



St. Mary's County Department of Land Use and Growth Management

23150 Leonard Hall Drive, Leonardtown, MD 20650  
Phone (301) 475-4200, ext. \*1500 Fax (301) 475-4672

DEVELOPMENT REVIEW APPLICATION



Instructions to Applicant:

Please complete the information below prior to your submission. This application will be required in order to accept and process your submission. All plans must be folded or of a size which will fit into a standard legal folder. ALL INFORMATION MUST BE COMPLETE OR SUBMISSION WILL BE RETURNED TO APPLICANT.

CONTROL NUMBER: 19-133-008 (To be completed by LUGM personnel)

PROJECT NAME: SELF STORAGE - HOLLYWOOD

DATE: 11/18/19

DIGITAL SUBMISSIONS ARE REQUESTED FOR ALL TEC AND RECORDING DOCUMENTS

REQUEST: Check appropriate block(s)

DEPT. OF LAND USE AND GROWTH MANAGEMENT

TEC/PLANNING COMMISSION REVIEW:

REVIEW ONLY:

- Confirmatory Plat
- Boundary Line Adjustment Plat
- Forest Stand Delineation of proposed \_\_\_\_\_
- Forest Conservation Plan for \_\_\_\_\_
- Forest Conservation Plan Amendment
- Plat Exempt Division by Deed
- Resubmission
- Other (Specify) \_\_\_\_\_

- Preliminary review of \_\_\_\_\_ lot minor/major subdivision
- Final review of \_\_\_\_\_ lot minor/major subdivision
- Concept Site Plan review for 96301 sq. ft. for 66 (use type)
- Site Plan review for \_\_\_\_\_ sq. ft. for \_\_\_\_\_ (use type)
- Zoning Map Amendment from \_\_\_\_\_ Zone to \_\_\_\_\_
- Amendment to CWSP from category \_\_\_\_\_ to \_\_\_\_\_

RECEIVED

NOV 18 2019

St. Mary's County  
Land Use & Growth Management

OWNER/CONTRACT PURCHASER MARK DILLON REVOCABLE TRUST

MAILING ADDRESS: P.O. Box 100, HOLLYWOOD, MD 20636

PHONE #: 301-373-2111 E-MAIL ADDRESS: mdillon@dean-lumber.com

AUTHORIZED AGENT: LSR, INC.

ADDRESS: P.O. Box 2340, LEONARDTOWN, MD 20650

PHONE #: 301-475-2236 E-MAIL ADDRESS: lsrcorp@lsrcorp.com

PROPERTY LOCATION: Address if known. If not known, then directions as follows:

Describe location as N-S-E-W side of (Street Name), approx. (feet) N-S-E-W of Intersection with State/County) Road  
24432 MERVILL DEAN ROAD, HOLLYWOOD, MD 20636

PARCEL IDENTIFICATION:

TAX MAP: <u>26</u>	GRID: <u>1B</u>	PARCEL: <u>374</u>
LAND USE: <u>COMMERCIAL</u>	ZONING: <u>TMX</u>	ZONING OVERLAYS: <u>AE</u>
ACREAGE: <u>6.79</u>	ELECTION DISTRICT: <u>6TH</u>	TAX ID ACCT #: <u>045170</u>
CWSP WATER/SEWER SERVICE CATEGORY: <u>W-1, S-1</u>		USE TYPE #: <u>66</u>

S-1 IS AN ERROR, SHOULD BE S-60  
(OVER) WAIVER APPROVED 9/13/12

Development Review Application

Page 2 of 2

I hereby request that EDUs for this application be allocated at: (choose one below)

Concept Site Plan Approval

Final site Plan Approval

Preliminary Subdivision Approval

Final Record Plat Approval

I hereby swear or affirm that I am the property owner and that this application is correct:

PROPERTY OWNER/AUTHORIZED AGENT'S SIGNATURE: \_\_\_\_\_

PRINT NAME Mark Dillow

I hereby swear or affirm that I have received authority from the property owner to make this application and that this application is correct (See attached "Limited Power of Attorney").

