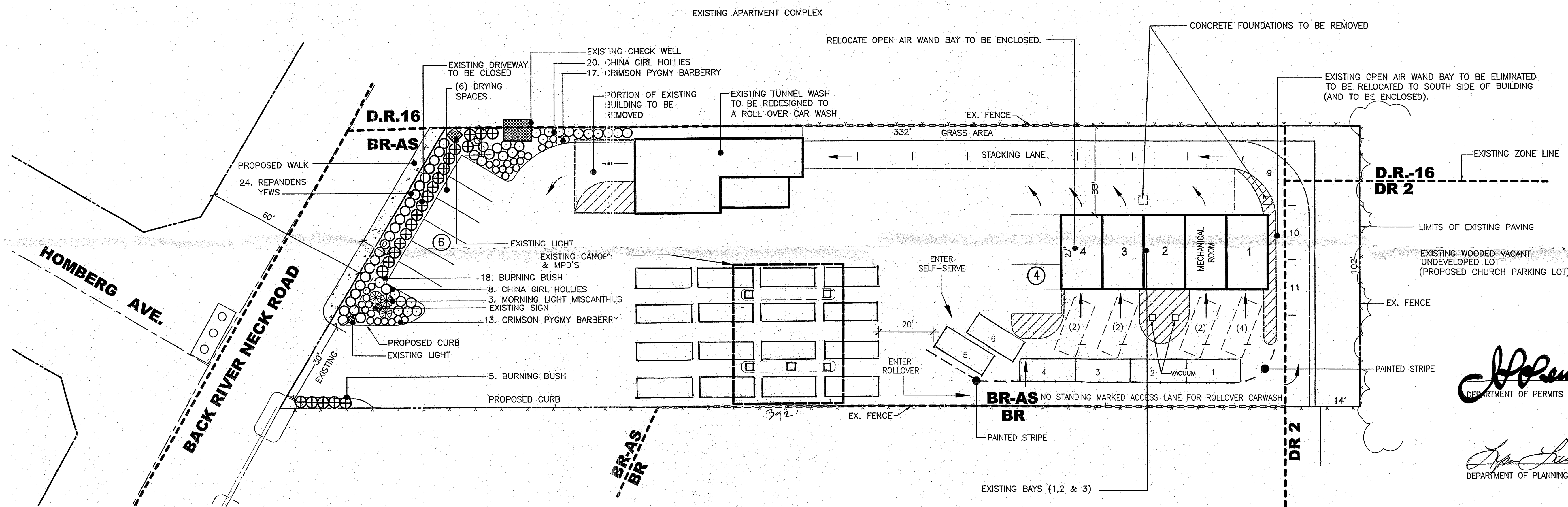


1. EXISTING ZONING: _____ BR-AS, DR 2, D.R. 16
2. PROPOSED ZONING: _____ NO CHANGE
3. EXISTING USE: SELF SERVE GASOLINE, TUNNEL CAR WASH, (4) WAND CAR
WASH (3 ENCLOSED BAYS, 1 OPEN AIR BAY)
4. PROPOSED USE: GASOLINE FUEL SALES
ROLL OVER CAR WASH (CONVERTED FROM TUNNEL CAR
WASH) AND (4) WAND CAR WASH (ENCLOSED BAYS).
5. LOT AREA: _____ 36,546 SQ.FT. (.839 ACRES)
6. PARKING REQUIRED:
• VACUUM CLEANER _____ = 1 SPACES
• CAR WASH DRYING SPACES (CONVERSION TO ROLL OVER) = 2 SPACES
• ADDITIONAL SPACES _____ = 2 SPACES
TOTAL REQUIRED _____ = 5 SPACES
TOTAL PROVIDED _____ = 10 SPACES
7. SERVICE STATION STACKING
• REQUIRED: 1 PER MPD WITHOUT DRIVE THRU LANE _____ = 7 SPACES
• PROVIDED: _____ = 8 SPACES
8. ROLL OVER CAR WASH STACKING LANE:
• REQUIRED STACKING SPACES _____ = 9 SPACES
• PROVIDED STACKING SPACES _____ = 11 SPACES

9. SELF SERVICE CAR WASH STACKING:
- REQUIRED: 4 PER 1ST TUNNEL, 2 FOR EACH ADDITIONAL TUNNEL _____ = 10 SPACES
 - PROVIDED: _____ = 10 SPACES
10. PREVIOUS PLAN APPROVALS:
- 1) CASE #88-44-A
 - 2) CASE #75-283-SPA
 - 3) CASE #71-6-RXA
11. PORTION OF D.R. ZONED PROPERTY ALONG THE NORTHEAST BOUNDARY OF SITE TO BE USED EXCLUSIVELY FOR A DRIVE AISLE AND STACKING FOR ROLL OVER CAR WASH AS APPROVED BY CASE NO. 88-44-A (ORDER DATED JULY 28, 1987).
12. PROPERTY OWNER: STA-LEIGH, INC.
5921 MORAVIA ROAD
BALTIMORE, MD 21206-6140
BOB CHRIST
13. PROPERTY ACCT #: 1510450650
14. TAX MAP: 90
GRID: 23
PARCEL: 589



