

**FINDINGS AND RECOMMENDATION  
OFFICE OF PLANNING AND ZONING  
ANNE ARUNDEL COUNTY, MARYLAND**

**APPLICANT:** Dena Properties, LLC  
SAFStor, Inc. (Contract Purchaser)

**ASSESSMENT DISTRICT:** 3

**CASE NUMBER:** 2025-0014-S

**COUNCIL DISTRICT:** 3

**HEARING DATE:** March 25, 2025

**PREPARED BY:** Jennifer Lechner  
Planner



**REQUEST**

The applicant is requesting a special exception to allow a self-service storage facility in a C2 - Commercial Office District at 4338 Mountain Road in Pasadena.

**LOCATION AND DESCRIPTION OF SITE**

The subject site consists of 5.1136 acres of land and is located with frontage on the northeast side of Mountain Road. It is identified as Lot 1 of the Marshner/Weber Property subdivision, Parcel 149 in Grid 23 on Tax Map 17, and is zoned C2 – Commercial Office District. The site is currently improved with a two-story dwelling, a shed, and other associated facilities.

**PROPOSAL**

The applicant proposes to redevelop the property with a three-story self-service storage facility (approximately 105,000 square feet), and requests an additional 18 month time period in order to obtain a building permit.

**FINDINGS**

A review of the County aerial photography shows that the subject property is adjacent to other C2 - Commercial Office lots to the west and southeast, and RLD - Residential Low Density lots to the east/rear. Across Mountain Road (MD - 177) are C3 - General Commercial lots and an OS - Open Space property.

The applicant describes that the facility will consist of approximately 810 storage units, will be surrounded by adequate parking and drive aisles, that ingress and egress will be provided via Mountain Road, and that the facility will be secured by gates equipped with a “Knox Box” fire department access system. The applicant outlines that the proposal is within the permissible bulk requirements for the C2 District and no variance relief is required for the structure.

The applicant further describes that the property is located in a Commercial District in a Priority Funding Area, and is surrounded on three sides by similarly zoned C2 and C3 District properties. The applicant contends that self-service storage facilities are not significant traffic generators, and that the location of the facility will be easily accessed from Mountain Road and convenient to residential communities and businesses in the Pasadena area.

### **AGENCY COMMENTS**

The **Long Range Planning Section of the Office of Planning & Zoning** noted that the property is within Region Planning Area 4 and found that the proposal is generally consistent with the Region Plan goals and strategies.<sup>1</sup>

The **Regional Team of the Office of Planning & Zoning** defers to the Zoning Division.

The **Health Department** noted that the property is served by public water and sewer facilities, and has no objection to the special exception request.

The **Recreation & Parks Department** noted that a portion of this site lies within the Anne Arundel County Green Infrastructure Network, a proposed preservation area, and that the proposed development is consistent with the spirit of the Green Infrastructure Master Plan.

The **Engineering Section of the Department of Inspections & Permits** commented on revisions that would be required during development, but offered no objection.<sup>2</sup>

The **Fire Marshal** defers to the Department of Inspection & Permits and OPZ.

### **SPECIAL EXCEPTION STANDARDS**

The specific criteria by which a special exception for a self-service storage facility may be granted are set forth under § 18-11-155 of the County Zoning Ordinance. In addition, all special exceptions are subject to the general standards contained in § 18-16-304.

With regard to the specific special exception requirements of § 18-11-155, this Office submits the following findings:

1. *The facility shall be located on a lot of at least two acres.*

The lot exceeds the two acres required for a self-service storage facility.

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<sup>1</sup> Refer to the Long Range Planning Section's memo for their detailed response.

<sup>2</sup> Refer to the I & P Engineering Section's comments for their detailed response.

2. *Storage and a residence for a caretaker or resident manager shall be the only activities conducted at the facility.*

The applicant has indicated that storage shall be the only activity conducted at the facility.

3. *Access shall be provided as follows: (i) Each one-way interior driveway shall have a travel lane at least 15 feet wide; (ii) Each two-way interior driveway shall have two travel lanes, each at least 12 feet wide; and, (iii) Traffic direction and parking shall be designated by directional signs or pavement painting.*

A review of the site plan indicates that all access shall be provided by two-way interior driveways, at least 24 feet wide.

Although not shown on the site plan, the applicant has the ability to designate traffic direction and parking by directional signs or pavement painting.

4. *Outside storage is not permitted.*

The applicant has indicated, and a review of the site plan has confirmed, that no outside storage is proposed.

5. *In a C2 District, a self-service storage facility shall be within an enclosed controlled central structure with no external access to individual storage units.*

The applicant has indicated that the self-service storage facility shall be within an enclosed controlled central structure with no external access to individual storage units.

Apart from the directional signs or pavement painting<sup>3</sup>, the applicant has demonstrated that the specific special exception requirements have been met.

