



Benjamin S. Wechsler ✧ 443-949-3041 ✧ bwechsler@yvslaw.com

January 27, 2025

**VIA ELECTRONIC MAIL**

Ms. Jenny B. Dempsey  
Anne Arundel County  
Office of Planning and Zoning  
2664 Riva Road, 3rd Floor  
Annapolis, MD 21401

Re: Special Exception Application for a Proposed Self-Service Storage Facility; 4338 Mountain Road, Pasadena, MD 21122; Tax Map 17, Parcel 149 (the "Property")/ Letter of Explanation

Dear Ms. Dempsey:

We represent SAFStor, Inc. (the "Applicant" or "SAFStor") regarding the enclosed special exception application proposing to establish a self-service storage facility ("Storage Facility") on the Property. SAFStor is one of the most active privately-held developers of high-quality, professionally-managed self-storage facilities in the United States.

**Description of the Property:**

The Applicant is the contract purchaser of the Property, which comprises approximately 5.11 acres fronting on the north side of Mountain Road in Pasadena, MD near the intersection with Route 100.

As shown on the Site Plan (the "Plan"), attached as **Exhibit A**, the Property is a pentagon-shaped parcel of land. Per the excerpt of the Zoning Map attached as **Exhibit B**, the Property is zoned C2 – Commercial Office District. The parcels to the west are also zoned C2, parcels to the north and east are zoned RLD – Residential Low Density, and parcels to the south are zoned C3 General Commercial. The Property is not located within the Chesapeake Bay Critical Area or a bog protection area. The southern portion of the property is located within a Priority Funding Area as shown on **Exhibit C**. The southern portion of the property is also located within the Chesapeake Crossroads Heritage Area. The northern portion of the Property (outside of the proposed LOD) is encumbered by a forest conservation easement which will remain.

**Development Proposal:** SAFStor is proposing to develop a self-service storage facility on the Property. The proposed Storage Facility will include an approximately 105,000 square foot, three-story building, as shown on the **Exhibit A**. There will be approximately 810 storage units and they will range in size from 5'x5' to 10'x30' with an anticipated average unit size of

approximately 100 ft<sup>2</sup>. The controlled access, self-service storage building will be surrounded by adequate parking and drive aisles. Proposed landscape setbacks will sufficiently meet the County Landscape Manual requirements. Ingress and egress is provided from Mountain Road. There are four specimen trees on the Property, all of which will be retained.

In order to develop the Property with the Storage Facility, the Applicant is requesting special exception approval for a "self-service storage facility." The Property will comply with the general criteria for special exception approval set forth in Code, § 18-16-304 and with the specific use special exception criteria under Code, § 18-11-155 that apply to self-service storage facilities. The Property will comply with all other relevant bulk regulations for the C2-Commercial Office District.

**Compliance with Special Exception Criteria:**

Section 18-16-304 of the Code sets forth the general requirements for special exceptions. To begin, the proposed Storage Facility is not detrimental to the public health, safety, and welfare, Code § 18-16-304(1). The Property is located in a Commercial District in a Priority Funding Area and surrounded on three sides by similarly zoned C2 and C3 District properties. The location of the Project is easily accessed from Mountain Road, and convenient to residential communities and businesses in the Pasadena area. The Storage Facility will be secured by gates on site equipped with "Knox Box" fire department access system and will not "be detrimental to the public health safety and welfare."

The location, height, and nature of the self-service storage facility will also be consistent with the "appropriate and orderly development:" of the C2 District. Code § 18-16-304(2). As described below, the Storage Facility complies with all C2 zoning district bulk requirements, including height, and all of the specific use standards for a self-service storage facility. The facility will be attractively designed similar to other self-storage facilities developed by the Applicant. Samples of the proposed architectural style and elevations based on other facilities are submitted as **Exhibit D.**<sup>1</sup>

Operation of the Storage Facility will not create more objectionable "noise, fumes, vibration, or light to nearby properties than operations in other uses allowed under [the Zoning] article". Code § 18-16-304(3). The Storage Facility is located adjacent to a Mountain Road (Maryland Route 177) and surrounded by other similarly zoned properties. Self-service storage facilities are not significant traffic generators. The proposed Storage Facility will generate little traffic and cause minimal noise, no fumes or vibration, and only necessary security and convenience lighting. Uses on nearby properties will be commercial. The residential areas on the north and east sides of the facility will be buffered and screened by landscape as shown on the site plan. Given the commercial zoning of the surrounding properties, including a nearby shopping center, the proposed facility will have little to no adverse impacts or cause objectionable noise, fumes, vibration or light. Rather, the Project will serve the needs of this community. The operation of

---

<sup>1</sup> An end user for this facility has not been selected, and therefore the applicant cannot provide definitive renderings of the building at this point in time.

other C2 District permitted uses such as business complexes, hotels, childcare centers, and schools would generate much more traffic, noise, light and vibration than the proposed self-service storage facility contemplated in this application.

Given the Project location on Mountain Road across from C3-zoned commercial properties, the Project will not have any adverse effects above and beyond those inherently associated with self-service storage uses irrespective of their location within C2 zoning district. Code § 18-16-304(4).

The Storage Facility will not conflict with an existing or programmed public facility, public service, school, or road. Code § 18-16-304(5). This commercial facility has no impacts on schools. The parcel will be tested for adequacy of public facility requirements during the development process.

The Applicant anticipates that this application will receive a favorable written recommendation from both the Health Department and the Office of Planning and Zoning, given the character of the area and the public need for self-storage, the use that will benefit the community. Code § 18-16-304(6). All required public utilities including public water and sewer to serve the Storage Facility are available.

The proposed use is consistent with Plan2040, the new County General Development Plan, adopted by the County Council as Bill No. 11-21. The Land Use Plan adopted with Bill 11-21 classifies the portion of the Property to be developed as Commercial. The building will be located on the southern portion, consistent with its C2 District zoning and the Commercial land use designation. (**Exhibit A**). The Property is also within Growth Tier 2A under the State's Sustainable Growth Act.

As will be shown by evidence at the hearing, there is a public need for the facility. Code § 18-16-304(8). The Storage Facility will be "expedient, reasonably convenient and useful to the public". *Lucky Stores, Inc. v. Board of Appeals of Montgomery County*, 270 Md. 513 (1973).

The use will meet the criteria for self-storage facilities as set forth in the Code as discussed more fully below and shown on the Plan. Code § 18-16-304(9)

The requirement that the application conform to the critical area criteria is inapplicable because the Property is not located in the Critical Area or a Bog Protection Area. Code § 18-16-304(10).

The Applicant's ability to comply with the requirements of the landscape manual will be demonstrated at the hearing and is shown on the Plan. Code § 18-16-304(11).

