



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 10620 Reisterstown Road, Owings Mills, MD 21117

which is presently zoned BM AS

Deed References: 38593/00475

10 Digit Tax Account # 0402057877

Property Owner(s) Printed Name(s) CEC Tollgate, LLC

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. ☒ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
See attached
3. ☒ a **Variance** from Section(s)
See attached

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

See attached. To be presented at hearing.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Christopher W. Corey

Name- Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 410-821-0070 ccorey@sgs-law.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

CEC Tollgate, LLC, Leonard Weinberg, Authorized Rep.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

5 Consolidated Equities Corp, PO Box 1189 Brooklandville MD

Mailing Address City State

21022

Zip Code Telephone # Email Address

Representative to be contacted:

Christopher W. Corey

Name- Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 410-821-0070 ccorey@sgs-law.com

Zip Code Telephone # Email Address

CASE NUMBER

2017-0293-SPHXA

Filing Date

5/1/17

Do Not Schedule Dates:

Reviewer

ATTACHMENT TO PETITION FOR ZONING HEARING

10620 Reisterstown Road

Special Exception Relief:

1. Pursuant to BCZR § 419.1 & BCZR § 233.3, to approve the development and use of the subject property as a full-service car wash, as shown and configured on the attached Site Plan; and
2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Variance Relief:

1. To permit the entrance and/or exit of a car wash tunnel to face an adjacent residentially zoned property, in lieu of the otherwise applicable general design standard for car wash operations provided within BCZR § 419.4.B.1; and
2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Special Hearing Relief:

1. To permit business parking in a residential zone, pursuant to BCZR § 409.8.B; and
2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

2017-0293-SPHXA

**ZONING DESCRIPTION FOR
10620 REISTERSTOWN ROAD
4TH ELECTION DISTRICT
4TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at the west side of the intersection of Straw Hat Road, on the opposite side of, and Reisterstown Road and running thence southeasterly on the west side of Reisterstown Road; (1) South 43 degrees 45 minutes 46 seconds West 306.00 feet, thence leaving Reisterstown Road (2) South 45 degrees 57 minutes 02 seconds West 358.95 feet, thence (3) North 43 degrees 09 minutes 36 seconds West 118.60 feet, (4) North 40 degrees 37 minutes 03 seconds West 186.16 feet, (5) North 45 degrees 12 minutes 09 seconds East 100.00 feet, thence (6) North 45 degrees 53 minutes 07 seconds East 247.50 feet to the point of beginning;

Containing a net area of 108,435 square feet, or 2.49 acres of land, more or less.



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A
DULY LICENSED PROFESSIONAL ENGINEER UNDER
THE LAWS OF THE STATE OF MARYLAND, LICENSE
NUMBER 16597, EXPIRATION DATE: 08-15-2017.

2017-0293-SPHXA



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4980764

Sold To:

Smith Gildea & Schmidt LLC - CU00433777
600 Washington Ave Ste 200
TOWSON, MD 21204

Bill To:

Smith Gildea & Schmidt LLC - CU00433777
600 Washington Ave Ste 200
TOWSON, MD 21204

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

May 30, 2017

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2017-0293-SPHXA

10620 Reisterstown Road
W/s Reisterstown Road, 225 ft. NE of the centerline of
Tollgate Road
4th Election District - 4th Councilmanic District
Legal Owner(s) CEC Tollgate, LLC

Special Exception: To approve the development and use of the subject property as a full service car wash as shown and configured on the attached site plan; and for such other and further relief as may be required by the Administrative Law Judge for Baltimore County. Special Hearing to permit business parking in a residential zone; and for such other and further relief as may be required by the Administrative Law Judge for Baltimore County. Variance to permit the entrance and/or exit of a car wash tunnel to face an adjacent residentially zoned property, in lieu of the otherwise applicable general design standard for car wash operations; and for such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Hearing: Monday, June 19, 2017 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 5/787 May 30 4980764

The Baltimore Sun Media Group

By *S. Wilkinson*

Legal Advertising

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

FROM: *VCD* Vishnu Desai , Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 22, 2017
Item No. 2017-0293

DATE: May 31, 2017

The Bureau of Development Plans Review has reviewed the subject zoning Items and we have the following comment.