TO: MICROFILM FILE TO
ARCHIVES 88-44-A

H. Lewis
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

4/26/04
DATE

[Signature]
DEPARTMENT OF PLANNING

4/05/04
DATE

Rahne J. Family / E. Aug. Arch
BUREAU OF DEVELOPMENT PLANS REVIEW

4-2-04
DATE



1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748

35 BACK RIVER NECK ROAD

15 ELECTION DISTRICT
6 COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.: 13296
4.02.04	LANDSCAPE PLAN	SCALE: 1"= 20'
4.20.04	REVISED NOTES	DATE: 02/16/2004
		DRAWN BY: RS/JHK
		DESIGN BY: BM
		REVIEW BY: BM
		SHEET: 1 OF 1

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 238.2.(30)(i). (Policy 88-116)

To permit a side yard setback (canopy) of 1 foot in lieu of the required 22.5 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. Convenience and safety of customers in rain, snow and ice
2. Safety of handicapped people
3. Allow us to conduct business on rainy days

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s): STA-LEIGH, INC.

(Type or Print Name) Charles R. Christ, President

Signature (Type or Print Name) Signature

Address (Type or Print Name) Address

City and State (Type or Print Name) City and State

Attorney for Petitioner (Type or Print Name) Attorney for Petitioner

(Type or Print Name) (Type or Print Name)

Arvin E. Rosen, Esquire (Type or Print Name) Arvin E. Rosen, Esquire

Signature (Type or Print Name) Signature

2 E. Fayette Street (Type or Print Name) 2 E. Fayette Street

Baltimore, Maryland 21202 (Type or Print Name) Baltimore, Maryland 21202

City and State (Type or Print Name) City and State

Attorney's Telephone No.: 539-6606 (Type or Print Name) Attorney's Telephone No.: 539-6606

Address (Type or Print Name) Address

Phone No. (Type or Print Name) Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day

of June, 1987, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore

County, on the 22th day of July, 1987, at 11:00 o'clock

A.M.

ALL MON./TUE./WED. - NEXT TWO MONTHS

REVIEWED BY: RLM DATE 4/30/87 (over)

Signature of Zoning Commissioner

Signature of Zoning Commissioner

Signature of Zoning Commissioner

Signature of Zoning Commissioner

Signature of Zoning Commissioner

Signature of Zoning Commissioner

Signature of Zoning Commissioner

Signature of Zoning Commissioner

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Signature of Zoning Commissioner

Signature of Zoning Commissioner

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: June 30, 1987

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 88-38-A, 88-39-SpH, 88-40-SpH, 88-42-A, 88-44-A, 88-47-A, 88-48-A, 88-49-A, 88-50-A, 88-51-A and 88-54-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG:JGH:sib

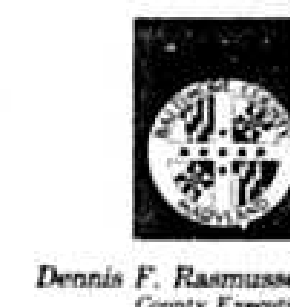
Norman E. Gerber, AICP
Director

RECEIVED
JUL 1 1987
ZONING OFFICE

Baltimore County
Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204
494-3333

Arnold Jablon
Zoning Commissioner

July 15, 1987



Dr. Emanuel S. Glasser
Professional Suites and Stores
8109 Building
8109 Hartford Road
Baltimore, Maryland 21234

RE: Case No. 88-44-A
Sta-Leigh, Inc.,
Petitioner

Dear Dr. Glasser:

With reference to your letter dated July 13, 1987, please be advised that it would be inappropriate for me to comment on your concern inasmuch as the matter is pending a public hearing. I suggest that you raise your concern at the hearing scheduled for Monday, July 27, 1987, at 11:00 a.m.

Sincerely,

Arnold Jablon
Zoning Commissioner

AJ/srl

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 15, 1987

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

Chairman

MEMBERS

Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Arvin E. Rosen, Esquire
2 E. Fayette Street
Baltimore, Maryland 21202

RE: Item No. 442 - Case No. 88-44-A
Petitioner: Sta-Leigh, Inc.
Petition Zoning Variance

Dear Mr. Rosen:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer, Inc.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:sjs

Enclosures

cc: Paul Lee Engineering, Inc.
304 W. Pennsylvania Avenue
Towson, Maryland 21204



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXX

C. Richard Moore
Acting Director

June 2, 1987

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 442 -ZAC-
Property Owner: Sta-Leigh, Inc.
Location: E/S Back River Neck Road, 242 feet ± N of centerline of Hopewell Avenue

Existing Zoning: B.R. - CHS
Proposed Zoning: Variance to permit a side yard setback (canopy) of one foot in lieu of the required 22.5 feet

Area: .0839 acres
District: 15th Election District

Dear Mr. Jablon:

Please see the C.R.G. comments for this item. (Attached)

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO : Mr. James A. Markle
FROM : C. Richard Moore
SUBJECT: C.R.G. Comments

DATE: 11-5-85

PROJECT NAME: Riverwood Plaza Center
PROJECT NUMBER & DISTRICT: 1502
LOCATION: Back River Neck Road S of Old Eastern Avenue

C.R.G. PLAN: X
DEVELOPMENT PLAN:
RECORD PLAT:

A future use-in-common entrance needs to be shown on the plan.

(See Attached Sketch)

The existing banks need to be graded level 10ft. back from the existing edge of Back River Neck Road. Also any landscaping along Back River Neck Road needs to be of the very low ground cover type.

