YVS LAW LLC

Benjamin S. Wechsler ✧ 443-949-3041 ✧ bwechsler@yvslaw.com

August 8, 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 a Proposed Self-Service Storage Facility – Future Dev., Glen Burnie, MD, 21061 Tax Map 15, Grid 16, Parcel 1025 (the "Property")
Letter of Explanation

Dear Ms. Seay:

This firm represents Evergreen Investment Company ("Applicant" or "Evergreen Investment") regarding the enclosed special exception application with proposes to establish a self-service storage facility on the Property.

Description of the Property:

The Applicant is the contract purchaser of the Property, which contains approximately 5.61 acres fronting on Glen Burnie By-Pass (Maryland Interstate 97) with access from E. Park Drive. The Property is zoned C3. An excerpt of the County Zoning Map is attached hereto as **Exhibit A**. The Property does not yet have an address and is addressed as "FUTURE DEV." on the relevant subdivision plat. The properties directly to the east and south are also C3 commercial zoning. To the north of the property is R5 residential zoning. The Property is not located within the Chesapeake Bay Critical Area or a bog protection area. The Property is located within a Priority Funding Area as shown on **Exhibit B** attached hereto.

Development Proposal:

Evergreen Investment is proposing to develop a self-service storage facility on the Property (the "Storage Facility"). The Storage Facility will consist of three different buildings. The main, climate controlled building (labelled "BLDG. 1) has a footprint of approximately 32,205 square feet, as depicted on the attached Special Exception Site Plan (the "Site Plan") attached as **Exhibit C**. There will also be two non-climate-controlled drive-up storage areas (labelled as "BLDG. 2" and "BLDG. 3" on the Site Plan, with footprints of approximately 4,750 sf and 3,500 sf respectively. BLDG. 1 (the main climate controlled building) will be four (4) stories, and approximately 128,820 gross square feet; BLDG. 2 and 3 will both be one (1) story. The Applicant anticipates constructing approximately 900 indoor, climate-controlled units, as well as approximately 35 drive-up units within the southern portion of the Property. 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. Conceptual stormwater management areas are also depicted on the Site Plan. Ingress and egress is provided from E. Park Drive and will be able to accommodate larger moving trucks.

In order to develop the Property in the C3 District as proposed on the Site Plan, the Applicant respectfully requests special exception approval for a "self-service storage facility." The Property will comply with the general criteria for special exception approval set forth in § 18-16-304 of the Code and with the specific use special exception criteria under § 18-11-155 of the Code that apply to self-service storage facilities. 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, each addressed herein.

The proposed Storage Facility will not be detrimental to the public health, safety, or welfare. Code § 18-16-304(1). The Property is located in a Commercial District and is in a Priority Funding Area. The location of the Storage Facility is easily accessed by E. Park Drive and is convenient to residential communities and businesses in the Glen Burnie area of Anne Arundel County. The Storage Facility will have three levels of security: (1) A security gate with coded access; (2) 24-hour surveillance cameras and (3) locked access doors.

The location, height and nature of the 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 Storage Facility 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 are attached 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 Storage Facility is located directly adjacent to major roads on two sides and adjacent C3 zoned properties to the west and south. It will be significantly buffered from the residentially-zoned and developed properties to the north of the Property. 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 immediately surrounding properties, the Storage Facility will have little to no adverse impacts or cause objectionable noise, fumes, vibration or light. The operation of other C3 District uses such as shopping centers, hotels, childcare centers, and schools would generate much more traffic, noise, light and vibration than the proposed self-service storage use.

The Property's location on E. Park Drive, fronting Interstate 97, and surrounded by adjacent C3-zoned properties to the south and east, the Storage Facility will not have adverse effects above and

beyond those inherently associated with self-service storage uses irrespective of its location within C3 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 Storage Facility will be tested for adequacy of public facility requirements during the Preliminary Plan and Site Development Plan process that will occur subsequent to the use being authorized by special exception approval.

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 predominant commercial, low-density residential and active recreational character of the area and the public need for the use that will benefit the community. Code§ 18-16 304(6). The Property is classified as "Planned Service" for both water and sewer.

The proposed use is consistent with Plan2040, the new County General Development Plan, adopted by the County Council as Bill No. 11-21. Code§ 18-16 304(7). The Land Use Plan adopted with Bill 11-21 classifies the Property as Commercial land use, consistent with its C3 District zoning. (**Exhibit E**).

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 and be able to maintain adherence to the criteria for the specific use. Code § 18-16-304(9) as discussed more fully below and shown on the Site Plan.

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 Administrative Site Plan. Code § 18-16-304(11).

Specific Special Exception Use Criteria for Self-Service Storage Facilities

Section 18-11-154 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 § 18-11-154(1). Self-service storage will be the only activity conducted at the Property. Code § 18-11-154(2). As shown on the Plan, all one-way interior driveways have travel lanes that are at least 15 feet wide and all two-way interior driveways have two travel lanes that are each at least 12 feet wide. Code § 18-11-154(3). No outside storage is proposed. Code § 18-11-154(4). Code § 18-11-154(5) only applies within the C2 District and is therefore not relevant to the C3 zoned Property

C3 Zoning District Bulk Regulations

The proposed Storage Facility will also meet the bulk regulations for development in the C3 District. Code § 18-5-401. The Property is much larger than the minimum lot size of 10,000 square feet. It will be setback more than 10 feet from the rear property line. The Property is over 160 feet deep (at its narrowest), which is greater than the minimum required 150 foot lot depth. The floor area ratio (FAR) will be 0.56, well below the 2.0 maximum FAR. The Storage Facility will comply with height limitations. The rear service area will be accessible by a right-of-way in excess of the minimum 15 feet requirement.

Request for Extension of Time to Obtain a Building Permit:

In accordance with Code § 18-l6-405(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. 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, cause shown, the Applicant respectfully requests special exception approval to allow the use of Property for a self-service storage facility.

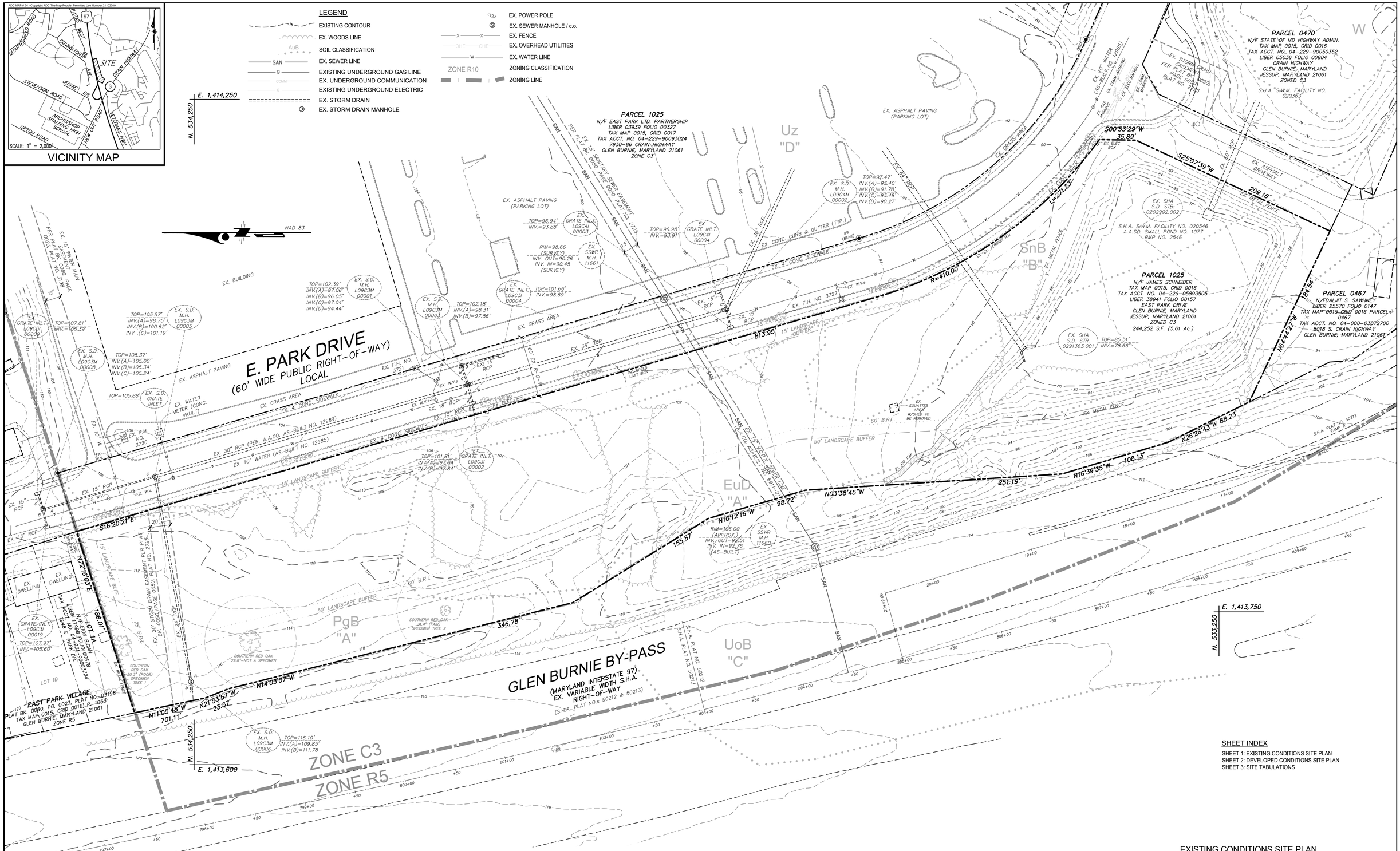
Should you have any questions regarding the enclosed special exception application, please telephone me in our Annapolis office. Thank you for your assistance with this matter.

