

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

APPLICANT: Evergreen Investment Company

ASSESSMENT DISTRICT: 4th

CASE NUMBER: 2025-0162-S

COUNCILMANIC DISTRICT: 2nd

HEARING DATE: October 23, 2025

PREPARED BY: Donnie Dyott Jr. 
Planner

REQUEST

The applicant is requesting a special exception to allow a self-service storage facility in a C3 - General Commercial District on property located on E. Park Drive in Glen Burnie.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of approximately 5.61 acres and is identified as “Reserved for Future Development” of Parcel 1025 in Block 16 on Tax Map 15 as shown on the East Park Center subdivision plat. The property is zoned C3 - General Commercial District and is located outside of the Chesapeake Bay Critical Area. It is located within the Glen Burnie Sustainable Community Overlay and Priority Funding Area. The site is currently unimproved.

APPLICANT’S PROPOSAL

The applicant seeks to develop the property with a self-storage facility that will consist of three buildings. Building #1 is proposed as a 4 story climate controlled building with a footprint of 32,205 square feet with a total floor area of 128,820 square feet. Buildings #2 and #3 are proposed as one story non-climate controlled drive up storage with 4,750 square feet and 3,500 square feet of floor area respectively. The self-storage facility as proposed will include 900 indoor climate controlled units, as well as 35 non-climate controlled drive up units.

SPECIAL EXCEPTION STANDARDS

§18-11-154 of the Anne Arundel County Zoning Ordinance sets forth the specific special exception requirements for self-service storage facilities. Additionally, all special exceptions are subject to the general standards contained in §18-16-304 of the Zoning Ordinance.

AGENCY COMMENTS

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

The **Development Division (Regional Team)** did not take a position on the request but commented that the proposed development will be subject to Preliminary and Site Development

2025-0162-S

Plan requirements found in Article 17, Title 4 of the County Code and that a comprehensive review of the proposed development will occur at that time. They further commented that the indicated building height of 72 feet is the maximum allowable height for development in C3 Districts in which more than 50% of allowable lot coverage consists of environmental site design features approved by the Planning and Zoning Officer.

The **Long Range Planning Division** commented that the proposal is generally consistent with the overall goals and policies of Plan2040 and the Region 3 Plan. They further commented that the proposal is consistent with the 2022 Water and Sewer Master Plan.

The **Office of Inspections and Permits (Engineering Division)** did not take a position on the request but provided several comments regarding the site plan which are attached in full as part of the County Exhibits.

The **Cultural Resources Division** commented that the 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 the site visit resulted in no credible evidence for an unverified cemetery on the property. No adverse effect was determined, with no further requirements.

The **Maryland Aviation Administration** commented that the location is within the BWI Thurgood Marshall Airport 4-mile radius. The applicant must file an Airport Zoning Permit (AZP) for all applicable structures and cranes according to Code of Maryland (COMAR) 11.03.06.03A.

FINDINGS

The applicant contends that the proposal meets the requirements for approval and describes that the location of the facility is accessed by E. Park Drive and is convenient to residential communities and businesses in the Glen Burnie area. It is further described that self-storage will be the only activity on the site and the facility will have three levels of security as follows: (1) A security gate with coded access; (2) 24-hour surveillance cameras; and (3) locked access doors.

With regard to the specific special exception requirements, this Office submits the following findings:

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

The request meets this requirement as the site consists of approximately 5.61 acres.

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

The applicant has stated that self-storage will be the only activity conducted on the property and a review of the site plan supports this statement. Therefore, the proposal meets this requirement.

2025-0162-S

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. (iii) Traffic direction and parking shall be designated by directional signs or pavement painting.*

A review of the site plan indicates that the proposed drive lanes meet the required width, however no pavement painting is shown on the site plan. The applicant will be required to demonstrate at the hearing that traffic direction will be provided by directional signs or pavement parking in order to meet this requirement.

4. *Outside storage is not permitted.*

The proposal meets this requirement as no outside storage is proposed with this request.

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

Not Applicable.

Concerning the general special exception standards of § 18-16-304, it is the opinion of this Office that the proposed use will not be detrimental to the public health, safety, or welfare; and, the facility will be compatible with the appropriate and orderly development of the C3 - General Commercial District. The facility is located in a commercial zoning district and is located within a Priority Funding Area in a location that is convenient to residential and commercial customers. The proposed use would be no more objectionable with regard to noise, fumes, vibration, or light to nearby properties than operations in other uses allowed in the C3 District. The proposal appears to comply with all of the applicable bulk regulations for the C3 District and self storage uses generate little traffic, noise, and light compared to other uses such as retail centers, hotels, schools, etc. The use at the location proposed will 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. The proposed use is generally consistent with the goals, policies, and strategies of the County General Development Plan.

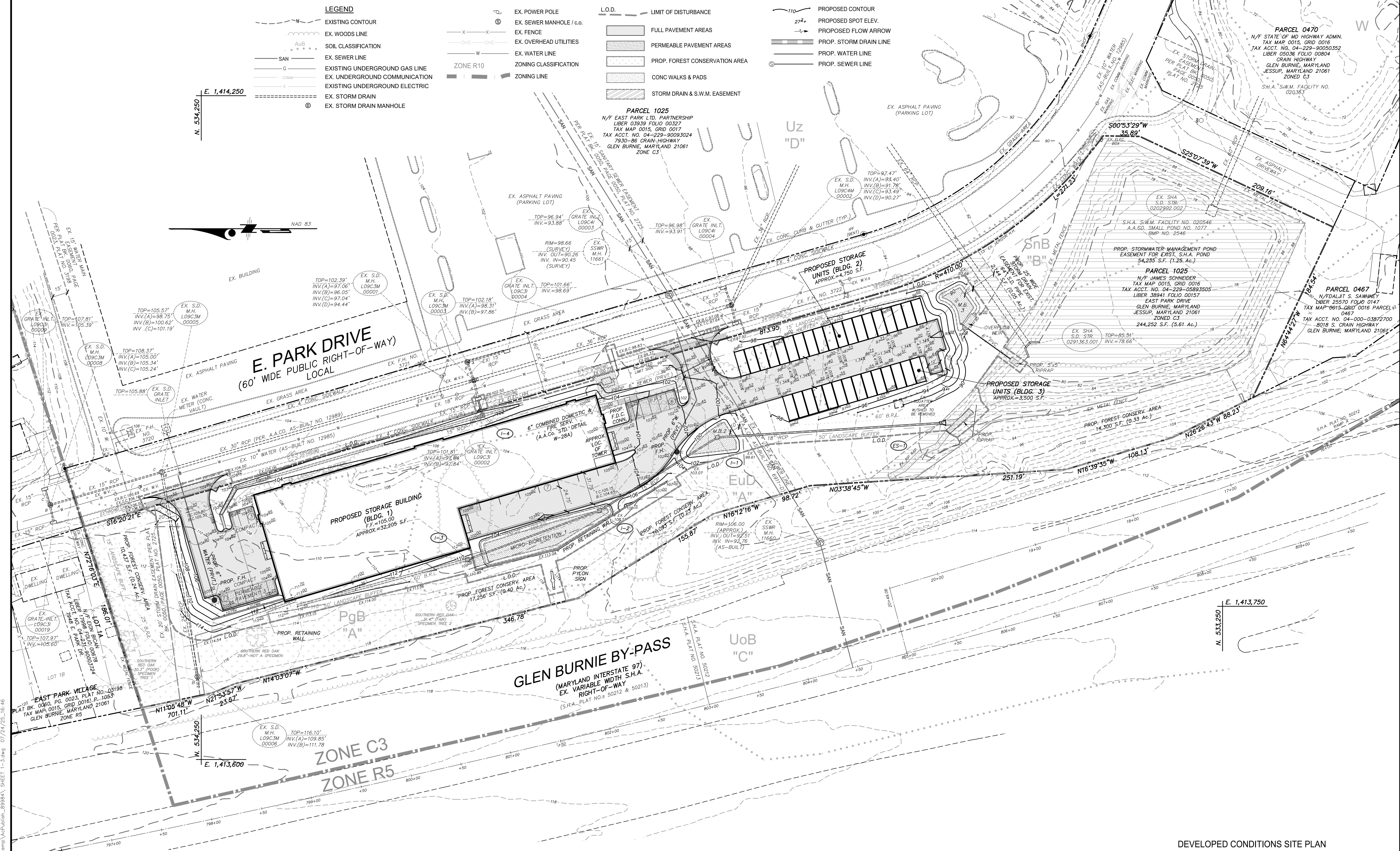
The applicant has indicated that evidence will be shown at the hearing regarding public need for the use but did not provide that information for this review. This office at this time cannot determine if the proposal meets the test for public need or that the proposed use will be expedient, reasonably convenient, and useful to the public. The applicant contends that the proposal satisfies the requirements of the Landscape Manual, however a full review of those requirements will come during development review.