### ***Specific Special Exception Use Criteria for Self-Service Storage Facilities***

Section 18-11-155 of the Code sets forth the specific requirements for self-service storage facilities. The Property is over twice the minimum two-acre lot size. Code § 18-11-155(1). Self-service storage will be the only activity conducted at the Property. Code § 18-11-155(2). As shown on the Plan, all interior access drives are designed for two-way traffic with a minimum width of 24 feet. There is an additional 20-foot-wide fire access lane to the north of the proposed building. Code § 18-11-155(3). No outside storage is proposed. Code § 18-11-155(4). Per the C2 District requirement, the facility shall be a fully enclosed central structure without external access to storage units. Code § 18-11-155(5).

### ***C2 Zoning District Bulk Regulations***

The proposed Storage Facility will also meet the bulk regulations for development in the C2 District. Code § 18-5-301. The Property is much larger than the minimum lot size of 20,000 square feet. The maximum coverage by structures and parking will be 27.98%, significantly less than 80%. The minimum setback from the rear lot line will be greater than 25 feet and the minimum setbacks for the side and rear lot lines will be greater than 60 feet from right-of-way line of a divided principal arterial road. The minimum lot depth will be greater than 100 feet. The proposed floor area ratio ("FAR") will be 0.47, which is less than half the permissible FAR of 1.0. The Storage Facility will be three stories tall and will not exceed 60 feet in height.

### **Request for Extension of Time to Obtain a Building Permit:**

In accordance with Code § 18-16-405(b), we are requesting that the Administrative Hearing Officer extend the standard 18-month period provided in Code § 18-16-405(a) for the Applicant to obtain a building permit. Designing and constructing a large self-service storage facility on a site that must proceed through the preliminary and site development plan review process with adequate public facility testing and is located on a State Highway requires additional agency coordination on development issues and processing time to obtain permits. Therefore, due to the character of the proposed project, we request an additional 18-month period to obtain a building permit.

The Applicant also requests as a condition of the special exception approval that it be permitted to make modifications to the administrative site plan to address comments by County and State agencies during the plan and permit review process.

**Conclusion:**

For the foregoing reasons, and for good cause shown, the Applicant respectfully requests special exception approval to allow for the use of a self-service storage facility on the Property.

Should you have any questions regarding the enclosed special exception application, please telephone me in our Annapolis office. Thank you for your assistance with this matter.

Very truly yours,

YVS LAW, LLC

A handwritten signature in black ink, appearing to read "Ben S. Wechsler". The signature is fluid and cursive, written over the printed name below.

Benjamin S. Wechsler

Attachments



Plotted By: Zankel, Samuel  
 Street: SAFSTOR Mountain Road  
 Layout: C400 SITE PLAN  
 January 13, 2025  
 03:31:19pm  
 K:\BAL\014\14464000-SAFSTOR Mountain Road\PlanSheets\Exhibits\2025-01-07-Special Exception Plans\C400 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 Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

**SITE LEGEND**

- LOD — LOD LIMIT OF DISTURBANCE
- — — — — PROPERTY LINE
- - - - - EXISTING EASEMENT
- - - - - PROPOSED EASEMENT
- ===== PROPOSED CURB AND GUTTER
- ===== PROPOSED BUILDING
- ===== PROPOSED CONTOUR
- 82 PR. CONCRETE
- PROPOSED ASPHALT PAVEMENT
- AREA TO BE PROTECTED FROM DISTURBANCE
- PR. PARKING SPACES
- PR. SIGNAGE
- PR. LIGHTS
- PR. FENCE

SITE AREA TABLE		
AREA	EXISTING	PROPOSED
PROPERTY	222,748 SF (5.11 AC)	222,748 SF (5.11 AC)
LIMITS OF DISTURBANCE (LOD)	129,127 SF (2.96 AC)	129,127 SF (2.96 AC)
IMPERVIOUS	6,991 SF (0.16 AC)	62,177 SF (1.43 AC)
WOODS	100,397 SF (2.31 AC)	100,397 SF (2.31 AC)
OPEN (GRASS)	215,757 SF (4.95 AC)	160,571 SF (3.68 AC)

**SITE INFORMATION**

- ADDRESSES: 4338 MOUNTAIN ROAD  
LOT 1  
PASADENA, MD 21122
- TAX ACCOUNT NUMBER: 03-000-90109409  
DEED REFERENCES: BOOK 22396, PAGE: 00026  
TAX MAP / GRID / PARCEL: 0017 / 0023 / 0149  
ASSESSMENT DISTRICT: 03
- EXISTING ZONING: C2 - COMMERCIAL OFFICE 222,748 SF (5.11 AC)  
EXISTING USE: COMMERCIAL/RESIDENTIAL  
PROPOSED ZONING: C2 - COMMERCIAL OFFICE 222,748 SF (5.11 AC)  
PROPOSED USE: COMMERCIAL - SELF SERVICE STORAGE
- PARCEL AREAS: 222,748 SF (5.11 AC)  
TOTAL PROJECT AREA: 222,748 SF (5.11 AC)  
LIMITS OF DISTURBANCE (LOD): 129,127 SF (2.96 AC)
- EXISTING IMPERVIOUS AREA (PROPERTY): 6,991 SF (0.16 AC)  
EXISTING IMPERVIOUS RATIO (PROPERTY): 6,991 SF / 222,748 SF = 3.14%  
EXISTING IMPERVIOUS AREA (LOD): 6,991 SF (0.16 AC)  
EXISTING IMPERVIOUS RATIO (LOD): 6,991 SF / 129,127 SF = 5.4%
- PROPOSED IMPERVIOUS AREA (PROPERTY): 62,177 SF (1.43 AC)  
PROPOSED IMPERVIOUS RATIO (PROPERTY): 62,177 SF / 222,748 SF = 27.91%  
PROPOSED IMPERVIOUS AREA (LOD): 62,177 SF (1.43 AC)  
PROPOSED IMPERVIOUS RATIO (LOD): 62,177 / 129,127 SF = 48.15%

**GENERAL NOTES**

- HISTORIC RESOURCES, ARCHAEOLOGICAL SITES AND CEMETERIES: N/A
- LIMITS OF GREENWAY: N/A
- WATER: PRESSURE ZONE 220, SERVICE CATEGORY: PLANNED SERVICE
- SANITARY: COX CREEK; SERVICE CATEGORY: PLANNED SERVICE
- SELF-SERVICE STORAGE IS ONLY PERMITTED AS A SPECIAL EXCEPTION IN THE C2 ZONING DISTRICT PER SECTION §18-5-102 OF THE COUNTY CODE.
- MAXIMUM ALLOWABLE COVERAGE BY STRUCTURES & PARKING SHALL BE 80% OF GROSS AREA (§18-5-301):
  - PROJECT AREA = 5.11 AC
  - PROJECT AREA OF 5.11 AC WITH A LOT COVERAGE = 1.43 AC (27.98%)
- MINIMUM SETBACKS FOR PRINCIPAL STRUCTURES ARE BASED ON THE ROW AND THEREFORE SHALL BE GOVERNED BY THE BULK REGULATIONS FOR ANNE ARUNDEL COUNTY ZONING DISTRICTS (§18-5-301):
  - FRONT LOT LINE: 60 FEET FROM ROW LINE OF DIVIDED PRINCIPAL ARTERIAL
  - SIDE LOT LINE: 60 FEET FROM ROW LINE OF DIVIDED PRINCIPAL ARTERIAL
  - REAR LOT LINE: 25 FEET
  - HIGHWAY ZONE
  - MIN. FRONTAGE @ B.R.L.: 275 FEET
  - MIN FRONTAGE @ ROW: 267 FEET
  - GROWTH TIER: 2A
  - MOUNTAIN ROAD (MD ROUTE 177) IS CLASSIFIED AS A MINOR ARTERIAL ROAD
  - GATES ON SITE TO BE EQUIPPED WITH KNOX BOX FIRE DEPARTMENT ACCESS SYSTEM.