Very truly yours,

YVS LAW, LLC

Benjamin S. Wechsler

Attachments
cc: Client



EXISTING CONDITIONS SITE PLAN

DESIGNED:	DRAWN: SAW	REVISIONS TO APPROVED PLANS	
ORIG. DATE: APRIL 20, 2023		No. / DATE / BY / DESCRIPTION	
MODIFIED BY/DATE:			
CADD DWG #: FEAS-S007623			
DLA PROJECT #: S007623			

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SPECIAL EXCEPTION SITE PLAN

EAST PARK DRIVE SELF STORAGE

EAST PARK DRIVE
TAX ACCT. NO. 04-229-05893505
TAX MAP 0015 GRID 0016 PARCEL 1025 4TH DISTRICT
GLEN BURNIE, ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1" = 40'	DATE: JUNE 24, 2025	PROJ. NO: EE10224	SHEET 1 OF 3

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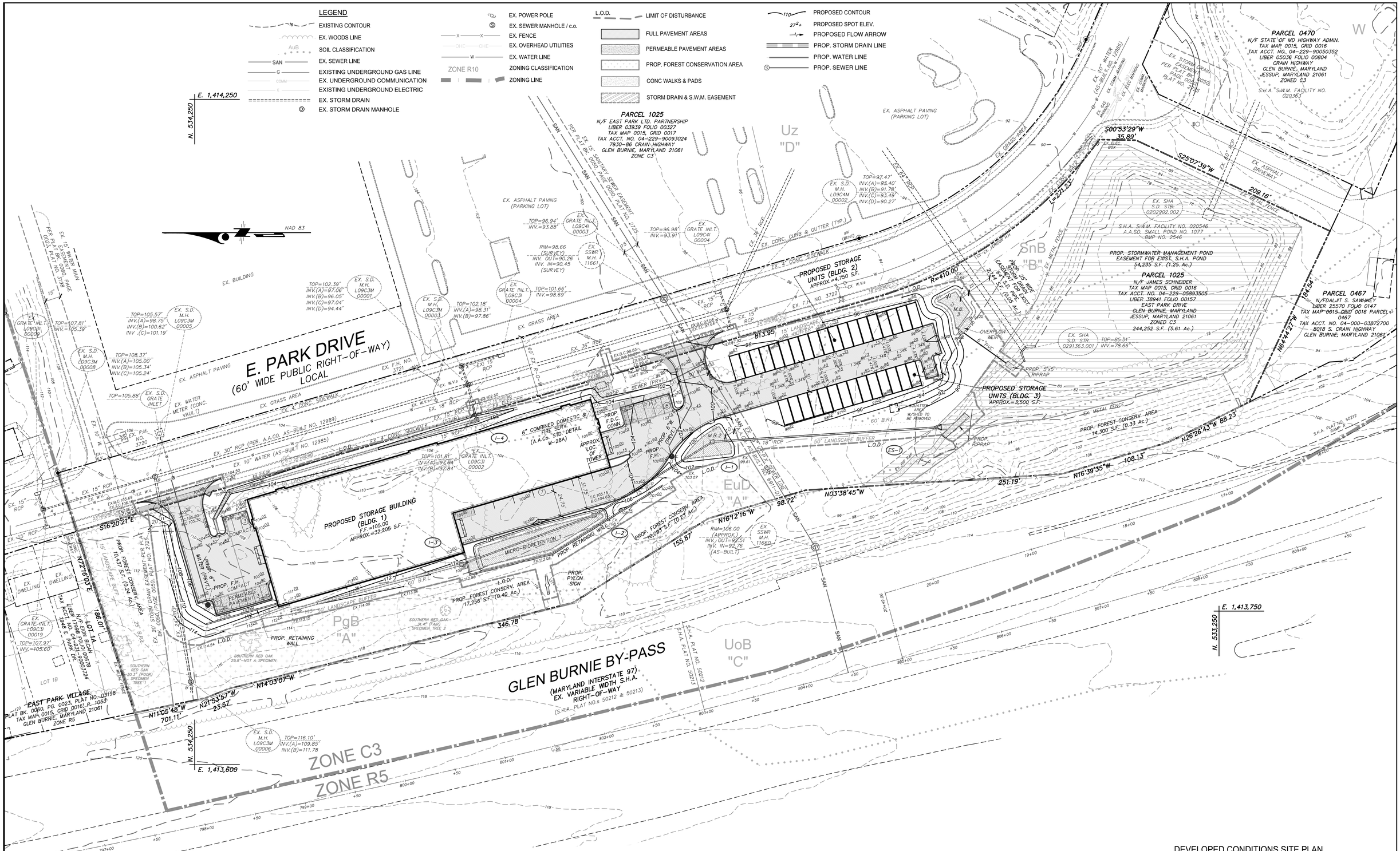

DEVELOPED CONDITIONS SITE PLAN

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ANNE ARUNDEL COUNTY FOREST CONSERVATION WORKSHEET (In Square Feet)

Variables	Unique Tract 1	Unique Tract 2	Unique Tract 3	Unique Tract 4	Unique Tract 5	
Site Information						
A. Growth Management Area	Priority Funding Area					
B. Land Use Type	Commercial					
C. Unique Tract Area	244,252	0	0	0	0	
D. Universal Deductions (Critical Area or 100-Yr Floodplain)	0	0	0	0	0	
E. Impervious Surface Deductions for Targeted Growth and Priority Funding Areas	0	0	0	0	0	
F. Existing Forest Cover within Unique Net Tract Area	162,375	0	0	0	0	
G. Proposed Forest Clearing within Unique Net Tract Area	113,469	0	0	0	0	**Total Net Tract Area**
H. Unique Net ract Area = (C)-(D)-(E)	244,252	0	0	0	0	244,252
Is Total Net Tract Area less than or equal to 5 Acres?	*No*	*No*	*No*	*No*	*No*	
Key for lookup table	*Priority Funding AreaCommercialNo*	*No*	*No*	*No*	*No*	
I. Conservation Threshold	20%	0%	0%	0%	0%	
J. Afforestation Threshold	15%	0%	0%	0%	0%	
Forest Conservation						
K. Conservation Threshold Area = (H) X (I)	48,850	0	0	0	0	
L. Area of Forest Above Conservation Threshold = (F) - (K)	113,525	0	0	0	0	
M. Breakeven Point (Amount of forest that must be retained so that no mitigation is required.) *If the Area of Forest Above Conservation Threshold (L) is greater than 0, then M = ((0.3333) X (L)) + (K). If the Area of Forest Above Conservation Threshold is equal to 0, then M = (F).*	86,688	0	0	0	0	
N. Forest Clearing Permitted without Mitigation = (F) - (M)	75,687	0	0	0	0	
O. Proposed Forest Retention = (F) - (G)	48,906	0	0	0	0	
P. Reforestation for Retention Above the Threshold *If Proposed Forest Clearing (G) is > Area of Forest Above Conservation Threshold (L), then (P) = (L) X (0.5). If not, then (P) = (G) X (0.5).*	56,735	0	0	0	0	
Q. Credit for Retention Above the Threshold *If Proposed Forest Clearing (G) is > Area of Forest Above Conservation Threshold (L), then (R) = 0. If not, then (R) = (L) - (G).*	56	0	0	0	0	
R. Reforestation for Retention Below the Threshold *If Proposed Forest Clearing (G) < Area of Forest Above Conservation Threshold (L), then (R) = 0. If not, then (R) = ((G) - (L)) X 2*	0	0	0	0	0	
S. Total Reforestation Required = (P) + (R) - (Q)	56,679	0	0	0	0	
T. Afforestation Threshold Area = (H) X (J)	36,638	0	0	0	0	
U. Total Afforestation Required *If Existing Forest Cover (F) < Afforestation Threshold Area (T), then (U) = (T) - (F). If not, then (U) = 0.*	0	0	0	0	0	**Total Mitigation Required for Site (Sq Ft)***
V. Total Mitigation Required By Tract = (S) + (U)	56,679	0	0	0	0	**56,679**