Comments from the Regional Team indicated that a portion of the building is shown to be 72' high and that height is only permitted when more than 50% of allowable lot coverage consists of environmental site design features approved by the Planning and Zoning Officer. The materials submitted show an elevated portion of the building proposed to be 72 feet high at the southern end of Building #1. As such, the applicant will be required to demonstrate compliance with this requirement to the satisfaction of the Planning and Zoning Officer during development review.

RECOMMENDATION

Based upon the standards set forth under § 18-16-304 and § 18-11-154 of the Code under which a special exception may be granted, this Office recommends ***conditional approval*** of a special exception to allow the proposed self-service storage facility use in a C3 - General Commercial District as shown on the site plan. The approval should be conditioned on the applicant being able to demonstrate public need for the use, compliance with the Landscape Manual, and that the site can achieve the proposed 72 foot height through environmental site design features to the satisfaction of the Planning and Zoning Officer.

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



DESIGNED: DRUM, LOYKA & ASSOCIATES, LLC
ORIG. DATE: APRIL 20, 2023
MODIFIED BY/DATE:
CADD DWG # FEAS-S007623
DLA PROJECT # S007623

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

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



Benjamin S. Wechsler ♦ 443-949-3041 ♦ bwechsler@yvsllaw.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 § 18-16-405(b), we are requesting that the Administrative Hearing Officer extend the standard 18-month period provided in Code § 18-16-405(a) for the Applicant to obtain a building permit. Designing and constructing a large self-service storage facility on a site that must proceed through the preliminary and site development plan review process with adequate public facility testing. 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

TAX SALE DEED

THIS DEED made this 14 day of July in the year 2022, by and between Karin McQuade, Controller of State and County taxes for Anne Arundel County, Maryland, party of the first part, and James Schneider, as party/parties of the second part.

WHEREAS, heretofore, State and County Taxes for the lot of ground and improvements thereon hereinafter described, having been due and the Collector of Taxes for the State of Maryland and the County of Anne Arundel, after having given due notice and having complied with all the prerequisites provided by law, did sell the hereinafter referred to property on June 5, 2019, to James Schneider, party of the second part.

WHEREAS, by Order of the Circuit Court for Anne Arundel County, Maryland, in C02 CV21-000118, passed on the 16th day of May, 2022, it was ordered that the Director of Finance as the Collector of Taxes for Anne Arundel County execute a deed of conveyance for the said party of the second part, namely James Schneider, or their assigns, pursuant to the provisions of the Property Article of the Annotated Code of Maryland;

NOW, THEREFORE, this Deed witnesseth, that for and in consideration of the sum of **\$56,037.56** (Fifty Six Thousand Thirty Seven Dollars and fifty six cents) and other good and sufficient consideration, the receipt and sufficiency of which is hereby acknowledged by the party of the first part prior to the execution and delivery hereof, the said party of the first part does convey unto the said party of the second part, in fee simple, the following described land and premises, situated in the 4th Tax Assessment District of the County of Anne Arundel, State of Maryland, and known and distinguished as:

0 Future Development, Certificate #201900211, Account # 4229 0589 3505, 6.612 Acres
Future Dev East Park Center.

TOGETHER with the buildings and improvements thereon erected or being, and all the rights, privileges, appurtenances and advantages hereon belonging or appertaining, free and clear of all liens and encumbrances thereon occurring prior to the date of the aforesaid judgment.

TO HAVE AND TO HOLD, the described lot of ground and premises to James Schneider, successors, heirs, and assigns forever, in fee simple

LR - Deed (w Taxes)
ST 20.00
County of Anne Arundel
Controller of St
Ref: 422905893505
LR - Deed (with Taxes)
Subtotal: 40.00
LR - Deed State
Transfer Tax 20.19
Subtotal: 340.19
Total: 531.27
07/15/2022 01:36
CC02-JM
County/CC05-01-11 -
Register 11

07/15/22 09:25 AM C 0001 R 0003
Val #: 0003-267435 \$560.38
County Transfer Tax

ACCR 4229-0589-3505
ALL LIENS ARE PAID AS
OF 7/14/22 A.A. COUNTY
BY *[Signature]*

WITNESS my hand and seal.

Karin McQuade

Karin McQuade,
Controller of State and County taxes for
Anne Arundel County, Maryland

STATE OF MARYLAND :

: ss

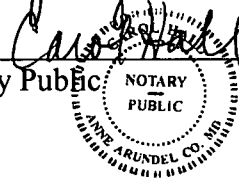
COUNTY OF ANNE ARUNDEL :

On this, the 7th day of July, 2022, before me, a Notary Public in and for the State of Maryland and Anne Arundel County, appeared Karin McQuade, Controller of State and County taxes for Anne Arundel County, Maryland, and acknowledged that she executed the foregoing deed in accordance with the Order of the Court and the duties of her office.

GIVEN under my hand and seal this 7th day of July, 2022.

My Commission Expires: 11/17/25

Notary Public



CAROL HALL

Notary Public

ANNE ARUNDEL COUNTY, MD
My Commission Expires

This is to certify that the within instrument was prepared by a party to this deed.