**ENVIRONMENTAL**

- WATER RESOURCES:
  - CHESAPEAKE BAY CRITICAL AREA/BUFFER: N/A
  - WATERSHEDS:
    - PATAPOSCO RIVER (02130902) - BODKIN CREEK (021309021000)
    - WEST CHESAPEAKE BAY (02131001) - MAGOTHY RIVER (021310011005)
  - 100-YR FLOODPLAIN: N/A
  - STREAMS/BUFFER: MAIN CREEK CLASSIFICATION: CREEK
  - BOG DRAINAGE AREA: N/A (NEAREST TO MAIN CREEK BOG CDA)
  - EXISTING STORMWATER MANAGEMENT: N/A
- SOILS:
  - HIGHLY ERODIBLE SOIL: N/A
  - STEEP SLOPES AND BUFFER: N/A
  - THE PREDOMINANT SOIL TYPES ARE:
    - DxB: DOWNER-PHALANX COMPLEX, 2 TO 5 PERCENT SLOPES, HSG-A
    - DxC: DOWNER-PHALANX COMPLEX, 5 TO 10 PERCENT SLOPES, HSG-A
    - SxB: SASSAFRAS-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES, HSG-B
- FORESTS:
  - FOREST CONSERVATION AREAS: EXISTING & PROPOSED ON-SITE
  - SENSITIVE AREAS: N/A
  - RARE, THREATENED OR ENDANGERED SPECIES HABITAT: NONE ON-SITE
  - SPECIMEN TREES: FOUR (4) ON-SITE - 0 TO BE REMOVED, 4 TO REMAIN

**PARKING NOTES:**

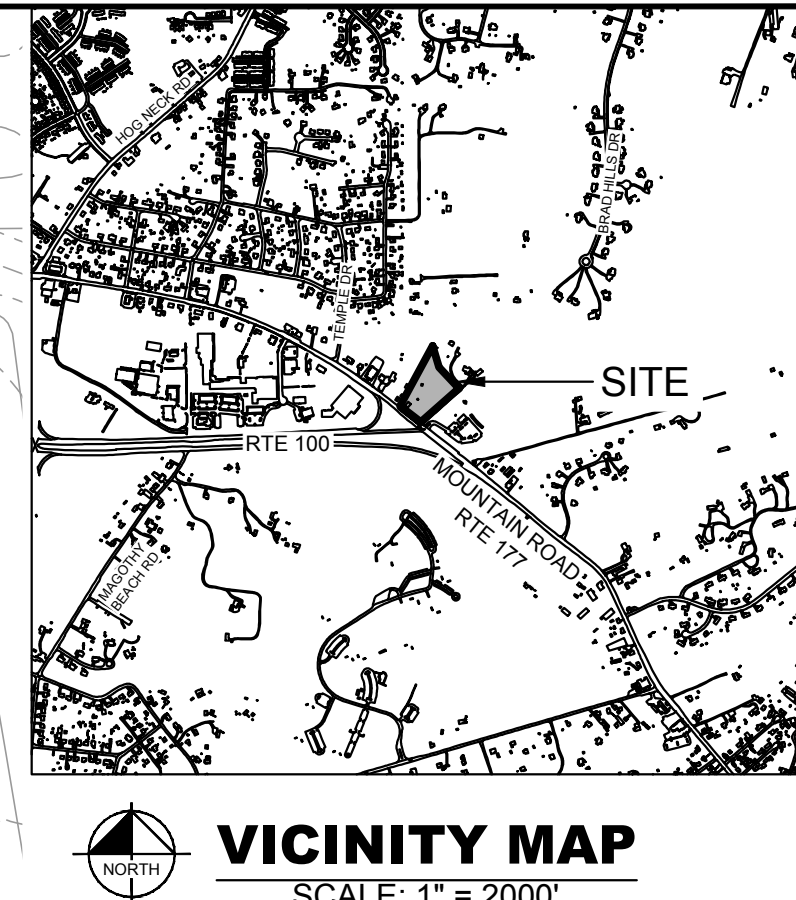
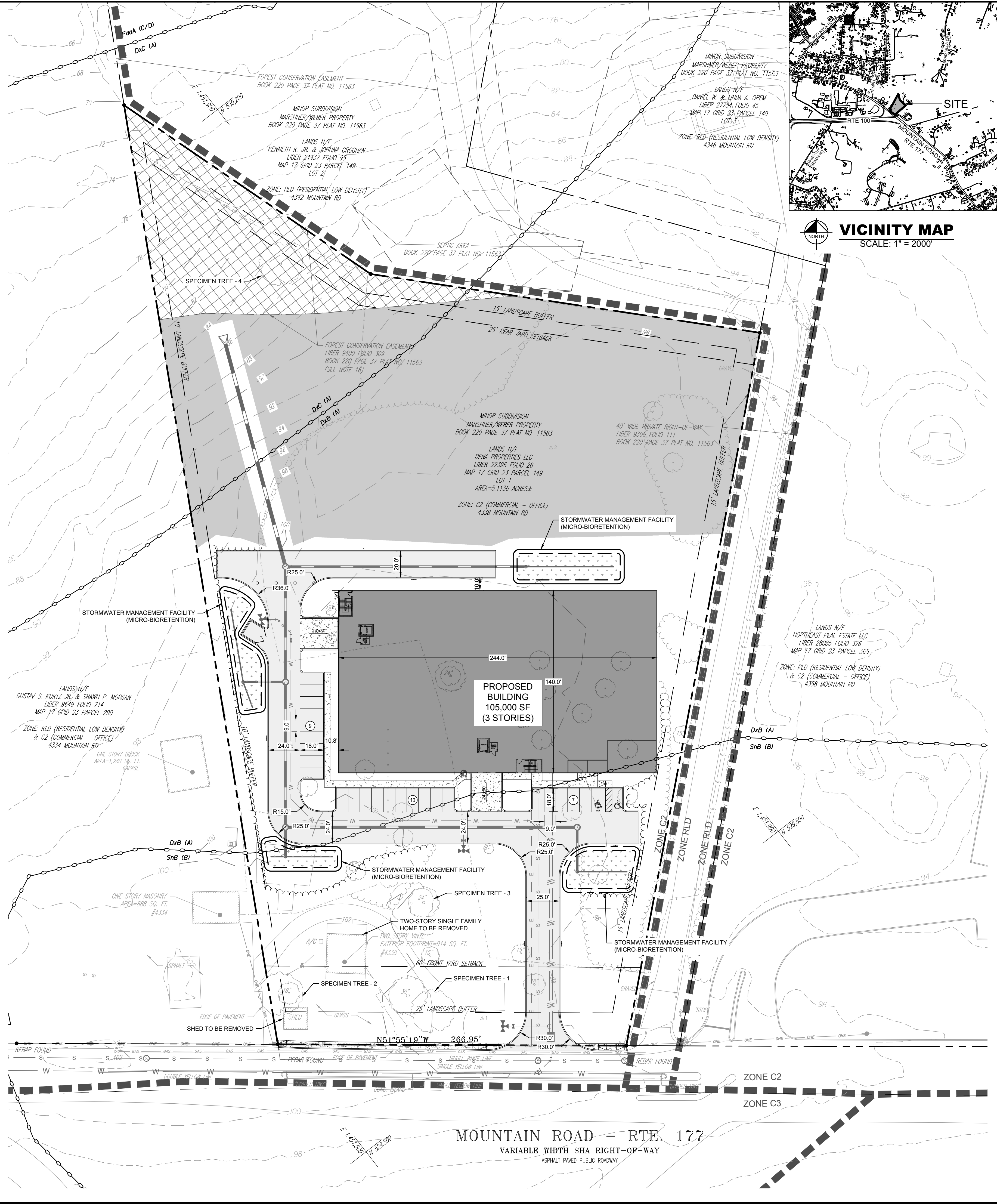
- PARKING REQUIREMENTS:
  - STORAGE BAYS: 1 SPACES FOR EVERY 60 STORAGE BAYS
  - 1 SPACE FOR EVERY 60 STORAGE BAYS X 810 BAYS = 15 SPACES
  - 5 SPACES LOCATED AT THE BUSINESS OFFICE
  - 2 ADA STANDARD/VAN ACCESSIBLE SPACES
- TOTAL PARKING REQUIRED: 21 STANDARD SPACES
- TOTAL PARKING PROVIDED: 26 STANDARD SPACES
  - 19 PROPOSED SPACES
  - 5 SPACES LOCATED AT THE BUSINESS OFFICE
  - 2 ADA STANDARD/VAN ACCESSIBLE SPACES