SITE TABULATION

Property: Tax Map 15, Grid 16, Parcel 1025
Site is not within the Critical Area
Public Water and Sewer serve the site.
Gross Area of the Site = 5.61 acres = 244,252 s.f.
Deductions to determine Net Area: N/A

Existing Zoning: C3

Proposed Development (Special Exception Use):
Self-service Storage Facilities

Bulk Regulations (C3 - General Commercial Districts):
Required:
Minimum Lot Size = 10,000 s.f.
Maximum Coverage by Structures and Parking = 80% of gross area
Minimum Setbacks for Principal Structures:
Side Lot Line = None, except when abutting residential district 25 feet
Rear Lot Line = None, except when abutting residential district 15 feet
All Lot Lines = 60 feet from right-of-way line of a principal arterial road
Minimum Setbacks for Accessory Structures in the Side or Rear Yard
Side Lot Line = 10 feet
Rear Lot Line = 10 feet
Minimum Lot Depth = 150 feet
Maximum Allowed Floor Area Ratio (FAR) = 2.0
Maximum Height Limitations for development in which less than 50% of allowable lot coverage consists of environmental site design features approved by the Planning and Zoning Officer = 60 feet except that all setbacks are increased by one foot for each foot of height in excess of 45 feet.
Maximum Height Limitations for development in which more than 50% of allowable lot coverage consists of environmental site design features approved by the Planning and Zoning Officer = 72 feet except that all setbacks are increased by one foot for each foot of height in excess of 45 feet.
Rear Service Area = Accessible by a 15-foot wide unobstructed right-of-way

Provided:
Coverage by Structures and Parking provided = 69,000 s.f.
= 28 %

Floor Area:

Area of Building 1 footprint =	32,205 s.f. x	4 floors =	128,820 s.f.
Area of Building 2 footprint =	4,750 s.f. x	1 floors =	4,750 s.f.
Area of Building 3 footprint =	3,500 s.f. x	1 floors =	3,500 s.f.
Total Floor Area proposed =			137,070 s.f.

Proposed Floor Area Ratio (FAR) = 0.56

Proposed Building Height = 46 ft.
With tower up to: 72 ft.

All Bulk Regulations are Met

Special Exception Use Requirements:
Self-service Storage Facilities
Required:
✓ The facility shall be located on a lot of at least two acres.
✓ Storage and a residence for a caretaker or resident manager shall be the only activities conducted at the facility.
Access shall be provided as follows:
N/A Each one-way interior driveway shall have a travel lane at least 15 feet wide.
✓ Each two-way interior driveway whall have two travel lanes, each 12 feet wide.
✓ Traffic direction and parking shall be designated by directional signs or pavement painting.
✓ Outside storage is not permitted.
N/A In a C2 District, a self-service storage facility shall be within an enclosoed controlled central structure with no external access to individual storage units.

Provided:
The above Special Exception Requirements are Met

Parking:
Self-storage facilities
Parking Required:

1 space for every 60 storage bays =	900 bays x	1/60	=15 spaces
4 spaces located adjacent to each unenclosed storage area of 8,000 s.f.			=0 spaces
2 spaces for employee parking =			=2 spaces
5 spaces located at the business office =			=5 spaces
Total Required Parking			=22 spaces
Total Provided Parking			=22 spaces

SITE TABUALTIONS

DESIGNED: DRAWN: SAW
ORIG. DATE: APRIL 20, 2023
MODIFIED BY/DATE:
CADD DWG #: FEAS-S007623
DLA PROJECT #: S007623

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EAST PARK DRIVE
TAX ACCT. NO. 04-229-05893505
TAX MAP 0015 GRID 0016 PARCEL 1025 4TH DISTRICT
GLEN BURNIE, ANNE ARUNDEL COUNTY, MARYLAND

SCALE: AS SHOWN | DATE: JUNE 24, 2025 | PROJ. NO: EE10224 | SHEET 3 OF 3

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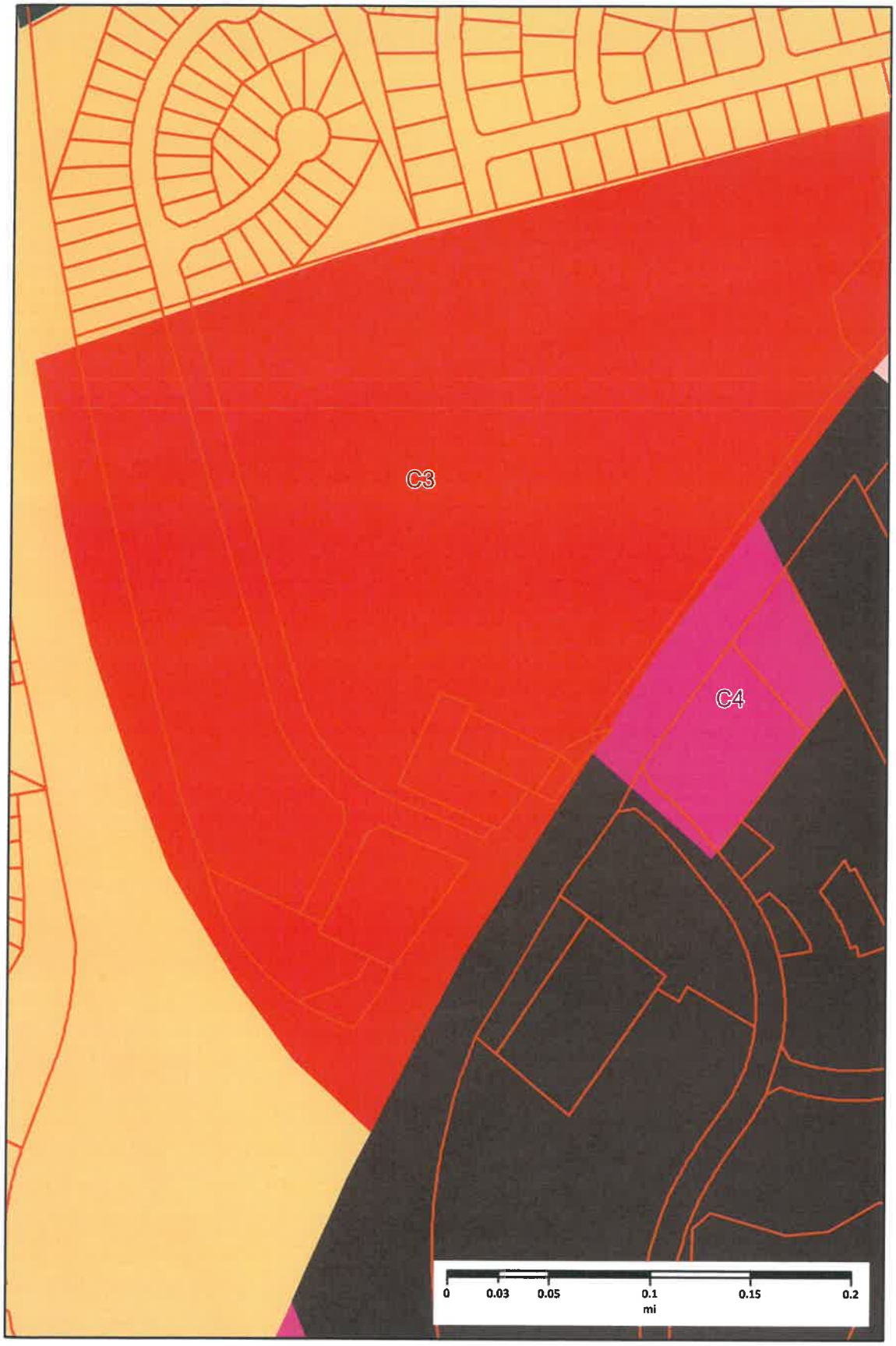

