



VICINITY MAP
SCALE: 1"=2000'
ADC MAP COORDINATE: 41-C1

BENCHMARKS
HOWARD COUNTY BENCHMARK - 43GA
N 541797.033 E 1369159.568 ELEV. 240.967
ALONG EAST SIDE OF WASHINGTON BLVD
470 FT SOUTH OF GATEWOOD DRIVE

HOWARD COUNTY BENCHMARK - 43G6
N 544117.488 E 1370550.920 ELEV. 219.402
0.1 MILES SOUTH OF MISSION ROAD

- GENERAL NOTES**
- TAX MAP 43, BLOCK 20, PARCEL 231
 - ZONING: CE-CL1 (CORRIDOR EMPLOYMENT-CONTINUING LIGHT INDUSTRIAL)
 - EXISTING USE: COMMERCIAL SELF-STORAGE FACILITY
PROPOSED USE: EXPANSION OF THE NONCONFORMING USE OF COMMERCIAL SELF-STORAGE FACILITY.
 - NEIGHBORHOOD: JESSUP
 - PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
 - NUMBER OF PARKING SPACES REQUIRED:
TOTAL SPACES REQUIRED:
4 SPACES PER 1,000 S.F. OFFICE SPACE
(936 S.F. OFFICE SPACE): 4 SPACES
TOTAL SPACES PROVIDED: 6 SPACES
 - EXISTING AREA OF SUBJECT PROPERTIES: 14.24 AC.
 - PROPERTY ADDRESS: 8255 WASHINGTON BLVD, JESSUP, MD 20794
 - EX. BUILDING AREA:
OFFICE 936 SF
STORAGE BUILDING 1 2,100 SF
STORAGE BUILDING 2 13,105 SF
STORAGE BUILDING 3 8,712 SF
STORAGE BUILDING 4 15,750 SF
STORAGE BUILDING 5 10,400 SF
TOTAL EXISTING 51,003 SF

PROP. BUILDING AREA:
FIRST FLOOR 11,651 SF
SECOND FLOOR 11,651 SF
TOTAL PROPOSED 23,302 SF
 - THE PROJECT BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY CONDUCTED BY VOGEL ENGINEERING + TIMMONS GROUP, INC. PERFORMED MARCH 19, 2019.
 - THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY PREPARED BY VOGEL ENGINEERING + TIMMONS GROUP, INC. PERFORMED MARCH, 2019. OFFSITE TOPOGRAPHY IS FROM HOWARD COUNTY GIS.
 - 100-YR FLOODPLAIN FROM HOWARD COUNTY FIRM #24027C0170D.
 - PROPOSED EXTERIOR BUILDING MATERIAL: METAL SIDING
 - DPZ REFERENCES: L18918/F.185, SDP-87-153, ECP-21-006.

ATTORNEY
THOMAS COALE ESQ.
PERRY, WHITE, ROSS & JACOBSON
54 STATE CIRCLE
ANNAPOLIS, MD 21401
(443) 630-0507

PETITIONER/OWNER
LIFE STORAGE
6467 MAIN STREET
WILLIAMSVILLE, NY 14221
CONTACT: WILLIAM TURNER
(716) 650-6056

NO.	REVISION	DATE

CONFIRMATION AND EXPANSION OF
NON-CONFORMING USE

LIFE STORAGE
8255 ROUTE 1, JESSUP, MD 20794

TAX MAP 43 BLOCK 20
6TH ELECTION DISTRICT
ZONED CE-CL1
PARCEL 231
HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING
⊕
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

DESIGN BY: RHV
DRAWN BY: IMH
CHECKED BY: RHV
DATE: MARCH 2023
SCALE: AS SHOWN
W.O. NO.: 42948

LAYOUT PLAN
SCALE: 1"=30'
0 30' 60'

RECEIVED
MAY 5 2023
By _____