**BUILDING NOTES:**

- MAXIMUM BUILDING HEIGHT FOR STRUCTURE (§18-5-301) GOVERNED BY PLANNING AND ZONING OFFICER BULK REGULATIONS (§18-5-301): 80 FEET OR MAXIMUM OF 72 FEET FOR DEVELOPMENT IN WHICH MORE THAN 50% OF ALLOWABLE LOT COVERAGE CONSISTS OF FSD FEATURES. ALL SETBACKS ARE INCREASED BY ONE FOOT FOR EACH FOOT OF HEIGHT IN EXCESS OF 60 FEET
  - PROPOSED BUILDING HEIGHT: 3 STORIES - 44 FT
  - MAXIMUM COVERAGE BY STRUCTURES AND PARKING (§18-5-301): 80% OF GROSS AREA = 80%(5.11 AC) = 4.09 AC
  - EXISTING COVERAGE BY STRUCTURES AND PARKING: 6,991 SF (0.16 AC)
  - PROPOSED COVERAGE BY STRUCTURES AND PARKING: 62,177 SF (1.43 AC)
  - MAXIMUM GROSS FLOOR AREA RATIO: 1.0
    - EXISTING FLOOR AREA RATIO: 1,233 SF/222,748 SF = 0.005
    - PROPOSED FLOOR AREA: 105,000 SF
    - PROPOSED FLOOR AREA RATIO: 105,000 SF/222,748 SF = 0.47
  - PROPOSED UNITS: 810 STORAGE UNITS - 100% RENTAL

**FIRE NOTES:**

- "NO PARKING" WILL BE REQUIRED BY THE FIRE DEPARTMENT AS DEEMED NECESSARY FOR ADEQUATE ACCESS AND OPERATIONAL REQUIREMENTS. ROADWAYS MUST PROVIDE 24 FEET OF CLEAR WIDTH AND RESTRICTED ACCESS DEDICATED FIRE LINES MUST PROVIDE 20 FEET OF WIDTH, FREE OF ANY OBSTRUCTIONS, INCLUDING PARKED VEHICLES. ALL CURBS NOT PLANNED AND PREVIOUSLY MARKED AS PARKING SPOTS MUST BE MARKED "NO PARKING FIRE LANE" WITH THE CURB MARKINGS AND SIGNS SHOWN ON THE FIRE SAFETY PLAN. THE DEVELOPER IS RESPONSIBLE TO ENSURE PROPER INSTALLATION. ONE SIDED PARKING IS ONLY PERMITTED IF THE ROADWAY IS AT LEAST 26 FEET IN WIDTH.



NO.	REVISIONS	DATE	BY

**Kimley Horn**

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
 3904 BOSTON ST., SUITE 202, BALTIMORE, MD 21224  
 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 AN ANNUALLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

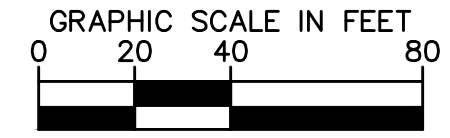
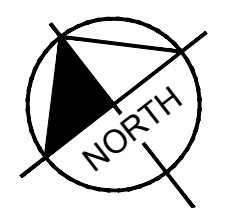
KHA PROJECT	114464000	DATE	JAN. 2025
DESIGNED BY	SEZ	CHECKED BY	JBS
DRAWN BY	SEZ		

**SPECIAL EXCEPTION SITE PLAN**

MARSHNERWEBER PROPERTY, LOT 1 - SAFSTOR  
 4338 MOUNTAIN ROAD, PASADENA, MD 21122  
 SELF-STORAGE FACILITY  
 PRELIMINARY PLAN  
 C2024-0046-00-PP  
 TAX MAP - 17 GRID - 23 PARCEL - 149  
 ASSESSMENT DISTRICT: 3  
 ANNE ARUNDEL COUNTY

SHEET NUMBER  
**EX-1**

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



**SITE PLAN**  
 SCALE: 1" = 40'





4338 MOUNTAIN ROAD  
PASADENA, MD



THIS PRELIMINARY ARCHITECTURAL DRAWING IS PROVIDED FOR PRELIMINARY APPROVAL OF THE CLIENT'S GENERAL CONCEPTS OF BUILDING. IT IS NOT A  
CONSTRUCTION DOCUMENT. ARCHITECTURAL CONSTRUCTION DRAWINGS WILL BE SUBMITTED FOR PERMIT AND COST ESTIMATION LATER. ANY  
CONSTRUCTION DRAWINGS WILL BE PROVIDED TO THE CLIENT, AND ANY CHANGES TO THE DRAWINGS WILL BE MADE BY THE ARCHITECT'S OFFICE.