Concerning the general special exception standards of § 18-16-304, it is the opinion of this Office that the proposed self-service storage facility would not be detrimental to the public health, safety, or welfare. The proposed facility will meet the bulk regulation requirements for the zoning district and appears to provide an adequate landscape buffer, including the preservation of several specimen trees and the forest conservation easement. Therefore, the facility would be compatible with the appropriate and orderly development of the C2 District. Although the proposed facility is adjacent to residential properties to the rear/east, those properties also contain forest conservation easements which would act as an additional buffer to the proposed use. The operations related to the facility would be no more objectionable with regard to noise, fumes, vibration, or light to nearby properties than operations in other uses allowed in the district. Similarly, the use at the subject property would not have any adverse

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<sup>3</sup> Because this requirement can be easily depicted on a revised site plan during the site development and/or permitting processes, its absence from the special exception request will not hinder this Office's recommendation.

effects above and beyond those inherently associated with the use irrespective of its location within the zoning district. There is no evidence to indicate that the proposed use will conflict with an existing or programmed public facility, public service, school, or road. As indicated by comments made by the Long Range Planning Section of the Office of Planning & Zoning, the proposed use is generally consistent with the goals, policies, and strategies of Plan2040. The applicant indicated that evidence of the public need for the facility will be provided at the hearing. As noted in the section above, the applicant has presented sufficient evidence that the use will meet and be able to maintain adherence to the criteria for the specific use. If approved, the applicant will be required to demonstrate compliance with the requirements of the County Landscape Manual at permitting.

The comments from the Engineering Section indicate that revisions to the site plan will be required at the time of permitting. The applicant is advised that, if the special exception is granted, any change to the proposed improvements shown on the site plan that are necessary to address the Engineering comments may require a new special exception.

### **RECOMMENDATION**

Based upon the standards set forth in § 18-11-155 and § 18-16-304 of the Code, under which a special exception to allow a self-service storage facility in the C2 District may be granted, the Office of Planning and Zoning recommends **approval** of the proposed special exception. The approval should be conditioned on the applicant providing directional signs or pavement painting to designate traffic direction and parking, and satisfying the requirements of the agency comments that were received during the course of the special exception application review.

If granted, this Office has no objection to the applicant's request for an additional 18 month period to obtain a building permit.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) shall apply for and obtain the necessary building permits and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.









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

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<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.