REVIEW FEES:

DPW \$ 2,000<sup>00</sup>

LUGM \$ 7150<sup>00</sup>

# of Lots/Sq. Ft. of Site Plan/Acres Disturbed	Type of Project:	Initial Submission Fees	Resubmission Fees
	Minor Subdivision 1-7 Lots	\$750 + \$100 per lot + Application Fee	
	Major Subdivision 8+ Lots	\$1900 + \$100 per lot + Application Fee	
	Concept Site Plan	\$920 + Application Fee	
C.S.A. D.A.	Major Site Plan	\$1500 per acre of disturbed area + Application Fee	9,750
	Minor Site Plan (Includes DPWT Fee)	\$250 - Less than 500 sq. ft. + Application Fee \$375 - Over 500 sq. ft. + Application Fee	
	Application Fee	\$20.00	20
	Soil Conservation Storm Water Management Concept Plan	\$250- Less than 5 acres \$500- 5 acres or greater	
	BLAP, Confirmatory Plats, Plat Exempt, FCP, FSD, Transfer Development Rights	\$80.00	
	Health Department Plat Fee	\$120.00 per lot or site plan	
	MetCom Fees	\$60.00 No public water and sewer \$120.00 Public water and/or sewer	
	TEC Review/Concept Site Plan		
	Recording Package	\$60 LUGM Review Fee \$5 Per Plat Recording Fee (Clerk of the Court)	
	Additional Recording Documents	\$30 DPWT Review 1-10 lots \$60 more than 10 lots \$60 Recording Fee (each) (Clerk of the Court)	

Other fees may apply; see the Schedule of Fees for St. Mary's County, Effective July 1, 2018		Total	9,770
--	--	-------	-------

SUBMISSION REQUIREMENTS:

✓ See applicable checklist

NUMBER OF PRINTS REQUIRED FOR REVIEW:

- TEC Committee - 15 Prints
- Non-TEC Site Plans - 1 Print
- Forest Stand Delineation - 1 Print
- Forest Conservation - 1 Print
- Planning Commission - 15 Prints
- Resubmissions - 1 Print
- Recording Package - 4 Mylar 4 Paper

In addition to the prints listed above, a digital copy of the plans is encouraged.

FOR RECORDING DOCUMENTS PLEASE MAKE CHECKS PAYABLE TO THE CLERK OF THE COURT Also Please make the \$60.00 check and the \$5.00 two separate checks. The Courthouse will not accept one full check. Thank you. FOR ALL OTHER SUBMISSIONS, PLEASE MAKE CHECKS PAYABLE TO THE COMMISSIONERS OF ST. MARY'S COUNTY.

**ST. MARY'S COUNTY GOVERNMENT  
DEPARTMENT OF LAND USE  
AND GROWTH MANAGEMENT**

*William Hunt, Director, AICP  
Harry Knight, Deputy Director*



**COUNTY COMMISSIONERS OF ST. MARY'S:**

James R. Guy, President  
Eric Colvin, Commissioner  
Michael L. Hewitt, Commissioner  
Todd B. Morgan, Commissioner  
John E. O'Connor, Commissioner

---

**MEMORANDUM:**

**TO:** LSR, Inc.  
**FROM:** Harry Knight, Acting Permits Manager  
**DATE:** 2-18-20  
**SUBJECT:** MAJOR SITE PLAN # 19-13300008, HOLLYWOOD SELF STORAGE  
(Zoning Ordinance 10-02 ) (Use # )

OW DILLOW MARK G TRUSTEE T/C  
AA LITTLE SILENCES REST, INC

LOCATION TM-GRED-PAR-SEC-BLK-LOT-ED-TAXID  
24432 MERVELL DEAN RD 0026-18-0374- - - -6-045170

TMX/AE-4  
6.79

**ACTION REQUESTED:** Review of a MAJOR SITE PLAN

A minimum two sets of signed and sealed construction drawings will be required for the new buildings. The drawings must illustrate the proposed method of construction and provide adequate detail in order to verify compliance with the St. Mary's County Building Code and Maryland State Fire Code. Any questions pertaining to the construction drawings should be referred to the Acting Permits Manager, Harry Knight, at 301-475-4200 ext. 71560.