4338 MOUNTAIN ROAD  
PASADENA, MD

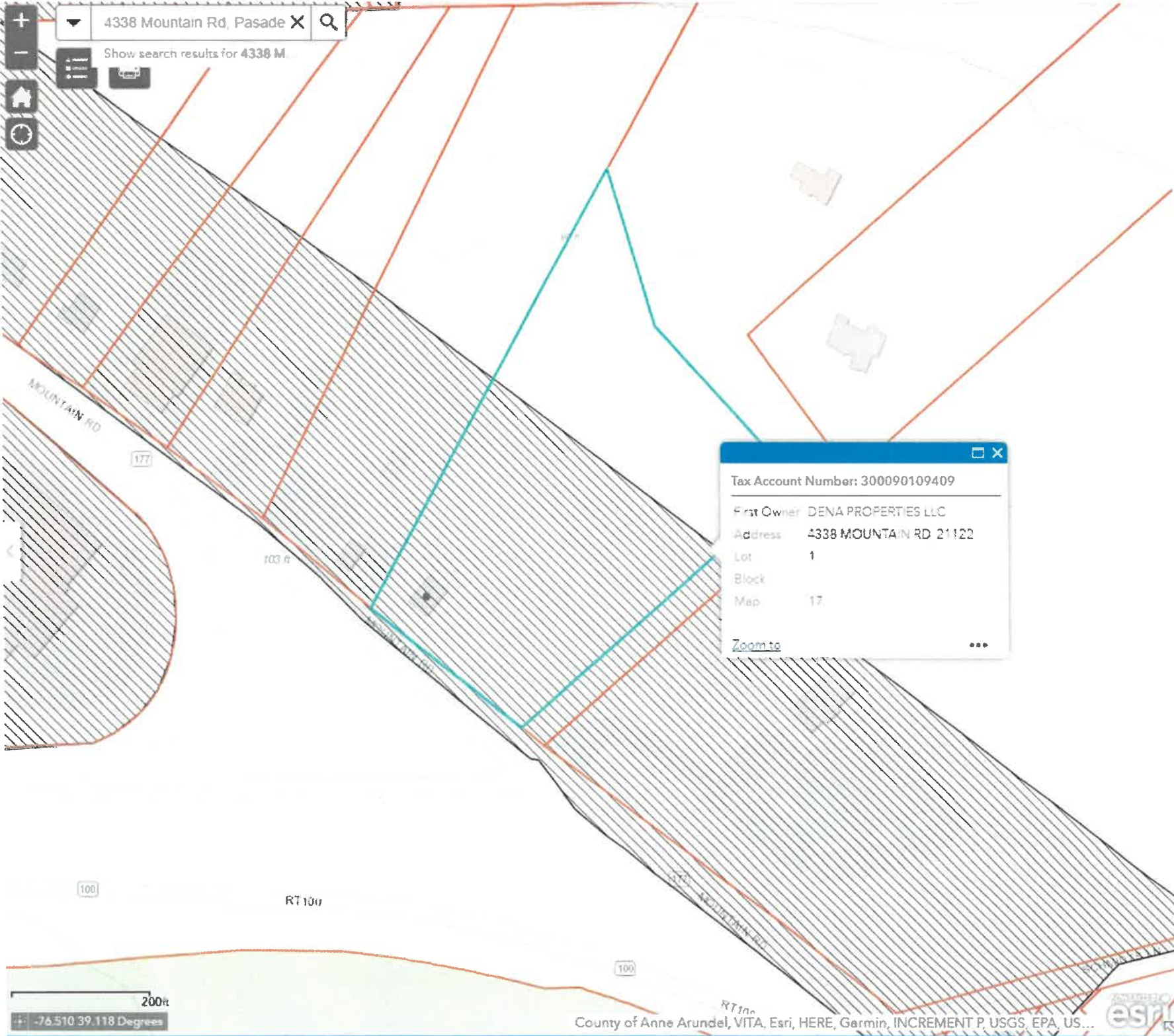


DATE: 07/19/21. DRAWING: 100-0000-1000-1. DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THIS IS NOT A CONSTRUCTION DOCUMENT. ARCHITECTURAL CONSTRUCTION DRAWINGS WILL BE SUBMITTED FOR PERMIT AND CONTROL. CITY, STATE, AND FEDERAL CONSTRUCTION DRAWINGS WILL BE PROVIDED TO THE CLIENT. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.



4338 Mountain Rd, Pasade X

Show search results for 4338 M



Tax Account Number: 300090109409

---

First Owner: DENA PROPERTIES LLC

Address: 4338 MOUNTAIN RD 21122

Lot: 1

Block:

Map: 17

[Zoom to](#) ...

200ft

-76.510 39.118 Degrees

4338 Mountain Rd, Pasade X

Show search results for 4338 M...

+

-

Home

Refresh

(2 of 2)

**Zoning ADOPTED: C2**

ZONED	C2
Type	C2 Commercial - Office
Acreece	36.83
created_user	pzmagl22
created_date	9/12/2024 12:49 PM
last_edited_user	pzmagl22
last_edited_date	9/12/2024 1:55 PM

[Zoom to](#) ...



ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plat, A3) P6111563; Plat Book 220, p. 37, MSA-S1235-7420, Date available: 1999/09/09, Printed 01/23/2025.

