



**PLAN**

SCALE: 1"=20'

ZONING CASE NUMBER

**LEGEND**

- 19 Existing Minor Contour
- 20 Existing Major Contour
- 21 Existing Edge of Road
- BL Zoning Boundary
- EX 15' D Storm Drain and Inlet
- EX 12" R Existing Water and Fire Hydrant
- EX 6" S Existing Sewer
- EX 6" S Existing Gas and Gutter
- Existing Tree Line
- Existing Drive
- Existing Building
- Tract Boundary
- Utility Easement Line
- Proposed Building
- Proposed Curb & Gutter
- Existing Stream
- Stream Buffer
- Existing Wetlands
- Metland Buffer
- Chesapeake Bay Critical Area

**GENERAL NOTES**

1. Owner/ Developer: Silverio Catalino, 619 Manpower Road, Middle River, Maryland 21220, Phone No. 443-659-4885, Baltimore, Maryland 21220
2. Address: [Blank]
3. Existing lots: [Blank]
4. Site area: [Blank]
5. Deed reference: [Blank]
6. Tax account: [Blank]
7. Tax map/ grid/ parcel: [Blank]
8. Erection district: [Blank]
9. Concomitant district: [Blank]
10. Census tract: [Blank]
11. Zoning: [Blank]
12. Existing use: [Blank]
13. Proposed use: [Blank]
14. Parking Spaces Required: [Blank]
15. Parking Spaces Provided: [Blank]
16. Water service area: [Blank]
17. Sewer service area: [Blank]
18. Tidal/Non-tidal wetlands: [Blank]
19. Watershed: [Blank]
20. Existing use: [Blank]
21. Setbacks: [Blank]
22. Any future used to illuminate an off-street parking area shall be arranged as to reflect light away from adjacent residential site and public streets.
23. The site is within the jurisdiction of [Blank].
24. The site is within the Metropolitan District of [Blank].
25. The site is not in a Design Review Panel Area.
26. This site is not within a 100 year floodplain.
27. The site is located in a deficient area on any of the State Services Maps.
28. The site is not located in a deficient area on any of the State Services Maps.
29. All signage will comply with the sign regulations contained in Section 450 of the BCZR or a variance will be requested.
30. The site is not located within a Re-zoning Area.
31. The development, as proposed, will include protective measures adequate for prevention or abatement of any steep slopes as defined by the Department of the State and provide the preservation of the natural topographic features of the steep slopes. This will be achieved by providing Erosion and Sediment Control measures with the required grading specifications and County Soil Conservation District and the current state of Maryland specifications for soil Erosion and Sediment Control.
32. Previous commercial permits: None.
33. Floor area ratio (FAR): Allowed - 3.0, Proposed - 0.64 SF/26010 SF = 0.0241

**ZONING HISTORY**

CASE NO. 00-488-A: PETITION FOR VARIANCE FROM SECTION 29323 B OF THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR) TO ALLOW A GENERAL BUILDING PERMIT AND A SETBACK OF 15' IN LIEU OF THE REQUIRED 20' FT. GRANTED ON JULY 1, 2000

**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 1008 EXPIRATION DATE 5-30-22



**VICINITY MAP**

SCALE: 1"=1000'

**REASON FOR RELIEF REQUESTED:**  
 1) SPECIAL EXCEPTION TO ALLOW AUTO DETAILING SERVICES IN BL ZONE  
 2) VARIANCE TO ALLOW A BUILDING SETBACK TO RESIDENTIAL OF 9' IN LIEU OF THE REQUIRED 20 FEET  
 3) VARIANCE TO ALLOW 13 STACKING SPACES IN LIEU OF THE REQUIRED 14 STACKING SPACES

- DATA SOURCES:**
- Boundary information and parcel line work from Baltimore County GIS.
  - Environmental line work from aerial surveys.

DATE	BY	REVISIONS



10710 Gilroy Road, Hunt Valley, MD 21031  
 Phone: 443.589.2400 Fax: 443.589.2401  
 www.mcenturyeng.com

Plan to Accompany Petition for Special Exception/Variance

**Eastern Avenue**

15th Election District, Lots 6 & 7 & 8, 6th Councilmanic District, Baltimore County, Maryland



DRAWN BY: MCA	REVIEW BY: [Signature]
DESIGN BY: [Signature]	REVIEW DATE: [Blank]
SCALE: AS SHOWN	DRAWING: 1 of 1
PROJECT NO.: 211097.00	

2021-03-24-SR24