

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: June 20, 2014DPZ File No. WP-14-153**Department of Planning and Zoning**

1 Transportation Planning
1 Resource Conservation (Historic/Ag Pres)
1 Public Service and Zoning Administration
1 Research
1 Address Coordinator

1 Comprehensive & Community Planning
2 Development Engineering Division
2 Other
2 File

Agencies

1 Soil Conservation District
1 Department of Inspections, Licenses & Permits
1 Department of Fire and Rescue Services
5 State Highway Administration
1 Health Department
1 Public School System
1 Recreation and Parks
1 WSSC (Non-Residential Only)
1 MD Aviation Administration

1 Tax Assessment
1 Verizon
1 BGE
1 Cable TV
1 Police
1 MTA
1 Finance
1 DPW, Real Estate Services
1 DPW, Construction and Inspection
1 DPW, Bureau of Utilities

RE: Storage USA Facility and Parcel 'A' of the A.H. Smith Subdivision (SDP-01-025)(SDP-06-100)ENCLOSED FOR YOUR = 1 Signature Approval 1 Review & Comments 1 FilesTHE ENCLOSED = 1 Original 1 Pre-Packaged Plan Set

<u>Plans</u>	<u># of Sheets</u>	<u>Supplemental Documents</u>
<u>1</u> Sketch Plan	<u>1</u>	<u>1</u> Wetlands Report
<u>1</u> Prel Equiv Sketch Plan	<u>1</u>	<u>1</u> Soils/Topo Map/Drain Area Map
<u>1</u> Preliminary Plan	<u>1</u>	<u>1</u> FSD/FCP/Worksheet and Application
<u>1</u> Final Plat/Plat of Easement/RE Plat	<u>1</u>	<u>1</u> Declaration of Intent (Forest Cons)
<u>1</u> Final Constr Plans (RDS)	<u>1</u>	<u>1</u> Drainage and/or Computation/Pond Safety Comps
<u>1</u> Final Development Plan	<u>1</u>	<u>1</u> Preliminary Road Profiles
<u>1</u> Site Development Plan	<u>1</u>	<u>1</u> APFO Roads Test/Mitigation Plan/Traffic Study
<u>1</u> Landscape Plan/Supplemental Plan	<u>1</u>	<u>1</u> Noise Study
<u>1</u> Grading Plan	<u>1</u>	<u>1</u> Sight Distance Analysis/Speed Flow Study
<u>1</u> House Type Revision/Walk-Thru Red-Line	<u>1</u>	<u>1</u> Floodplain Study
<u>1</u> Water and Sewer Plan	<u>1</u>	<u>1</u> Stormwater Management Comps/Geo-Tech Report
<u>1</u> Applications	<u>1</u>	<u>1</u> Industrial Waste Survey (DPW)
<u>X</u> Waiver Petition Applic/Exhibit	<u>3</u>	<u>1</u> Road Poster Form Letter
<u>1</u> Planning Board Application	<u>1</u>	<u>1</u> Justification Letter
<u>1</u> ASDP/CSDP Application	<u>1</u>	<u>1</u> Perc Plat
<u>1</u> DED Application/Checklist	<u>1</u>	<u>1</u> Scenic Road Exhibits
<u>1</u> DED Fee Receipt/Deeds/Cost Estimate	<u>1</u>	<u>1</u> Deeds
<u>1</u> Overall Scaled Composite	<u>1</u>	<u>1</u> Photographs
<u>1</u> Water & Sewer Plans	<u>1</u>	<u>1</u> Retaining Wall Comps/Details
<u>1</u> List of Street Names	<u>1</u>	<u>1</u> Poster/Community or HDC Meeting Information
		<u>1</u> Route 1 Details/Summary

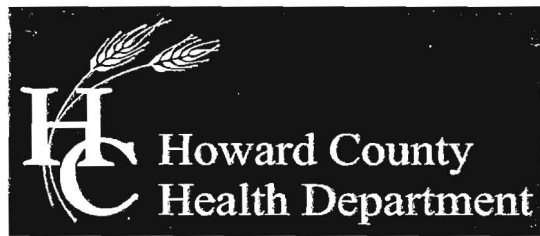
WAS: 1 Received 1 Tentatively Approved
1 Received and Revised 1 Approved

1 RecordedOn June 20, 2014

COMMENTS: _____ SRC/Comments Due By: 7/16/14

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

DPZ STAFF INITIALS: EB



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

Dr. Maura J. Rossman, M.D., Health Officer

Memorandum

TO: Kent Sheubrooks
Division of Land Development

FROM: Hank Oswald
Well & Septic Program

RE: WP-14-153
9205 & 9155 Washington Blvd

DATE: July 1, 2014

The following comments apply to the above referenced waiver petition.

The onsite septic system serving 9205 Washington Blvd must be properly abandoned by a licensed septic contractor. This should occur prior to or during the demolition process. Documentation must be sent to the Health Department. No objection prior to development of property.