James Schneider

James Schneider

APPROVED FOR FORM AND LEGAL SUFFICIENCY
GREGORY J. SWAIN, COUNTY ATTORNEY

BY: *Lauren K. Troxell* Date 6/28/22

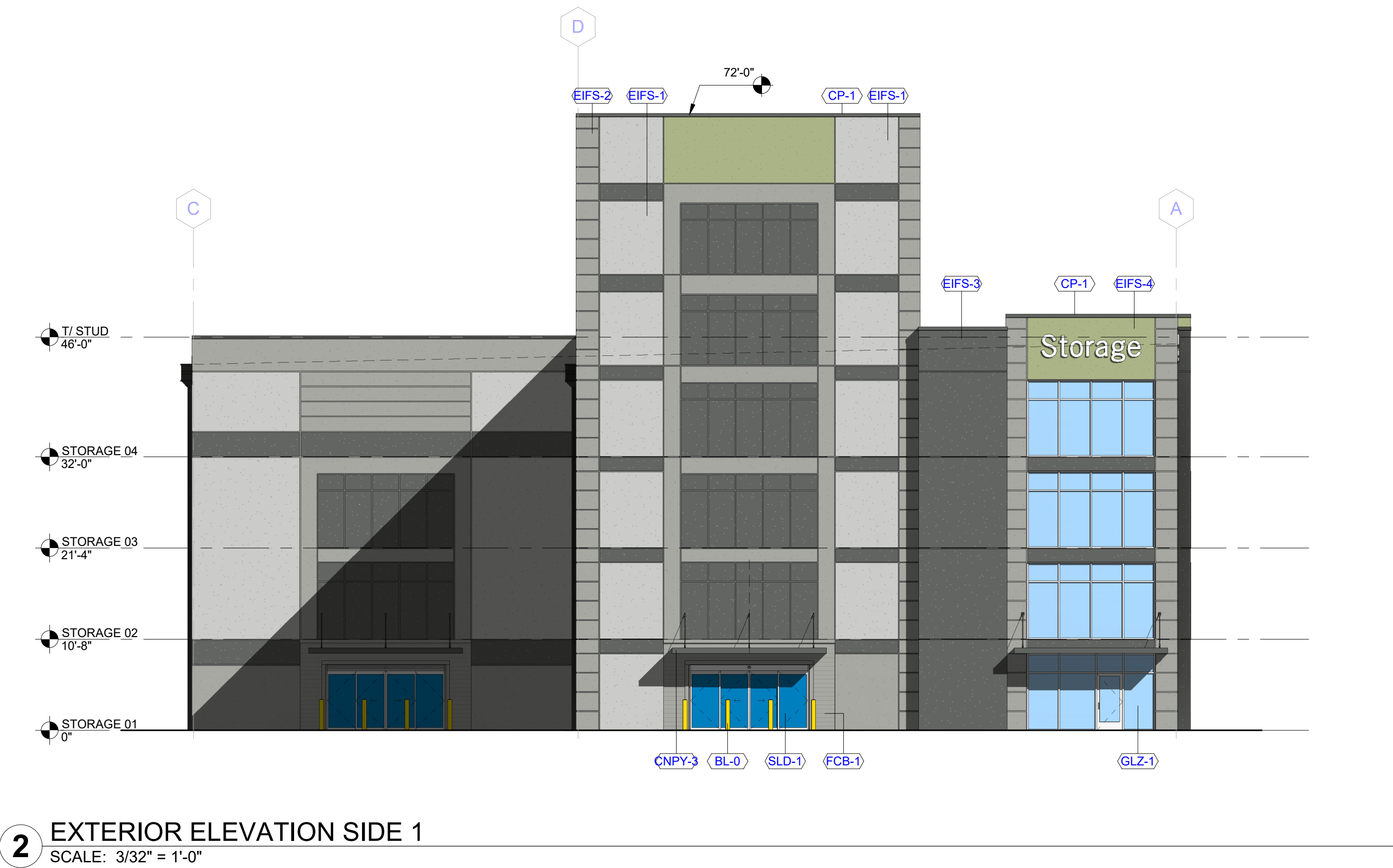
Lauren K. Troxell
Assistant County Attorney

