

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

**APPLICANT:** Preston Sahara LLC

**ASSESSMENT DISTRICT:** 5

**CASE NUMBER:** 2025-0131-S

**COUNCIL DISTRICT:** 1

**HEARING DATE:** September 16, 2025

**PREPARED BY:** Joan A. Jenkins  
Planner III



**REQUEST**

The applicant is requesting a special exception to allow a self-service storage facility in a C3 - General Commercial District on property located at 1704 and 1726 Dorsey Road in Hanover.

**LOCATION AND DESCRIPTION OF SITE**

The subject site consists of 173,069 square feet (3.97 acres) and is located with road frontage on the northeast side of Dorsey Road (MD Rte 103) zero feet southeast of Coca Cola Drive and abuts the Route 100 right-of-way on the north side. The property comprises four parcels identified as Parcel 362, Parcel 451, Parcel 62, and Parcel 63 in Grids 1 and 7 on Tax Map 8. The property is zoned C3 - General Commercial District. The property is currently improved with a restaurant and associated site improvements including accessory paved parking.

**APPLICANT'S PROPOSAL**

The applicant is seeking special exception approval to redevelop the property with a self-service storage facility with accessory parking. The 173,040 square foot building will be 38 feet in height and have 1,000 storage units on three floors; a first floor with 43,910 square feet of floor area and second and third floors each with 64,565 square feet of floor area. In addition, the applicant, in accordance with § 18-16-405 (b), 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 rights-of-way on three sides. It is zoned C3 - General Commercial District and is surrounded by W1 - Industrial Park zoned property save for the property across Rt. 103 (Dorsey Road) to the southwest which is also zoned C3 District.

The applicant proposes an approximately 1,000 unit storage facility with adequate parking and drive aisles. Ingress and egress will be provided via Dorsey Road. The applicant states that the proposal is within the permissible bulk requirements for the C3 District and no variance relief is required for the structure.

The applicant further describes that this is a unique structure with a one-way entry and exit with interior drive aisles allowing drive-up access to first-floor storage units. Units on the second and third floors will be accessed by elevator.

The **Development Division Regional Section** offered the following comments:

1. The proposed development will be subject to the Site Development requirements of Article 17, Title 4 of the County Code. A comprehensive review of the proposed development will occur during the development review process.
2. County records identify an area of 25%+ slopes along the eastern/southeastern limits of the proposed development. The Special Exception 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 square feet, 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 required Landscape Plans during the development review process.

The **Department of Inspections and Permits (Engineering Section)** commented:

1. This property is located within the Maryland Aviation Administration's BWI 4-Mile District. The height of the proposed structure and the ponding time of the micro-bioretenion ponds must abide by any restrictions relating to the BWI 4-Mile District.
2. A portion of the proposed public water line, located near the intersection of Dorsey Road and Coca Cola Drive, is not within the Limit of Disturbance (LOD). Revise the LOD to fully enclose the proposed public water line. This can be addressed at the next stage.

The **Maryland Department of Transportation Maryland Aviation Administration** commented that the site is located in the BWI 4 mile radius. In accordance with the Code of Maryland (COMAR) 11.06.03.03A, the applicant must file an Airport Zoning Permit. The permit is available on the Maryland Aviation Administration website.

The **Long Range Planning Section of the Office of Planning & Zoning** noted that the proposal is generally consistent with the goals and policies of Plan2040, however, 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. The property is within Region Planning Area 2 which was adopted May 6, 2024. The proposal is generally consistent with the Region 2 Plan goals, however, 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). The site is in the Exiting Sewer Service category and the Existing Water Service category and is consistent with the 2022 Water and Sewer Master Plan.

The **Health Department** commented that the property is served by public water and sewer and has no objection to the request.

The **Fire Marshal**, the **Department of Recreation and Parks**, the **Transportation Planning Section**, and the **Cultural Resources Section** had no comment.

### **SPECIAL EXCEPTION STANDARDS**

Section 18-11-154<sup>1</sup> in the Anne Arundel County Zoning Ordinance sets forth the specific special exception requirements for a self-service storage facility. Additionally, all special exceptions are subject to the general standards contained in Section 18-16-304 of the Code.

With regard to the specific special exception requirements of § 18-11-154, 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.
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 a one-way interior driveway, 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 site is not in a C2 District.

Apart from the directional signs or pavement painting<sup>2</sup>, the applicant has demonstrated that the specific special exception requirements have been met.