**AT&T Minimum Band Property**

**FOREST CONSERVATION EASEMENT**  
Version 1.0

**NET EXACT AREA:**

A. Total area	13.99
B. Area within 50' riparian	6.88
C. Area within 100' riparian	6.88
D. Net area	13.99

**LAND USE CATEGORIES:** (See table 2.1.1, page 40, Manual)

ADA	SEAL	SEA	SEAL	SEAL	SEA	SEA	SEA	SEA
1	0	0	0	0	0	0	0	0

**2. Classification** 20% 4D+ = 2.15

**3. Conservation Threshold** 20% 1D+ = 1.13

**EXCEPTED FOREST COVER:**

A. Existing forest cover (including riparian) 00.76

B. Area of forest cover (conservation threshold) 0.15

**UNPAID DEBT POINT:**

1. Bank fees 2.30

2. Area charging protection (other obligations) 1.50

**PROPOSED FOREST CLEARING:**

1. Total area of forest to be cleared 8.64

2. Total area of forest remaining 10.66

**PLANTING REQUIREMENTS:**

A. Minimum number for clearing above conservation threshold 0.16

B. Minimum number for clearing below conservation threshold 0.28

C. Total for clearing above conservation threshold 2.11

D. Total for clearing below conservation threshold 0.88

E. Total minimum number 0.60

F. Total maximum number 0.92

**PRIVATE RIGHT-OF-WAY STATEMENT**

THE 40' WIDE PRIVATE RIGHT-OF-WAY SHOWN HEREON IS INTENDED TO PROVIDE ACCESS TO AND FROM LOTS 1, 2, AND 3 AND THE GRADERS OF THESE LOTS ARE RESPONSIBLE FOR MAINTENANCE OF THE RIGHT OF WAY AND ARE NOT LIABLE FOR RESPONSIBILITY FOR MAINTENANCE OF THE RIGHT OF WAY AND ARE NOT LIABLE TO RECEIVE COUNTY SERVICES PROVIDED TO LOT OWNERS ADJACENT COUNTY ROADS. USE PRIVATE RIGHT OF WAY MAINTENANCE AGREEMENT RECORDED IN BOOK 220 PAGE 37 PLATS 1563 AND 1564. THIS RIGHT OF WAY IS TO BE CONSTRUCTED AS PART OF FIRST BUILDING PERMIT FOR LOTS 1, 2, AND 3.

**COMMON DRIVEWAY AERON STATEMENT**

A COMMON DRIVEWAY APPROX 30 FEET WIDE IS PROPOSED FOR LOTS 1, 2, AND 3 AS PART OF THE FIRST BUILDING PERMIT APPROVED FOR LOTS 1, 2, AND 3. A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED UNTIL THE AERON HAS BEEN CONSTRUCTED TO THE SATISFACTION OF ANNE ARUNDEL COUNTY AND THE STATE HIGHWAY ADMINISTRATION. THE AERON SHALL BE CONSTRUCTED IN ACCORDANCE WITH MARYLAND STATE HIGHWAY ADMINISTRATION STANDARDS DESIGN AND SPECIFICATIONS.

**SUBDIVISION POTENTIAL NOTE**

THERE IS NO MORE SUBDIVISION POTENTIAL FOR THIS PROPERTY.

**FOREST CONSERVATION COMPLIANCE**

LOTS 1, 2, AND 3 ARE OUTSIDE THE CHESAPEAKE BAY CRITICAL AREA WITH A TOTAL EXISTING WOODLAND COVERAGE OF 10.76 ACRES. THE 40' WIDE COMMON DRIVEWAY APPROX 30 FEET WIDE IS PROPOSED FOR LOTS 1, 2, AND 3 AS PART OF THE FIRST BUILDING PERMIT APPROVED FOR LOTS 1, 2, AND 3. A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED UNTIL THE AERON HAS BEEN CONSTRUCTED TO THE SATISFACTION OF ANNE ARUNDEL COUNTY AND THE STATE HIGHWAY ADMINISTRATION. THE AERON SHALL BE CONSTRUCTED IN ACCORDANCE WITH MARYLAND STATE HIGHWAY ADMINISTRATION STANDARDS DESIGN AND SPECIFICATIONS.

**STORMWATER MANAGEMENT BILL 87-94**

LOT 1		LOT 2		LOT 3	
NO.	BEARING	BEARING	NO.	BEARING	BEARING
1	N 41° 57' 00" E	266.95	13	N 29° 41' 17" E	243.31
2	N 33° 32' 00" E	729.71	14	N 50° 24' 15" E	750.23
3	S 02° 44' 00" E	228.81	15	S 40° 31' 00" E	388.01
4	S 30° 20' 15" E	301.41	16	S 55° 28' 15" E	1072.42
5	S 52° 28' 15" E	355.47	17	S 52° 28' 15" E	355.47

AREA=5.1136 AC.±

AREA=5.1136 AC.±

AREA=5.1136 AC.±

**SEPTIC AREA NOTE**

THE 1000 SQUARE FOOT SEPTIC AREA SHALL REMAIN UNOCCUPIED BY GARAGES, CASHEMETS, RIGHTS-OF-WAY, AND OTHER PERMANENT OR PHYSICAL OBJECTS.

**STANDARD RIGHT TO DISCHARGE**

WE, ROSALEE V. CARLIS, EXECUTOR OF THE ESTATE OF VESTA R. MARSHNER, AND JULIE A. SEID, GUARDIAN OF GRACE WEBER, THE OWNERS WITHIN THE DESCRIBED PROPERTY, HERIN HEIRS, LEGAL REPRESENTATIVES, PERSONAL REPRESENTATIVES, EXECUTORS AND SUCCESSORS HERETO (THE "PARTY"), HEREBY AGREE TO DISCHARGE THE FLOW OF WATER FROM SUCH NECESSARY DRAINAGE FACILITIES AND APPURTENANCES TO NEARBY NEIGHBORING PROPERTIES AND ADJACENT PROPERTIES AND EXISTING WATERWAYS AND/OR NATURAL DRAINAGE COURSES AND/OR UPON THE EXISTING COMMON SEWER DISCHARGE POINTS AND DRAINAGE BY THE SHOWN "AND" AND "OR" RESPECTIVELY AS SHOWN GRAPHICALLY ON THIS PLAT.

WITNESSES: ROSALEE V. CARLIS, EXECUTOR OF THE ESTATE OF VESTA R. MARSHNER, DATE 8/16/99

JULIE A. SEID, GUARDIAN OF GRACE WEBER, DATE 8/16/99

**FOREST CONSERVATION EASEMENT**

ID	BEARING	DISTANCE
1	N 50° 12' 51" W	197.19
2	N 45° 32' 43" W	343.52
3	N 43° 45' 10" W	49.22
4	N 37° 13' 08" W	35.91
5	N 30° 32' 00" E	419.80
6	S 05° 31' 00" E	1021.86
7	S 59° 28' 15" E	841.44
8	N 34° 33' 45" W	83.52
9	N 40° 27' 53" E	52.28
10	N 49° 32' 07" W	100.00
11	S 40° 27' 53" W	100.00
12	N 88° 00' 38" W	32.11
13	S 60° 18' 45" W	92.35
14	S 29° 41' 17" E	158.61
15	S 45° 28' 15" W	49.50
16	N 32° 50' 28" W	165.93
17	N 58° 33' 25" E	8.07
18	N 31° 18' 55" W	48.89
19	N 35° 58' 08" E	157.50
20	N 78° 41' 27" E	40.87
21	N 50° 28' 00" E	184.00
22	N 54° 28' 00" W	131.00
23	S 53° 32' 00" W	140.45
24	S 18° 00' 00" E	79.89
25	S 30° 32' 00" W	109.42
26	N 10° 09' 32" E	23.34
27	N 79° 50' 28" W	75.82
28	S 12° 00' 33" W	64.82
29	S 38° 53' 27" E	120.43

