



Kinley R. Bray ♦ 443-569-5974 ♦ kbray@yvslaw.com

June 30, 2025

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

Re: Special Exception Application for Self-Service Storage Facility, 1726  
Dorsey Road, Hanover, MD 21076, Tax Map 8, Grid 1, Parcels 362, 451,  
62, 63 (the "Property")/Letter of Explanation

Dear Ms. Seay:

We represent Preston Sahara LLC (the "Applicant" or "Preston Sahara") regarding the enclosed special exception application proposing to establish a self-service storage facility (the "Proposed Development") on the Property.

#### **Description of the Property**

The Applicant is the owner of the Property, which comprises approximately 3.97 acres among four existing parcels, and is located at the intersection of Dorsey Road and Coca Cola Drive in Hanover, Maryland. Dorsey Road is classified as a Major Collector Road on the MDOT SHA Functional Road Classification Map and Coca Cola Drive is classified as a Local Road.

The Property is currently in use as a restaurant, and a significant portion of the site is a paved parking lot containing over 250 spaces. An aerial photograph showing the existing conditions is attached as **Exhibit A**. As shown on the site plan (the "Plan"), attached as **Exhibit B**, ingress and egress is currently located on Dorsey Road and the location of the access point will remain unchanged. Per the excerpt of the Zoning Map attached as **Exhibit C**, the Property is zoned C3 – General Commercial District. The southeast portion of the property contains forested area that will largely be left undisturbed by the proposed development.

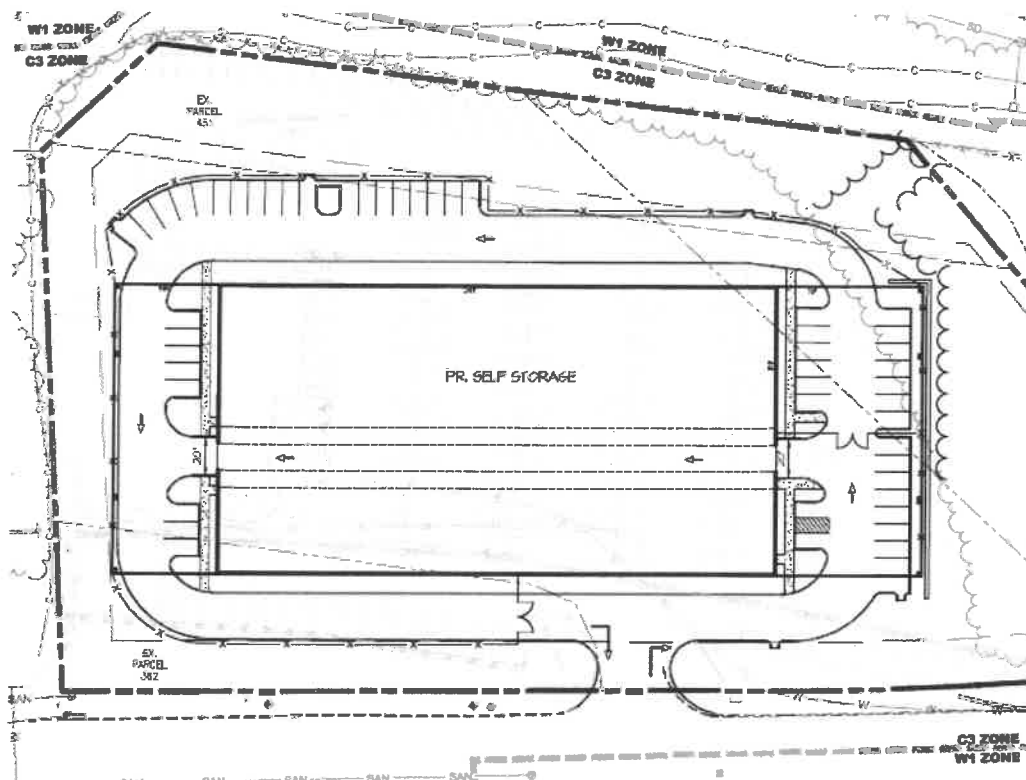
#### **Surrounding Neighborhood**

The property is situated between the Right of Way for MD-100 and the Coca Cola Drive onramp to Route 100 on the north, Maryland Aviation Administration ("MAA") and Maryland State Highway Administration ("SHA") lands to the east, Dorsey Road on the south, and Coca Cola Drive on the west. The majority of the surrounding area is designated as W1 – Industrial Park District, with some additional C3-zoned areas to the immediate west and south of the Property. As depicted on **Exhibit A**, the surrounding area is developed with mixture of industrial, office, and

retail buildings. There are some single-family residential lots to the west of the intersection of Coca Cola Drive and Dorsey Road, on either side of Forest Avenue, some of which are adjacent to the existing Route 100 Tech Park, a 125,000 square foot flex/industrial development that confronts the Property across Dorsey Road.

### **Development Proposal**

The Applicant is proposing to develop a 1,000 unit, three-story self-service storage facility on the Property. The Proposed Development, as shown on the plan, will be approximately 173,040 square feet and will provide a fully-enclosed, drive-in access to the units. A total of 51 parking spaces are proposed, and of these, 23 will be under roof and beyond a keypad access.



**Figure 1 – Site Plan Excerpt**

This unique structure will include a one-way entry and exit with interior drive aisles allowing drive-up access to first-floor storage units. This configuration provides protection from the elements and a temperature-controlled, secure, bright, and safe facility suitable for all types of storage.



**Figure 2 – Example Drive up Entry**



**Figure 3 – Example Interior Drive Aisle**



**Figure 4 – Example Interior Drive Up Units**

Units on the second and third floors will be accessed by elevator. There will be multiple elevator banks, each with two elevator cabs and cart access, adjacent to a number of interior parking spaces.



**Figure 5 – Example Elevator Bay and Parking**



Ceiling height will range from 18' clear ceiling height on the first floor to up to 16' clearance on the second and third floors, and the facility will be monitored with multiple layers of security. There will be no resident caretaker on site.

In order to develop the Property as a storage facility, the Applicant is requesting special exception approval for a "self-service storage facility" pursuant to § 18-11-155 of the Anne Arundel County Code. As discussed herein, 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 specific to self-service storage facilities found in § 18-11-155. The Property will comply with all other relevant bulk regulations for the C3-General Commercial 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 Development will not be detrimental to the public health, safety, and welfare, Code § 18-16-304(1). The Property is surrounded by similarly zoned C3 and W1 District properties, including a multi-tenant retail building and 125,000 square foot industrial/office development across the street. The proposed development will be easily accessed from Dorsey Road and convenient to nearby Route 100.

The location, height, and nature of the self-service storage facility will also be consistent with the "appropriate and orderly development" of the C3 District. Code § 18-16-304(2). As described below, the Proposed Development complies with all C3 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**.

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 Proposed Development is located adjacent to Dorsey Road and Route 100 and is 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. Given the commercial zoning of the surrounding properties, including a nearby multi-tenant retail center, and the existing operation of the current restaurant on the property, 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 other C3 District permitted uses such as business complexes, hotels, childcare centers, and restaurants 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 Dorsey 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 C3 zoning district. § 18-16-304(4).