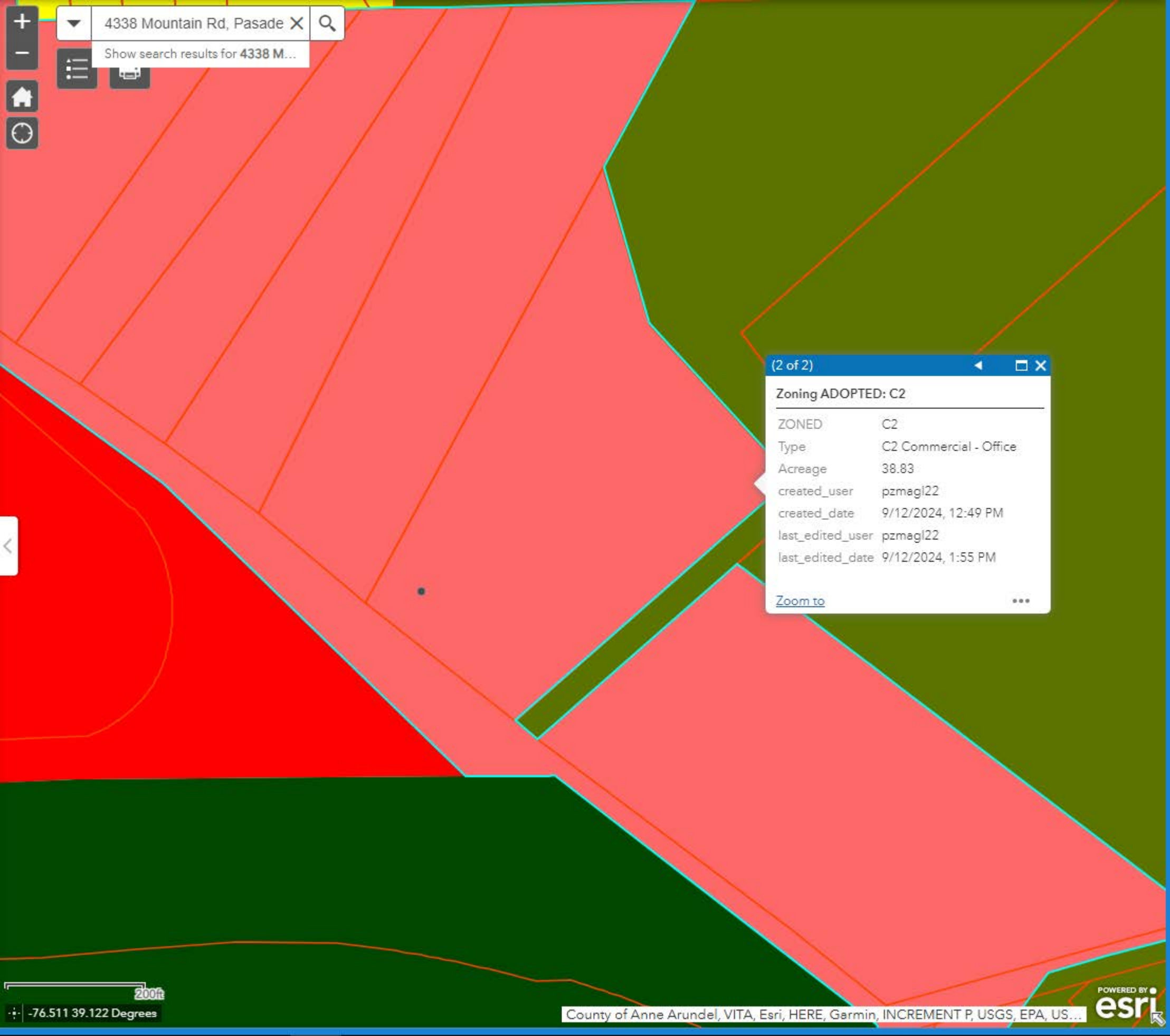
Very truly yours,

YVS LAW, LLC

A handwritten signature in blue ink, appearing to read "Ben S. Wechsler", with a stylized, flowing script.

Benjamin S. Wechsler

Attachments



4338 Mountain Rd, Pasade X

Show search results for 4338 M...

(2 of 2)

### Zoning ADOPTED: C2

ZONED	C2
Type	C2 Commercial - Office
Acreage	38.83
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](#)

200ft

-76.511 39.122 Degrees

County of Anne Arundel, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, US...