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<sup>1</sup> At the time of application, the applicant used Code reference 18-11-155 for self-service storage facilities. The Code has since been updated and the reference has changed to 18-11-154.

<sup>2</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.

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. Therefore, the facility would be compatible with the appropriate and orderly development of the C3 District. 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 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 to show the LOD around the proposed public water line 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 under § 18-16-304 and § 18-11-154 of the Code under which a special exception to allow a self-service storage facility in the C3 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.

Regarding the request for an 18-month extension to allow time for permitting, this Office has **no objection**.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant to construct the structure(s) as proposed, the applicant 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.











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.

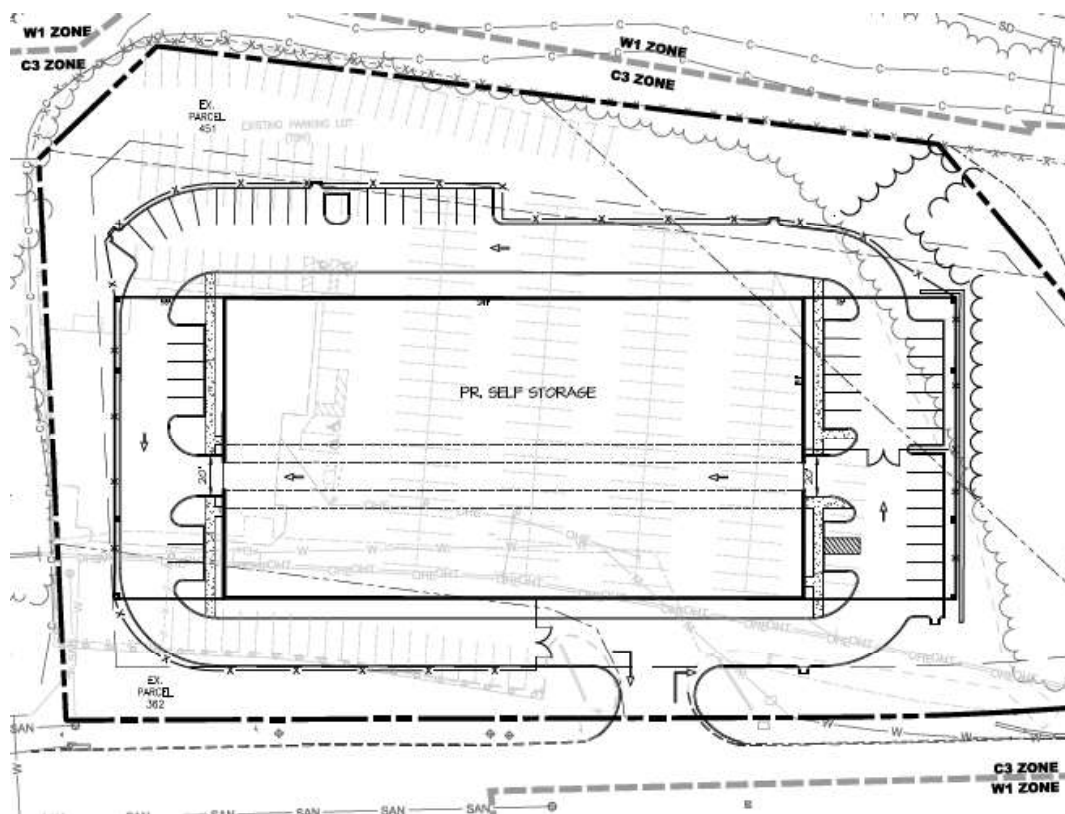
### **Surrounding Neighborhood**

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.