The Storage Facility will not conflict with an existing or programmed public facility, public service, school, or road. § 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. § 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 as shown on Exhibit E, consistent with its C3 zoning. § 18-16-304(7). While Plan 2040 does not provide recommendations that are specific to this site, it calls for the development within the Dorsey Transit-Oriented Development Policy Area Overlay to intensify industrial and commercial uses with dense residential uses in the mix (Plan2040 Volume II, Page 107). This storage facility supports that goal by not only developing a commercial use but also by providing storage space for new residents in high density housing.

As will be shown by evidence at the hearing, there is a public need for the facility. § 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. § 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. § 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. § 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 nearly twice the minimum two-acre lot size. § 18-11-155(1). Self-service storage will be the only activity conducted at the Property. § 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. Access to drive-up units within the building will be by a one way road, and both exterior and interior drive aisles will exceed the minimum required in § 18-11-155(3). No outside storage is proposed. § 18-11-155(4).

***C3 Zoning District Bulk Regulations***

The proposed Storage Facility will also meet the bulk regulations for development in the C3 District. § 18-5-501. The Property is much larger than the minimum lot size of 10,000 square feet. The Proposed Development will comply with the maximum coverage by structures and parking, which is 80%. The minimum setback from all lot lines will be greater than 60 feet from right-of-way line of a divided principal arterial road. There are no applicable side lot and rear lot line setbacks because the property does not abut a residential district. Additionally, there will be no accessory structures. The minimum lot depth will be greater than 150 feet. The proposed floor area ratio ("FAR") will be .99, which is less than the permissible FAR of 2.0. 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 § 18-1 6-405(b) of the Code, we are requesting that the Administrative Hearing Officer extend the standard 18-month period provided in § 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 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 contact me by e-mail or telephone. We look forward to your comments and appreciate your considered review of the proposed application. Thank you for your assistance with this matter.

Very truly yours,

YVS Law, LLC



Kinley R. Bray

Cc: Client  
Attachments



# 1704 & 1726 DORSEY ROAD SELF-STORAGE SPECIAL EXCEPTION PLAN ANNE ARUNDEL COUNTY, MARYLAND

## GENERAL NOTES

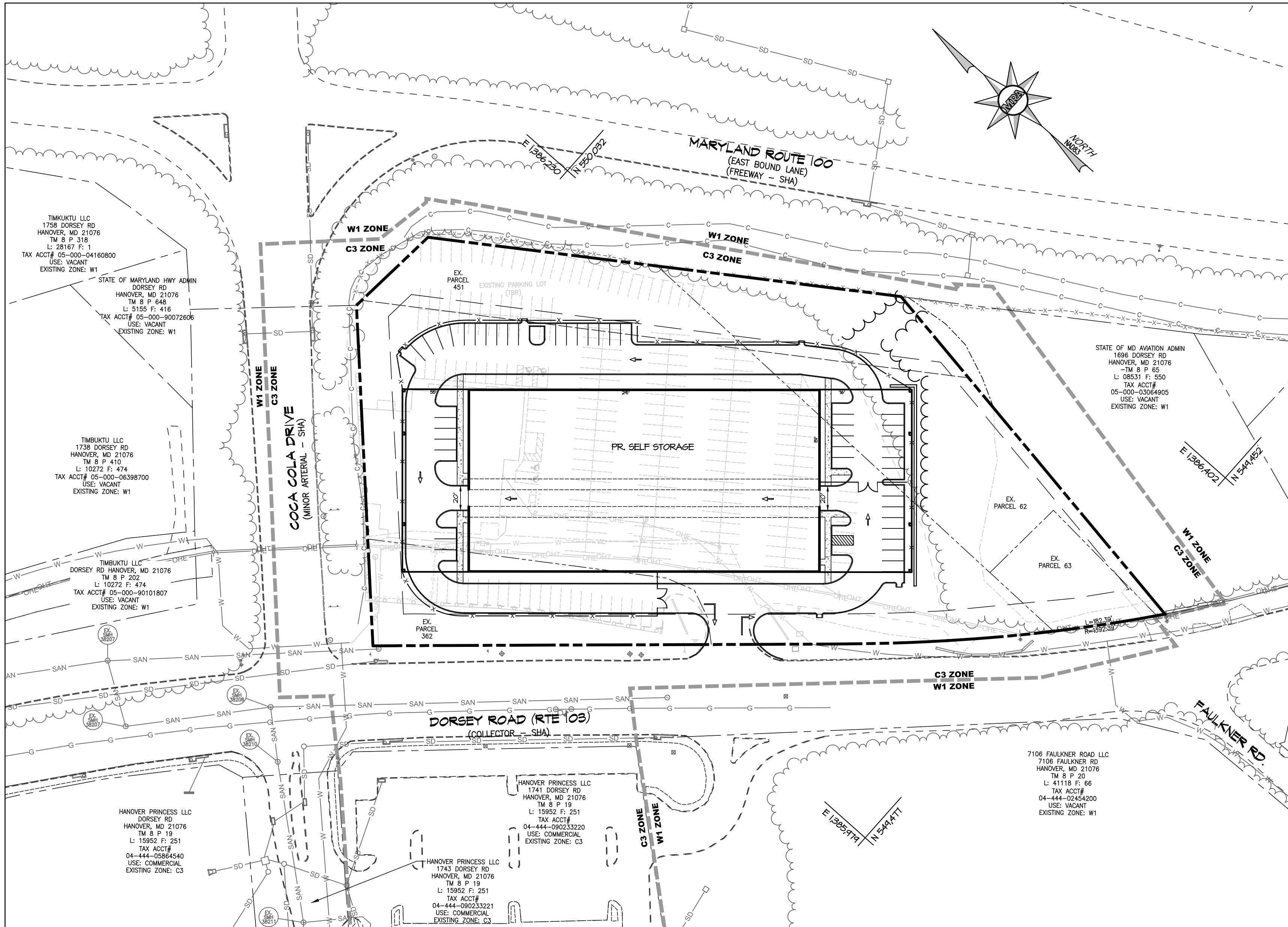
- BOUNDARY NOTE**  
OUTER BOUNDARY INFORMATION FOR THE SUBJECT PROPERTY IS DIGITIZED FROM THE ALTA LAND SURVEY BY CENTURY ENGINEERING DATED JUNE, 2015. INTERNAL PROPERTY LINES AND ADJACENT PROPERTY LINES SHOWN HEREON ARE BASED ON ANNE ARUNDEL COUNTY GIS.
- TOPOGRAPHY NOTE**  
TOPOGRAPHY SHOWN HEREON IS FROM ANNE ARUNDEL COUNTY'S GIS DATABASE.
- SLOPE SLOPES**  
ALL STEEP SLOPES SHOWN ON SITE ARE MANMADE.
- FLOOD PLAIN NOTE**  
THERE IS NO 100 YEAR FLOOD PLAIN ON-SITE AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP #24003C0040E. PRIORITY FUNDING AREA  
THIS SITE (PARCELS 362, 451, 62, & 63) IS LOCATED WITHIN A PRIORITY FUNDING AREA.
- DEVELOPMENT POLICY AREA**  
THIS SITE (PARCELS 362, 451, 62, & 63) IS LOCATED WITHIN THE NEIGHBORHOOD PRESERVATION DEVELOPMENT POLICY AREA.
- WATER & SEWER NOTE**  
THE PROPERTY IS LOCATED IN JESSUP WATER SERVICE AREA AS SHOWN ON MAP W2 AND IS A PLANNED SERVICE AREA. THE PROPERTY IS LOCATED IN BALTIMORE CITY SEWER SERVICE AREA AS SHOWN ON MAP S2 AND IS EXISTING SERVICE AREA. PROPOSED WATER AND SEWER ON SITE WILL BE PRIVATE, EXCEPT FOR THE WATER METER.
- EXISTING UTILITY NOTE**  
EXISTING UTILITIES SHOWN HEREON ARE FROM ANNE ARUNDEL COUNTY'S GIS DATABASE, AS BUILT PUBLIC WATER AND SEWER PLANS TE34882 AND TE30721, AND GOOGLE MAPS.