Please mail this Deed to: James Schneider
3405 Monarch Dr.
Edgewater, MD 21037

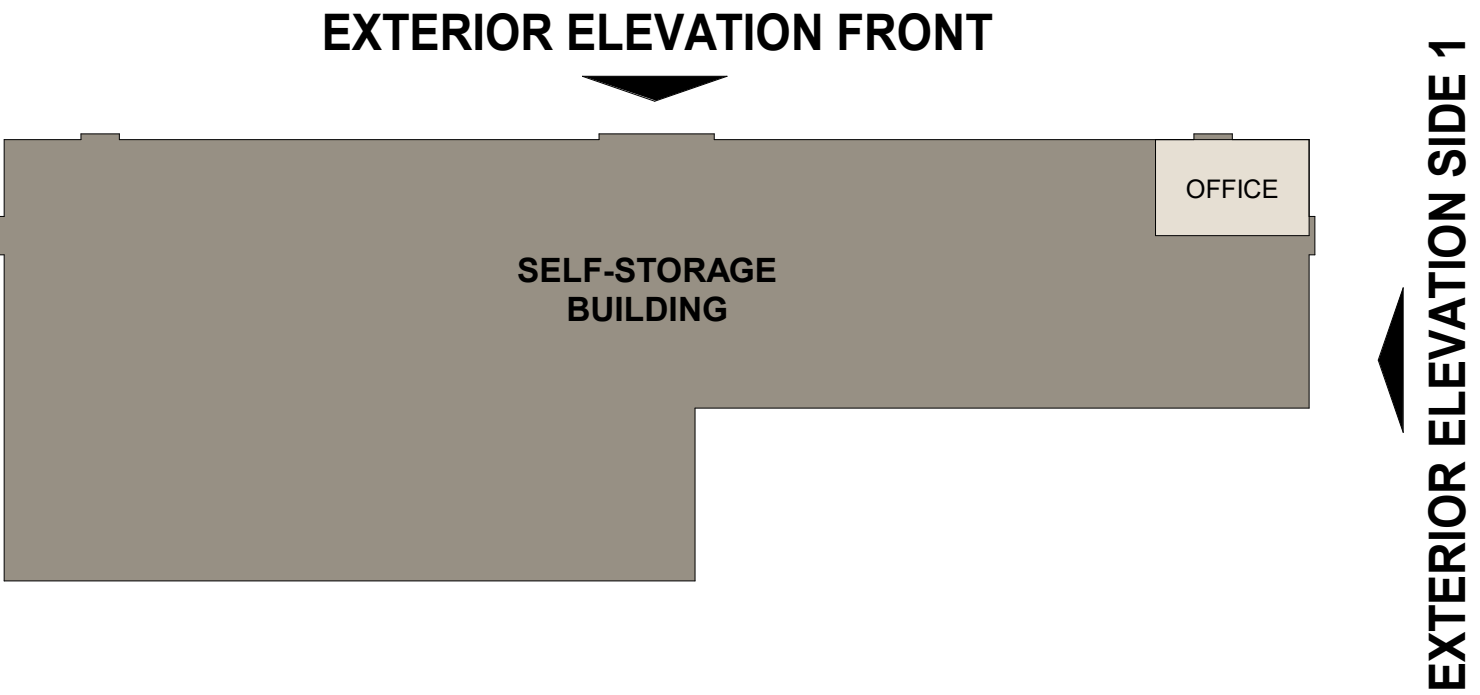
State of Maryland Land Instrument Intake Sheet ☐ Baltimore City ☐ County: _____ Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only. (Type or Print in Black Ink Only—All Copies Must Be Legible)																																																																					
1	Type(s) of Instruments	☐ Check Box if addendum Intake Form is Attached. ☒ Deed ☐ Mortgage ☐ Other _____ ☐ Deed of Trust ☐ Lease ☐ Other _____																																																																			
2	Conveyance Type Check Box	☐ Improved Sale Arms-Length [1] ☒ Unimproved Sale Arms-Length [2] ☐ Multiple Accounts Arms-Length [3] ☐ Not an Arms-Length Sale [9]																																																																			
3	Tax Exemptions (If applicable) Cite or Explain Authority	Recordation _____ State Transfer _____ County Transfer _____																																																																			
4	Consideration and Tax Calculations	Consideration Amount				Finance Office Use Only Transfer and Recordation Tax Consideration																																																															
Purchase Price/Consideration		\$ 56,037.56				Transfer Tax Consideration	\$																																																														
Any New Mortgage		\$ 0				X () %	= \$																																																														
Balance of Existing Mortgage		\$ 0				Less Exemption Amount	= \$																																																														
Other:		\$				Total Transfer Tax	= \$																																																														
Other:		\$				Recordation Tax Consideration	\$																																																														
		Full Cash Value: \$ 56,037.56				X () per \$500 = \$																																																															
		TOTAL DUE				\$																																																															
5	Fees	Amount of Fees		Doc. 1		Doc. 2		Agent:																																																													
Recording Charge		\$		\$		\$		Tax Bill:																																																													
Surcharge		\$		\$		\$		C.B. Credit:																																																													
State Recordation Tax		\$		\$		\$		Ag. Tax/Other:																																																													
State Transfer Tax		\$		\$		\$																																																															
County Transfer Tax		\$		\$		\$																																																															
Other		\$		\$		\$																																																															
Other		\$		\$		\$																																																															
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio		Map		Parcel No.	Var. LOG																																																												
4		4229 0589 3505							☐ (5)																																																												
Subdivision Name		Lot (3a)		Block (3b)	Sect/AR (3c)		Plat Ref.	SqFt/Acreage (4)																																																													
Location/Address of Property Being Conveyed (2)																																																																					
Other Property Identifiers (If applicable)								Water Meter Account No.																																																													
Residential ☐ or Non-Residential ☐ Fee Simple ☐ or Ground Rent ☐ Amount: _____																																																																					
Partial Conveyance? ☐ Yes ☐ No Description/Amt. of SqFt/Acreage Transferred: _____																																																																					
If Partial Conveyance, List Improvements Conveyed: _____																																																																					
7		Transferred From	Doc. 1 – Grantor(s) Name(s)				Doc. 2 – Grantor(s) Name(s)																																																														
			Anne Arundel County																																																																		
8	Transferred To	Doc. 1 – Owner(s) of Record, if Different from Grantor(s)				Doc. 2 – Owner(s) of Record, if Different from Grantor(s)																																																															
9	Other Names to Be Indexed	Doc. 1 – Grantee(s) Name(s)				Doc. 2 – Grantee(s) Name(s)																																																															
		James Schneider																																																																			
10	Contact/Mail Information	New Owner's (Grantee) Mailing Address																																																																			
		3405 Monarch Dr Edgewater MD 21037																																																																			
11	Contact/Mail Information	Doc. 1 – Additional Names to be Indexed (Optional)						Doc. 2 – Additional Names to be Indexed (Optional)																																																													
10	Contact/Mail Information	Instrument Submitted By or Contact Person						☒ Return to Contact Person																																																													
		Name: James Schneider						☐ Hold for Pickup																																																													
		Firm						☐ Return Address Provided																																																													
		Address:																																																																			
		Phone: ()																																																																			
		IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER																																																																			
		Assessment Information																																																																			
		☐ Yes ☐ No Will the property being conveyed be the grantee's principal residence? ☐ Yes ☐ No Does transfer include personal property? If yes, identify: _____ ☐ Yes ☐ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).																																																																			
		Assessment Use Only – Do Not Write Below This Line																																																																			
		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">Terminal Verification</th> <th colspan="2">Agricultural Verification</th> <th colspan="2">Whole</th> <th colspan="2">Part</th> <th colspan="2">Trans. Process Verification</th> </tr> <tr> <th>Transfer Number</th> <th>Date Received:</th> <th colspan="4">Deed Reference:</th> <th colspan="4">Assigned Property No.:</th> </tr> </thead> <tbody> <tr> <td>Year</td> <td>20</td> <td>Geo.</td> <td>Map</td> <td>Sub</td> <td>Block</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Land</td> <td></td> <td>Zoning</td> <td>Grid</td> <td>Plat</td> <td>Lot</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Buildings</td> <td></td> <td>Use</td> <td>Parcel</td> <td>Section</td> <td>Occ. Cd.</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td>Town Cd.</td> <td>Ex. St.</td> <td>Ex. Cd.</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>										Terminal Verification		Agricultural Verification		Whole		Part		Trans. Process Verification		Transfer Number	Date Received:	Deed Reference:				Assigned Property No.:				Year	20	Geo.	Map	Sub	Block					Land		Zoning	Grid	Plat	Lot					Buildings		Use	Parcel	Section	Occ. Cd.					Total		Town Cd.	Ex. St.	Ex. Cd.			
Terminal Verification		Agricultural Verification		Whole		Part		Trans. Process Verification																																																													
Transfer Number	Date Received:	Deed Reference:				Assigned Property No.:																																																															
Year	20	Geo.	Map	Sub	Block																																																																
Land		Zoning	Grid	Plat	Lot																																																																
Buildings		Use	Parcel	Section	Occ. Cd.																																																																
Total		Town Cd.	Ex. St.	Ex. Cd.																																																																	
REMARKS:																																																																					