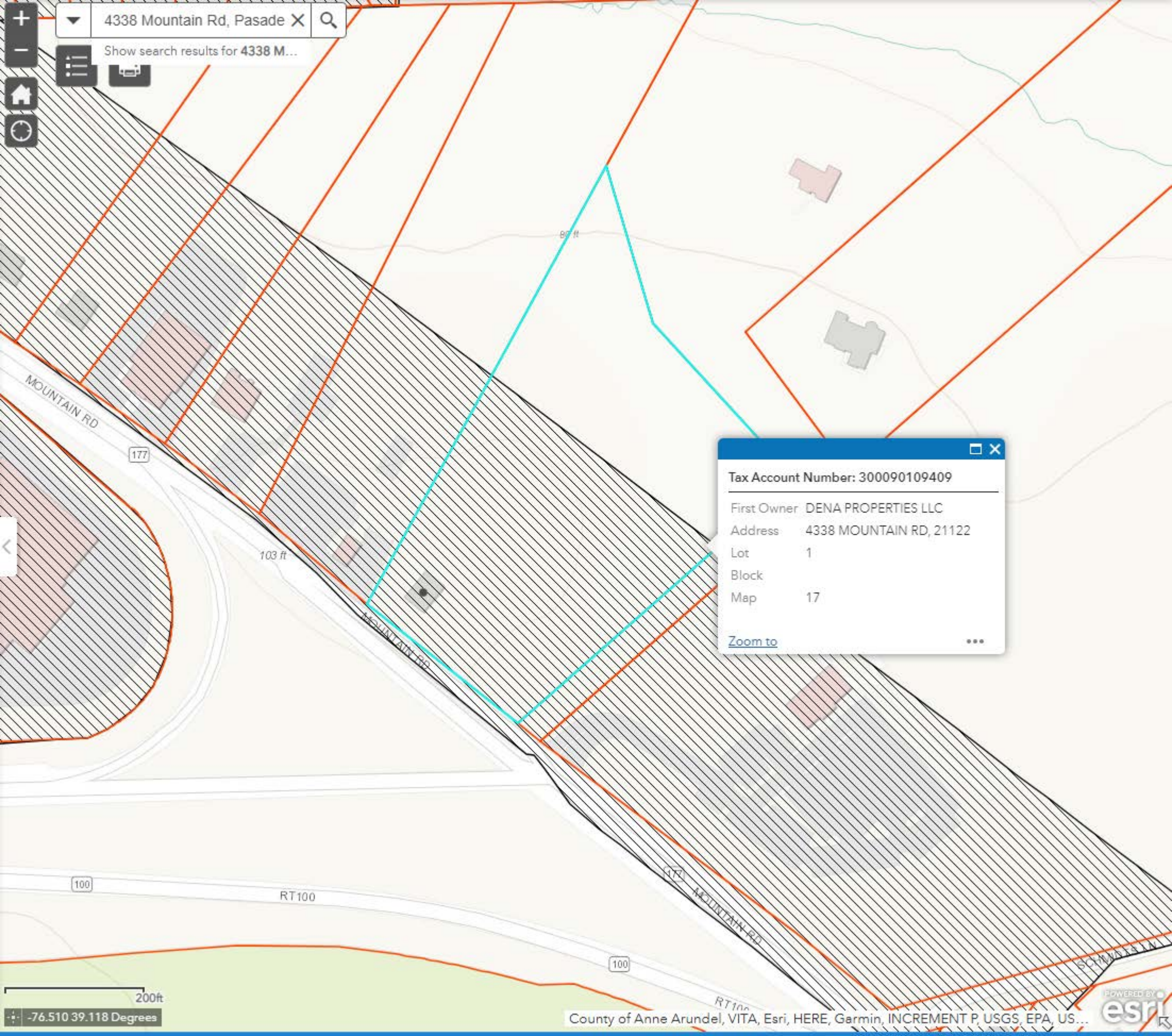






4338 Mountain Rd, Pasade X

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 ROAD  
PASADENA, MD

DESIGN INTENT DRAWING: THIS DESIGN INTENT DRAWING IS PROVIDED FOR JURISDICTIONAL APPROVAL OF THE EXTERIOR APPEARANCE OF BUILDING, IT IS NOT A CONSTRUCTION DOCUMENT. ARCHITECTURAL CONSTRUCTION DRAWINGS WILL BE SUBMITTED FOR PERMIT AND CONSTRUCTION LATER, AND THOSE CONSTRUCTION DRAWINGS WILL INCORPORATE THE COLOR, MATERIAL, AND PROPORTIONAL SPECIFICATIONS DESCRIBED ON THIS DESIGN INTENT DRAWING.







4338 MOUNTAIN ROAD  
PASADENA, MD

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4338 Mountain Road Property  
FOREST CONSERVATION WORKSHEET  
Version 2.0  
20-Nov-98

**NET TRACT AREA:**

A. Total tract area	15.90
B. Area within 100 year floodplain	0.00
C. Other deductions	0.00
D. Net tract area	15.90

**LAND USE CATEGORY:** (from table 3.1.1, page 40, Manual)

Input the number "1" under the appropriate land use zoning, and limit to only one entry.

ARA	MDR	IDA	EDR	MFD	CIA
1					

**E. Afforestation Threshold** 20%  $\pm D =$  3.18  
**F. Conservation Threshold** 30%  $\pm D =$  7.95

**EXISTING FOREST COVER:**

G. Existing forest cover (excluding floodplain)	10.70
H. Area of forest above conservation threshold	2.75

**BREAK EVEN POINT:**

I. Break Even	8.50
J. Forest clearing permitted without mitigation	2.50

**PROPOSED FOREST CLEARING:**

K. Total area of forest to be cleared	0.64
L. Total area of forest remaining	10.06

**PLANTING REQUIREMENTS:**

M. Reafforestation for clearing above conservation threshold	0.16
N. Reafforestation for clearing below conservation threshold	0.00
P. Credit for retention above conservation threshold	2.11
Q. Total reforestation required	0.00
R. Total afforestation required	0.00
S. Total reforestation and afforestation required	0.00

**OWNER'S DEDICATION**

WE, ROSALEE V. CARLYLE, EXECUTRIX OF THE ESTATE OF VESTA R. MARSHNER, AND JULIE A. SERIO, GUARDIAN FOR GRACE WEBER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKWAYS AND OTHER EASEMENTS, WIDENING STRIPS AND FLOODPLAINS, TO PUBLIC USE; SUCH LANDS TO BE DEEDED TO ANNE ARUNDEL COUNTY OR THE STATE HIGHWAY ADMINISTRATION, AS MAY BE APPROPRIATE, ON REQUEST.

THERE ARE NO SUITS, ACTIONS, AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT THE FOLLOWING:

AND ALL PARTIES IN INTEREST THERETO HAVE HEREUNTO AFFIXED THEIR SIGNATURES, INDICATING THEIR ASSENT AND WILLINGNESS TO JOIN IN THIS PLAN OF SUBDIVISION.

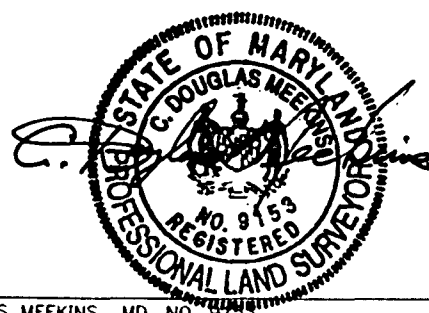
WITNESS ROSALEE V. CARLYLE 8/6/99  
EXECUTRIX OF THE ESTATE OF VESTA R. MARSHNER DATE