**ST. MARY'S COUNTY GOVERNMENT  
DEPARTMENT OF LAND USE  
AND GROWTH MANAGEMENT**



*William B. Hunt, AICP, Director  
Kathleen Easley, AICP, Deputy Director*

**COMMISSIONERS OF ST MARY'S COUNTY**

*James R. Guy, President  
Michael L. Hewitt, Commissioner  
Tom Jarboe, Commissioner  
Todd B. Morgan, Commissioner  
John E. O'Connor, Commissioner*

HK

**MEMORANDUM**

**TO:** Technical Evaluation Committee  
**FROM:** Land Use & Growth Management-Plans Review  
**DATE:** October 5, 2018  
**SUBJ:** October 2018 TEC Review Cycle

A Meeting has been scheduled for October 24, 2018, at 1:30 p.m. at the Department of Land Use and Growth Management; 23150 Leonard Hall Drive, Leonardtown, MD to discuss any issues there may be prior to issuing final comments to the applicants. **FINAL TEC Comments** are due in this office for copying and distribution to the owner and their representatives by **Monday, October 29, 2018, BEFORE 5:00 p.m.**

- 1. CONCEPT SITE PLAN # 18-13200018, CULLISON EXCAVATING**  
(Zoning Ordinance 10-02) (Use # 47)  
OWNER: Barbara H. Cullison and Clayton E. Cullison Jr.  
LOCATION: 44500 Hawks Nest Farm Ln. Valley Lee, MD 20692  
TM-057 GRID-09 PAR-0043 ED-02 TAX ID-010356  
LAND USE: Rural Preservation  
ZONING: Rural Preservation District (RPD)  
ACREAGE: 182.5  
ACTION REQUESTED: Review of a concept site plan for construction material and equipment storage.
- 2. CONCEPT SITE PLAN # 18-13200019, HOLLYWOOD SELF STORAGE**  
(Zoning Ordinance 10-02) (Use # 66)  
OWNER: Mark G. Dillow Trustee T/C  
AGENT: Little Silences Rest, Inc.  
LOCATION: 24432 Mervell Dean Rd., Hollywood, MD 20636  
TM-026 GRID-18 PAR-0374 ED-06 TAX ID-045170  
LAND USE: Mixed-Use-Moderate-Intensity  
ZONING: TMX/AE  
ACREAGE: 6.79  
ACTION REQUESTED: Review of a concept site plan for a 107,184 sq. ft. personal storage facility.
- 3. MINOR SUBDIVISION # 18-11000027, PHILIP SPENCER SUBDIVISION LOT 1**  
(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01) **Historic Inventory**  
OWNER: Philip G. & Dorothy M. Spencer  
AGENT: Nokleby Surveying Inc.  
LOCATION: 25074 Jones Rd. Mechanicsville, MD 20659  
TM-025 GRID-04 PAR-0017 ED-06 TAX ID-028934  
LAND USE: Rural Preservation  
ZONING: RPD  
ACREAGE: 29.545  
ACTION REQUESTED: Review of a one lot minor subdivision.

For information, contact Brandy Glenn, Department of Land Use and Growth Management at (301) 475-4200\*1524 or at [Brandy.Glenn@stmarysmd.com](mailto:Brandy.Glenn@stmarysmd.com)

**ST. MARY'S COUNTY GOVERNMENT  
DEPARTMENT OF LAND USE  
AND GROWTH MANAGEMENT**

*William B. Hunt, AICP, Director  
Kathleen Easley, Deputy Director*



**COMMISSIONERS OF ST. MARY'S COUNTY**

James R. Guy, President  
Michael L. Hewitt, Commissioner  
Tom Jarboe, Commissioner  
Todd B. Morgan, Commissioner  
John E. O'Connor, Commissioner

---

---

**MEMORANDUM:**

**TO:** TEC Committee  
**FROM:** Harry Knight, Permits Coordinator  
**DATE:** 10-29-18  
**SUBJECT:** MAJOR SITE PLAN # 18-13200019, HOLLYWOOD SELF STORAGE  
(Zoning Ordinance ) (Use # )

OW DILLOW MARK G TRUSTEE T/C  
AA LITTLE SILENCES REST, INC

LOCATION TM-GRED-PAR-SEC-BLK-LOT-ED-TAXID  
24432 MERVELL DEAN RD 0026-18-0374- - - -6-045170

TMX/AE  
6.79

**ACTION REQUESTED:** Review of a MAJOR SITE PLAN

A minimum two sets of signed and sealed construction drawings will be required for the new buildings. The drawings must illustrate the proposed method of construction and provide adequate detail in order to verify compliance with the St. Mary's County Building Code and Maryland State Fire Code. Any questions pertaining to the construction drawings should be referred to the Permits Coordinator, Harry Knight, at 301-475-4200 ext. \*1560.