C. Richard Moore
Deputy of Traffic Engineering

CRM/GMI/bld

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

May 13, 1987

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Sta-Leigh, Inc.

Location: E/S Back River Neck Road, 242'± N centerline Hopewell Avenue

Item No.: 442

Zoning Agenda: Meeting of 5/12/87

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] 5/13/87
Planning and
Special Inspection Division

Noted and Approved: [Signature]
Fire Prevention Bureau

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variance requested will not adversely affect the health, safety, and general welfare of the community, the variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of July, 1987, that the Petition for Zoning Variance to permit a side yard setback of one foot in lieu of the required 22.5 feet for a canopy be and is hereby GRANTED, from and after the date of this Order, subject to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall meet with County authorities to discuss alternative entrance proposals with the shopping center.

Arnold Jablon
Zoning Commissioner of
Baltimore County

AD/srl

cc: Arvin E. Rosen, Esquire

Dr. Emanuel S. Glasser

People's Counsel

ORDER RECEIVED FOR FILING
Date
By

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th
Posted for: Variance
Petitioner: Sta-Leigh, Inc.
Location of property: E/S Back River Neck Rd., approx. 242' N of Hopewell Ave.
Location of Sign: East Side, Back River Neck Rd., approx. 242' N of Hopewell Ave.
Remarks: M. Rosen
Posted by: M. Rosen
Number of Signs: 1
Date of Posting: 7/6/87
Date of return: 7/10/87

PETITION FOR ZONING VARIANCE
15th Election District - 5th Councilmanic District
Case No. 88-44-A

LOCATION: East Side of Back River Neck Road, approximately 242 feet North of Centerline of Hopewell Avenue (35 Back River Neck Road)
DATE AND TIME: Monday, July 27, 1987, at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a side yard setback (canopy) of 1 foot in lieu of the required 22.5 feet

Being the property of Sta-Leigh, Inc., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

8109 Building
Professional Suites And Stores
8109 HARFORD ROAD PARKVILLE, MARYLAND 21234
805-1779 303-4380
Dr. Emanuel S. Glasser
Developer

RECEIVED
JUL 14 1987

ZONING OFFICE
7/13/87

MR. ARNOLD JABLON
111 W. CHESAPEAKE AVE.
TOWSON, MD 21204

STA-LEIGH, INC.

DEAR MR. JABLON:
I HAVE STARTED CONSTRUCTION OF THE RIVERWOOD PARK SHOPPING CENTER AT 101 BACK RIVER NECK RD. RE PERMIT # 93267. THE ENCLOSED SITE PLAN SHOWS ENTRANCE TO THE CENTER ON THE WEST SIDE OF THE SITE. THERE IS A TRAFFIC SIGNAL LOCATED OPPOSITE THE ENTRANCE TO THE CAR WASH AND SERVICE STATION AT HENRIETTA AVE. ON THE EAST SIDE.

TRAFFIC IS OFTEN SO HEAVY IN THAT AREA NOW, THAT UPON COMPLETION OF THE CENTER, IT WILL BE VIRTUALLY IMPOSSIBLE TO MAKE A LEFT HAND TURN INTO THE CENTER WHEN TRAVELING FROM EAST TO WEST ON BACK RIVER NECK ROAD, THIS FURTHER EXACERBATING THE PROBLEM.

IDEALLY, ENTRANCE TO THE CENTER SHOULD BE AT THE LIGHT AND INTERSECT THE SITE PLAN SHOWS FUTURE ENTRANCE AT THAT LOCATION, SUGGESTED BY BALTIMORE COUNTY PLANNERS AND FAVORED BY CIRCUMSTANCES IN TRAFFIC.

NOW THE OWNERS OF THE CAR WASH, COULD HAVE REQUESTED CHANGING THE ENTRANCE, ARE ASKING FOR A ZONING VARIANCE (CASE # 88-44-A JULY 27) TO BUILD A ROOF OVER THE GAS PUMPS AND EXTEND THE ROOF TO WITHIN ONE FOOT OF THE SIDE YARD IN LIEU OF THE REQUIRED

8109 Building
Professional Suites And Stores
8109 HARFORD ROAD PARKVILLE, MARYLAND 21234
805-1779 303-4380
Dr. Emanuel S. Glasser
Developer

22.5 FT. I HAVE NO OBJECTION TO THIS BUT DO FEEL THAT IN EXCHANGE THEY SHOULD GRANT ME PERMISSION TO ENTER MY CENTER AT THAT LOCATION.

I WOULD APPRECIATE YOUR THOUGHTS ON THIS MATTER PRIOR TO MY ATTENDING THE HEARING SET FOR JULY 27.

Sincerely Yours,
EMANUEL S. GLASSER

CC: GREG JONES
JIM MARKLE
DAVE FIELDS

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
E/S Back River Neck Rd., approx. 242' N of C/L of Hopewell Ave. : OF BALTIMORE COUNTY
(35 Back River Neck Rd.),
15th District :
STA-LEIGH, INC., Petitioner : Case No. 88-44-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 30th day of June, 1987, a copy of the foregoing Entry of Appearance was mailed to Arvin E. Rosen, Esquire, 2 E. Fayette St., Baltimore, MD 21202, Attorney for Petitioner.

RECEIVED
JUL 1 1987

ZONING OFFICE

Peter Max Zimmerman
Peter Max Zimmerman

Paul Lee P.E.