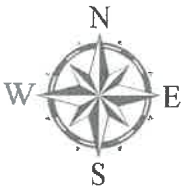

Features

- Parcels

Zoning

- C1 Commercial - Local
- C2 Commercial - Office
- C3 Commercial - General
- C4 Commercial - Highway
- City of Annapolis
- MA1-Community Marina
- MA2-Light Commercial Marina
- MA3-Yacht Club
- MB-General Commercial Marina
- MC-Heavy Commercial Marina
- MXD-C Mixed Use Commercial
- MXD-R Mixed Use Residential
- MXD-T Mixed Use Transit
- MXD-E Mixed Use Employment
- O-COR Odenton Core
- O-EOD East Odenton
- O-HIS Odenton Historic
- O-IND Odenton Industrial
- O-NOD North Odenton
- O-TRA Odenton Transition
- OS Open Space
- R1 Residential
- R10 Residential
- R15 Residential
- R2 Residential
- R22 Residential
- R5 Residential
- RA Rural Agricultural
- RLD Residential Low Density
- SB Small Business
- TC Town Center
- W1 Industrial Park
- W2 Industrial - Light
- W3 Industrial - Heavy
- Water
- County Boundary

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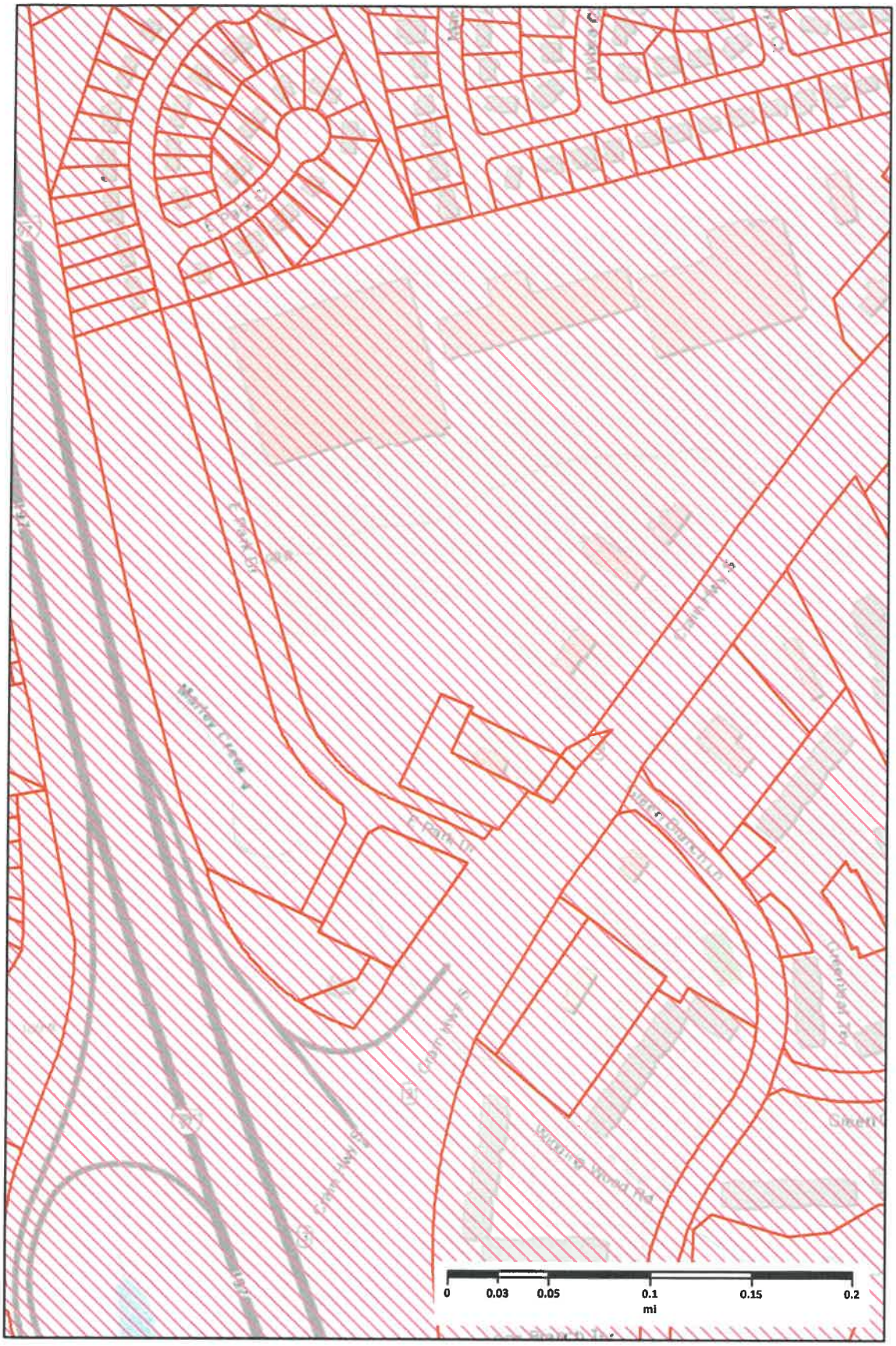
Land Use and Zoning Map