Howard County Department of Planning and Zoning
Division of Land Development
WAIVER PETITION APPLICATION
[Waiver from Subdivision and Land Development Regulations]

Date Submitted/Accepted June 9, 2014 6/20/14 DPZ File Number WP-14-153

I. Site Description

Subdivision Name/Property Identification: Storage USA Facility and Parcel "A" of the A.H. Smith Subdivision
Location of property: 9205 Washington Blvd and 9155 Washington Blvd.
(Street Address and/or Road Name)

Self Storage and Vacant Land
(Existing Use)

41
(Tax Map No.)

18
(Grid/Block No.)

Self Storage and Flex Space Building
(Proposed Use)

144, Parcel A&B
(Parcel No.)

6th
(Election District)

CE-CLI
(Zoning District)

10.74 Ac.
(Total Site Area)

Provide a brief site history including reference to all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, waiver petitions, etc.)

Parcel "B" has an existing self storage facility built under SDP-01-025 consisting of three storage buildings and a separate office. Parcel "A" is vacant land that is proposed to have 71,000 s.f. of Flex Space built under SDP-06-100, which also includes expanding the self storage facility by 22,540 s.f.

II. Waiver Request

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee **may grant waivers or modifications to the minimum requirements stipulated within the Regulations if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.**

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which a waiver is being requested and provide a brief summary of the regulation. Attach a separate sheet if additional information is appropriate.

<u>Section Reference No.</u>	<u>Summary of Regulation</u>
1. <u>16.156(1)(i)</u>	<u>Within one year of signature approval of the site development plan the developer shall apply to the Department of Inspections, Licenses, and</u>
2. <u>16.156(1)(ii)</u>	<u>Permits for building permits to initiate construction on the site. For non-</u>
3. _____	<u>residential development with multiple buildings, the developer shall</u>
4. _____	<u>apply for building permits for all construction authorized on this plan</u>
5. _____	<u>within two years of its signature approval.</u>

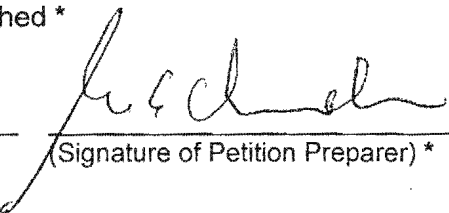
VII. **Owner's/Petitioner's Certification**

I/WE the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to relax the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. ***If the applicant is the owner's agent, written documentation from owner granting that authority is required at the time of the submission.**

☐ Owner's authorization attached *


(Signature of Property Owner)
(Fee Simple Owner Only)

6/16/14
(Date)


(Signature of Petition Preparer) *

6/18/2014
(Date)

Route 1 Self Storage LLC, Parcel "B" and Little Patuxent Real Estate LLC, Parcel "A"; Bill Munn Managing Member

(Name of Property Owner)

9165 Washington Blvd

(Address)

Laurel, MD 20723

(City, State, Zip Code)

E-Mail

Bill@harborre.com

772-643-6141

(Telephone)

(Fax)

Contact Person:

Bill Munn

MANAGING MEMBER

Douglas Chamberlain

(Name of Petition Preparer, Surveyor/Engineering/Architect
or Agent/Developer)

12235 Heathcliff Court

(Address)

Ellicott City, MD 21042

(City, State, Zip Code)

E-Mail

dougchamberlain@chamberlaininc.com

410-531-0100

(Telephone)

410-531-0104

(Fax)

Contact Person:

Douglas Chamberlain

Route 1 Self Storage LLC
9165 Washington Blvd.
Laurel, Maryland 20723

June 16, 2014

Howard County Department of Planning & Zoning
Division of Land Development
3430 Courthouse Drive
Ellicott City, MD21043

Dear Sir or Madam:

Re: Waiver Petition Application Storage USA Facility and
Parcel A of the A.H. Smith Subdivision 9205 and 9155 Washington Blvd.
III Justification – d.

Because of the severe decline in the economy, the occupancy of the existing self storage facility has suffered making the expansion of the facility economically unfeasible at this time. In addition the flex space development designed for Parcel "A" has little, if any demand in the current environment. Renting small spaces that are not pre-leased are, also, impossible to finance.

We are currently pursuing other options with our neighbors to the south, Poist Gas and Allied Trailers. A meeting last year with Howard County Economic Development, Marsha McLaughlin, Director of Planning and Zoning, and a Realtor was a to discuss the potential of combining close to 20 acres with significant Route 1 frontage and pursuing a larger more attractive Commercial project. All parties at the meeting expressed enthusiasm. We have had feedback from the Poist Gas owners that they are willing to relocate and they have begun working with a Realtor. We have yet to receive feedback from the Allied owner, but expect to do you in the next several weeks.

We would like a one year extension of the existing site plan to keep alive our original intended use while pursuing the alternate use described above.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Munn', with a large, stylized loop at the end.

William H. Munn
Managing Member