AREA=8.59 AC.±

**VICINITY MAP**  
SCALE: 1"=200'

**GENERAL NOTES**

- INDIVIDUAL GRACE PERMITS MAY BE REQUIRED FOR EACH BUILDING LOT AT THE TIME OF BUILDING PERMIT APPLICATION.
- THIS SITE IS TO BE SERVED BY INDIVIDUAL PRIVATE WELL AND SEPTIC SYSTEMS.
- COD AND RECREATION FEES WERE PAID ON APRIL 16, 1999. CDD 212709 IN THE AMOUNT OF \$300.00.
- EXISTING HOUSE AND FRUIT STAND ON LOT 1 ARE TO BE RETAINED AND THE SEPTIC ARE TO BE RELOCATED.
- CONSERVATION EASEMENT YES SHOWN HEREON ARE REFERRED TO HEREIN AS INCITED FROM A.A. CONSERVATION EASEMENT YES. BEHAVIORS SHOWN HEREON ARE REFERRED TO SURVEY MEASUREMENTS INCLUDING THE 740' OR 4" 30' 32" E, 1001' 37" PL. LINE DESCRIBED IN THAT COVENANCE DATED FEB. 27TH DAY OF APRIL, 1988 AND RECORDED COUNTY IN BOOK 4837, PAGE 321.
- PERFORATION TEST RESULTS ARE AVAILABLE AT ANNE ARUNDEL COUNTY HEALTH DEPARTMENT UNDER PERFORATION TEST NUMBER 100292350.

**SET BACK REQUIREMENTS BLD. ZONE**

FRONT 10'

SIDE 5' 20' 740' COMBINED

REAR 10'

MIN. FRONT 10' MIN. FRONT 8' 8" 18'

MIN. FRONT 8' 8" 18'

INDICATES HOUSE NUMBER

INDICATES 150000 S.F. AREA COVERED SEPTIC AREA

INDICATES EXISTING WOODLANDS PROTECTED UNDER FOREST CONSERVATION EASEMENT.

RIGHT TO DISCHARGE

**AREA TABULATION**

- TOTAL ACRES OF SITE = 13.904 AC.±
- TOTAL NUMBER OF LOTS = 3 (4831 AC.±)
- PERCENT OF PRIVATE = 100%
- NET OF B = 11.136 AC.±
- LOT 1 ACRES = 5.1136 AC.±
- LOT 2 ACRES = 5.1136 AC.±
- LOT 3 ACRES = 3.6768 AC.±

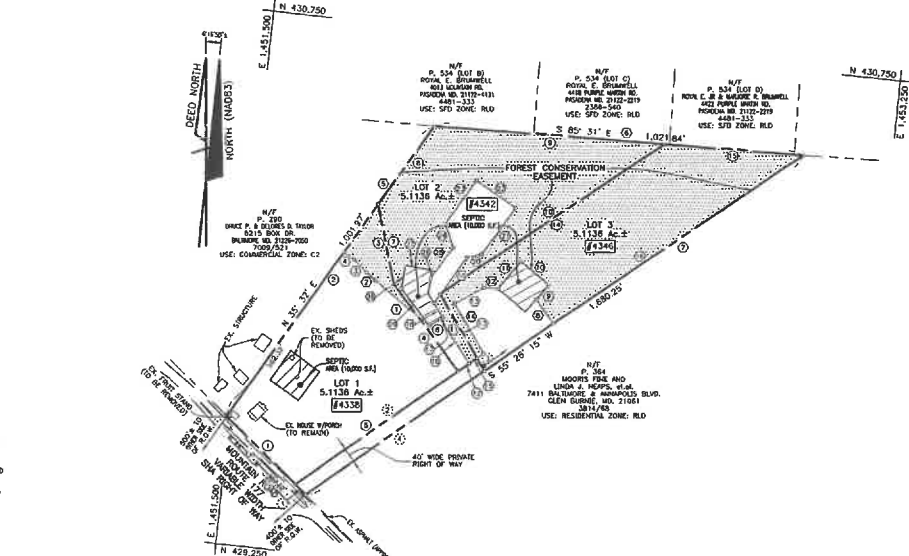
**OWNER'S DEDICATION**

WE, ROSALEE V. CARLIS, EXECUTOR OF THE ESTATE OF VESTA R. MARSHNER, AND JULIE A. SEID, GUARDIAN OF GRACE WEBER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY AGREE TO THIS PLAN OF SUBDIVISION, INCLUDING THE NEIGHBORHOOD RESTRICTIONS LINES AND REGULATE THE STREET, ALLEYS, WALKWAYS AND OTHER FEATURES INCLUDING STOPS AND TURNS OF PUBLIC USE, SUCH AS TO BE PROVIDED TO ANNE ARUNDEL COUNTY BY THE STATE HIGHWAY ADMINISTRATION, AS MAY BE APPROPRIATE, AS REQUESTED.

THERE ARE NO STATE ACTIONS OF LAW, TAXES, LIENS, MORTGAGES, INTERESTS, ENCUMBRANCES OR OTHER RIGHTS-AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT THE FOLLOWING: THE MORTGAGE OF VESTA R. MARSHNER IN INTEREST HEREIN RECORDED LISTED THERE AS MORTGAGE. SIGNATURE THEIR ASSENT AND WILLEDNESS TO JOIN IN THIS PLAN OF SUBDIVISION.

WITNESSES: ROSALEE V. CARLIS, EXECUTOR OF THE ESTATE OF VESTA R. MARSHNER, DATE 8/16/99

JULIE A. SEID, GUARDIAN OF GRACE WEBER, DATE 8/16/99



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT REPRESENTS A SURVEY OF THE PROPERTY BY THE SURVEYOR OR PERSONS UNDER THE SURVEYOR'S DIRECT SUPERVISION; AND THAT IT IS A SUBDIVISION OF ALL THE LOTS CONTAINED IN VESTA R. MARSHNER'S GRACE WEBER PERSONAL REPRESENTATIVES OF THE ESTATE OF VESTA R. MARSHNER, DECEASED IN VESTA R. MARSHNER AND GRACE WEBER, BY DEED DATED THE 29TH DAY OF APRIL, 1988 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 4837, PAGE 321. SEE ALSO LOTS 1, 2, AND 3, DEED DATED OCTOBER 15, 1987, UPON THE ESTATE OF VESTA R. MARSHNER RECORDED WITHIN ANNE ARUNDEL COUNTY UNDER TITLE RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 4837, PAGE 321. SEE ALSO THE RECORDS OF ANNE ARUNDEL COUNTY RECORDS OF GRACEWEBER JULIE A. SEID, GUARDIAN OF GRACE WEBER, WHICH GRANTED JULIE A. SEID, GUARDIAN OF GRACE WEBER, THE NECESSARY RIGHTS TO THE REAL PROPERTY INTERESTS, INCLUDING EASES OF WAY, RIGHT OF WAY, AND CONVEYANCES AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTINGS OF MARKERS HAVE BEEN COMPLETED WITHIN.