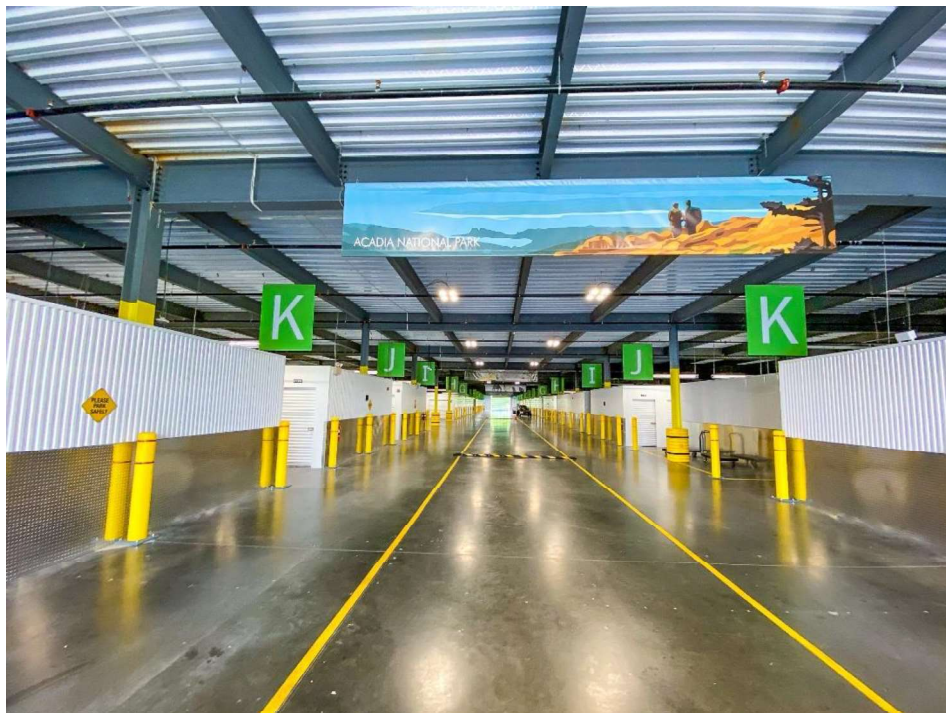
**Figure 1 – Site Plan Excerpt**

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 § 18-16-405(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.

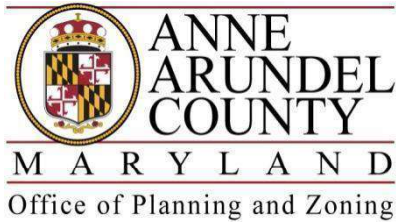
Very truly yours,

YVS Law, LLC



Kinley R. Bray

Cc: Client  
Attachments



Jenny B. Dempsey  
Planning and Zoning Officer

## MEMORANDUM

TO: Sterling Seay, Planning Administrator, Zoning Division

FROM: Dan Beverungen, Planner, Regional Team

VIA: Courtney Wilson, Planning Administrator, Regional Team

SUBJECT: 1704 and 1726 Dorsey Road  
2025-0131-S

DATE: July 11, 2025

This memorandum is in response to the Zoning Division request for comments regarding a Special Exception to allow for a self-service storage facility. While the Development Division defers to the Zoning Division regarding whether the application complies with the requisite criteria for the granting of these applications, as stated in Article 18, Title 16 of County Code, the following is offered:

1. The proposed development will be subject to the Site Development requirements of Article 17, Title 4 of County Code. A comprehensive review of the proposed development will occur during the development review process.
2. County records identify an area of 25%+ 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 required Landscape Plans during the development review process.

2025-0131-S

Menu Cancel Help

Task Details I and P Engineering

Assigned Date

07/07/2025

Assigned to

Jean Janvier

Current Status

Complete w/ Comments

Action By

Jean Janvier

Comments

1. This property is located within the Maryland Aviation Administration's BWI 4-Mile District. The height of the proposed structure and the ponding time of the micro-bioretention ponds must abide by any restrictions relating to the BWI 4-Mile District.

2. A portion of the proposed public water line, located near the intersection of Dorsey Road and Coca Cola Drive, is not within the LOD. Revise the LOD to fully enclose the proposed public water line. This is can be addressed at the next stage.

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

07/24/2025

Assigned to Department

Engineering

Status Date

07/24/2025

Overtime

No

Start Time

Hours Spent

0.0

Action by Department

Engineering

Est. Completion Date

☐ Display E-mail Address in ACA

☒ Display Comment in ACA

Task Specific Information

Expiration Date

Reviewer Phone Number

Review Notes

Reviewer Email

Reviewer Name

2025-0131-S

Menu Cancel Help

Task Details MDOT MAA

Assigned Date

07/03/2025

Assigned to

Shawn Ames

Current Status

Complete w/ Comments

Action By

Shawn Ames

Comments

Site is located in BWI 4 mile radius. In accordance with Code of Maryland (COMAR) 11.06.03.03A, applicant must file Airport Zoning Permit. Permit available on Maryland Aviation Administration website.