Paul Lee Engineering Inc.
301 W. Pennsylvania Ave.
Towson, Maryland 21204
301-821-5841

DESCRIPTION

35 BACK RIVER NECK ROAD

15th ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the east side of Back River Neck Road, said point being located 242 feet more or less northerly from the center of Hopewell Avenue; thence binding on the east side of Back River Neck Road (1) by a curve to the right with a radius of 324.04 feet, for a distance of 117.18 feet; thence leaving said east side of Back River Neck Road, (2) N 29°40'20" E - 331.77 feet, (3) S 60°08'10" E - 101.50 feet and (4) S 29°51'50" W - 392.22 feet to the point of beginning.

Containing 0.839 acres of land, more or less.



J.O. 87-020
April 30, 1987

Engineers - Surveyors - Site Planners OFFICE COPY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER
July 22, 1987

Arvin E. Rosen, Esquire
2 East Fayette Street
Baltimore, Maryland 21202

RE: PETITION FOR ZONING VARIANCE
E/S Back River Neck Rd., approx. 242' N of c/l of Hopewell Ave. (35 Back River Neck Rd.)
15th Election District - 5th Councilmanic District
Sta-Leigh, Inc. - Petitioner
Case No. 88-44-A

Dear Mr. Rosen:

This is to advise you that \$110.25 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from this office until the day of the hearing on the time it is placed by itself.

more County, Maryland, and remit Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 7-27-87
SIGNATURE: [Signature]
AMOUNT: \$110.25
RECEIVED FROM: [Signature]
FOR: [Signature]
VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR
ZONING VARIANCE
15th Election District
5th Councilmanic District
Case No. 88-44-A

LOCATION: East Side of Back
River Neck Road, approximately
242 feet North of Centerline of
Hopewell Avenue (35 Back River
Neck Road).

DATE AND TIME: Monday, July 27,
1987 at 11:00 a.m.

PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Zoning Variance to permit a side yard setback (canopy) of 1 foot in lieu of the required 22.5 feet.

Being the property of Sta-Leigh, Inc., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
7/124 July 9.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

July 9, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing

July 9, 1987

THE JEFFERSONIAN,

Susan Seider Abbott
Publisher

CERTIFICATE OF PUBLICATION

Office of

THE AVENUE NEWS

442 Eastern Blvd.
Balto., Md. 21221

JULY 9, 1987

THIS IS TO CERTIFY, that the annexed advertisement of

STA-LEIGH, INC. 15th E.D
To advertise PO# 89727 REQ# M03324
E/S BACK RIVER NECK RD., APPROX. 242' N
OF C/1 OF HOPEWELL AVE. (35 BACK RIVER NECK RD.)
HEARING: MONDAY, JULY 27, 1987 at 11:00 am
119 lines at \$59.50

was inserted in The Avenue News a weekly newspaper

published in Baltimore County, Maryland once a week for ONE

successive week(s) before the 10th day of JULY, 19 87

that is to say, the same was inserted in the issues of 7/09, 19 87

The Avenue Inc.

per publisher

By Deane B. Caldwell

PETITION FOR
ZONING VARIANCE
15th Election District
5th Councilmanic District
Case No. 88-44-A

LOCATION: East Side of Back River Neck Road, approximately 242 feet North of Centerline of Hopewell Ave. (35 Back River Neck Rd.).

DATE & TIME: Monday, July 27, 1987, at 11:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland.

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Zoning Variance to permit a side yard setback (canopy) of 1 foot in lieu of the required 22.5 feet.

Being the property of Sta-Leigh, Inc., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Arvin E. Rosen, Esquire
2 East Fayette Street
Baltimore, Maryland 21202

June 16, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
E/S Back River Neck Rd., approx. 242' N of c/1
of Hopewell Ave. (35 Back River Neck Rd.)
15th Election District
Sta-Leigh, Inc. - Petitioner
Case No. 88-44-A

TIME: 11:00 a.m.

DATE: Monday, July 27, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 36020

DATE 7/30/87 ACCOUNT R-01-615-000

AMOUNT \$ 100.00

RECEIVED FROM Sta-Leigh, Inc.

