIDE FOR THE SUBMISSION OF THE SUBJECT PROPERTY INTO THREE PARCELS AND TO SUBSTITUTE A CAR WASH AND AUTOMOTIVE FACILITY FOR THE APPROVED RETAIL STRIP. - GRANTED 23 JUNE 1989
16. PREVIOUS BUILDING PERMITS
B870718-INTERIOR ALTERATIONS-ISSUED 2/20/2015
B884400-CONSTRUCTION OF A 40,237 SF 3 STORY STORAGE FACILITY
C2300782-CONSTRUCTION OF A 40,237 SF 3 STORY STORAGE FACILITY (REVISED PERMIT)
17. THERE IS NO FLOODPLAIN ON THE PROPERTY PER F.I.R.M.# 2400100420H, DATED 11/2/2023.
18. THE SITE DOES LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
19. THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
20. PARKING CALCULATIONS
1,080 SF OFFICE @ 3.3 SPACES/1,000 SF = 4 SPACES
RESIDENCE @ 2 SPACES = 2 SPACES
TOTAL REQUIRED = 6 SPACES
TOTAL PROVIDED = 23 SPACES
22. SETBACKS FOR BR ZONE
TYPE REQUIRED PROVIDED
FRONT 50' 90'±
SIDE 30' 30'±
REAR 30' 240'±
23. ANY PROPOSED SIGNS ARE TO CONFORM TO THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR).
24. FAR
MAX PERMITTED = 2.0
FAR = (TOTAL FLOOR AREA/GROSS PROPERTY AREA)
= (91,737/223,611)
= 0.41



2024-0017-A
Richardson Engineering, LLC

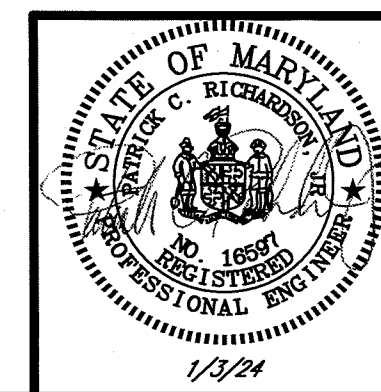
7 Deneison Street
Timonium, Maryland 21093
Phone: 410-560-1502

PLAN TO ACCOMPANY ZONING PETITION
FOR
LIFE STORAGE

1100 NORTH POINT ROAD
BALTIMORE COUNTY MARYLAND
15TH ELECTION DISTRICT 7TH COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	DNM	PCR	1" = 30'
	DATE:	JOB NO.:	SHEET NO.:
	11-28-23	17157	1 OF 1

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE
NUMBER 16597, EXPIRATION DATE: 08-15-2025
rs4@richardsonengineering.net



PLAN
SCALE: 1" = 30'