Landscape- If Special Exception and Zoning Relief is granted, Landscape and Lighting Plans are required per the requirements of the Landscape Manual.

* * * * *

VKD: CEN
cc: file
ZAC-ITEM NO 17-0293-05222017.doc

SMITH, GILDEA & SCHMIDT LLC

MICHAEL PAUL SMITH
DAVID K. GILDEA
LAWRENCE E. SCHMIDT
MICHAEL G. DEHAVEN
JASON T. VETTORI



CHRISTOPHER W. COREY
MARIELA C. D'ALESSIO*
MELISSA L. ENGLISH
SARAH A. ZADROZNY

of counsel:
EUGENE A. ARBAUGH, JR.
DAVID T. LAMPTON

*Admitted in MD, FL, PA

May 25, 2017

Sent via Hand Delivery

Honorable John Beverungen
Office of Administrative Hearings
105 W. Chesapeake Avenue, Suite 103
Towson, MD 21204

Re: Withdrawal of Petition for Zoning Hearing
Case No. 2017-0293-SPHXA
10620 Reisterstown Road

Dear Honorable Judge John Beverungen:

Currently, a hearing is scheduled for Monday, June 19, 2017 at 1:30 p.m. with regard to the above referenced matter. On behalf of the legal owner/petitioner, CEC Tollgate, LLC, please accept this request to withdraw the above referenced petition for zoning relief in accordance with Rule 4.F of the Rules of Practice and Procedure Before the Zoning Commissioner/Hearing Officer of Baltimore County.

The legal owner/petitioner wishes to have the zoning petition withdrawn and dismissed without prejudice, as this request is being filed not less than 10 days before the scheduled hearing. Thank you for your time and consideration of this very important matter.

Very truly yours,

Chris Corey

cc: Leonard Weinberg
David K. Gildea, Esquire
Rick Richardson
William Skibinski, Department of Planning

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

NO 153051

Date:

5/01/17

PAID RECEIPT

BUSINESS ACTUAL TIME DRW

5/01/2017 5/01/2017 10:07:24 2

REG 0502 WALKIN JEE

>>RECEIPT # 008563 5/01/2017 OFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 153051

Receipt Tot \$1,200.00

\$1,200.00 CK \$0.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub-Obj	Dept Obj	BS Acct	Amount
001	806	0000		6152				\$1,200

Total:

\$1,200

Rec

From:

For:

10620 REISTERSTOWN RD

2017-0293-SPHXA

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 30, 2017 Issue - Jeffersonian

Please forward billing to:

Christopher Corey
Smith, Gildea & Schmidt
600 Washington Avenue, Ste. 200
Towson, MD 21204

410-821-0070

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0293-SPHXA

10620 Reisterstown Road

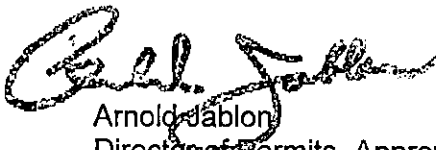
W/s Reisterstown Road, 225 ft. NE of the centerline of Tollgate Road

4th Election District – 4th Councilmanic District

Legal Owners: CEC Tollgate, LLC

Special Exception To approve the development and use of the subject property as a full service car wash as shown and configured on the attached site plan; and For such other and further relief as may be required by the Administrative Law Judge for Baltimore County. Special Hearing to permit business parking in a residential zone; and for such other and further relief as may be required by the Administrative Law Judge for Baltimore County. Variance to permit the entrance and/or exit of a car wash tunnel to face an adjacent residentially zoned property, in lieu of the otherwise applicable general design standard for car wash operations; and for such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Hearing: Monday, June 19, 2017 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

May 15, 2017



KEVIN KAMENETZ
County Executive

NOTICE OF ZONING HEARING

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0293-SPHXA

10620 Reisterstown Road

W/s Reisterstown Road, 225 ft. NE of the centerline of Tollgate Road

4th Election District – 4th Councilmanic District

Legal Owners: CEC Tollgate, LLC

Special Exception To approve the development and use of the subject property as a full service car wash as shown and configured on the attached site plan; and For such other and further relief as may be required by the Administrative Law Judge for Baltimore County. Special Hearing to permit business parking in a residential zone; and for such other and further relief as may be required by the Administrative Law Judge for Baltimore County. Variance to permit the entrance and/or exit of a car wash tunnel to face an adjacent residentially zoned property, in lieu of the otherwise applicable general design standard for car wash operations; and for such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Hearing: Monday, June 19, 2017 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Christopher Corey, 600 Washington Avenue, Ste. 200, Towson 21204
Leonard Weinberg, 5 Consolidated Equities Corp., PO Box 1189, Brooklandville 21022