S-1 = 2-B construction  
B = 5-B construction

Permit Number 20-0896-0901

Chapter 3. Occupancy (see user note) pg. 45.- State Occupancy group S-1 + B

comments- \_\_\_\_\_  
\_\_\_\_\_

Chapter 4. Special Detailed Requirements Based on Occupancy and Use, pg. 55, comments-

\_\_\_\_\_

Chapter 5. General Building Heights and Areas, pg. 103, use tables 504.3, height, 504.4, stories, and 506.2, area, comments- office ✓ Building A, B, D, E + F ✓

\_\_\_\_\_

Chapter 6. Types of Construction, pg. 119, table 601, comments- 2-B + S-B

~~\_\_\_\_\_~~

? Chapter 7. Fire and Smoke Protection Features, pg. 123, comments-  
confirm + correct table 716.1(2)  
(they have 716.5)

Chapter 8. Interior Finishes, pg. 211, table 803.13, comments-  
confirm and correct table 803.13  
(they have 803.11)

Chapter 9. Fire Protection and Life Safety Systems, pg. 217 (find the group), comments-  
Bldg A (3) No sprinklers required ✓  
Bldg B (2 stories) sprinklers required ✓  
Bldg D (1 story) sprinklers ✓  
Bldg E (2 stories) Sprinklers ✓  
Bldg F (2 stories) ✓  
Office - no sprinklers ✓

Chapter 10. Means of Egress, pg. 257, table 1004.5, comments-  
correct table change from 1004.1.2 to 1004.5

office appears to be 150 gross  
not 100 gross  
1010.1.6 landings? anywhere? change when to where?

Chapter 11. Accessibility, pg. 305, comments-

?

Additional Comments:

change 1010.1.9.11 to 1010.1.9.12

why is 1011.6 stairway landing n/A

Garage Stair A-402

Handrails per  
1011.6 1607.8.1

August 21, 2020

PLANNING  
ARCHITECTURE  
PROPERTY VISIONING

**Permit Reviewer Brandy Glenn**

Office of the Maryland State Marshall Office - Southern Regional Office  
200 Duke Street, Suite 1500  
Prince Frederick, MD 20678

**RE: Hollywood Self Storage - Building Review Permit Response**

Below are response to permit comments received:

Comment #1: Please change "IBC 2015" to "IBC 2018" throughout the plan.

**Response: Acknowledged. Please find updated sheets attached.**

Comment #2: Please change "NEC 2017" to "NEC 2020" throughout the plan on page A-002.

**Response: Sheet A-002 has been updated.**

Comment #3: Please change "Table 716.5" to "716.1(2)" per the IBC 2018 on page A-002.

**Response: Sheet A-002 has been updated.**

Comment #4: Please change "Table 803.11" to "803.13" per the IBC 2018 on page A-002.

**Response: Sheet A-002 has been updated.**

Comment #5: Please change "Table 1004.1.2" to "Table 1004.5" per the IBC 2018 on page A-002.

**Response: Sheet A-002 has been updated.**

Comment #6: Per IBC 2018 Table 1004.5, the maximum floor area allowances per occupant for business occupancy group appears to be 150 gross instead of 100 gross per A-002.

**Response: Sheet A-002 has been updated.**

Comment #7: Please change "1010.1.9.11" to "1010.1.9.12" per the IBC 2018 on page A-002.

**Response: Sheet A-002 has been updated.**

Comment #8: Please change "ICC 2015" to "IBC 2018" on page A-030B.

**Response: Sheet A-030B has been updated.**

Comment #9: Please change "Table 1004.1.2" to "Table 1004.5" per the IBC 2018 on page A-030B.

**Response: Sheet A-030B has been updated.**

Comment #10: Please change "ICC 2015" to "IBC 2018" on page A-030D.

**Response: Sheet A-030D has been updated.**

Comment #11: Please change "Table 1004.1.2" to "Table 1004.5" per the IBC 2018 on page A-030D.