## ZONING AND LANDSCAPE SETBACKS

- PROPERTY ADDRESS: 1704 & 1726 DORSEY RD, HANOVER, MD 21076
- EXISTING ZONING: C3
- MINIMUM LOT SIZE: 2 ACRES
- PROPERTY INFORMATION: TAX MAP 08, PARCELS 62, 63, 362 & 451
- BUILDING SETBACK REQUIREMENTS - PRINCIPAL STRUCTURE (C3 ZONE):
  - FRONT SETBACK: NONE
  - REAR SETBACK: NONE
  - SIDE SETBACK: NONE
  - ALL LOT LINES: 60' FROM R/W OF A DIVIDED PRINCIPAL ARTERIAL ROAD
- LANDSCAPE BUFFER REQUIREMENTS:
  - COCA COLA DRIVE (R/W > 60'): 25' MINIMUM
  - MD. ROUTE 100 (FREEWAY/EXPRESSWAY): 50' MINIMUM
  - DORSEY ROAD (R/W > 60'): 25' MINIMUM
  - ADJACENT PROPERTY - NON-RESIDENTIAL EAST: 10' MINIMUM

## FOREST CONSERVATION NOTE

- IN ACCORDANCE WITH SECTION 17-6-301.7.i & ii OF THE ANNE ARUNDEL COUNTY CODE, THIS SITE IS EXEMPT FROM FOREST CONSERVATION AS IT DOES NOT RESULT IN THE CUMULATIVE CLEARING, CUTTING, OR GRADING OF MORE THAN 20,000 SF OF FOREST ON CONTIGUOUS LOTS UNDER COMMON OWNERSHIP. NO EXISTING FOREST ON-SITE IS SUBJECT TO THE REQUIREMENTS OF A PREVIOUS FOREST CONSERVATION PLAN PREPARED UNDER THIS SUBTITLE. A DECLARATION OF INTENT WILL BE FILED FOR THIS PROJECT.



## LOCATION PLAN

SCALE: 1" = 60'



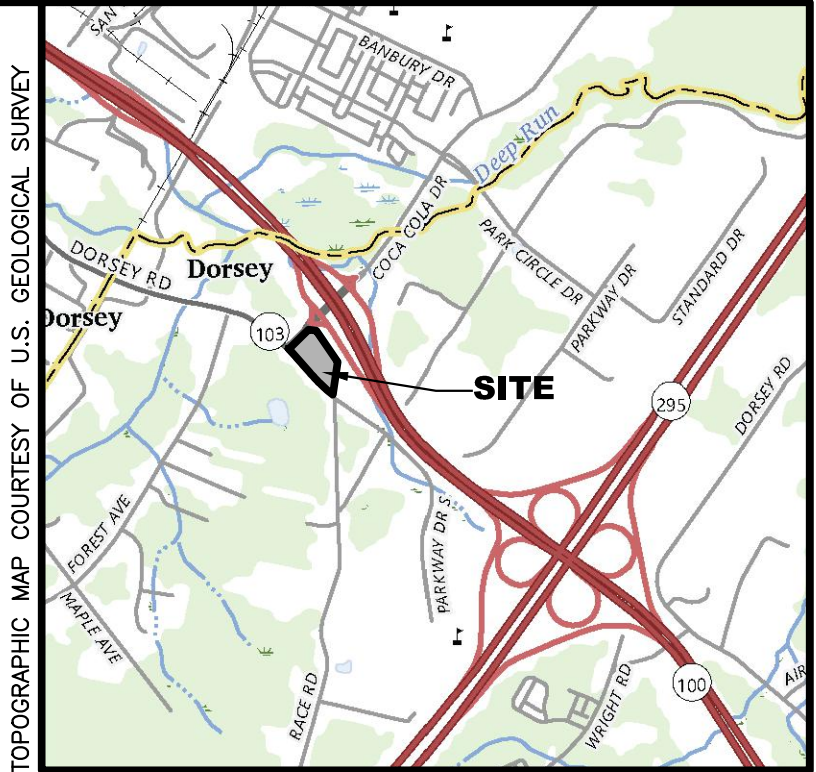
**PARCEL 362 - OWNER**  
PRESTON SAHARA LLC  
2330 WEST JOPPA RD #160  
LUTHERVILLE, MD 21093  
TAX ACCOUNT#: 0500090045123  
ACREAGE: 0.44 ACRES

**PARCEL 451 - OWNER**  
PRESTON SAHARA LLC  
2330 WEST JOPPA RD #160  
LUTHERVILLE, MD 21093  
TAX ACCOUNT#: 0500011819600  
ACREAGE: 2.60 ACRES

**PARCEL 62 - OWNER**  
PRESTON SAHARA LLC  
2330 WEST JOPPA RD #160  
LUTHERVILLE, MD 21093  
TAX ACCOUNT#: 0500006206500  
ACREAGE: 0.77 ACRES

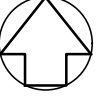
**PARCEL 63 - OWNER**  
PRESTON SAHARA LLC  
2330 WEST JOPPA RD #160  
LUTHERVILLE, MD 21093  
TAX ACCOUNT#: 0500006207600  
ACREAGE: 0.16 ACRES

C/O DAVID SCHEFFENACKER  
PHONE: (443)542-0529  
EMAIL: info@prestonpartners.com



## VICINITY MAP

SCALE: 1" = 2000'