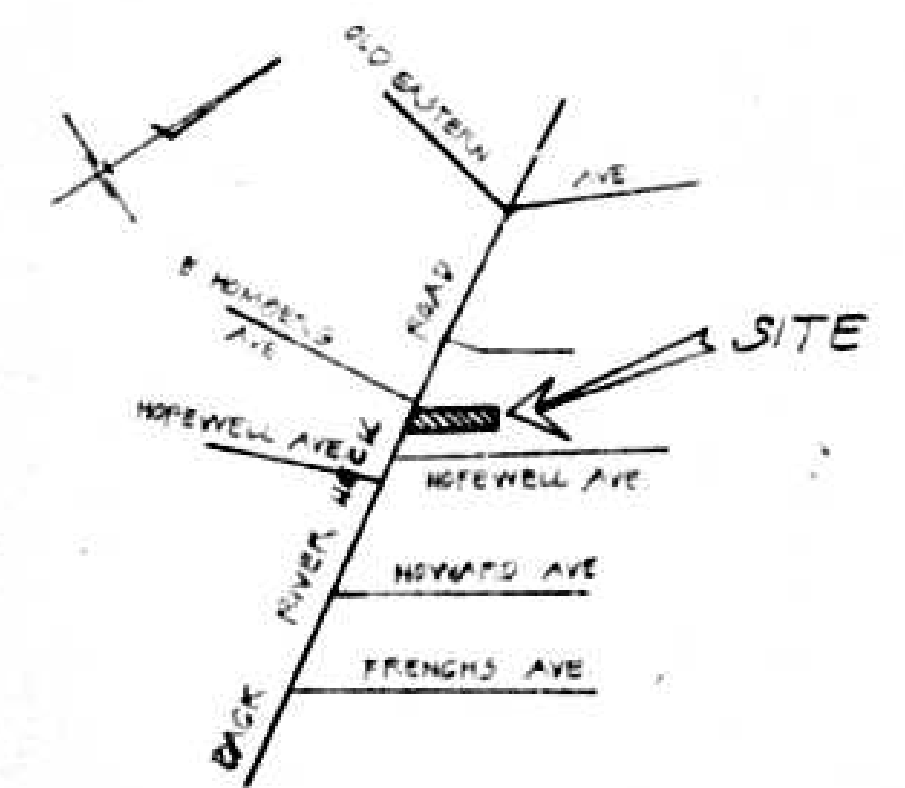
FOR COMMERCIAL VARIANCE ITEM 1992

19****100002 3012F

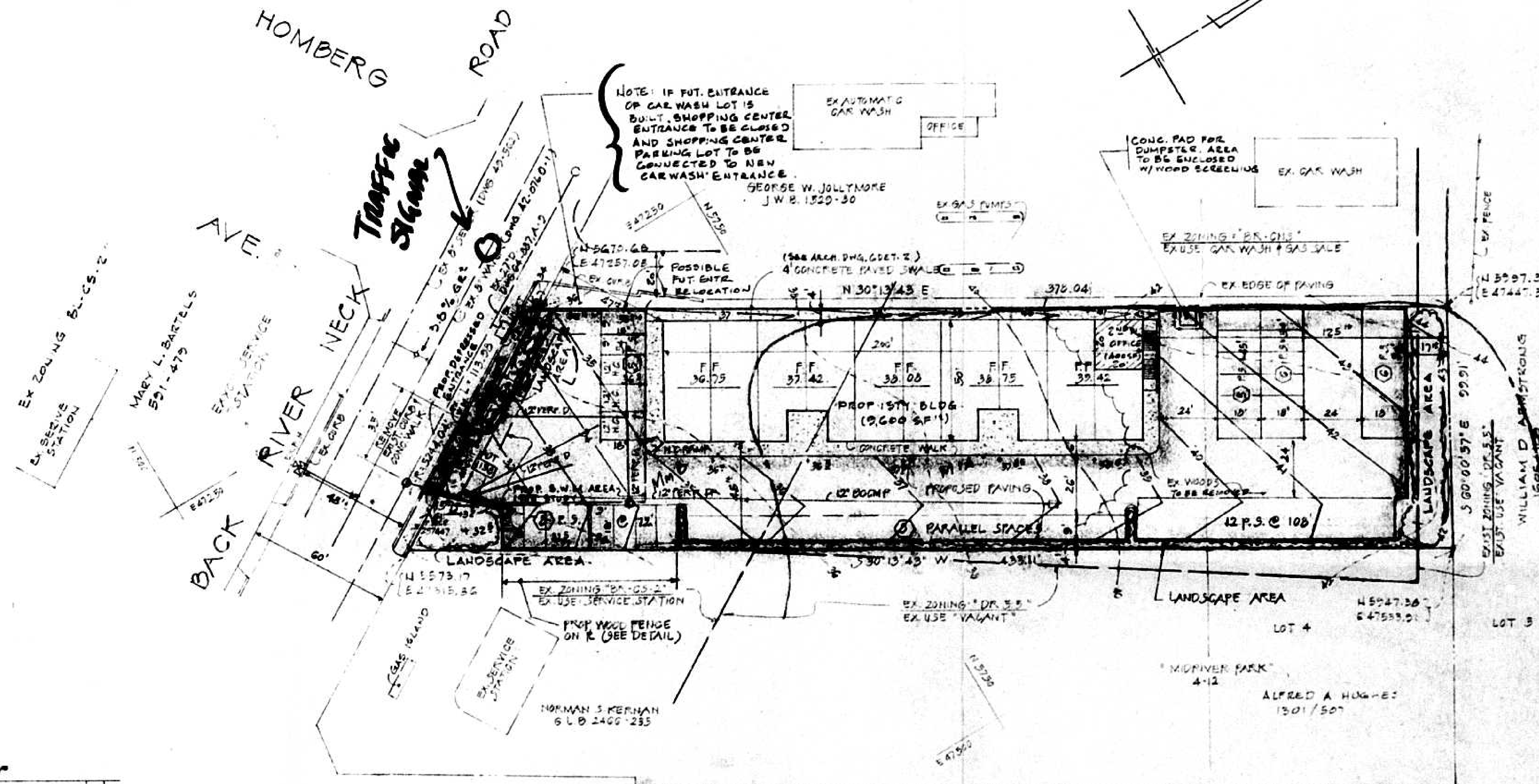
B 149****100002 3012F

VALIDATION OR SIGNATURE OF CASHIER

1. COMPLIANCE WITH THE BALTIMORE COUNTY PARKING REQUIREMENTS
2. THE BUILDING SHALL NOT EXCEED 10,000 SF.
3. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH A PLAN APPROVED BY CURRENT PLANNING AND DEVELOPMENT DIVISION
4. APPROVAL OF THE AFOREMENTIONED SITE PLAN BY THE COUNTY REVIEW GROUP (CRG), THE DEPARTMENT OF PUBLIC WORKS, AND THE OFFICE OF PLANNING AND ZONING. THE SITE PLAN MAY BE REVISED TO COMPLY WITH CRG REQUIREMENTS



