

APP. EXHIBIT# 1

CASE: 2025-0014-S

DATE: 3/25/25

DENA PROPERTIES, L

Anne Arundel County Office of Administrative Hearings

Case No. 2025-0014-S

Tuesday, March 25, 2025 at 11:00 am

Hearing via Zoom Meeting

AFFIDAVIT OF POSTING

I, the undersigned, being eighteen (18) years of age or older and competent to testify to the matters contained herein do solemnly declare and affirm under the penalties of perjury the following:

1. That I posted the notice signs on the property that is the subject of Case No. 2025-0014-S.
2. That the notice signs were posted on the 10th day of March, 2025.
3. That the signs were posted as required by Anne Arundel County Code, §18-16-203(d).
4. That the signs have been posted continuously since that date.
5. That the locations of the signs that I posted are as follows:

First sign – 4338 Mountain Rd., Pasadena, MD 21122

Second sign – pasted along private access road. It was later removed by others and confirmed by AA Co that it was not needed

6. That the photographs attached to this Affidavit of Posting are true and accurate photographs of the notice signs that I posted on the property.

Signature of Affiant:



Date: March 24, 2025

Printed Name and Address of Affiant:

NAME: Mary Rose Smiarowski

ADDRESS: 3904 Boston St., Suite 202
Baltimore, MD 21224

NOTICE

AN APPLICATION HAS BEEN FILED FOR SPECIAL EXCEPTION
TO ALLOW A SELF-SERVICE STORAGE FACILITY IN A
C2 - COMMERCIAL OFFICE DISTRICT.

LOCATION: 4338 MOUNTAIN ROAD, PASADENA

CASE NO: 2025-0014-S

DENA PROPERTIES LLC

PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT
THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE
WWW.AACOUNTY.ORG/ADMIN-HEARINGS



NOTICE

AN APPLICATION HAS BEEN FILED FOR SPECIAL EXCEPTION
TO ALLOW A SELF-SERVICE STORAGE FACILITY IN A
C2 - COMMERCIAL OFFICE DISTRICT.

LOCATION: 4338 MOUNTAIN ROAD, PASADENA

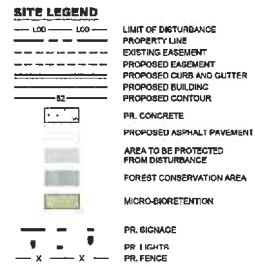
CASE NO: 2025-0014-S

DENA PROPERTIES LLC

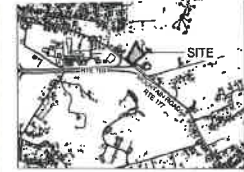
PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT
THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE
WWW.AACOUNTY.ORG/ADMIN-HEARINGS



APP. EXHIBIT# 2
CASE: 2025-0014-S
DATE: 3/25/25



**ILLUSTRATIVE PLAN
RENDERING**
SCALE: 1" = 40'



VICINITY MAP
SCALE: 1" = 2000'

Kimley»»Horn

INTERNATIONAL CERTIFICATION IS ONLY
VALID IF THE CERTIFICATE IS
ISSUED BY THE STATE OF
MASSACHUSETTS. THE STATE OF
MASSACHUSETTS IS THE ONLY
STATE THAT ISSUES THIS CERTIFICATE.

DATE: 5/70/2025
TIME: 10:10 AM
BY: JAIL

SCALE: 100
DESIGNED BY: JAIL
DRAWN BY: JAIL
CHECKED BY: JAIL

ILLUSTRATIVE PLAN RENDERING

MARSHNERWEBER PROPERTY, LOT 1 - SA*STOR
4338 MOUNTAIN ROAD, PASADENA, MD 21122
SELF-STORAGE FACILITY
PRELIMINARY PLAN
CZ024-4048-00-PP
TAX MAP - 17, GRID - 23, PARCEL - 149
ASSESSMENT DISTRICT: 3
APRIL 2004, CON'Y

SHEET NUMBER
EXHIBIT



APP. EXHIBIT# 3
CASE: 2025 - 0014-S
DATE: 3/25/25

Re: 2025-0014-S Dena Properties Special Exception signs Address: 4338 Mountain Road Pasadena MD

1 message

Sterling Seay <pzseay16@aacounty.org>

Mon, Mar 10, 2025 at 3:41 PM

To: "Smith, Jeff (Baltimore)" <Jeff.Smith@kimley-horn.com>

Cc: John Bilek <pzbile44@aacounty.org>, Benjamin Wechsler <bwechsler@yvslaw.com>, "Smiarowski, Mary Rose" <MaryRose.Smiarowski@kimley-horn.com>, Stella Ernstes <pzerns01@aacounty.org>, Holly Colby <zhcolb22@aacounty.org>, Kara Reese <kreese@yvslaw.com>

Jeff,

The short answer is when the application was filed two signs were paid for. It appears that only one sign is required.