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

07/24/2025

Assigned to Department

MDOT MAA

Status Date

07/18/2025

Overtime

No

Start Time

Hours Spent

0.0

Action by Department

MDOT MAA

Est. Completion Date

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Task Specific Information

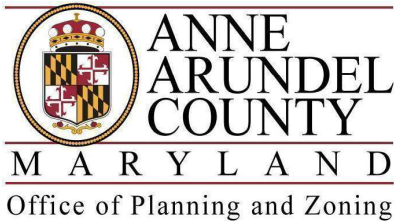
Expiration Date

Reviewer Phone Number

Review Notes

Reviewer Email

Reviewer Name



Jenny B. Dempsey  
Planning and Zoning Officer

## MEMORANDUM

TO: Zoning Division

FROM: Samuel Meyers, Long Range Planner

THROUGH: Cindy Carrier, Planning Administrator, Long Range Planning

SUBJECT: Long Range Planning Comments

DATE: July 10, 2025

**Name of Project:** 1704 & 1726 Dorsey Road  
**Case#:** 2025-0131-S  
**Location:** 1704 & 1726 Dorsey Road, Hanover  
Tax Map 8, Parcels 62, 63, 362, & 451, Lots 7 & 8  
**Region Planning Area:** Region 2  
**Community:** Jessup

### Summary:

The applicant is requesting special exception approval for a self-service storage facility, totaling approximately 173,040 square feet, for the properties located at 1704 & 1726 Dorsey Road. The current use of the property is a restaurant and associated site improvements.

The approximately 3.97-acre site is located within the Neighborhood Preservation Development Policy Area and a Transit-Oriented Development Policy Area Overlay (Targeted Growth). The site is in the Commercial Planned Land Use category. All surrounding properties are in the Industrial Planned Land Use category. Zoning for the site is C3, with all surrounding properties zoned W1. The site is within the Priority Funding Area and outside of the Green Infrastructure Network.

### Findings:

#### Compliance with Plans:

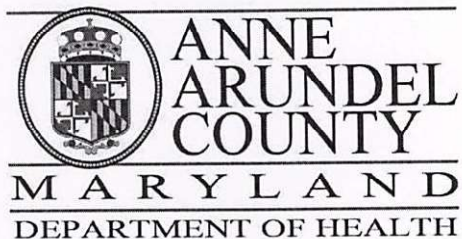
*General Development Plan:* Plan2040 does not have recommendations that are specific to this site. The proposal is generally consistent with the goals and policies of Plan2040 however, Plan2040 Volume II calls for development within the Dorsey Transit-Oriented Development Policy Area Overlay to intensify industrial and commercial uses with dense residential uses in the mix (Plan2040 Volume II, Page 107).

*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 proposal is generally consistent with the goals of the Region 2 Plan however, 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).

*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.



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 *BC*  
Bureau of Environmental Health

THROUGH: Don Curtian, Director *[Signature]*  
Bureau of Environmental Health

DATE: July 23, 2025

RE: Preston Sahara, LLC.  
1704 Dorsey Road  
Hanover, MD 21076

NUMBER: 2025-0131-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 C3- General Commercial 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