## SHEET INDEX

1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	ADMINISTRATIVE SITE PLAN

## SITE DATA

- TOTAL SITE AREA: 3.97 AC / 173,069 SF  
P 362 0.44 AC / 19,370 SF  
P 451 2.60 AC / 113,082 SF  
P 62 0.77 AC / 33,569 SF  
P 63 0.16 AC / 7,048 SF
- TAX MAP 8 AND BLOCK 1 & 7
- EXISTING ZONING: C3
- EXISTING LAND USE: RESTAURANT
- PROPOSED LAND USE: SELF STORAGE/REDEVELOPMENT
- PROPOSED BUILDING SQUARE FOOTAGE: 173,040 SF  
FIRST FLOOR: 43,910 SF  
SECOND FLOOR: 64,565 SF  
THIRD FLOOR: 64,565 SF
- PROPOSED # OF STORAGE UNITS: 1,000 UNITS
- MAXIMUM BUILDING HEIGHT: 45'; 72' IF ALL SETBACKS ARE INCREASED BY 1 FOOT FOR EACH FOOT OF HEIGHT IN EXCESS OF 45'
- PROPOSED BUILDING HEIGHT: 38' (3 STORIES)
- PARKING REQUIREMENTS: 24 SPACES  
1 SP PER 60 UNITS: 1,000 UNITS / 60 17 SPACES  
2 SP PER EMPLOYEE PARKING 2 SPACES  
5 SP LOCATED AT BUSINESS OFFICE 5 SPACES
- PARKING PROVIDED: 51 SPACES

SHEET:

SE-1



**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

14280 PARK CENTER DRIVE  
LAUREL, MD 20707  
(410) 792-9792 / (301) 776-1690  
MRAGTA.COM

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**1704 & 1726 DORSEY ROAD  
SPECIAL EXCEPTION PLAN  
SELF-STORAGE**

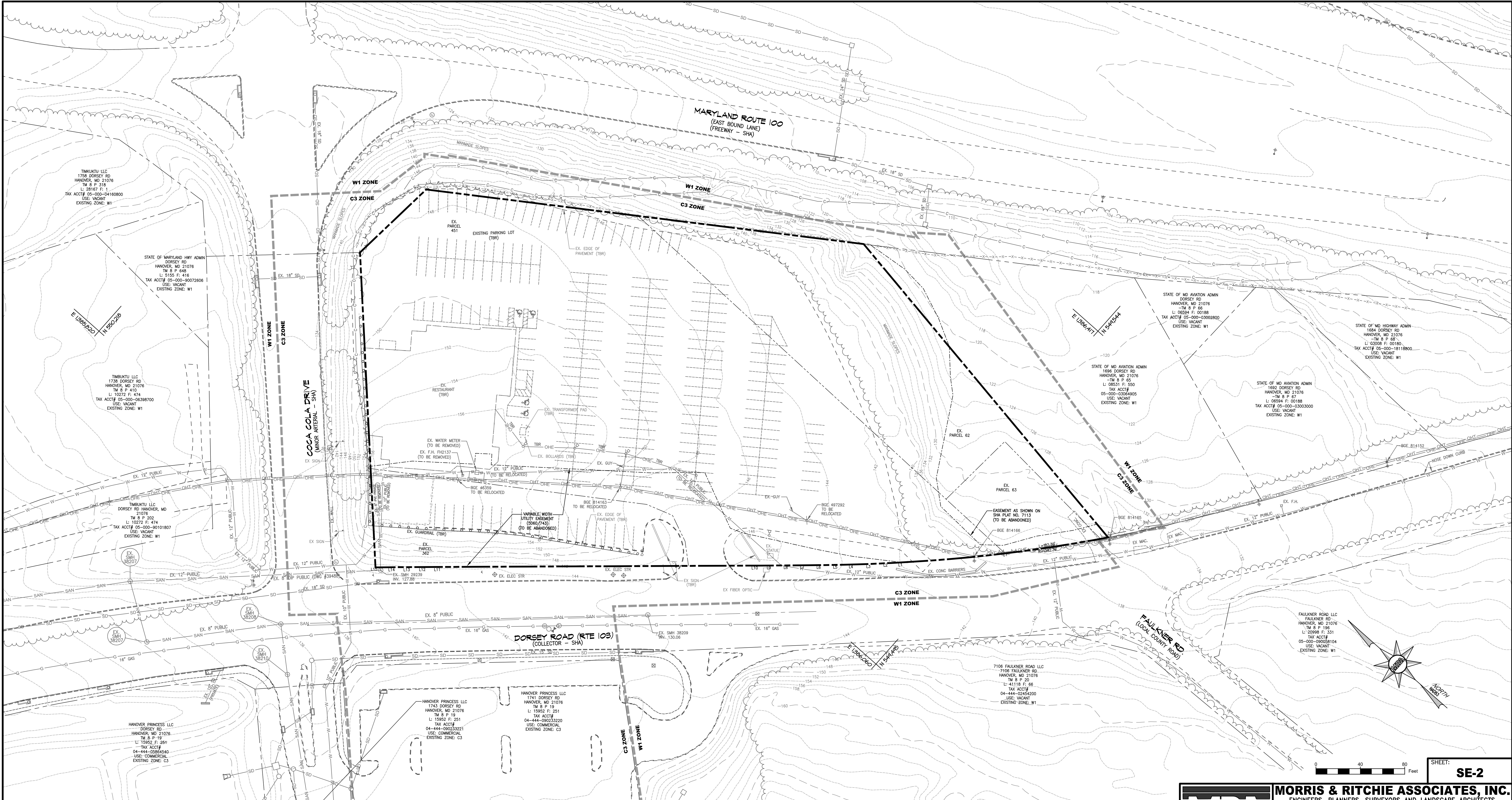
## COVER SHEET

TAX ACCOUNT NUMBER #05-000-11819600, 05-000-06206500, 05-000-06207600, & 05-000-90045123 ~ PARCELS 62, 63, 362 & 451  
TAX MAP 8 ~ BLOCK 15 ~ ZONED: C3  
1704 & 1726 DORSEY RD, HANOVER, MARYLAND 21076 ~ ANNE ARUNDEL COUNTY

DATE	REVISIONS	JOB NO.:	22892
		SCALE:	AS SHOWN
		DATE:	05/29/2025
		DRAWN BY:	AS
		DESIGN BY:	AS
		REVIEW BY:	CG
		SHEET:	1 OF 3

MARILEE TORTORELLI, RLA  
mtortorelli@mrsgta.com





PLAN VIEW

SCALE: 1" = 40'