DATE 7-26-99

APPROVED: ROSALEE V. CARLIS, EXECUTOR OF THE ESTATE OF VESTA R. MARSHNER, DATE 8/16/99

JULIE A. SEID, GUARDIAN OF GRACE WEBER, DATE 8/16/99

**OWNER/DEVELOPER CERTIFICATION**

WE CERTIFY THAT IRON PIPES MARKED "S" AND CONCRETE MONUMENTS MARKED "M" SHALL BE SET IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF ANNE ARUNDEL COUNTY, MARYLAND.

DATE 7-26-99

APPROVED: ROSALEE V. CARLIS, EXECUTOR OF THE ESTATE OF VESTA R. MARSHNER, DATE 8/16/99

JULIE A. SEID, GUARDIAN OF GRACE WEBER, DATE 8/16/99

**C. D. MEEKINS & ASSOCIATES, INC.**  
CONSULTING ENGINEERS AND SURVEYORS

159 MAIN ST., SECOND FLOOR ANNAPOLIS, MD. MAILING ADDRESS: P.O. BOX 2151 ANNAPOLIS, MD. 21404-2151

ANNAPOLIS: (410) 287-0744 BALTIMORE: (410) 289-7807 FACSIMILE: (410) 287-0338

APPROVED: ROSALEE V. CARLIS, EXECUTOR OF THE ESTATE OF VESTA R. MARSHNER, DATE 8/16/99

APPROVED: JULIE A. SEID, GUARDIAN OF GRACE WEBER, DATE 8/16/99

RECORDED IN BOOK 220 PAGE 37 PLAT 1563 PAGE PLAT NO.

PLAT ONE OF ONE  
\* MINOR SUBDIVISION  
M.S. # 1998-130

**MARSHNER/WEBER PROPERTY**  
TAX MAP 17, BLOCK 23, PARCEL 149

SCALE: 1"=200' SCALE: 1"=200' JULY, 1999

3RD ASSESSMENT DIST., ANNE ARUNDEL COUNTY, MARYLAND 21122

MSA SSA 1235-7420





STEUART PITTMAN, COUNTY EXECUTIVE  
JESSICA LEYS, DIRECTOR  
RECREATION AND PARKS  
1 HARRY S. TRUMAN PKWY  
ANNAPOLIS, MD 21401  
AACOUNTY.ORG/RECPARKS



## MEMORANDUM

TO: Sadé Medina, Zoning Division  
Office of Planning and Zoning

FROM: Pat Slayton  
Capital Projects Division

SUBJECT: Special Exception Case 2025-0014-S

DATE: January 31, 2025

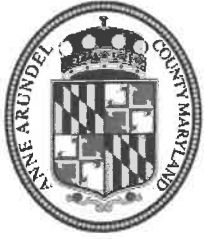
---

The Department of Recreation and Parks has reviewed the above plans to determine if there may be impacts to the Anne Arundel County Green Infrastructure Network, parks, and trails. Please note our recommendations according to those findings below.

- A portion of this site lies within the Anne Arundel County Green Infrastructure Network, a proposed preservation area considered in the Anne Arundel County Green Infrastructure Master Plan. The proposed development is consistent with the spirit of the Green Infrastructure Master Plan.

The Department of Recreation and Parks has no further comments.

cc: File



## OFFICE OF PLANNING AND ZONING CONFIRMATION OF PRE-FILE

**PRE-FILE #:** 2024-0111-P  
**DATE:** 12/19/2024  
**OPZ STAFF:** Jennifer Lechner  
Jessica Levy  
Massimiliano Foppiano  
**I&P STAFF:** Edwin Udenkwo

**APPLICANT/REPRESENTATIVE:** Dena Properties LLC / Kimley-Horn & Associates, Inc.

**EMAIL:** [jeff.smith@kimley-horn.com](mailto:jeff.smith@kimley-horn.com)

**SITE LOCATION:** 4338 Mountain Road, Pasadena

**LOT SIZE:** 5.11 acres

**ZONING:** C2    **CA DESIGNATION:** n/a    **BMA:** n/a    **BUFFER:** n/a    **APPLICATION TYPE:** Special Exception

---

The property is the subject of Site Development Preliminary Plan C2024-0046-00-PP for "SAFStor" - SAFStor Mountain Self Storage.

The Administrative Site Plan shows a proposed 140' x 244' three-story building (105,000sqft) with parking and other associated facilities.

### **COMMENTS:**

#### **OPZ Zoning Administration:**

The Letter of Explanation must outline the specifics of the proposed Special Exception request. This letter must contain the justification for the request. The general criteria (Article 18-16-304) and the specific special exception criteria (from Article 18, Title 11 - § 18-11-155 - Self-service storage facilities) for the proposed use must also be addressed in this letter. It is important to note that the applicant must address and prove that there is sufficient public need for the proposed special exception use. If the application is for an existing use that is in operation, include this information in the letter of explanation.

The applicants are reminded that, in order for the Administrative Hearing Officer to grant approval of the special exception, the proposal must address and meet all of the applicable standards provided under Sections 18-11-155 and 18-16-304. The Letter of Explanation should address each of those standards and provide adequate justification.

#### **OPZ Long Range Planning:**

Plan2040 General Development Plan: Plan2040 does not have recommendations that are specific to this site and the proposal is generally consistent with the goals, policies and strategies of Plan2040 including:

- Policy BE3.2: Ensure infill development and redevelopment in existing residential neighborhoods are compatible in scale, use, form and intensity with the surrounding neighborhood character.

This proposal is within Region Planning Area 4 and is generally consistent with the Region Plan goals and strategies.

2022 Water and Sewer Master Plan: The site is split between the Planned Service category in the Cox Creek Sewer Service Area and the No Public Service category. The site is also split between the Planned Service category in the Glen Burnie Low Water Pressure Zone and the No Public Service category in the Rural Water Pressure Zone. Consistency with the County's Water and Sewer Master Plan will be determined at the time of the development plan submittal.

**OPZ Regional Team:**

This Office defers to the Zoning Division whether the applicant meets the above application standard requirements, per Special Exception requirements of Article 18-16-304.

**I&P Engineering:**

Defer to the Zoning Office per Special Exception requirements of Article 18-16-304.

**INFORMATION FOR THE APPLICANT**

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence.

A special exception may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Articles 18-11-155 and 18-16-304. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the special exception request.

A preliminary plan checklist is required for development impacting environmentally sensitive areas and for all new single-family dwellings. A stormwater management plan that satisfies the requirements of the County Procedures Manual is required for development impacting environmentally sensitive areas OR disturbing 5,000 square feet or more. State mandates require a developer of land provide SWM to control new development runoff from the start of the development process.