1726 Dorsey Road



Legend

Foundation

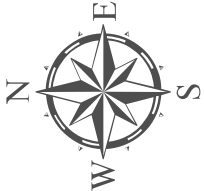
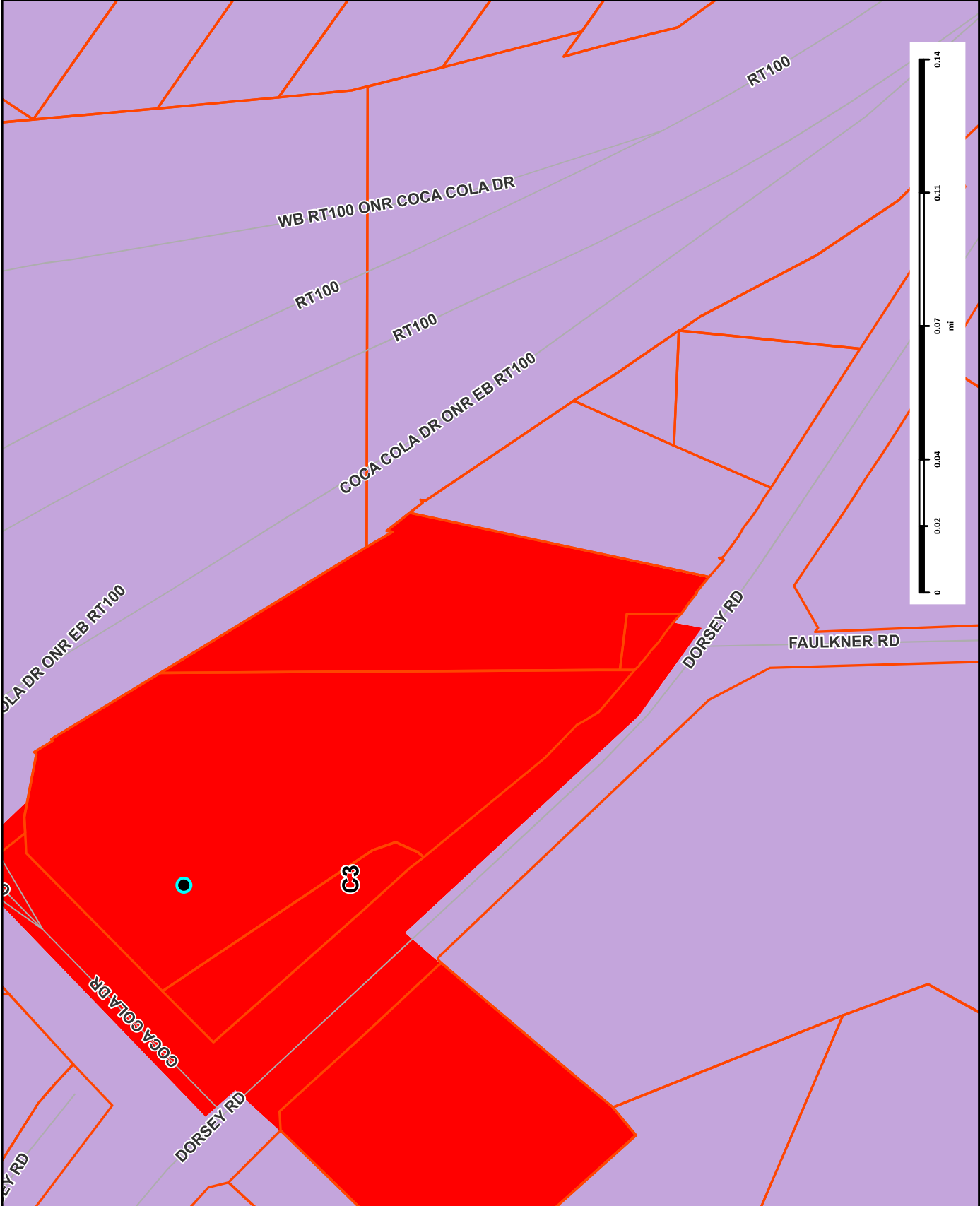
Parcels



Notes

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



**Features**

- Street Centerline
- ▬ Parcels
- Zoning**
- C1 Commercial - Local
- C2 Commercial - Office
- C3 Commercial - General
- C4 Commercial - Highway
- City of Annapolis
- M1 Community Marina
- M2 Light Commercial Marina
- M3 Yacht Club
- M4 General Commercial Marina
- M5 Heavy Commercial Marina
- MXD-C Mixed Use Commercial
- MXD-E Mixed Use Employment
- MXD-R Mixed Use Residential
- MXD-T Mixed Use Transit
- O5 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 Transit
- R1 Residential
- R10 Residential
- R15 Residential
- R2 Residential
- R22 Residential
- R5 Residential
- RA Rural Agricultural
- RLD Residential Low Density
- SE Small Business District
- TTC Town Center
- W1 Industrial - Light
- W2 Industrial - Heavy
- W3 Industrial - Heavy
- Water