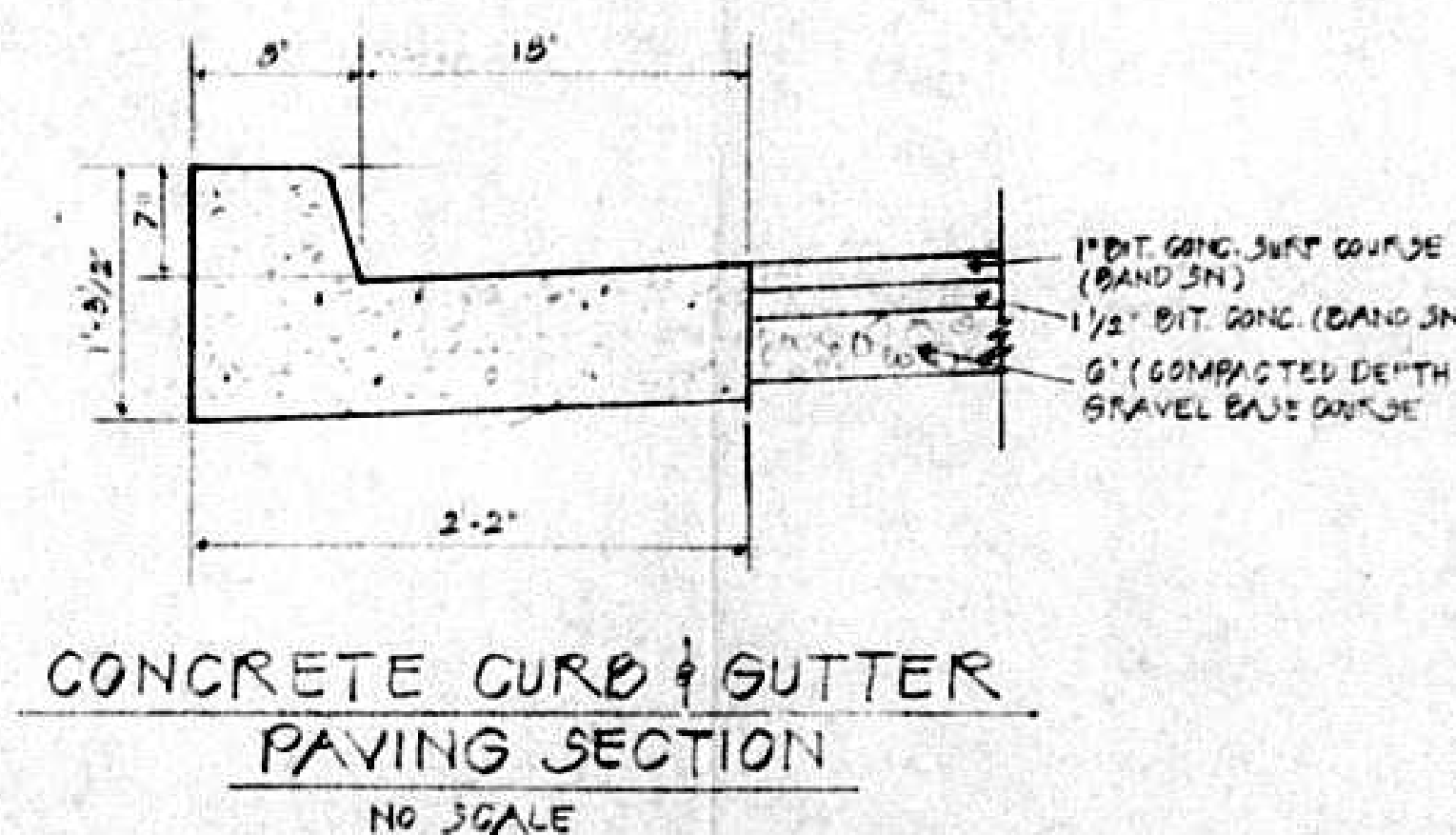
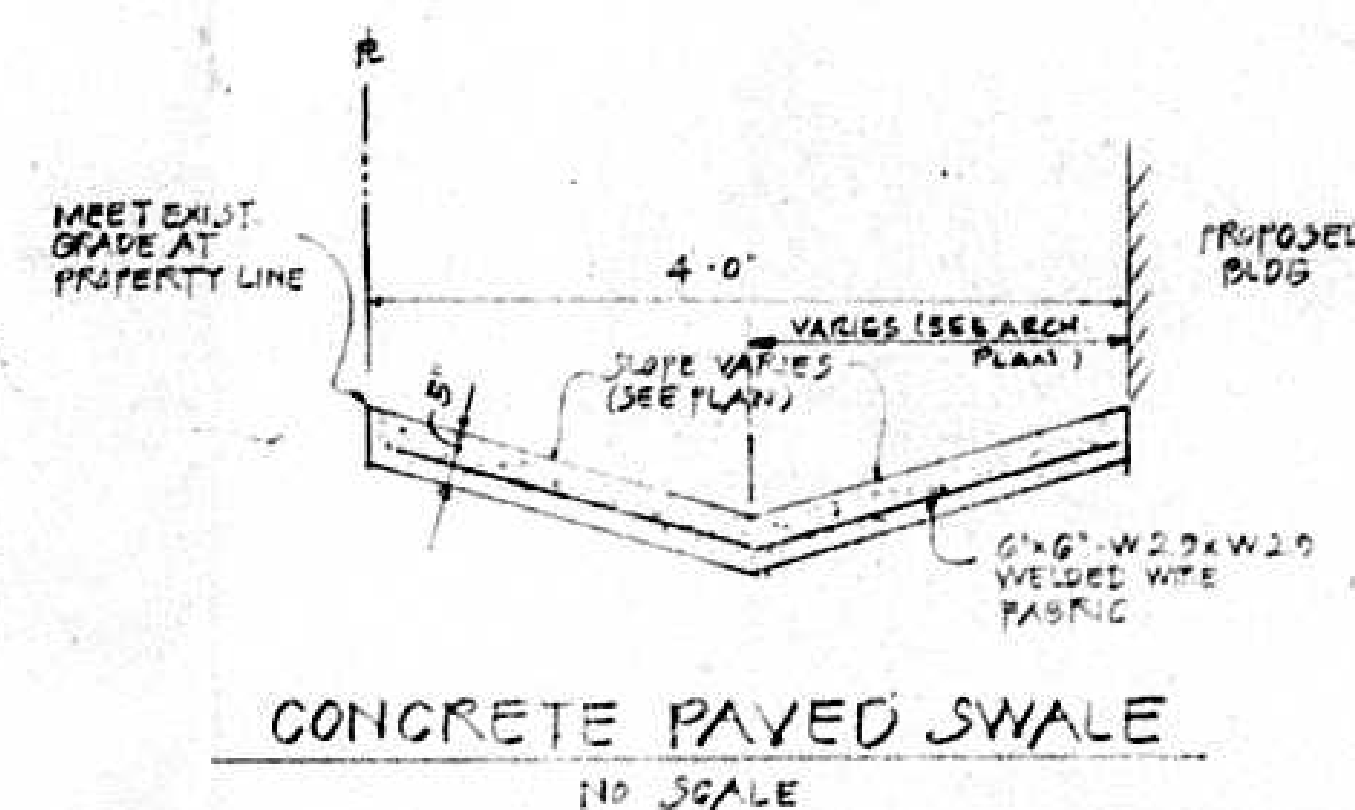
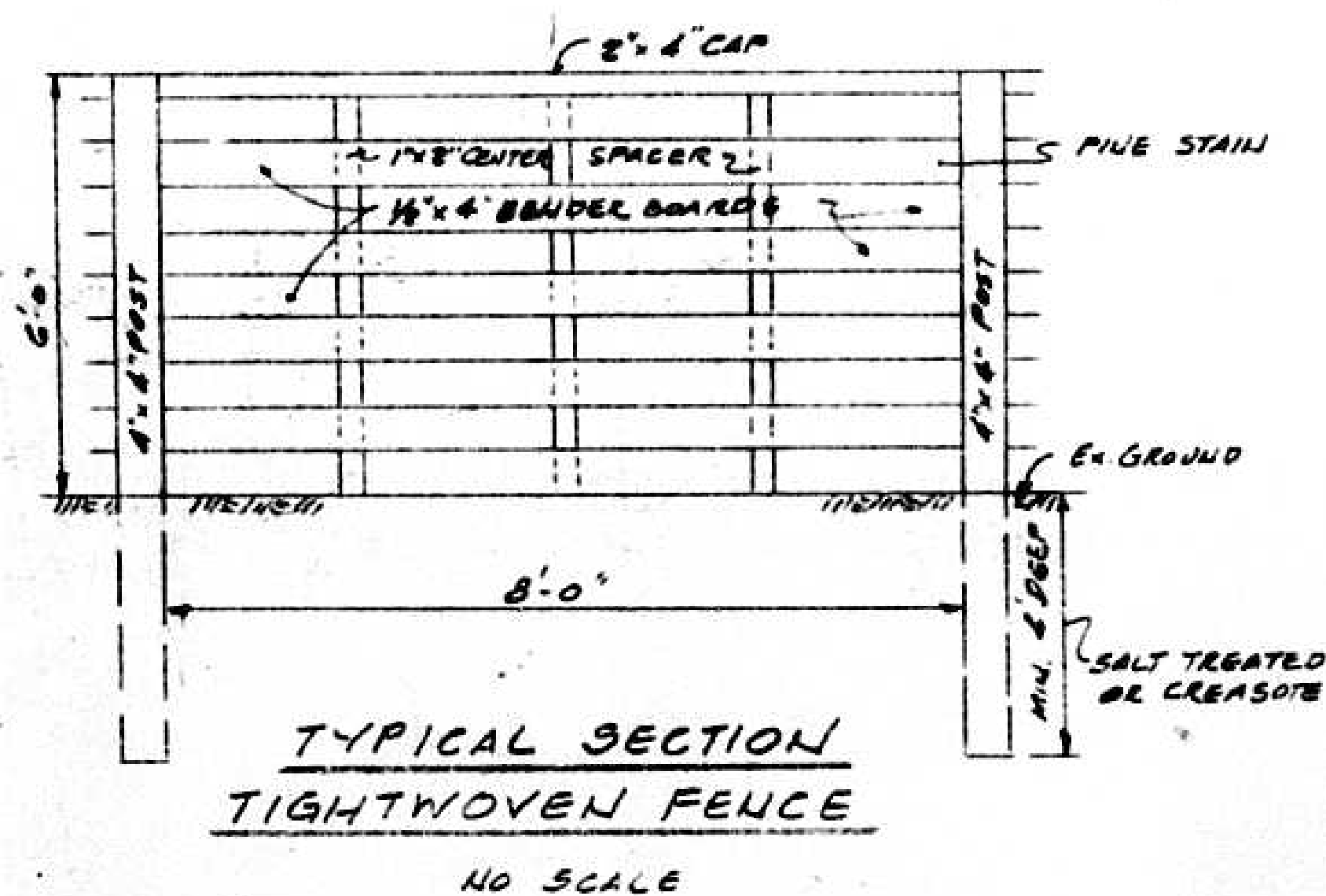
LOCATION PLAN
SCALE: 1" = 1000'