Date: 11/13/2023 Time: 4:05 PM

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

ANNE ARUNDEL COUNTY
MARYLAND



N
W E
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Features

- Parcels
- IN
- County Boundary

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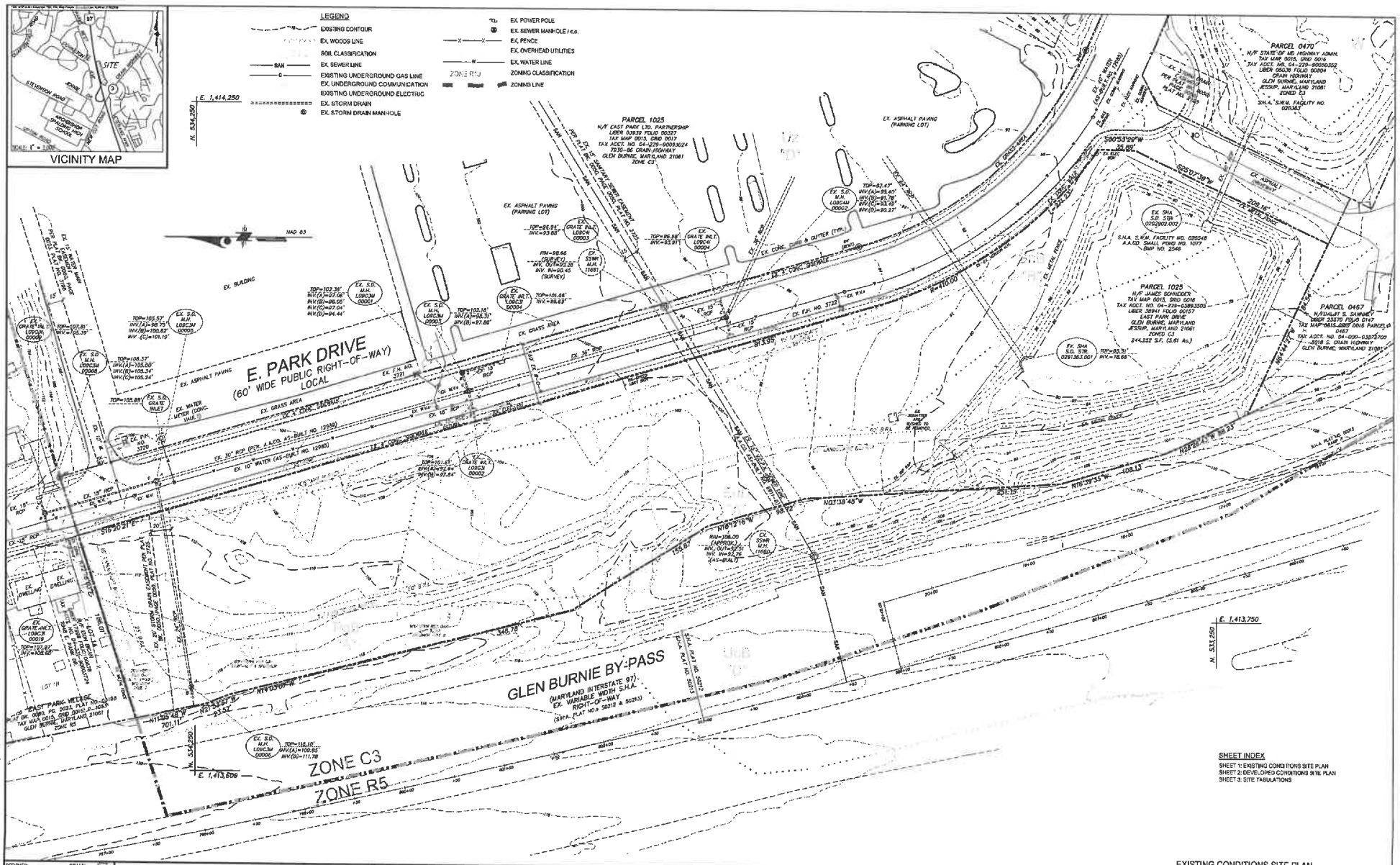
Land Use and Zoning Map

Date: 11/13/2023 Time: 4:06 PM

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

ANNE ARUNDEL COUNTY
MARYLAND



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SPECIAL EXCEPTION SITE PLAN

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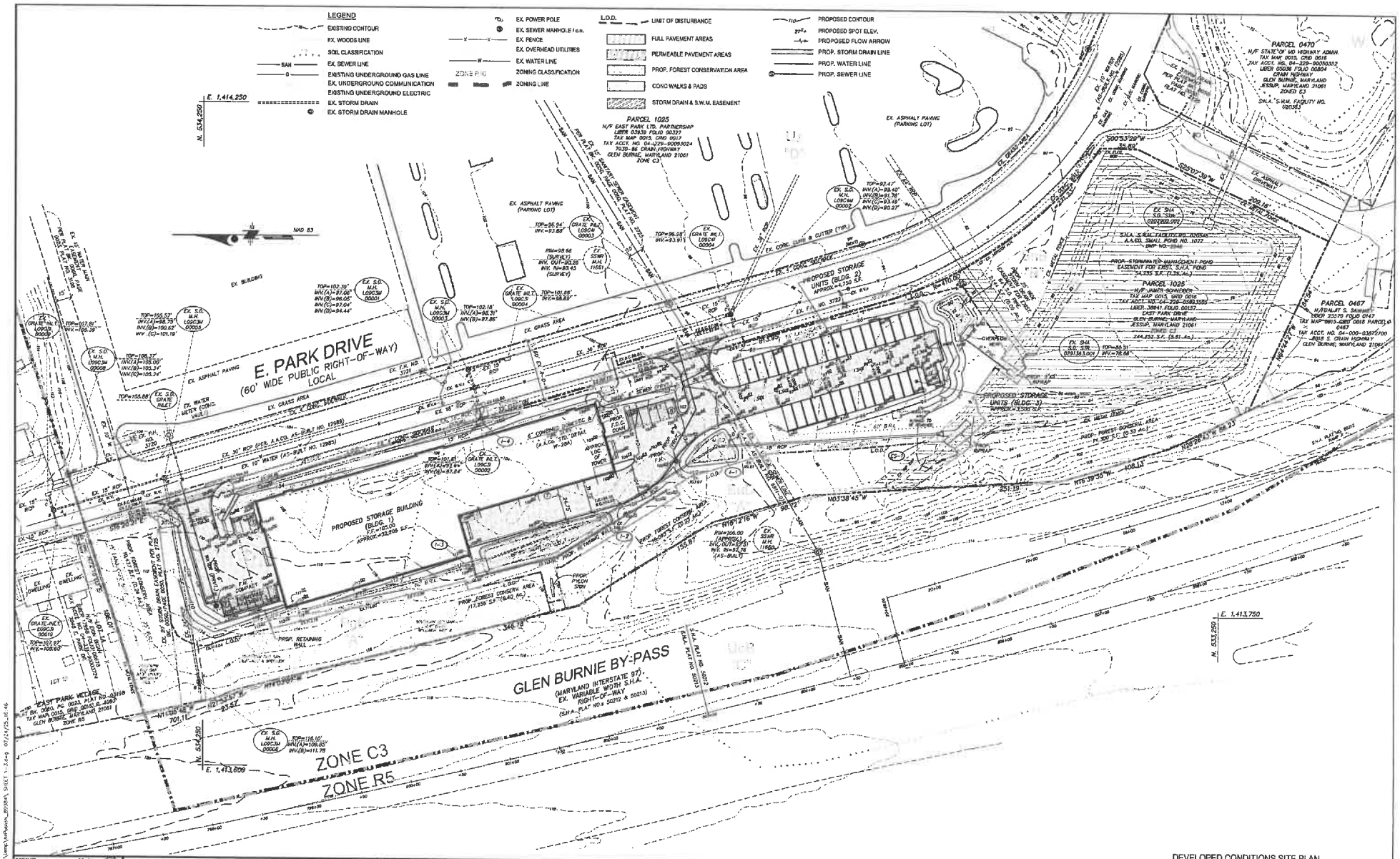

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DLA PROJECT # S007623

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REVISIONS TO APPROVED PLANS

No.	DATE	BY	DESCRIPTION

Drum, Loyka & Associates, LLC
CIVIL ENGINEERS - LAND SURVEYORS
1410 Forest Drive, Suite 35
Annapolis, Maryland 21403
Phone: 410-280-3122 - Fax: 410-280-1952
www. drumloyka.com | engineering@drumloyka.com

CLIENT:
EVERGREEN INVESTMENT COMPANY
271 WINSLOW WAY E, UNIT 10727
BAINBRIDGE ISLAND, WASHINGTON 98110
PHONE: 719-201-2539
ATTN: HANS BUSS
EMAIL: hans@evergreeninvestco.com

DEVELOPED CONDITIONS SITE PLAN

SPECIAL EXCEPTION SITE PLAN

EAST PARK DRIVE SELF STORAGE

EAST PARK DRIVE
TAX ACCT. NO. 04-229-05893505
TAX MAP 0015 GRID 0016 PARCEL 1025 4TH DISTRICT
GLEN BURNIE, ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1" = 40' | DATE: JUNE 24, 2025 | PROJ. NO: EE10224 | SHEET 2 OF 3

ANNE ARUNDEL COUNTY FOREST CONSERVATION WORKSHEET (In Square Feet)