LEGEND

- |                           |                             |               |                   |
|---------------------------|-----------------------------|---------------|-------------------|
| ---                       | EX. PROPERTY LINE           | ⊕             | EX. FIRE HYDRANT  |
| - - - - -                 | EX. RIGHT-OF-WAY            | ⊗             | EX. WATER METER   |
| - - - - -                 | EX. ADJACENT PROPERTY LINE  | ⊙             | EX. MANHOLE       |
| - - - - -                 | EX. EASEMENT                | ⊖             | EX. POWER POLE    |
| - - - - -                 | EX. BUILDING                | ☆             | EX. LIGHT POLE    |
| - - - - -                 | EX. CURB                    |               | EX. ZONING DIVIDE |
| - - - - -                 | EX. PAVEMENT/EDGE OF GUTTER | - - - - - 202 | EX. 2' CONTOUR    |
| - - - - -                 | EX. WALK                    | - - - - - 200 | EX. 10' CONTOUR   |
| -x-x-x-x-x-x-x-x-x-       | EX. METAL FENCE             |               |                   |
| - _ _ _ _ _ _ _ _ _ _ _ - | EX. WOOD FENCE              |               |                   |
| -o-o-o-o-o-o-o-o-o-       | EX. GUARDRAIL               |               |                   |
| - - - - -                 | EX. TREELINE                |               |                   |
| -SD-SD-                   | EX. STORM DRAIN             |               |                   |
| -SAN-SAN-                 | EX. SANITARY LINE           |               |                   |
| -W-W-                     | EX. WATERLINE               |               |                   |
| -G-G-                     | EX. GAS LINE                |               |                   |
| -C-C-                     | EX. TELECOM                 |               |                   |
| -OHE-OHE-                 | EX. OVERHEAD ELECTRIC       |               |                   |
| -OHT-OHT-                 | EX. OVERHEAD TELEPHONE      |               |                   |

SURVEY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 44°42'24" W	14.79'
L2	N 44°15'23" W	14.79'
L3	N 43°36'56" W	14.79'
L4	N 42°59'55" W	14.79'
L5	N 42°30'59" W	14.79'
L6	N 42°13'00" W	14.79'
L7	N 42°01'40" W	14.79'
L8	N 41°54'25" W	14.79'
L9	N 41°50'06" W	14.79'
L10	N 41°48'02" W	14.81'
L11	N 41°48'04" W	15.03'
L12	N 41°50'11" W	15.03'
L13	N 41°54'37" W	15.03'
L14	N 42°01'58" W	15.03'
L15	N 42°07'57" W	2.79'

SURVEY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1392.39'	182.39'	182.28'	N 48°32'51" W	7°30'19"



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1704 & 1726 DORSEY ROAD  
SPECIAL EXCEPTION PLAN  
SELF-STORAGE

EXISTING CONDITIONS PLAN

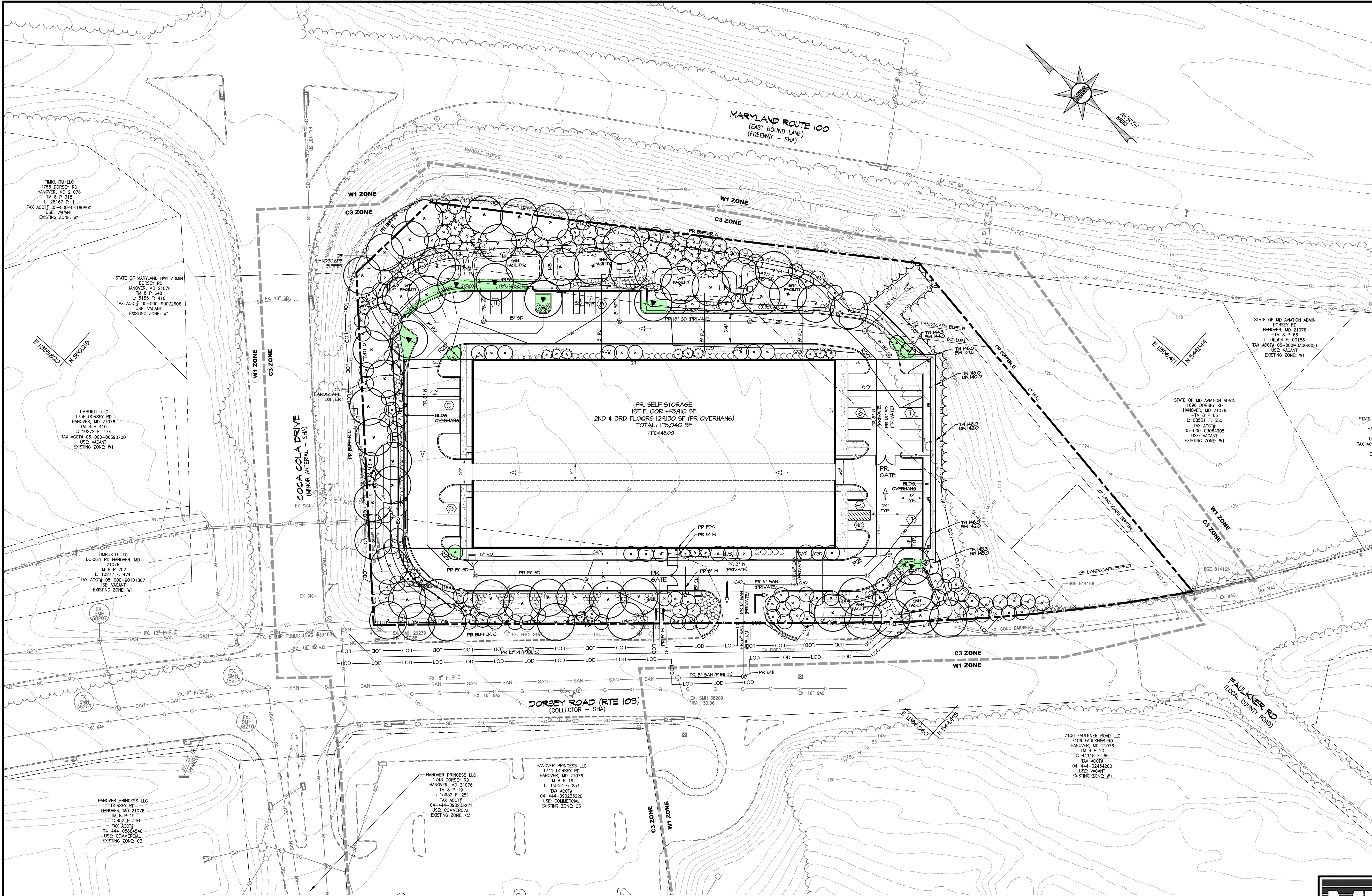
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		DRAWN BY:	AS
		DESIGN BY:	AS
		REVIEW BY:	CG
		SHEET:	2 OF 3

MARILEE TORTORELLI, RLA  
mtortorelli@mragsa.com





PLAN VIEW

SCALE: 1" = 40'

1704 & 1726 DORSEY ROAD - LANDSCAPE REQUIREMENTS

INTERIOR PARKING PLANTING REQUIREMENTS (I.M. SECT. V.B.)  
PROPOSED PARKING AREA: 17,949 SF  
REQUIRED INTERIOR LANDSCAPE AREA: 17,949 X 0.10 = 1,795 SF  
INTERIOR LANDSCAPE AREA PROVIDED: 2,032 SF  
REQUIRED PLANTINGS: 1,795 SF/250 SF = 9 PLANTING UNITS  
PLANTING UNITS PROVIDED: 6 SHADE TREES, 4 ORNAMENTAL TREES, AND 38 SHRUBS

NONRESIDENTIAL STRUCTURES PLANTING REQUIREMENT (I.M. SECT. V.D.)