WITNESS JULIE A. SERIO 8/6/99  
GUARDIAN OF GRACE WEBER DATE

**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 PREPARED UNDER THE SURVEYOR'S DIRECT SUPERVISION; AND THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED TO VESTA R. MARSHNER AND GRACE WEBER, PERSONAL REPRESENTATIVES OF THE ESTATE OF PRESTON PHELPS, DECEASED TO VESTA R. MARSHNER AND GRACE WEBER, BY DEED DATED THE 24TH DAY OF APRIL, 1989 AND RECORDED AMONG THE LAND RECORD OF ANNE ARUNDEL COUNTY IN LIBER 4837, PAGE 321. SEE ALSO LETTERS TESTAMENTARY, DATED DECEMBER 15, 1997, UPON THE ESTATE OF VESTA R. MARSHNER DECEASED WERE IN DUE FORM GRANTED UNTO ROSALEE V. CARLYLE, WHO IS THE EXECUTRIX UPON SAID ESTATE. SEE ALSO THE DECREE OF GUARDIANSHIP, CASE NO. C-98-26764 FOR ANNE ARUNDEL COUNTY CIRCUIT COURT, WHICH GRANTED JULIE A. SERIO GUARDIANSHIP OF GRACE WEBER.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.



C. DOUGLAS MEEKINS, MD. NO. 9153  
PROFESSIONAL LAND SURVEYOR

7-26-99  
DATE

ROSALEE V. CARLYLE 8/6/99  
EXECUTRIX OF THE ESTATE OF VESTA R. MARSHNER DATE

JULIE A. SERIO 8/6/99  
GUARDIAN OF GRACE WEBER DATE

**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) 267-0744 BALTIMORE: (410) 269-7807 FACSIMILE: (410) 267-0338

**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. THE OWNERS OF THESE LOTS ARE RESPONSIBLE FOR MAINTENANCE OF THE RIGHT OF WAY AND ARE NOT ELIGIBLE TO RECEIVE COUNTY SERVICES PROVIDED TO LOT OWNERS ADJUTING COUNTY ROADS. SEE PRIVATE RIGHT OF WAY MAINTENANCE AGREEMENT RECORDED IN BOOK 1563, PAGE 111. THE DRIVEWAY WITHIN PROPOSED 40' PRIVATE RIGHT-OF-WAY TO BE CONSTRUCTED AS PART OF FIRST BUILDING PERMIT FOR LOTS 1, 2, AND 3.

**COMMON DRIVEWAY APRON STATEMENT**

A COMMON STANDARD DRIVEWAY APRON SHALL BE PROVIDED FOR LOTS 1, 2, AND 3 AS PART OF THE FIRST BUILDING PERMIT APPROVED FOR EITHER LOT 1, 2, OR 3. A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED UNTIL THE APRON HAS BEEN CONSTRUCTED TO THE SATISFACTION OF ANNE ARUNDEL COUNTY AND THE STATE HIGHWAY ADMINISTRATION. THE APRON SHALL BE CONSTRUCTED IN ACCORDANCE WITH MARYLAND STATE HIGHWAY ADMINISTRATION STANDARD DETAILS 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 AREAS WITH A TOTAL EXISTING WOODLAND ACREAGE OF 10.73 ACRES. BILL 87-94 ALLOWS 2.20 ACRES OF EXISTING WOODLANDS TO BE CLEARED WITHOUT MITIGATION AND ANNE ARUNDEL COUNTY CODE ARTICLE 28, SECTION 2-2A.13 FOR THE RLD ZONE ALLOWS 20%/2.14 ACRES OF EXISTING WOODLANDS TO BE CLEARED. 8.59 ACRES OF EXISTING WOODLANDS ARE TO REMAIN AND BE PLACED IN A FOREST CONSERVATION EASEMENT. THE FOREST CONSERVATION EASEMENT ON LOTS 1, 2, AND 3 IS INTENDED TO BE RECORDED HERewith IN LIBER 4837, FOLIO 321. IF ACCOMPANYING DEED IS NOT RECORDED, THIS PLAT SHALL BE NULL AND VOID. THE EASEMENT SHALL REMAIN FOREVER PROTECTING THE SAID AREA FROM ANY DEVELOPMENT, HARVESTING, DISTURBANCE OR THE CONSTRUCTION THEREON OF ANY IMPROVEMENTS EXCEPT NORMAL FORESTRY ACTIVITIES PERMITTED UNDER A MANAGEMENT PLAN APPROVED BY ANNE ARUNDEL COUNTY.

**BOOK 220 PAGE 37 PLAT# 11563****STORMWATER MANAGEMENT BILL 87-94**

SINGLE FAMILY RESIDENTIAL SUBDIVISIONS OUTSIDE OF THE CRITICAL AREA, WHERE THE LOTS ARE TWO ACRES OR MORE, ARE EXEMPT FROM STORMWATER MANAGEMENT (BOTH QUALITY AND QUANTITY). LOTS 1-3 ARE GREATER THAN TWO ACRES IN SIZE AND THEREFORE EXEMPT FROM STORMWATER MANAGEMENT.