Variables	Unique Tract 1	Unique Tract 2	Unique Tract 3	Unique Tract 4	Unique Tract 5	
Site Information						
A. Growth Management Area	Priority Funding Area					
B. Land Use Type	Commercial					
C. Unique Tract Area	244,252	0	0	0	0	
D. Universal Deductions (Critical Area or 100-Yr Floodplain)	0	0	0	0	0	
E. Impervious Surface Deductions for Targeted Growth and Priority Funding Areas	0	0	0	0	0	
F. Existing Forest Cover within Unique Net Tract Area	167,375	0	0	0	0	
G. Proposed Forest Clearing within Unique Net Tract Area	111,069	0	0	0	0	Total Net Tract Area
H. Unique Net Tract Area = (C)-(D)-(E)	244,252	0	0	0	0	244,252
Is Total Net Tract Area less than or equal to 5 Acres?	No	No	No	No	No	
Key for lookup table	Priority Funding AreaCommercialNo	No	No	No	No	
I. Conservation Threshold	20%	0%	0%	0%	0%	
J. Afforestation Threshold	15%	0%	0%	0%	0%	
Forest Conservation						
K. Conservation Threshold Area = (H) X (I)	48,850	0	0	0	0	
L. Area of Forest Above Conservation Threshold = (F) - (K)	118,525	0	0	0	0	
M. Breakeven Point (Amount of forest that must be retained so that no mitigation is required.) If the Area of Forest Above Conservation Threshold (L) is greater than 0, then M = ((0.3333) X (L)) + (K). If the Area of Forest Above Conservation Threshold is equal to 0, then M = (F).	86,582	0	0	0	0	
N. Forest Clearing Permitted without Mitigation = (F) - (M)	75,687	0	0	0	0	
O. Proposed Forest Retention = (F) - (G)	56,306	0	0	0	0	
P. Reforestation for Retention Above the Threshold If Proposed Forest Clearing (G) is > Area of Forest Above Conservation Threshold (L), then (P) = ((L) X (0.5)) - (O); if not, then (P) = ((G) X (0.5)) - (O).	56,735	0	0	0	0	
Q. Credit for Retention Above the Threshold If Proposed Forest Clearing (G) is > Area of Forest Above Conservation Threshold (L), then (Q) = 0. If not, then (Q) = ((L) - (G)).	56	0	0	0	0	
R. Reforestation for Retention Below the Threshold If Proposed Forest Clearing (G) < Area of Forest Above Conservation Threshold (L), then (R) = 0. If not, then (R) = (((G) - (L)) X 2	0	0	0	0	0	
S. Total Reforestation Required = (P) + (R) - (Q)	56,679	0	0	0	0	
T. Afforestation Threshold Area = (H) X (J)	36,638	0	0	0	0	
U. Total Afforestation Required If Existing Forest Cover (F) < Afforestation Threshold Area (T), then (U) = (T) - (F). If not, then (U) = 0.	0	0	0	0	0	
V. Total Mitigation Required By Tract = (S) + (U)	56,679	0	0	0	0	Total Mitigation Required for Site (Sq Ft)*
						56,679

SITE TABULATION

Property: Tax Map 15, Grid 16, Parcel 1025
Site is not within the Critical Area
Public Water and Sewer serve the site.
Gross Area of the Site = 5.61 acres = 244,252 s.f.
Deductions to determine Net Area: N/A

Existing Zoning: C3

Proposed Development (Special Exception Use):
Self-service Storage Facilities

Bulk Regulations (C3 - General Commercial District):
Required:
Minimum Lot Size = 10,000 s.f.
Maximum Coverage by Structures and Parking = 80% of gross area
Minimum Setbacks for Principal Structures:
Side Lot Line = None, except when abutting residential district 25 feet
Rear Lot Line = None, except when abutting residential district 15 feet
All Lot Lines = 60 feet from right-of-way line of a principal arterial road
Minimum Setbacks for Accessory Structures in the Side or Rear Yard
Side Lot Line = 10 feet
Rear Lot Line = 10 feet
Minimum Lot Depth = 150 feet
Maximum Allowed Floor Area Ratio (FAR) = 2.0
Maximum Height Limitations for development in which less than 50% of allowable lot coverage consists of environmental site design features approved by the Planning and Zoning Officer = 60 feet except that all setbacks are increased by one foot for each foot of height in excess of 45 feet.
Maximum Height Limitations for development in which more than 50% of allowable lot coverage consists of environmental site design features approved by the Planning and Zoning Officer = 72 feet except that all setbacks are increased by one foot for each foot of height in excess of 45 feet.
Rear Service Area = Accessible by a 15-foot wide unobstructed right-of-way

Provided:
Coverage by Structures and Parking provided = 69,000 s.f.
= 28 %

Floor Area:
Area of Building 1 footprint = 32,205 s.f. x 4 floors = 128,820 s.f.
Area of Building 2 footprint = 4,750 s.f. x 1 floors = 4,750 s.f.
Area of Building 3 footprint = 3,500 s.f. x 1 floors = 3,500 s.f.
Total Floor Area proposed = 137,070 s.f.

Proposed Floor Area Ratio (FAR) = 0.56

Proposed Building Height = 46 ft.
With tower up to: 72 ft.

All Bulk Regulations are Met

Special Exception Use Requirements:
Self-service Storage Facilities
Required:
✓ The facility shall be located on a lot of at least two acres.
✓ Storage and a residence for a caretaker or resident manager shall be the only activities conducted at the facility.
Access shall be provided as follows:
N/A Each one-way interior driveway shall have a travel lane at least 15 feet wide.
✓ Each two-way interior driveway shall have two travel lanes, each 12 feet wide.
✓ Traffic direction and parking shall be designated by directional signs or pavement painting.
✓ Outside storage is not permitted.
N/A 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.

Provided:
The above Special Exception Requirements are Met

Parking:
Self-storage facilities
Parking Required:
1 space for every 60 storage bays = 900 bays x 1/60 = 15 spaces
4 spaces located adjacent to each unenclosed storage area of 8,000 s.f. =0 spaces
2 spaces for employee parking = =2 spaces
5 spaces located at the business office = =5 spaces
Total Required Parking =22 spaces
Total Provided Parking =22 spaces

DESIGNED: DRAWN:
ORIG. DATE: APRIL 20, 2023
MODIFIED BY/DATE:
CADD DWG #: FEAS-5007523
DLA PROJECT #: 5007523

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271 WINSLOW WAY E, UNIT 10727
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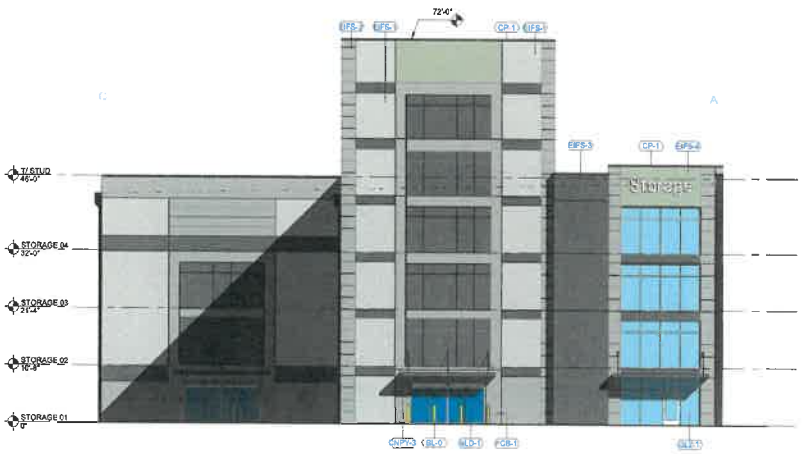
PHONE: 719-201-2539
ATTN: HANS BUSS
EMAIL: hans@evergreeninvestco.com

SITE TABUALTIONS

SPECIAL EXCEPTION SITE PLAN
EAST PARK DRIVE SELF STORAGE
EAST PARK DRIVE
TAX ACCT. NO. 04-229-05893506
TAX MAP 0015 GRID 0016 PARCEL 1025 4TH DISTRICT
GLEN BURNIE, ANNE ARUNDEL COUNTY, MARYLAND

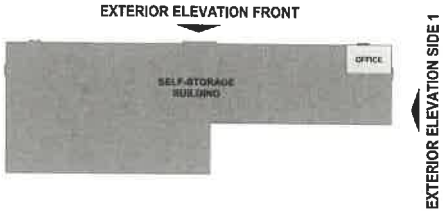
SCALE: AS SHOWN | DATE: JUNE 24, 2025 | PROJ. NO: EE10224 | SHEET 3 OF 3