PERIMETER OF BUILDING FOUNDATION: 850 LF  
900 X 0.5 = 445 LF OF FOUNDATION PLANTINGS REQUIRED  
MINOR DECIDUOUS TREES = 12'  
EVERGREEN TREES = 9'  
SHRUBS = 4'  
PLANTINGS PROVIDED: 18 MINOR DECIDUOUS TREES, 12 EVERGREEN TREES, AND 30 SHRUBS

SITE PERIMETER BUFFER A - NORTH SIDE (RTE 100) - CLASS E BUFFER (I.M. SECT. IV.B.2)

BUFFER WIDTH REQUIRED: 50' - ALL PROPOSED DEVELOPMENT TO FREEWAYS AND EXPRESSWAYS  
BUFFER LENGTH: 398 LF  
REQUIRED: 1 P.U. / 10 LF  
398 LF / 10 = 40 P.U. REQUIRED  
PLANTING UNITS PROVIDED: 40 UNITS (18 SHADE TREES, 36 MINOR DECIDUOUS TREES, 12 EVERGREEN TREES, AND 144 SHRUBS)

SITE PERIMETER BUFFER B - EAST SIDE (PRIV. PROP.) - CLASS A BUFFER (I.M. SECT. IV.B.2)

BUFFER WIDTH REQUIRED: 10' - COMMERCIAL TO NON-RESIDENTIAL  
BUFFER LENGTH: 344 LF  
REQUIRED: 1 P.U. / 20 LF  
344 LF / 20 = 18 P.U. REQUIRED  
PROVIDED: 306 LF PRESERVED EXISTING WOODLAND (35' WIDE MIN.)

SITE PERIMETER BUFFER C - SOUTH SIDE (DORSEY RD) - CLASS D BUFFER (I.M. SECT. IV.B.2)

BUFFER WIDTH REQUIRED: 25' - ALL PROPOSED DEVELOPMENT TO ULTIMATE R/W > 60'  
BUFFER LENGTH: 682 LF  
REQUIRED: 1 P.U. / 10 LF  
682 LF - 164 LF EXISTING WOODLAND = 498 LF / 10 = 50 P.U. REQUIRED  
PLANTING UNITS PROVIDED: 50 UNITS (20 SHADE TREES, 54 MINOR DECIDUOUS TREES, 12 EVERGREEN TREES AND 195 SHRUBS)

SITE PERIMETER BUFFER D - WEST SIDE (COCA COLA DR) - CLASS D BUFFER (I.M. SECT. IV.B.2)

BUFFER WIDTH REQUIRED: 25' - ALL PROPOSED DEVELOPMENT TO ULTIMATE R/W > 60'  
BUFFER LENGTH: 284 LF  
REQUIRED: 1 P.U. / 10 LF  
284 LF / 10 = 29 P.U. REQUIRED  
PLANTING UNITS PROVIDED: 29 UNITS (13 SHADE TREES, 28 MINOR DECIDUOUS TREES, 8 EVERGREEN TREES, AND 109 SHRUBS)

SITE PERIMETER BUFFER E - WEST SIDE - CLASS D BUFFER (I.M. SECT. V.B.2)

BUFFER WIDTH REQUIRED: 25' - ALL PROPOSED DEVELOPMENT TO ULTIMATE R/W > 60'  
BUFFER LENGTH: 82 LF  
REQUIRED: 1 P.U. / 10 LF  
82 LF / 10 = 8 P.U. REQUIRED  
PLANTING UNITS PROVIDED: 8 UNITS (4 SHADE TREES, 6 MINOR DECIDUOUS TREES, 3 EVERGREEN TREES, AND 21 SHRUBS)

LEGEND

- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT PROPERTY LINE
- EX. EASEMENT
- EX. BUILDING
- EX. CURB
- EX. PAVEMENT/EDGE OF GUTTER
- EX. WALK
- EX. METAL FENCE
- EX. WOOD FENCE
- EX. GUARDRAIL
- EX. TREELINE
- EX. STORM DRAIN
- EX. SANITARY LINE
- EX. WATERLINE
- EX. GAS LINE
- EX. TELECOM
- EX. OVERHEAD ELECTRIC
- EX. OVERHEAD TELEPHONE
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. MANHOLE
- EX. POWER POLE
- EX. LIGHT POLE
- EX. ZONING DIVIDE
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- PR. BUILDING
- PR. CURB & GUTTER
- PR. RETAINING WALL
- PR. CONC SIDEWALK
- PR. TREE LINE
- PR. HANDICAP PARKING
- PR. PARKING SPACE COUNT
- PR. CURB RADIUS
- PR. 2' CONTOUR
- PR. 10' CONTOUR
- PR. SPOT ELEVATION
- PR. SANITARY LINE
- PR. STORM DRAIN
- PR. WATER LINE
- PR. FDC
- PR. LIMITS OF DISTURBANCE
- PR. DIRECTION OF VEHICLES

LANDSCAPE LEGEND

- PR. PARKING SHADE TREE
- PR. PARKING MINOR DECIDUOUS TREE
- PR. PARKING SHRUB
- PR. PARKING INTERIOR LANDSCAPE AREA
- PR. BUFFER SHADE TREE
- PR. BUFFER EVERGREEN TREE
- PR. BUFFER MINOR DECIDUOUS TREE
- PR. BUFFER SHRUB

SHEET:

SE-3



MORRIS & RITCHIE ASSOCIATES, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