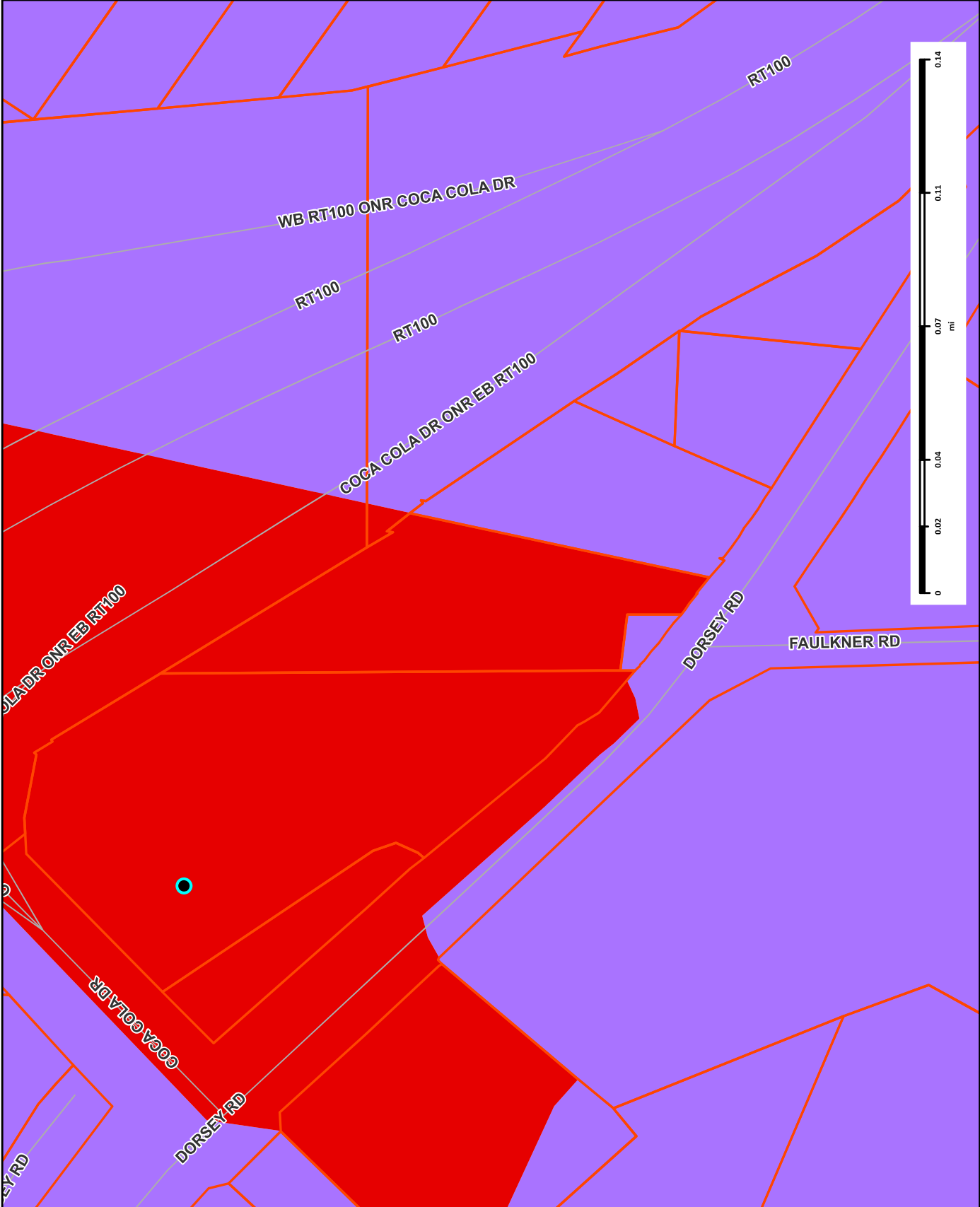
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# 1726 Dorsey Road Zoning



**EXHIBIT D**  
Sample Architecture





### 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



## 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-bioretenion 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.

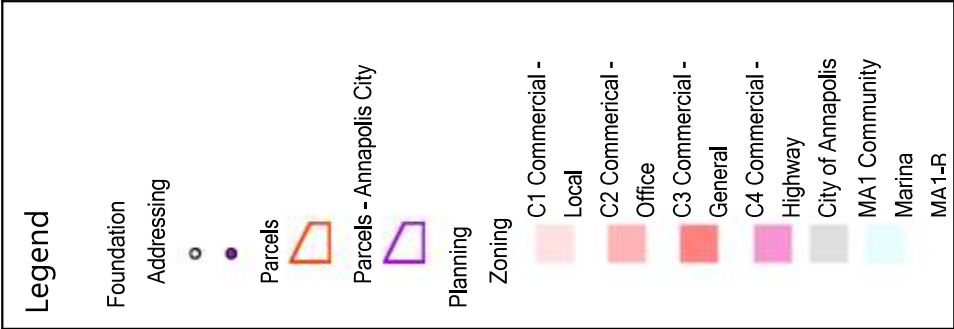
**INFORMATION FOR THE APPLICANT**

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.





none