System Reserved for Circuit Court Clerk Recording Validation

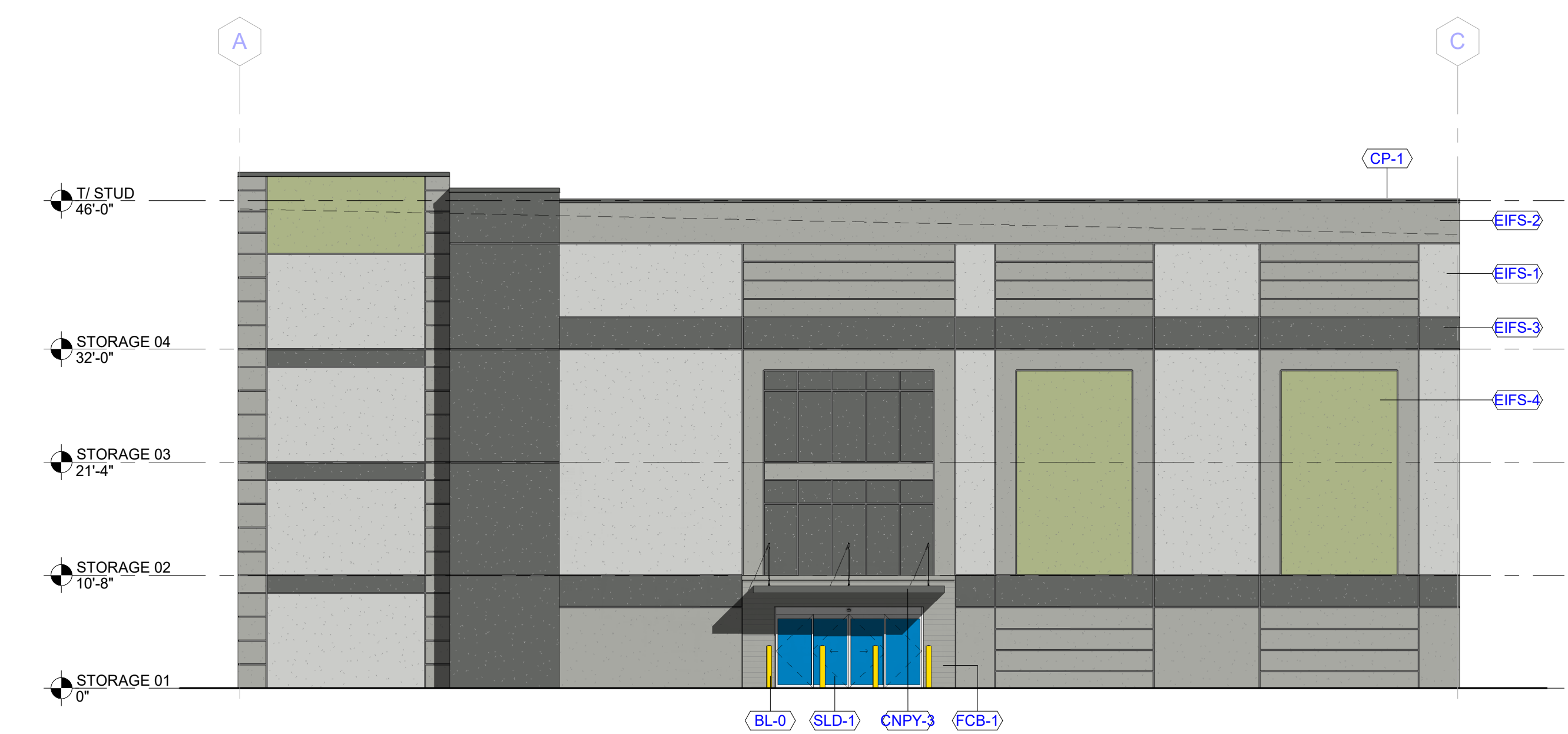
Space Reserved for County Validation



KEYNOTE LEGEND	
Key Value	Keynote Text
BL-0	6" BOLLARD - SAFETY YELLOW COLOR
CNPY-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 - SW7066 - 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



ISSUE DATE: 07/02/2025

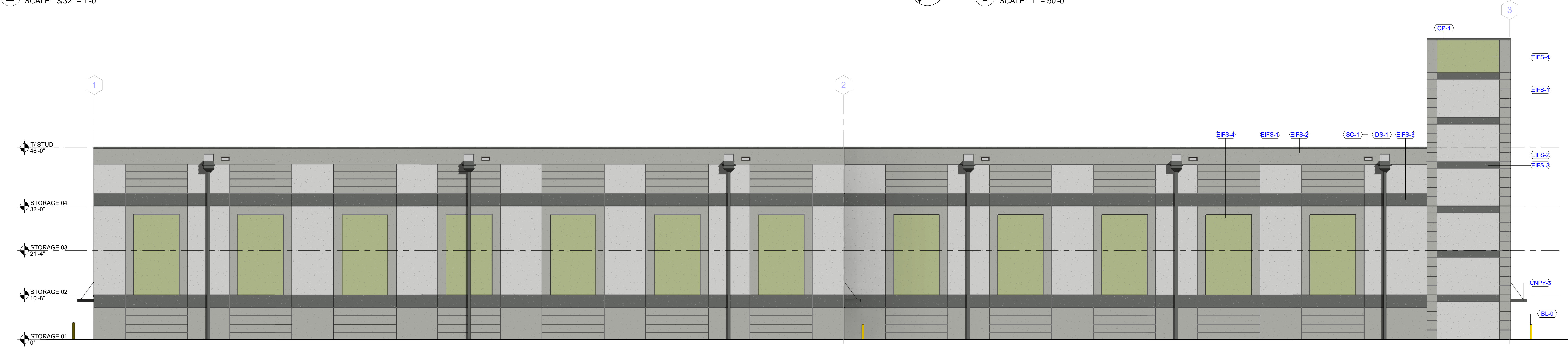


2 EXTERIOR ELEVATION SIDE 2
SCALE: 3/32" = 1'-0"

KEYNOTE LEGEND	
Key Value	Keynote Text
BL-0	6" BOLLARD - SAFETY YELLOW COLOR
CNPY-3	PRE-FABRICATED 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 - SW7066 - 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"