14280 PARK CENTER DRIVE  
LAUREL, MD 20707  
(410) 792-9792 / (301) 776-1690  
MRAGTA.COM

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1704 & 1726 DORSEY ROAD  
SPECIAL EXCEPTION PLAN  
SELF-STORAGE

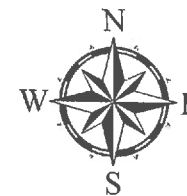
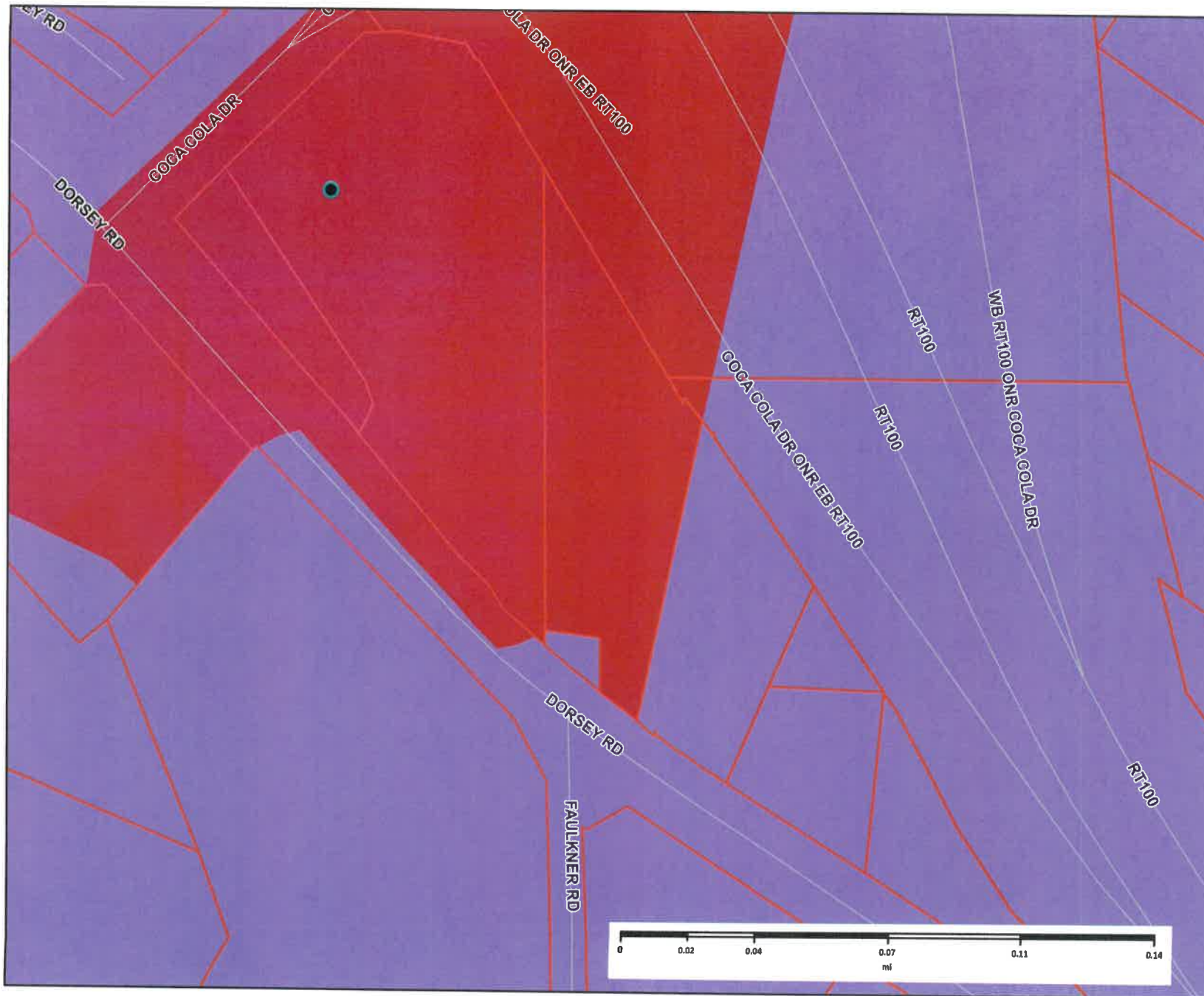
ADMINISTRATIVE SITE PLAN

TAX ACCOUNT NUMBER #05-000-11819600, 05-000-06206500, 05-000-06207600,  
& 05-000-90045123 ~ PARCELS 62, 63, 362 & 451  
TAX MAP 8 ~ BLOCK 15 ~ ZONED: C3  
1704 & 1726 DORSEY RD, HANOVER, MARYLAND 21076 ~ ANNE ARUNDEL COUNTY

DATE	REVISIONS	JOB NO.:	22892
		SCALE:	1" = 40'
		DATE:	05/29/2025
		DRAWN BY:	AS
		DESIGN BY:	AS
		REVIEW BY:	CG
		SHEET:	3 OF 3

MARILEE TORTORELLI, RLA  
mtortorelli@mragsa.com





#### Features

Street Centerline

Parcels

#### Plan2040 Planned Land Use

- Conservation
- Parks and Open Space
- Rural
- Residential Low Density
- Residential Low-Medium Density
- Residential Medium Density
- Residential High Density
- Mixed Use
- Small Business
- Town Center
- Commercial
- Industrial
- Maritime
- Public Use
- Transit
- City of Annapolis

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# 1726 Dorsey Road Land Use

Date: 4/8/2025

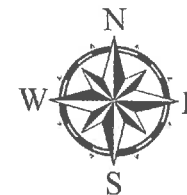
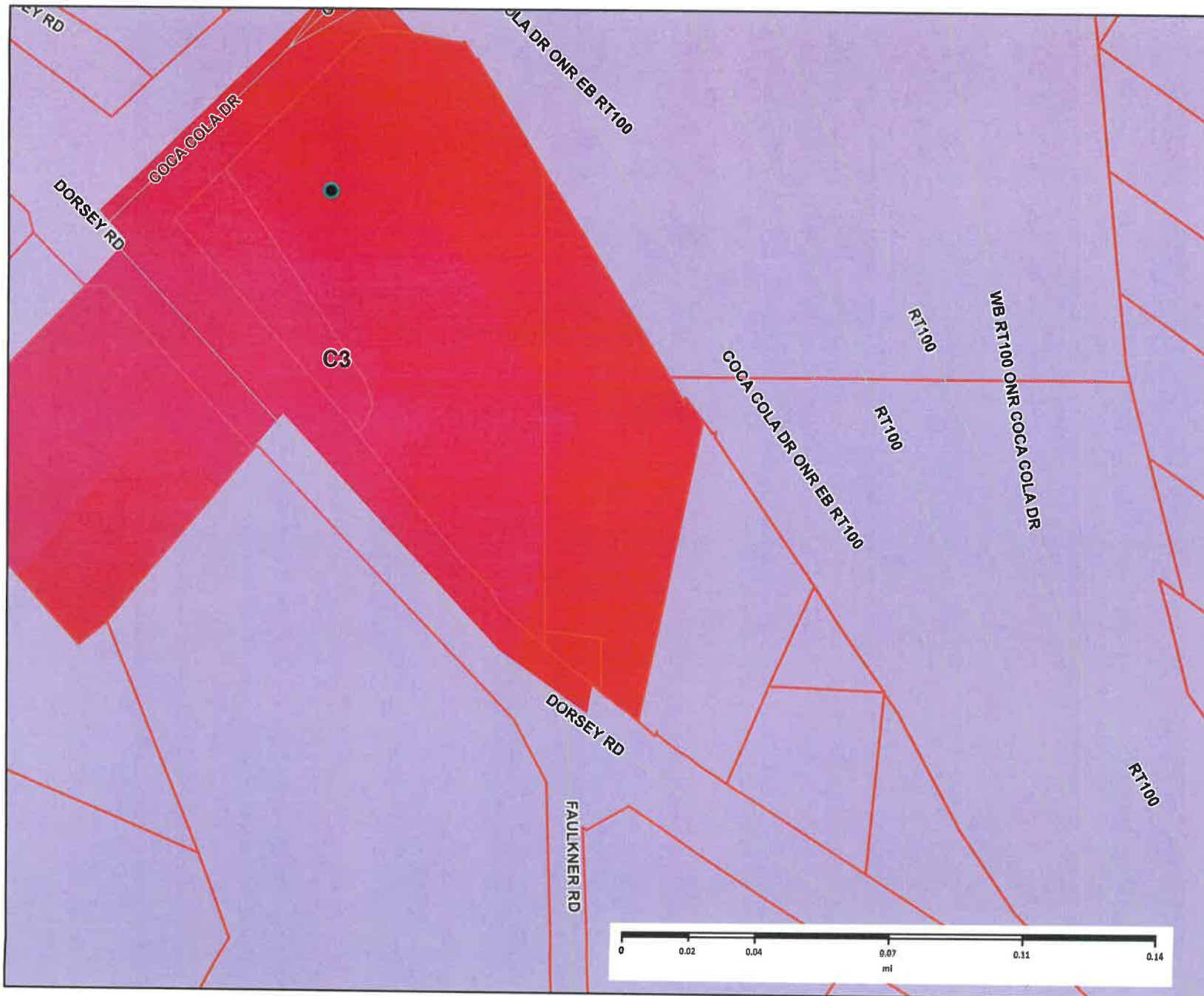
Time: 1:48 PM