C:\Users\jacob\appdata\local\temp\AcPublish_89884\SHEET 1-3.dwg 07/24/25_16:46

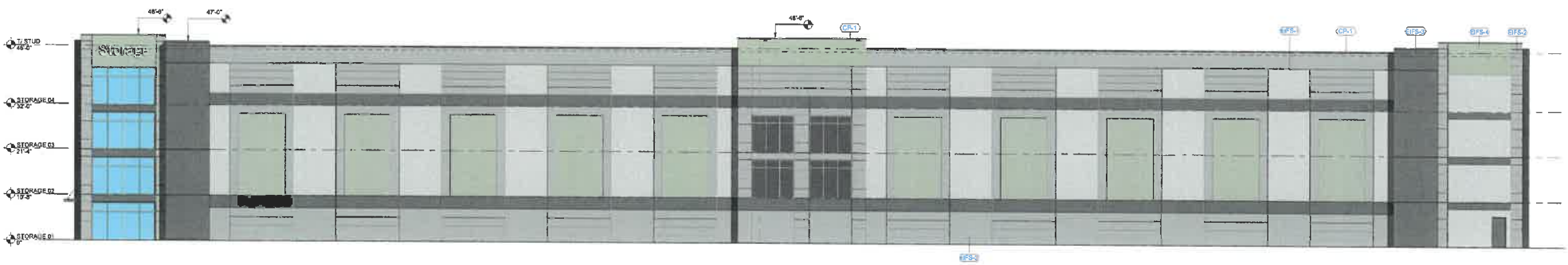


2 EXTERIOR ELEVATION SIDE 1
SCALE: 3/32" = 1'-0"

KEYNOTE LEGEND	
Key Value	Keynote Text
SL-0	8" BOLLARD - SAFETY YELLOW COLOR
NPY-3	PRE-FABRICATED ROD HUNG CANOPY - MATCH DARK EIFS COLOR
CP-1	ROOF COPING - MATCH DARK EIFS COLOR
EIFS-1	EIFS - FINE TEXTURE - SW7064 - PASSIVE
EIFS-2	EIFS - FINE TEXTURE - SW7068 - GRAY MATTERS
EIFS-3	EIFS - FINE TEXTURE - SW7068 - GRIZZLE GRAY
EIFS-4	EIFS - FINE TEXTURE - SW6430 - GREAT GREEN
FCB-1	FIBER CEMENT PANELS - SW7068 - GRIZZLE GRAY
GLZ-1	GLAZING CLEAR/TINTED
SLD-1	AUTO SLIDING GLAZING ENTRANCE



3 KEY PLAN
SCALE: 1" = 50'-0"



1 EXTERIOR ELEVATION FRONT
SCALE: 3/32" = 1'-0"

ISSUE DATE: 07/02/2025

ONE FOUR TWO ARCHITECTURE

ARCO DESIGN/BUILD

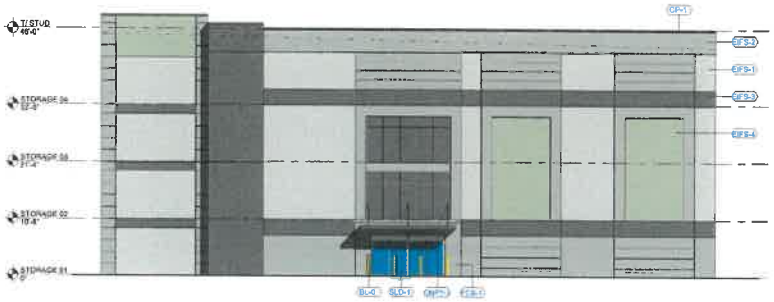
EVERGREEN SELF STORAGE

GLEN BURNIE, MD

EVERGREEN INVESTMENT COMPANY

SCHEMATIC ELEVATIONS

2-01



2 EXTERIOR ELEVATION SIDE 2
SCALE: 3/32" = 1'-0"

KEYNOTE LEGEND	
Key Value	Keynote Text
BL-0	8" BOLLARD - SAFETY YELLOW COLOR
CNPY-3	PREFABRICATED ROD HUNG CANOPY - MATCH DARK EIFS COLOR
CP-1	ROOF COPING - MATCH DARK EIFS COLOR
DS-1	DOWNSPOUT - CHARCOAL COLOR
EIFS-1	EIFS - FINE TEXTURE - SW7064 - PASSIVE
EIFS-2	EIFS - FINE TEXTURE - SW7068 - GRAY MATTERS
EIFS-3	EIFS - FINE TEXTURE - SW7068 - GRIZZLE GRAY
EIFS-4	EIFS - FINE TEXTURE - SW6430 - GREAT GREEN
FCB-1	FIBER CEMENT PANELS - SW7068 - GRIZZLE GRAY
SC-1	OVERFLOW SCUPPER TRIM - CHARCOAL COLOR
SLD-1	AUTO SLIDING GLAZING ENTRANCE

3 KEY PLAN
SCALE: 1" = 50'-0"

1 EXTERIOR ELEVATION BACK
SCALE: 3/32" = 1'-0"

ISSUE DATE: 07/02/2025

ONE FOUR TWO ARCHITECTURE

ARCO DESIGN/BUILD

EVERGREEN SELF STORAGE

GLEN BURNIE, MD

EVERGREEN INVESTMENT COMPANY

SCHEMATIC ELEVATIONS

2-02

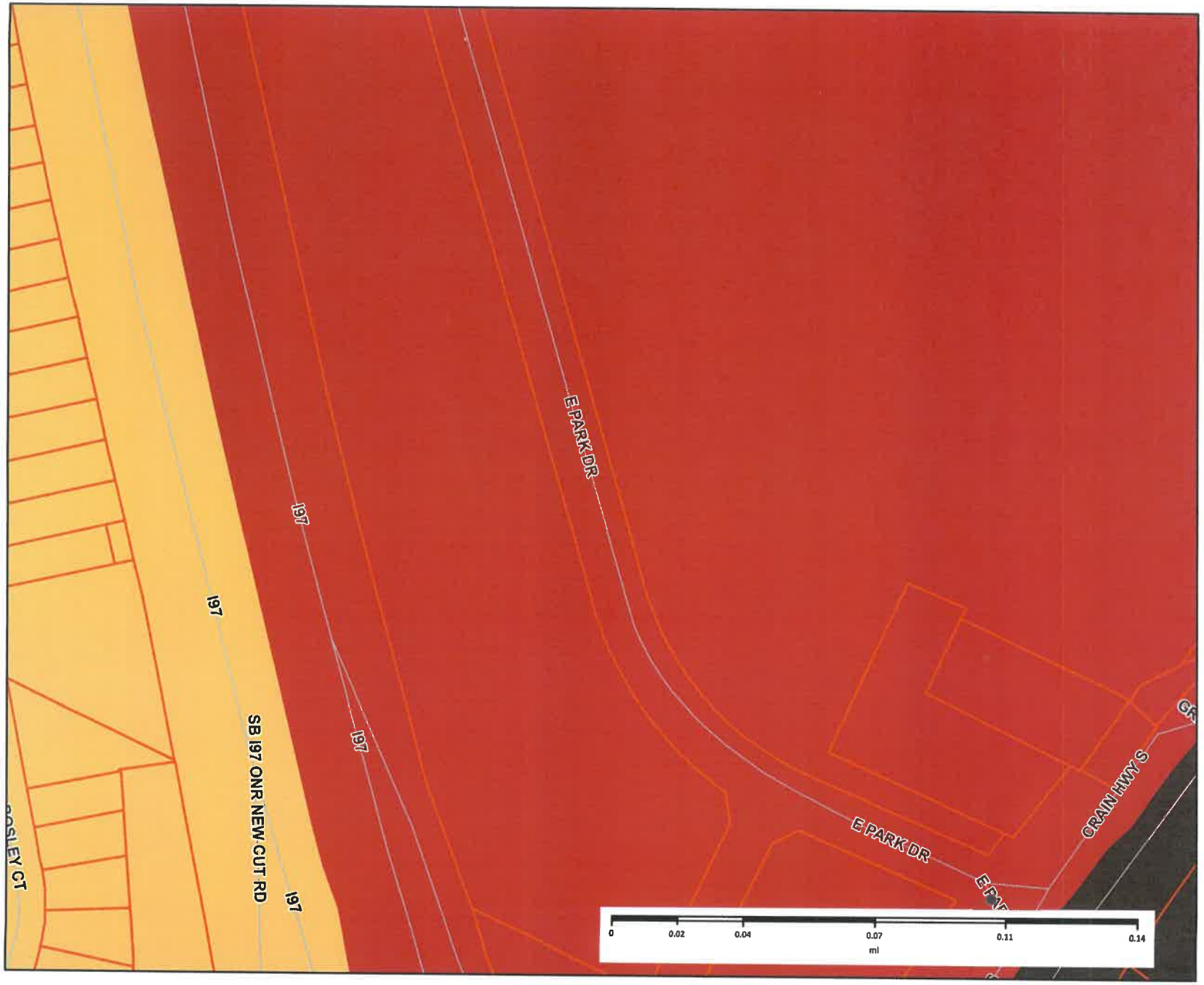
ARCO
DESIGN/BUILD
ONE FOUR TWO
Storage
Storage