**Response: Sheet A-030D has been updated.**

800 West Broad St.  
Suite 400  
Falls Church, VA 22046  
T (703) 356-6771  
F (703) 356-7010  
info@bwdarchitects.com





PLANNING  
ARCHITECTURE  
PROPERTY VISIONING

Comment #12: Please change " ICC 2015" to "IBC 2018" on page A-030E.

**Response: Sheet A-030E has been updated.**

Comment #13: Please change " Table 1004.1.2" to " Table 1004.5" per the IBC 2018 on page A-030E.

**Response: Sheet A-030E has been updated.**

Comment #14: Please change " ICC 2015" to "IBC 2018" on page A-030F.

**Response: Sheet A-030F has been updated.**

Comment #15: Please change " Table 1004.1.2" to " Table 1004.5" per the IBC 2018 on page A-030F.

**Response: Sheet A-030F has been updated.**

Comment #16: Please change " Table 1004.1.2" to " Table 1004.5" per the IBC 2018 on page A-030.

**Response: Sheet A-030 has been updated.**

Comment #17: Max Travel Distance appears to be 200ft per table 1017.2 instead of 250ft on page A-030, Egress component sizing table.

**Response: Sheet A-030 has been updated.**

Comment #18: Please change " ICC 2015" to "IBC 2018" on page A-030.

**Response: Sheet A-030 has been updated.**

Comment #19: Please change " ICC 2015" to "IBC 2018" on page A-402.

**Response: Sheet A-402 has been updated.**

Additional Sheets Updated: The following sheets are provided with revisions to comply with 2018 IBC & IECC.

**Response: Sheets EN-001, EN-001B, EN-001D, EN-001E, EN-001F, S-070, S-071**

Sincerely,

**Rebekah Brown, RA, LEED AP**

partner

**bwd**architects inc

800 West Broad St.  
Suite 400  
Falls Church, VA 22046  
T (703) 356-6771  
F (703) 356-7010  
info@bwdarchitects.com



PLANNING  
ARCHITECTURE  
PROPERTY VISIONING

Monday, June 15, 2020

**Reviewer Derek Murgatroyd, P.E.**

Office of the Maryland State Marshall Office - Southern Regional Office  
200 Duke Street, Suite 1500  
Prince Frederick, MD 20678

**RE: Hollywood Self Storage**

Dear Mr. Murgatroyd,

The following are responses to the permit comments received on May 15, 2020:

1. Exits are not shown to be remotely located on the First Floor (Building E) in accordance with NFPA 101, 7.5.1.3. Modify the egress arrangement.

*Response: Sheet A-030E have been revised to reflect the changes to the egress arrangement in Building E. Sheets A-001, A-044, A-100E, A-201E, EN-001E, S-100E, M-100E, E-100E, and P-100E have also been updated to coordinate the changes to the floorplan.*

2. The walls indicated to be firewalls in Building A do not appear to be structurally independent on either side. Please clarify, and note that firewalls are required to comply with NFPA 221. Also note that NFPA 1, 13.3.2.27.4 requires that mini-storage building greater than 2,500sf in area to be provided with automatic sprinkler protection. Therefore, the walls must be true firewalls that separate buildings, and non-structurally independent fire barriers would not make separate buildings.

*Response: Based on structural calculations of the ledger screw at the CMU wall, the screw will fail first with the CMU wall structurally intact. See revised detail 9/S501.*

Sincerely,

Min Kim  
**Architectural Designer**  
bwdarchitects inc

800 West Broad St.  
Suite 400  
Falls Church, VA 22046  
T (703) 356-6771  
F (703) 356-7010  
info@bwdarchitects.com

www.bwdarchitects.com

Received  
JUN 24 2020  
St. Mary's County  
Land Use & Growth Management



**Transmittal**

<b>To</b> <hr/> <b>Mark Dillow</b> <b>Dean Lumber &amp; Supply Co. Inc</b> PO Box 100 Hollywood, MD 20636 P: (301) 373-2111	<b>From</b> <hr/> <b>Kristen Sweet</b> COTW  <b>Project</b> <hr/> <b>18060-Hollywood Self Storage-DL&amp;S</b>
--	---

**Jun 19, 2020**

**Delivery Method**

Fed-EX

**Reasons**

- As requested       For your submission
- For your distribution     For your use
- For your review
- For your signature

**Comments**

Enclosed:

- (2) of each revised sheet
- (2) response letters



20-0900