LOT 1			LOT 3		
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
1	N 44° 57' 00" W	266.95'	13	N 29° 41' 17" W	245.31'
2	N 35° 32' 00" E	728.77'	14	N 55° 26' 15" E	750.23'
3	S 10° 46' 52" E	228.91'	15	S 85° 31' 00" E	388.01'
4	S 36° 35' 27" E	301.41'	16	S 55° 26' 15" W	1072.42'
5	S 55° 26' 15" W	555.47'			
AREA=5.1136 Ac.±			AREA=5.1136 Ac.±		
LOT 2			40' PRIVATE RIGHT OF WAY		
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
6	N 36° 35' 27" W	301.41'	1	N 44° 57' 00" W	40.67'
7	N 10° 46' 52" W	228.91'	2	N 55° 26' 15" E	618.58'
8	N 35° 32' 00" E	273.20'	3	S 29° 41' 17" E	40.15'
9	S 85° 31' 00" E	633.82'	4	S 55° 26' 15" W	607.83'
10	S 55° 26' 15" W	750.23'			
11	S 29° 41' 17" E	205.17'			
12	S 55° 26' 15" W	63.11'			
AREA=5.1136 Ac.±			AREA=0.5631 Ac.±		

**SEPTIC AREA NOTE**

THE 10,000 SQUARE FOOT SEPTIC AREA SHALL REMAIN UNENCUMBERED BY BUILDINGS, EASEMENTS, RIGHTS-OF-WAY, AND OTHER PERMANENT OR PHYSICAL OBJECTS.

**STANDARD RIGHT TO DISCHARGE**

WE, ROSALEE V. CARLYLE, EXECUTRIX OF THE ESTATE OF VESTA R. MARSHNER, AND JULIE A. SERIO, GUARDIAN FOR GRACE WEBER, THE OWNERS WITHIN THE DESCRIBED PROPERTY, THEIR HEIRS, LEGAL REPRESENTATIVES, PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS HEREBY GRANT(S) THE PERPETUAL RIGHT-TO-DISCHARGE THE FLOW OF WATER FROM SUCH NECESSARY DRAINAGE FACILITIES AND APPURTENANCES TO ADEQUATELY DRAIN THE NATURAL WATERSHED AND ADJACENT PROPERTIES INTO EXISTING WATERWAYS AND/OR NATURAL DRAINAGE COURSES AND/OR UPON THE EXISTING GROUND. SUCH DISCHARGE POINTS ARE INDICATED BY THE SYMBOLS AND RESPECTIVELY AS SHOWN GRAPHICALLY ON THIS PLAT.

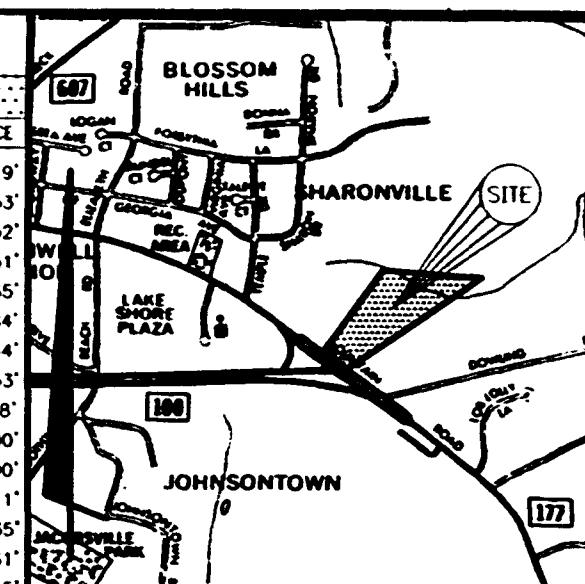
WITNESS ROSALEE V. CARLYLE 8/6/99  
EXECUTRIX OF THE ESTATE OF VESTA R. MARSHNER DATE

WITNESS JULIE A. SERIO 8/6/99  
GUARDIAN OF GRACE WEBER DATE

**FOREST CONSERVATION EASEMENT**

NO.	BEARING	DISTANCE
1	N 50° 12' 51" W	197.19'
2	N 46° 32' 43" W	34.53'
3	N 43° 45' 10" W	49.52'
4	N 53° 13' 08" W	35.51'
5	N 35° 32' 00" E	439.65'
6	S 85° 31' 00" E	1021.84'
7	S 55° 26' 15" W	841.44'
8	N 34° 33' 45" W	82.53'
9	N 40° 27' 53" E	53.28'
10	N 49° 32' 07" W	100.00'
11	S 40° 27' 53" W	100.00'
12	N 86° 00' 28" W	37.11'
13	S 60° 18' 43" W	92.35'
14	S 29° 41' 17" E	158.61'
15	S 55° 26' 15" W	48.55'
16	N 32° 50' 26" W	145.93'
17	N 58° 33' 25" E	8.03'
18	N 31° 26' 35" W	48.89'
19	N 35° 59' 08" E	157.50'
20	N 76° 41' 27" E	40.83'
21	N 35° 32' 00" E	161.90'
22	N 54° 28' 00" W	131.00'
23	S 35° 32' 00" W	148.45'
24	S 18° 09' 10" E	70.95'
25	S 35° 32' 00" W	109.42'
26	N 10° 09' 32" E	23.34'
27	N 79° 50' 28" W	75.92'
28	S 10° 09' 32" W	64.95'
29	S 36° 35' 27" E	130.43'