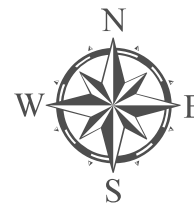












Features

— 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

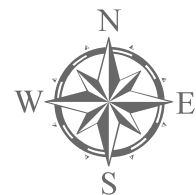
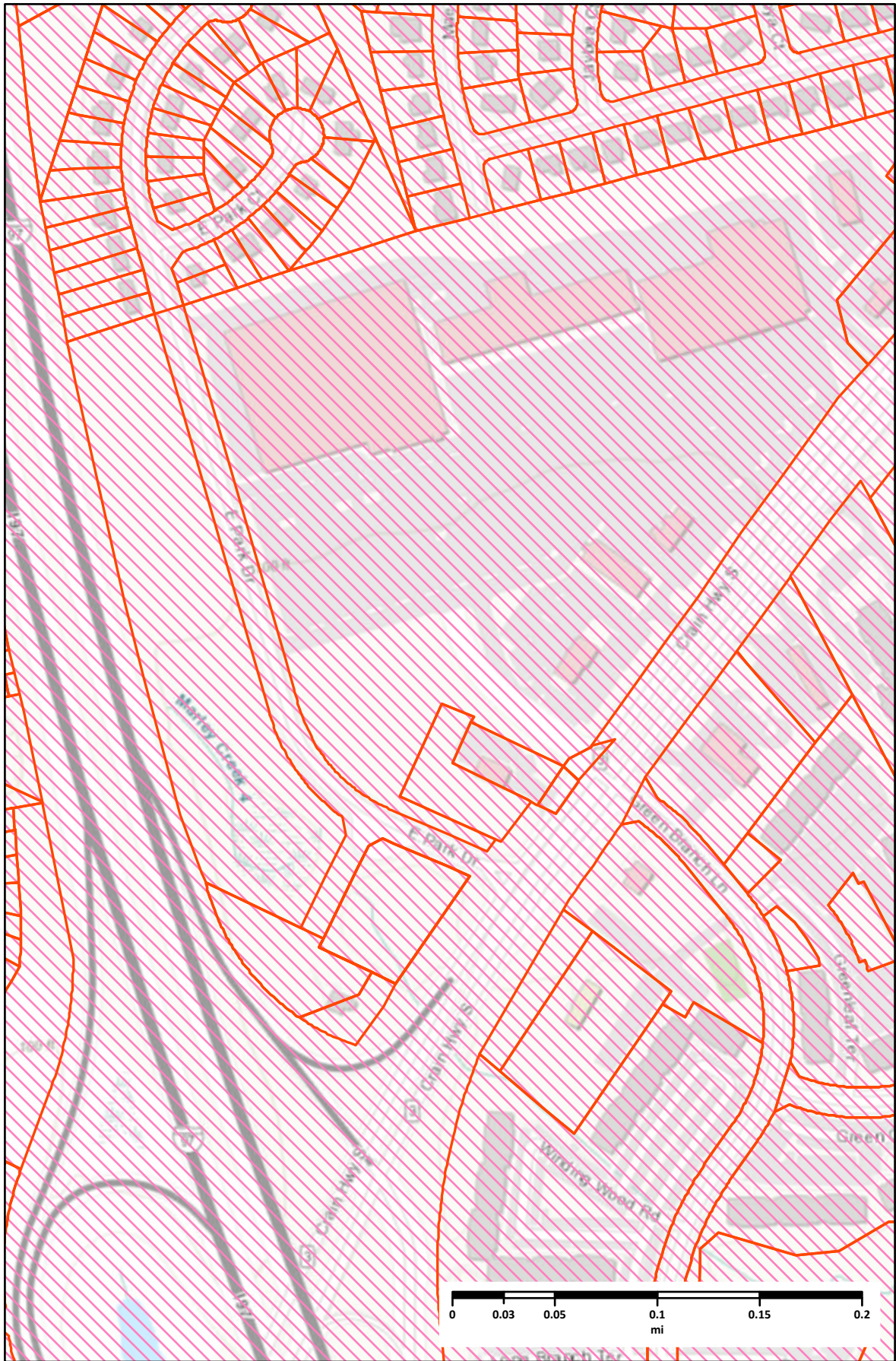
Paper Map DISCLAIMER:
By acceptance of this map material, you agree as follows:
This map material (the "material") is made available by
Anne Arundel County, Maryland (the "County") as a
public service.

The material is for reference purposes only, and the
County makes no representations, warranties, or
guarantees of the accuracy of the material.
THE COUNTY MAKES NO, AND DISCLAIMS ALL,
EXPRESS AND IMPLIED WARRANTIES RELATING TO THE
MATERIAL, INCLUDING WARRANTIES OF
MERCHANTABILITY, INTEGRATION, TITLE, AND
FITNESS FOR A PARTICULAR PURPOSE.

You release the County, its agents, servants, and
employees, from any and all liability related to the
material or any of it, including its accuracy, availability,
use, and misuse. In no event shall the County be liable
for any direct, indirect, incidental, consequential, or
other damages, including savings, profits, fees, costs,
loss of data, or business interruption, related in any
way to the material or any of it, including its accuracy,
availability, use, and misuse.

The material is in the public domain and may be
copied without permission. Citation to the source
is requested. Any errors or omissions in the material
should be reported to the Anne Arundel County Office
of Information Technology Geographic Information
Services Group.

Land Use



Features

- Parcels
- IN
- County Boundary

Paper Map DISCLAIMER:
By acceptance of this map material, you agree as follows:
This map material (the "material") is made available by
Anne Arundel County, Maryland (the "County") as a
public service.

The material is for reference purposes only, and the
County makes no representations, warranties, or
guarantees of the accuracy of the material.
THE COUNTY MAKES NO, AND DISCLAIMS ALL,
EXPRESS AND IMPLIED WARRANTIES RELATING TO THE
MATERIAL, INCLUDING WARRANTIES OF
MERCHANTABILITY, INTEGRATION, TITLE, AND
FITNESS FOR A PARTICULAR PURPOSE.

You release the County, its agents, servants, and
employees, from any and all liability related to the
material or any of it, including its accuracy, availability,
use, and misuse. In no event shall the County be liable
for any direct, indirect, incidental, consequential, or
other damages, including savings, profits, fees, costs,
loss of data, or business interruption, related in any
way to the material or any of it, including its accuracy,
availability, use, and misuse.

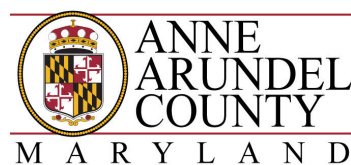
The material is in the public domain and may be
copied without permission. Citation to the source
is requested. Any errors or omissions in the material
should be reported to the Anne Arundel County Office
of Information Technology Geographic Information
Services Group.

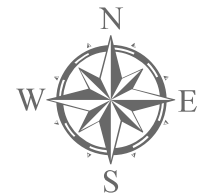
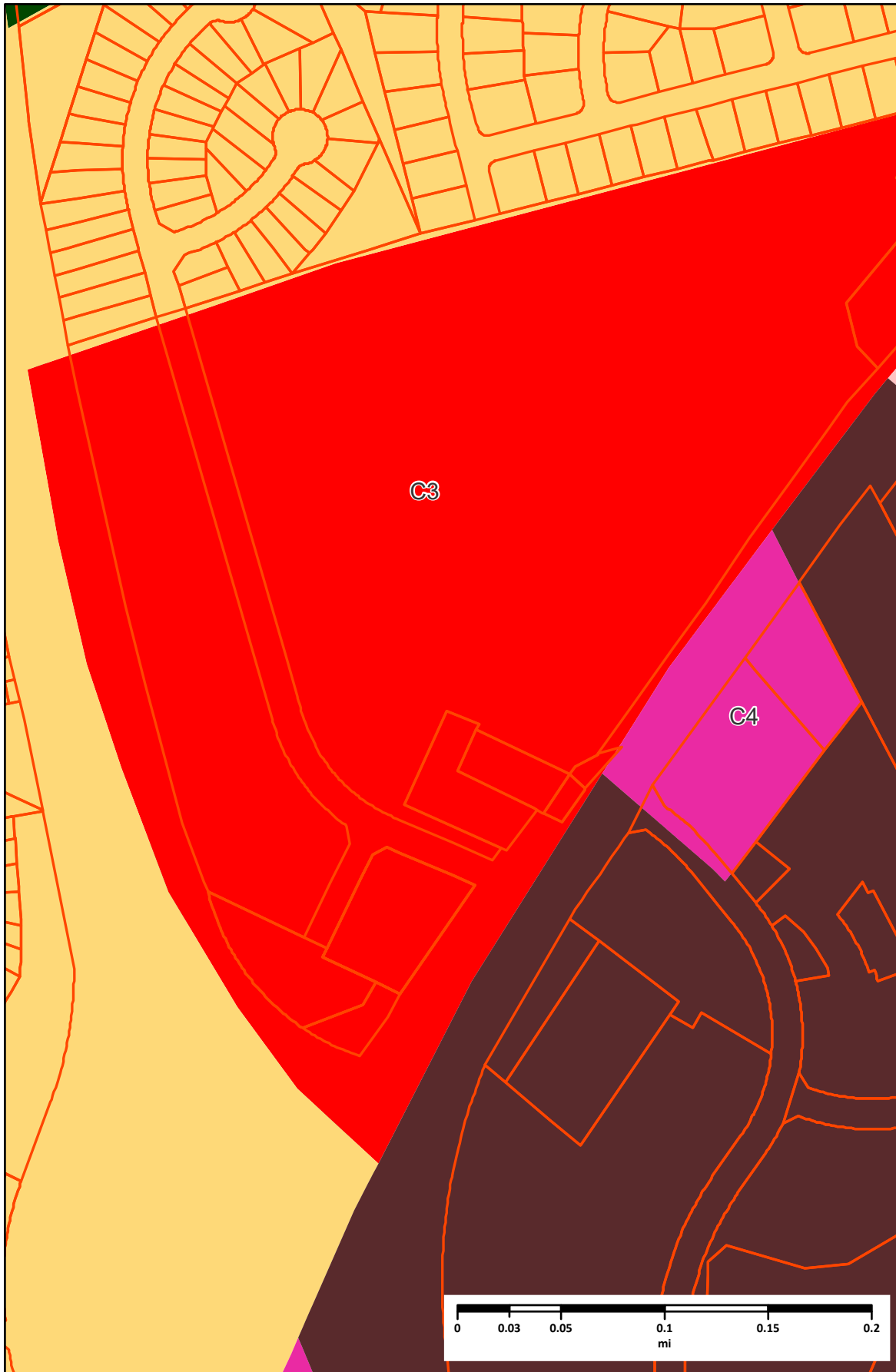
Land Use and Zoning Map