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



**EXHIBIT D**  
Sample Architecture





- Features**
- Street Centerline
  - Parcels
- Zoning**
- C1 Commercial - Local
  - C2 Commercial - Office
  - C3 Commercial - General
  - C4 Commercial - Highway
  - City of Annapolis
  - MA1 Community Marina
  - MA1-B Neighborhood Marina
  - MA2 Light Commercial Marina
  - MA3 Yacht Club
  - MB General Commercial Marina
  - MC Heavy Commercial Marina
  - MXD-C Mixed Use Commercial
  - MXD-E Mixed Use Employment
  - MXD-R Mixed Use Residential
  - MXD-T Mixed Use Transit
  - OS Open Space
  - OTC-C Odenton Town Center Core
  - OTC-E Odenton Town Center East Odenton Village Mix
  - OTC-FM Odenton Town Center Fort Meade Business Mix
  - OTC-H Odenton Town Center Historic
  - OTC-I Odenton Town Center Industrial
  - OTC-T Odenton Town Center Historic
  - R1 Residential
  - R10 Residential
  - R15 Residential
  - R2 Residential
  - R22 Residential
  - R5 Residential
  - RA Rural Agricultural
  - RLD Residential Low Density
  - SB Small Business District
  - TIC Town Center
  - W1 Industrial Park
  - W2 Industrial - Light
  - W3 Industrial - Heavy
  - Water

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# 1726 Dorsey Road Zoning

Date: 4/8/2025

Time: 1:39 PM

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





1726 Dorsey Road



0 350 700  
ft

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



### Legend

Foundation

Parcels



### Notes





## OFFICE OF PLANNING AND ZONING

### CONFIRMATION OF PRE-FILE

**PRE-FILE #:** 2025-0036-P  
**DATE:** 05/14/2025  
**OPZ STAFF:** Jennifer Lechner  
Dan Beverungen  
Sam Meyers  
**I&P STAFF:** Natalie Norberg

**APPLICANT/REPRESENTATIVE:** Preston Sahara LLC / YVS Law - Kinley R Bray

**EMAIL:** [kbray@yvslaw.com](mailto:kbray@yvslaw.com)

**SITE LOCATION:** 1704 & 1726 Dorsey Road, Hanover

**LOT SIZE:** 3.97 acres (total)

**ZONING:** C3    **CA DESIGNATION:** n/a    **BMA:** n/a    **BUFFER:** n/a    **APPLICATION TYPE:** Special Exception

The property was the subject of Site Development Preliminary Plan C2019-0052-00-PP for PRESTON SAHARA, LLC. The Administrative Site Plan shows the redevelopment of the subject properties with a proposed three-story building (173,040sqft) with parking and other associated facilities.

The subject properties consist of:

PARCEL 362 - 500090045123  
PARCEL 451 - 500071819600  
PARCEL 62 - 500006206500  
PARCEL 63 - 500006207600

#### **COMMENTS:**

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

1. Revise the Administrative Site Plan to specify the setbacks, dimensions, height, and number of stories of the proposed structure.
2. 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.

##### **OPZ Regional Team:**

1. The proposed development will be subject to Preliminary and Site Development Plan requirements found in Article 17, Title 4 of County Code. A comprehensive review of the proposed development will occur during the Preliminary and Site Development Plan review process.
2. County records identify an area of 25%+ slopes along the eastern/southeastern limits of the proposed development. The SE Site Plan set submitted for review with this application identifies these slopes as "Manmade Slopes". Documentation that these slopes are not naturally occurring will be required during the development review process for the proposed development. If it cannot be demonstrated that these slopes are manmade and it is determined that they meet the definition of steep slopes, as stated in Article 17-1-101, and they have a total area of 20,000 s.f., these slopes and their 25-foot buffer would be subject to the development prohibition found in Article 17-6-404 of County Code.
3. A comprehensive review of the sufficiency of the existing and proposed vegetation to satisfy Landscape Manual requirements will occur with the submission of the Concept and Final Landscape Plans during the Preliminary Plan and Site Development Plan review processes, respectively.

**OPZ Long Range Planning:****Compliance with Plans:**

1. *General Development Plan:* Plan2040 does not have recommendations that are specific to this site. Plan2040 Volume II calls for development within the Dorsey Transit-Oriented Development Policy Area Overlay to intensify industrial and commercial uses with dense residential uses in the mix (Plan2040 Volume II, Page 107).
2. *Region 2 Plan:* This proposal is within the Region Planning Area 2. The Region Plan was adopted on May 6, 2024. The Region 2 Plan does not provide recommendations that are specific to the site. The parcels are within the Dorsey MARC Station Transit-Oriented Development Policy Area Overlay. The Region 2 Plan recommends that for parcels within the Dorsey MARC Station Transit-Oriented Development Policy Area, transition to provide a mixed-use development to take advantage of the Dorsey MARC Station (Page 47). Additionally, the Region 2 Plan provides a strategy to develop a transit area sector plan for areas within Region 2 with a Transit-Oriented Development Policy Area Overlay (Laurel Racetrack, Savage Station, Jessup stop, and Dorsey Station) (Page 78).
3. *2022 Water and Sewer Master Plan:* The site is in the Existing Sewer Service category and the Existing Water Service category. The proposal is consistent with the 2022 Water and Sewer Master Plan.

**I&P Engineering:**

1. This property is located within the Maryland Aviation Administration's BWI 4-Mile District. The height of the proposed structure and the ponding depth of the micro-bioretenention ponds must abide by any restrictions relating to the BWI 4-Mile District.
2. Note the ownership and functional class of each road shown on the Site Plan.
3. State what is to be done with the variable width utility easement (5060/743).
4. Label what is to happen to the 12" water main that cuts through the site and what is to be done with FH 2137.
5. Label what is to happen with the sewer on the southwestern side of the parcel (i.e. removed, abandoned, etc.).
6. In the Letter of Explanation, the requirement for Special Exceptions under 18-16-304(7) was not explained [labeled].
7. Turn the existing conditions for the site off on the proposed plan sheet.
8. Note the one-way drive aisle traffic through the building on the Site Plan.

**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.