AREA=8.59 Ac.±

**VICINITY MAP**  
SCALE: 1"=2000'**GENERAL NOTES**

- INDIVIDUAL GRADING 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.
- OSD AND RECREATION FEES WERE PAID ON APRIL 15, 1999, CR# 212794 IN THE AMOUNT OF \$350.00.
- EXISTING HOUSE AND FRUIT STAND ON LOT 1 ARE TO BE RETAINED AND THE SHEDS ARE TO BE REMOVED.
- COORDINATE GRID TICS SHOWN HEREON ARE REFERRED TO MADD8 AS DIGITIZED FROM A.A. CO. TOPOGRAPHIC SHEET W11. BEARINGS SHOWN HEREON ARE REFERRED TO SURVEY MARKERS FOUND DELINEATING THE 2ND OR N 35° 32' E, 1001.97 FT. LINE DESCRIBED IN THAT CONVEYANCE DATED THE 24TH DAY OF APRIL, 1989 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN BOOK 4837, PAGE 321.
- PERCOLATION TEST RESULTS ARE AVAILABLE AT ANNE ARUNDEL COUNTY HEALTH DEPARTMENT UNDER PERCOLATION TEST NUMBER T0202335.

**SET BACK REQUIREMENTS RLD ZONE**

FRONT = 50'  
SIDE = 20'/50' COMBINED  
REAR = 40'  
HIGHWAY = 150'  
MIN. FRONTAGE @ B.R.L. = 150'  
MIN. FRONTAGE @ R/W = 18'

- INDICATES HOUSE NUMBER  
 INDICATES 10,000 S.F. RESERVED SEPTIC AREA.  
 INDICATES EXISTING WOODLANDS PROTECTED UNDER FOREST CONSERVATION EASEMENT.  
 RIGHT TO DISCHARGE

**AREA TABULATION**

- TOTAL ACREAGE OF SITE = 15.904 Ac.±
- TOTAL NUMBER OF LOTS = 3
- ACREAGE OF PRIVATE = 0.5631 Ac.±
- RIGHT OF WAY = 5.1136 Ac.±
- LOT 1 ACREAGE = 5.1136 Ac.±
- LOT 2 ACREAGE = 5.1136 Ac.±
- LOT 3 ACREAGE = 5.1136 Ac.±

**\* PURPOSE OF PLAT**

THE PURPOSE OF THIS PLAT IS TO CREATE 3 INDIVIDUAL SINGLE FAMILY RESIDENTIAL LOTS FROM ONE EXISTING PARCEL (4837/321).

APPROVED  
Robert J. Weber 8/4/99  
HEALTH OFFICER  
HEALTH DEPARTMENT A.A. CO., MD.  
PRIVATE WATER/PRIVATE SEWER

APPROVED  
Robert J. Weber 9-3-99  
DIRECTOR  
DEPT. OF PLANNING & CODE ENFORCEMENT A.A. CO., MD.

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

**MARSHNER/WEBER PROPERTY**

TAX MAP 17, BLOCK 23, PARCEL 149

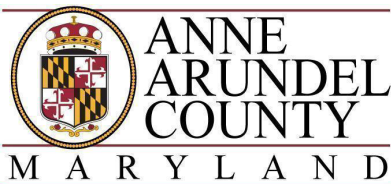
200' 0 200'

SCALE: 1"=200' SCALE: 1"=200' DATE: JULY, 1999  
3RD ASSESSMENT DIST., ANNE ARUNDEL COUNTY, MARYLAND 21122

MSA SSU 1235-7420

RECORDED IN BOOK PAGE PLAT NO.





Office of Planning and Zoning

*Jenny B. Dempsey*  
*Planning and Zoning Officer*

## MEMORANDUM

TO: Zoning Division

FROM: Jessica Levy, Long Range Planner

THROUGH: Cindy Carrier, Planning Administrator, Long Range Planning

SUBJECT: Long Range Planning Comments

DATE: January 31, 2025

---

**Name of Project:** 4338 Mountain Rd  
**Case#:** 2025-0014-S  
**Location:** 4338 Mountain Rd, Pasadena  
Tax Map 17, Grid23, Parcel 0149  
**Region Planning Area:** Region 4  
**Community:** Pasadena

### Summary:

This Special Exception requests to allow development of a self storage facility in the C2 zoning district. The applicant proposes to develop a self storage facility that will be a fully enclosed central structure without external access to storage structures.

The site is approximately 5.1 acres. The Region 4 Plan amended Plan2040 to categorize the site as Peninsula Policy Area and Commercial Planned Land Use. Surrounding properties are in the Rural, Commercial, Parks and Open Space, and Mixed Use Planned Land Use categories. Zoning for the site is C2 and surrounding properties are zoned C2, C3, RLD, and OS. The southern portion of the site is located within the Priority Funding Area and the Highway Buffer for Noise Mitigation. The northern portion of the site is within the Green Infrastructure Network.