Date: 11/13/2023

Time: 4:06 PM

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





- 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

Paper Map DISCLAIMER:
By acceptance of this map material, you agree as follows:
This map material (the "material") is made available by
Anne Arundel County, Maryland (the "County") as a
public service.

The material is for reference purposes only, and the
County makes no representatives, warranties, or
guarantees of the accuracy of the material.
THE COUNTY MAKES NO, AND DISCLAIMS ALL,
EXPRESS AND IMPLIED WARRANTIES RELATING TO THE
MATERIAL, INCLUDING WARRANTIES OF
MERCHANTABILITY, INTEGRATION, TITLE, AND
FITNESS FOR A PARTICULAR PURPOSE.

You release the County, its agents, servants, and
employees, from any and all liability related to the
material or any of it, including its accuracy, availability,
use, and misuse. In no event shall the County be liable
for any direct, indirect, incidental, consequential, or
other damages, including savings, profits, fees, costs,
loss of data, or business interruption, related in any
way to the material or any of it, including its accuracy,
availability, use, and misuse.

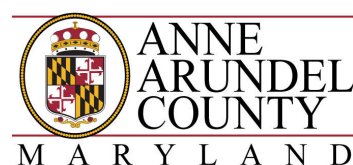
The material is in the public domain and may be
copied without permission. Citation to the source
is requested. Any errors or omissions in the material
should be reported to the Anne Arundel County Office
of Information Technology Geographic Information
Services Group.

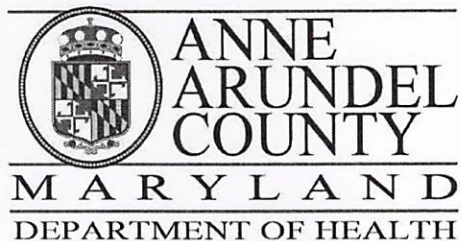
Land Use and Zoning Map

Date: 11/13/2023

Time: 4:05 PM

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





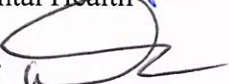
J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7095 Fax: 410-222-7294
Maryland Relay (TTY): 711
www.aahealth.org

Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

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

FROM: Brian Chew, Program Manager 
Bureau of Environmental Health

THROUGH: Don Curtian, Director 
Bureau of Environmental Health

DATE: August 14, 2025

RE: James Schneider/Evergreen Investment Co.
0 E Park Drive
Glen Burnie, Md 21061

NUMBER: 2025-0162-S

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced special exception to allow 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

2025-0162-S - Self-service storage facility in C3

Menu Cancel Help

Task Details OPZ Regional Team

Assigned Date

08/14/2025

Assigned to

Eric Olmscheid

Current Status

Complete w/ Comments

Action By

Eric Olmscheid

Comments

In response to the request for comments regarding; a Special Exception to Article 18-5-102 to allow a self-service storage facility in a C3 – General Commercial district. This Office defers to the Zoning Division whether the applicant meets the above application standard requirements per the Special Exception requirements of Article 18-16-304 and offers the following comments:

1. The proposed development will be subject to Preliminary and Site Development Plan requirements found in Article 17, Title 4 of the County Code. A comprehensive review of the proposed development will occur during the Preliminary and Site Development Plan review process.
2. It has been indicated on the Special Exception plan that the building height will be 72'. Per the bulk regulations listed in Article 18-5-401, 72' is the maximum height limitation for development in C3 zoned districts in which more than 50% of allowable lot coverage consists of environmental site design features approved by the Planning and Zoning Officer. This office defers to the Zoning Division as to whether the environmental conditions proposed are sufficient to allow a maximum structure height of 72'.
3. Building 1's proposed tower height of 72' will require an increase in all setback requirements by one foot for each foot of height in excess of 45' per the bulk regulations outlined in Article 18-5-401. The building footprint as currently shown appears to encroach upon the setback requirement of 27' from E. Park Drive as a result of the building height.

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

09/01/2025

Assigned to Department

OPZ Regional Planning

Status Date

09/02/2025

Overtime

No

Start Time

Hours Spent

0.0

Action by Department

OPZ Regional Planning

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



Donald Dyott Jr. <pzdyot22@aacounty.org>

Fwd: Bulk regulations 18-5-401 (C3 districts) height/setbacks question

Eric Olmscheid <pzolms24@aacounty.org>
To: Sterling Seay <pzseay16@aacounty.org>
Cc: "Donald Dyott Jr." <pzdyot22@aacounty.org>

Fri, Oct 3, 2025 at 12:25 PM

Good afternoon Sterling and Donald-

Thanks for the clarification regarding the setback increase requirements as a result of building height; as a result my comment #3 for this project will not be applicable. I can forward this information to my team as well for clarity on similar situations moving forward.

[Quoted text hidden]



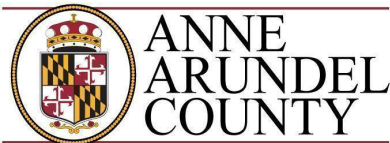
***The Best Place
For All***

Eric Olmscheid
Office of Planning and Zoning
Development Division, Regional Team
Planner II
2664 Riva Rd.
Annapolis, MD 21401

Office number: 410-222-7762
Fax number: 410-222-7474



www.aacounty.org



M A R Y L A N D

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: August 26, 2025

Name of Project: Self-Service Storage Facility, East Park Drive
Special Exception Case#: 2025-0162-S
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 32,000 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. Surrounding parcels are zoned as C3 – Commercial General immediately to the east, south, and west, and R5 – Residential to the north and west. 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. The surrounding area is designated as Neighborhood Preservation to the north and west and Critical Corridor to the east and south on the Plan2040 Development Policy Area 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.