Sterling

On Mon, Mar 10, 2025 at 1:36 PM Smith, Jeff (Baltimore) <Jeff.Smith@kimley-horn.com> wrote:

John, why to do we have 2 signs? We only front one public R/W. The side road is private R/W to two residents.

Jeff Smith, P.E.
Kimley-Horn

Mobile: 443-540-4280

From: John Bilek <pzbile44@aacounty.org>

Sent: Monday, March 10, 2025 8:16 AM

To: Smith, Jeff (Baltimore) <Jeff.Smith@kimley-horn.com>

Cc: Benjamin Wechsler <bwechsler@yvslaw.com>; Smiarowski, Mary Rose <MaryRose.Smiarowski@kimley-horn.com>; Stella Ernstes <pzerns01@aacounty.org>; Holly Colby <zhcolb22@aacounty.org>; Sterling Seay <pzseay16@aacounty.org>; Kara Reese <kreese@yvslaw.com>

Subject: Re: 2025-0014-S Dena Properties Special Exception signs Address: 4338 Mountain Road Pasadena MD

Good morning MaryRose & Jeff,

I'm glad we can arrange this.

I will let the guard know to expect you around 1pm today.

Upon arrival, please tell the security guard who you are and that you're picking up signs from the Map Room.

The guard will call us and I'll come down with the signs and an instruction sheet for you to sign (you'll also get a copy).

If for some reason, the guard is not at their desk when you arrive, please call us directly at 410-222-7463.

We look forward to seeing you today around 1pm.

Please let me know if you have any questions.

Thank you.

John Bilek

Anne Arundel County

Office of Planning & Zoning

[2664 Riva Road](#)

[4th floor](#) - Map Room

MS 6403

Annapolis, MD 21401


The Best Place For All

www.aacounty.org

On Mon, Mar 10, 2025 at 8:13 AM Smith, Jeff (Baltimore) <Jeff.Smith@kimley-horn.com> wrote:

MaryRose from our office will be down there around 1pm today for another submittal. She can pick up the signs then and post them today.

Jeff Smith, P.E.
Kimley-Horn

Mobile: 443-540-4280

From: John Bilek <pzbile44@aacounty.org>

Sent: Monday, March 10, 2025 8:09 AM

To: Benjamin Wechsler <bwechsler@yvslaw.com>

Cc: Stella Ernstes <pzerns01@aacounty.org>; Holly Colby <zhcolb22@aacounty.org>; Sterling Seay <pzseay16@aacounty.org>; Kara Reese <kreese@yvslaw.com>; Smith, Jeff (Baltimore) <Jeff.Smith@kimley-horn.com>

Subject: Re: 2025-0014-S Dena Properties Special Exception signs Address: [4338 Mountain Road Pasadena MD](#)

Good morning all,

The signs need to be up **BEFORE** tomorrow- they need to be in the ground **TODAY!**

Please let me know when someone will be here for pick up

This needs to happen **TODAY!**

Please let me know when you'd like to schedule a time for pick up.

Thank you.

John Bilek

Anne Arundel County

Office of Planning & Zoning

[2664 Riva Road](#)

[4th floor](#) - Map Room

MS 6403

Annapolis, MD 21401



The Best Place For All

On Mon, Mar 10, 2025 at 8:06 AM Benjamin Wechsler <bwechsler@yvslaw.com> wrote:

We have the last day for posting calendared for tomorrow. Can you confirm?

I have copied Kara and Jeff Smith who can help coordinate as I am about to get on a plane and will be without WiFi for the rest of the day.

Sent from my iPhone

On Mar 10, 2025, at 12:01 PM, John Bilek <pzbile44@aacounty.org> wrote:

Good morning Ben,

Per our conversation Friday morning, have you reached out to whomever is going to pick up the two signs for this case?

Please be aware, the signs need to be posted **TODAY 3/10/2025** in order to be in compliance!

Look forward to hearing back **ASAP!**

John Bilek

Anne Arundel County

Office of Planning & Zoning

[2664 Riva Road](#)

[4th floor](#) - Map Room

MS 6403

Annapolis, MD 21401



The Best Place For All

www.aacounty.org



Sterling P Seay
She/Her
Planning Administrator
Zoning Administration Section
[2664 Riva Road](#)
MS 6301

***The Best Place
For All***