1. TOTAL AREA OF SITE : 0.93 AC. (1.01 AC.± GROSS)
2. EXISTING ZONING OF PROPERTY : "DR-C3R2", "B.R." & "DR.3-5" W/VARIANCE (CASE #84-15A)
3. EXISTING USE OF PROPERTY : "VACANT & PARTLY WOODED"
4. PROPOSED ZONING OF PROPERTY : "DR-C3R2", "B.R." & "DR.3-5" W/VARIANCE (CASE #84-15A)
5. PROPOSED USE OF PROPERTY : "SHOPPING CENTER" (16' HGT. - 24' HGT. AT OFFICE)
6. ALL UTILITIES TO BE BUILT UNDER BALTO. CO. SPECS. & BY A QUALIFIED UTILITY CONTRACTOR.
7. PROPOSED WATER MAIN TO HAVE 4'-0" DIA. FROM FINISHED GRADE.
8. PARKING LOT LIGHTING IN ACCORDANCE WITH BALTO. CO. STDS.
9. PROPERTY IS LOCATED IN MIDDLE RIVER WATERSHED.
10. NUMBER OF PARKING SPACES REQ'D : $9,600 \text{ SF} / 220 + 400 / 300 + 48 + 1.35 = 50 \text{ PS}$
NUMBER OF PARKING SPACES SHOWN : 50 PS
11. DEED REF. G595-451, A OCT. 150-463-0370
12. SUBJECT SITE LOCATED 2000' FROM HOPKINS CREEK
13. SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH BALTO. CO. STDS. & SPECS.
14. LOCAL OPEN SPACE NOT REQUIRED
15. PROPOSED LANDSCAPING TO BE APPROVED BY BALTIMORE COUNTY OFFICE OF CURRENT PLANNING. 9 DECIDUOUS TREES REQUIRED. (114' HGT. @ 20, 64/15/12-6)
16. P.A.R. 10,000/88,510 = 0.25
17. GENERAL CONTRACTOR TO PROVIDE LIGHTING PLAN FOR PARKING LOT AREA. LIGHTING PLAN TO CONFORM TO BALTO. CO. REQUIREMENTS AND SUBJECT TO APPROVAL BY BALTIMORE COUNTY OFFICE OF CURRENT PLANNING.