### Findings:

**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.

Task Details **OPZ Regional Team**

**Assigned Date**

01/30/2025

**Assigned to**

Massimiliano Foppiano

**Current Status**

Complete w/ Comments

**Action By**

Massimiliano Foppiano

**Comments**

This comment is in response to the Zoning Division request for comments regarding; a Special Exception to Article 18-11-155 regarding a self-service storage facility located in the C-2 zoning district. 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.

**End Time**

**Billable**

No

**Time Tracking Start Date**

**In Possession Time (hrs)**

**Estimated Hours**

0.0

**Comment Display in ACA**

- ☒ All ACA Users
- ☒ Record Creator
- ☒ Licensed Professional
- ☒ Contact
- ☒ Owner

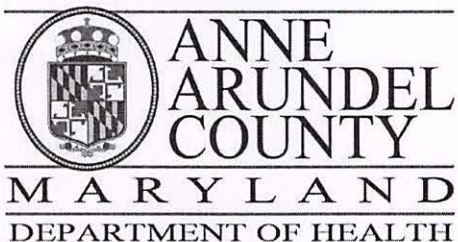
Task Specific Information

**Expiration Date**

**Reviewer Phone Number**

**Review Notes**

**Reviewer Email**



J. Howard Beard Health Services Building  
3 Harry S. Truman Parkway  
Annapolis, Maryland 21401  
Phone: 410-222-7095 Fax: 410-222-7294  
Maryland Relay (TTY): 711  
www.aahealth.org

**Tonii Gedin, RN, DNP**  
**Health Officer**

### **MEMORANDUM**

TO: Sadé Medina, Zoning Applications  
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager  
Bureau of Environmental Health *BC*

THROUGH: Don Curtian, Director *DC*  
Bureau of Environmental Health

DATE: February 3, 2025

RE: Dena Properties, LLC.  
4338 Mountain Road  
Pasadena, MD 21122

NUMBER: 2025-0014-S

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced special exception to allow a self-service storage facility in a C2- Commercial Office District.

The Health Department has reviewed the above referenced request. The property is served by public water and sewer facilities. The Health Department has no objection to the above referenced request.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay



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



Task Details

I and P Engineering

Assigned Date

02/03/2025

Assigned to

Natalie Norberg

Current Status

Complete w/ Comments

Action By

Natalie Norberg

Comments

1. Micro-bioretenention practices should be located down gradient and must have a setback of at least 10 feet from structures. The eastern micro-bioretenention appears to be closer than 10 feet to the proposed building.

2. The storm drain outfall will need a stilling basin with a level spreader or other device to reduce outfall velocity and release it down the slope into the conservation area.

3. Relocate the water meter out of the entrance driveway. A 20' x 20' easement and a Public Works Agreement will be required at a future development stage.

4. An easement for the proposed public sidewalk will be required at a future development stage.

5. The site is 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. Revise #3 of the General Notes.

6. The site is split between the Planned Service category in the Cox Creek Sewer Service Area and the No Public Service category. Revise #4 of the General Notes.

7. Relocate the north arrow for the vicinity map so that it sits inside the map.

End Time

Billable

No

Time Tracking Start Date

In Possession Time (hrs)

Estimated Hours

0.0

Comment Display in ACA

☒ All ACA Users

☒ Record Creator

☒ Licensed Professional

☒ Contact

☒ Owner

Task Specific Information

Expiration Date

Review Notes

Reviewer Phone Number

Reviewer Email  
ipnorb81@aacounty.org

Task Details

Fire Marshal

Assigned Date

01/30/2025

Assigned to

Robert Flynn

Current Status

Complete w/ Comments

Action By

Robert Flynn

Comments

Defer to Inspection and Permits and OPZ

End Time

Billable

No

Time Tracking Start Date

In Possession Time (hrs)

Estimated Hours

0.0

Comment Display in ACA

☒ All ACA Users

☒ Record Creator

☒ Licensed Professional

☒ Contact

☒ Owner

Due Date

02/20/2025

Assigned to Department

Fire Marshal's Office

Status Date

01/30/2025

Overtime

No

Start Time

Hours Spent

0.0

Action by Department

Fire Marshal's Office

Est. Completion Date

☐ Display E-mail Address in ACA

☒ Display Comment in ACA

Task Specific Information

Expiration Date	Review Notes	Reviewer Name
Reviewer Phone Number	Reviewer Email	

# 4338 Mountain Road (2025-0014-S)

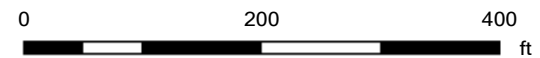


## Legend

- Foundation
- Addressing
- Parcels
- Parcels - Annapolis City
- Planning
- County Planning



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Notes