This proposal is within Region Planning Area 3. The Region Plan was adopted in 2025.

Findings:

Consistency with Plans:

General Development Plan: Plan2040 does not have recommendations that are specific to this site, and the proposal is generally consistent with the overall goals and policies of Plan2040.

Region 3 Plan: The Region 3 Plan does not have recommendations that are specific to this site, and the proposal is generally consistent with the overall goals and policies of the Region 3 Plan.

2022 Water and Sewer Master Plan: The site is in the Existing Sewer Service category in the Cox Creek Sewer Service Area and the Existing Water Service category in the Glen Burnie High 295 Water Pressure Zone. The proposal is consistent with the 2022 Water and Sewer Master Plan.

2025-0162-S - Self-service storage facility in C3

Menu

Cancel

Help

Task Details OPZ Cultural Resources

Assigned Date

08/11/2025

Assigned to

Stacy Poulos

Current Status

Complete w/ Comments

Action By

Stacy Poulos

Comments

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 the site visit resulted in no credible evidence for an unverified cemetery on the property. No adverse effect was determined, no further requirements.

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

09/01/2025

Assigned to Department

OPZ Cultural Resources

Status Date

09/12/2025

Overtime

No

Start Time

Hours Spent

0.0

Action by Department

OPZ Cultural Resources

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

2025-0162-S - Self-service storage facility in C3

Menu Cancel Help

Task Details I and P Engineering

Assigned Date
08/11/2025
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 depth of the micro-bioretenction 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. 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. Please note all public piping between the water main and the private side of the meter not within the public ROW must be within a public utility easement.

4. The proposed private fire hydrant cannot tap directly into the public water line. It must be connected on the private side of the water meter.

5. MB-1 must be a minimum of 10 feet from the retaining wall.

6. Per the grading shown north of the parking lot on the northern side of the building, cover over the existing 24" storm drain pipe is being removed. At the next step of development, profile the existing and proposed cover over the existing 24" storm drain pipe.

7. During development stages, the T-turn around south of the storage units will be evaluated by the Engineering and Fire Marshal reviewers.

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
09/01/2025
Assigned to Department
Engineering
Status Date
09/03/2025
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	Review Notes	Reviewer Name
Reviewer Phone Number	Reviewer Email	

2025-0162-S - Self-service storage facility in C3

Menu Cancel Help

Task Details MDOT MAA

Assigned Date

08/11/2025

Assigned to

Shawn Ames

Current Status

Complete w/ Comments

Action By

Shawn Ames

Comments

Location is within BWI Marshall 4-mile radius. Applicant must mile an Airport Zoning Permit (AZP) for all applicable structures and cranes according to Code of Maryland (COMAR) 11.03.06.03A.

Application can be accessed 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

09/01/2025

Assigned to Department

MDOT MAA

Status Date

08/11/2025

Overtime

No

Start Time

Hours Spent

0.0

Action by Department

MDOT MAA

Est. Completion Date

☐ Display E-mail Address in ACA

☒ Display Comment in ACA

Task Specific Information

Expiration Date

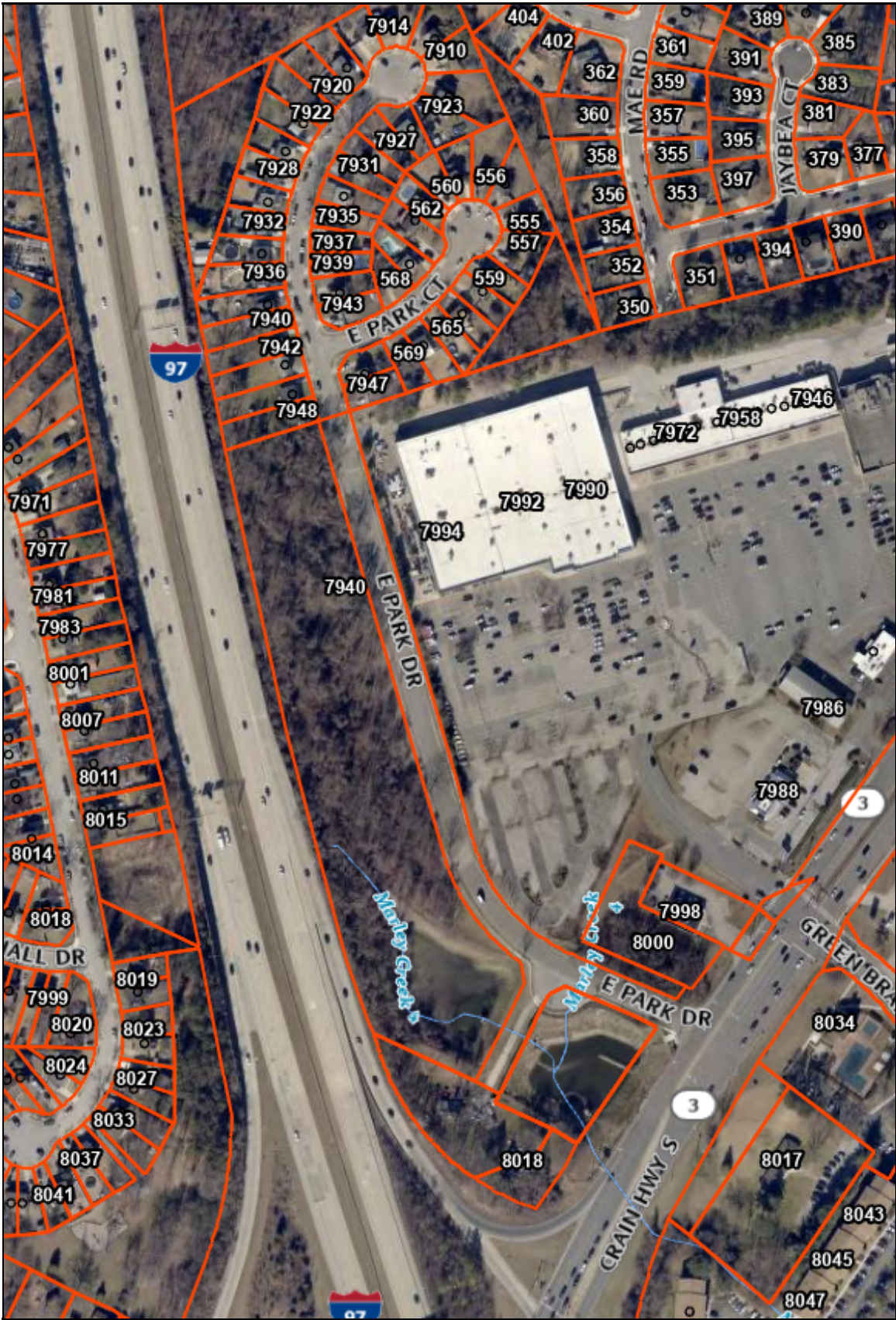
Reviewer Phone Number

Review Notes

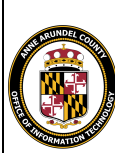
Reviewer Email

Reviewer Name

Map Title



- Legend
- Foundation
 - Addressing
 - Parcels
 - Parcels - Annapolis City



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. DO NOT USE FOR NAVIGATION.

none

Notes