AREA	TYPE	BLDG 3-STORIES OR LESS (NO B.S.M.T.)	STREETS + PARKING AREA	CLASS
0.60AC	MIA	SLIGHT	MODERATE + MODERATELY HIGH WATER TABLE	C
0.20AC	MIB	SLIGHT	MODERATE + MODERATELY HIGH WATER TABLE; SLOPE	C

M1A - MATTAPEX SILT LOAM, 0 TO 2% SLOPES
M1B - MATTAPEX-URBAN LAND COMPLEX 0 TO 5% SLOPES



DEVELOPER
GIUSEPPE GASPELLANO
96 GIUSEPPE'S HAIR STUDIO
2916 TAYLOR AVE
BALTIMORE, MD 21234
(301) 605-4490

BENCHMARK - X-2014
GALV. SPIKE IN MAGADAM
INTERSECTION BACK RIVER ROAD
AND E. HOMBURG AVE. ELEV 35.72

ENGINEER
L. LEE ENGINEERING, INC.
W. PENNSYLVANIA AVE
WILSON, MARYLAND 21204
(301) 821-5941



SITE PLAN
FOR
RIVERWOOD PLAZA SHOPPING CENTER
*101 BACK RIVER NECK ROAD

ELECTION DISTRICT 15
SCALE: 1"=90'

COUNCILMANIC DISTRICT 3
WATERSHED 20

BALTIMORE COUNTY, MD.
OCT. 31, 1984
REV DEC. 28, 1984 TRAFFIC
COMMENTS
DUMPSTER
REV. 9-3-85 (REV. PARKING)
REV. 3-3-86 (REV. GRADING & S.D.)
GENUS TRACT 4500 02
SUBSEWER SHED 30