ARCO
DESIGN/BUILD
ONE FOUR TWO
2

ARCO
DESIGN/BUILD
ONE FOUR TWO

ARCO
DESIGN/BUILD
ONE FOUR TWO

ARCO
DESIGN/BUILD
ONE FOUR TWO
60
70
80



N
W E
S

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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Land Use

Date: 4/9/2025

Time: 2:02 PM

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE

PRE-FILE #: 2025-0034-P
DATE: 05/09/2025
STAFF: Joan A. Jenkins (OPZ)
Dan Beverungen (DD-OPZ)
Madeleine Lane (LRP-OPZ)
Stacy Poulos (CR-OPZ)
Jan Janvier (I&P-ENG)

APPLICANT/REPRESENTATIVE: Ben Wechsler/Evergreen Investment Co

EMAIL: bwechsler@yvslaw.com / kyle@evergreeninvestco.com

SITE LOCATION: E Park Dr., Glen Burnie, MD **LOT SIZE:** 5.59 Ac

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

---

DESCRIPTION:
The applicant proposes to develop a vacant parcel in the C3 - General Commercial District with a self-service storage facility with a request for extension of time to obtain a building permit.

COMMENTS:

Long Range Planning: See attached comments

Development Div Regional Team: See attached comments

Cultural Resources: This property was reviewed under Article 17 previously for development (see C07-0073 East Park Center) and a site visit completed at that time in 2008. Additional research and a site visit resulted in no credible evidence for an unverified cemetery on the property. No adverse effect was determined, no further requirements.

I & P Engineering: See attached comments

Zoning Administration Section: The project is in a priority funding area. The site plan appears to meet the bulk regulations for the C3 District, the special exception specific requirements and the special exception general requirements.

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 variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.

ANNE ARUNDEL COUNTY
MARYLAND
Office of Planning and Zoning

Jenny B. Dempsey
Planning and Zoning Officer

MEMORANDUM

TO: Office of Planning and Zoning, Zoning Administration

FROM: Madeleine Lane, Long Range Planning

THROUGH: Cindy Carrier, Planning Administrator, Long Range Planning

SUBJECT: Long Range Planning Comments – Plan2040 and Region Plan Compliance

DATE: April 24, 2025

Name of Project: **Self-Service Storage Facility, East Park Drive**
Special Exception Case#: **2025-0034-P**
Location: **East Interstate 97, West of East Park Drive**
Tax Map 15, Parcel 1025
Region Planning Area: **3**

Summary:
The applicant is seeking a special exception to construct a self-service storage facility on a 5.61-acre parcel in a C3 zone. The facility would consist of three buildings: a four-story climate-controlled storage building with a footprint of approximately 31,000 square feet and two one-story non-climate-controlled storage buildings with footprints of 4,750 square feet and 3,500 square feet, respectively. The parcel is currently wooded and undeveloped.

The site is currently zoned as C3 – Commercial General and is designated as Critical Corridor on the Plan2040 Development Policy Area Map. The site has a land use designation of Commercial on the Plan2040 Planned Land Use Map. The site is within the County's Priority Funding Area, Sustainable Communities overlay, and BWI 4-Mile District. The site is not located within the Critical Area. Surrounding Planned Land Uses are Commercial to the east and south, Commercial and Residential Low-Medium Density to the west, and Residential Low-Medium Density to the north.

Plan2040 does not have recommendations that are specific to this site. This proposal is within Region Planning Area 3. The Region 3 planning process is underway and expected to be completed by the spring of 2025.

Findings:
The proposal is generally consistent with the overall goals and policies of Plan2040.

Recommendations:
None.

ANNE ARUNDEL COUNTY
MARYLAND
Office of Planning and Zoning

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: 0 East Park Drive (Tax ID: 4229-0589-3505)
2025-0034-P

DATE: April 30, 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 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. The subject property is shown as "Reserved for Future Development" on the East Park Center subdivision plat recorded in Plat Book 50, at Page 50, with a note indicating "No building permits to be released in this area at this time." Conversion of the reserve parcel to a lot via the subdivision process must occur prior to approval of any permits for the proposed development.
3. The proposed development will be subject to Forest Conservation regulations. Which can be found in Article 17, Title 6, Subtitle 3 of County Code. A review of the development for compliance with Forest Conservation requirements will occur with the submission of the Forest Stand Delineation and Forest Conservation Plan during the development review process.
4. 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.

2025-0034-P

Menu Cancel Help

Task Details | and P Engineering

Assigned Date
05/02/2025
Assigned to
Jean Janvier
Current Status
Complete w/ Comments
Action By
Jean Janvier

Due Date
04/28/2025
Assigned to Department
Engineering
Status Date
05/07/2025
Overtime
No
Start Time

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 depth of the micro-bioretention ponds must abide by any restrictions relating to the BWI 4-Mile District.
2. Given the proposed site access pattern shown on the Site Plan, demonstrate how larger moving trucks headed to this facility, travelling northbound on Crain Hwy, will be able to access the site, given that there is no direct access to East Park Drive when travelling northbound on Crain Hwy.
3. It appears that the two entrances into this facility are 24 feet wide. Demonstrate how larger moving trucks that have already entered the site, will be able to easily exit the site.
4. A 20' by 20' minimum Public Utility Easement is required for the oversized water meter.
5. Per the County's Engineering and Design Standards (updated 2024) (W-28), the water meter and vault must be rotated 90 degrees so that the long side of the vault is perpendicular to the East Park Drive Right-of-Way.
6. At the parking lot located directly north of the proposed structure, curb and gutter is shown along the eastern side of the parking lot, but not along the western side, adjacent to the proposed micro-bioretention (MB) 1. If curb and gutter is intended to be along western side of the parking lot, show it in on the Site Plan.
7. A proposed FDC is shown on the south side of the building. There are no onsite water lines shown besides the proposed connection from the main in the street to the water meter and to the building. Show the onsite water line(s) and the fire hydrant required to be located near the FDC.
8. A sewer cleanout must be shown 5' from the building; additional sewer cleanouts are required every 75' thereafter and at every bend along the sewer house connection. This comment can be addressed at the development stage.
9. All micro-bioretention (MB) devices must be 10 feet from structures (if downgradient) or 20 feet from structures (if upgradient).
10. MB 1 is shown on top of the curb and gutter.
11. Shown and label the proposed grading elevation contours.
12. MB-3 must be 10 feet from the existing sewer easement.
13. Show and label the storm drain easement for the 64" storm drain pipe (located south of the proposed structure).
14. MB-4 must be 10 feet from the easement for the 64" storm drain pipe.
15. MB-5 must be 10 feet from the sewer easement, the proposed structure and the R.O.W for East Park Drive.
16. Show the easement for the SHA pond located at the southern end of the property.
17. What will be done with the 15" RCP stub leading to existing grate inlet L09C31 00002.
18. Label the width of the of the sidewalk located along East Park Drive.
19. For clarity, submit a separate existing conditions and proposed conditions plan.

End Time

Hours Spent
0.0
Billable
No
Action by Department
Engineering
Time Tracking Start Date
Est. Completion Date
In Possession Time (hrs)
Display E-mail Address in ACA
Estimated Hours
0.0
Display Comment in ACA
Comment Display in ACA

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

Task Specific Information

Expiration Date
Review Notes
Reviewer Name
Reviewer Phone Number
Reviewer Email