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 20, 2017 .**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2017-0293-SP4XA

Property Address: 10620 REISTERSTOWN RD

Property Description: _____

Legal Owners (Petitioners): CEC TOLLGATE, LLC

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Smith, Gilda B Schmidt, LLC

Company/Firm (if applicable): _____

Address: 600 Washington Avenue
Suite 200

Towson, MD 21204

Telephone Number: 410-821-0070

NO. 19, - 1950 - 1 - 11
S. A. - 1950 - 1 - 11

O. A. - 1950 - 1 - 11

1 - 11

1950 - 1 - 11

1950 - 1 - 11
1950 - 1 - 11
1950 - 1 - 11
1950 - 1 - 11

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
SPECIAL EXCEPTION AND VARIANCE *
10620 Reisterstown Road; W/S Reisterstown * OF ADMINISTRATIVE
Road, 225' NE of c/line of Tollgate Road * HEARINGS FOR
4th Election & 4th Councilmanic Districts *
Legal Owner(s): CEC Tollgate LLC * BALTIMORE COUNTY
Petitioner(s) *
* 2017-293-SPHXA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

MAY 16 2017

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of May, 2017, a copy of the foregoing Entry of Appearance was mailed to Christopher Corey, Esquire, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: May 17, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0293-SPHXA
Address 10620 Reisterstown Road
(CEC Tollgate, LLC Property)

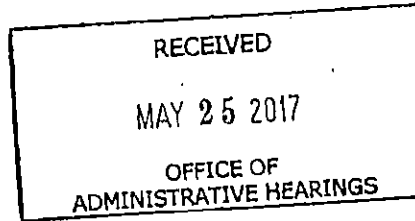
Zoning Advisory Committee Meeting of **May 22, 2017**

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford Date: 5-17-2017

SMITH, GILDEA & SCHMIDT LLC

MICHAEL PAUL SMITH
DAVID K. GILDEA
LAWRENCE E. SCHMIDT
MICHAEL G. DEHAVEN
JASON T. VETTORI



CHRISTOPHER W. COREY
MARIELA C. D'ALESSIO*
MELISSA L. ENGLISH
SARAH A. ZADROZNY
of counsel:
EUGENE A. ARBAUGH, JR.
DAVID T. LAMPTON
*Admitted in MD, FL, PA

May 25, 2017

Sent via Hand Delivery

Honorable John Beverungen
Office of Administrative Hearings
105 W. Chesapeake Avenue, Suite 103
Towson, MD 21204

Re: Withdrawal of Petition for Zoning Hearing
Case No. 2017-0293-SPHXA
10620 Reisterstown Road

Dear Honorable Judge John Beverungen:

Currently, a hearing is scheduled for Monday, June 19, 2017 at 1:30 p.m. with regard to the above referenced matter. On behalf of the legal owner/petitioner, CEC Tollgate, LLC, please accept this request to withdraw the above referenced petition for zoning relief in accordance with Rule 4.F of the Rules of Practice and Procedure Before the Zoning Commissioner/Hearing Officer of Baltimore County.

The legal owner/petitioner wishes to have the zoning petition withdrawn and dismissed without prejudice, as this request is being filed not less than 10 days before the scheduled hearing. Thank you for your time and consideration of this very important matter.

Very truly yours,

Chris Corey

cc: Leonard Weinberg
David K. Gildea, Esquire
Rick Richardson
William Skibinski, Department of Planning

Date: 5/15/17

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 5/15/17. A field inspection and internal review reveals that an entrance onto MD140 consistent with current State Highway Administration guidelines is required. As a condition of approval for Variance, Case Number 2017-0293-SPHXA.

Special Exception, Special Hearing, Variance
CEC Tollgate LLC, Leonard Weinberg
10620 Reisterstown Road
MD 140

The applicant must contact the State Highway Administration to obtain an entrance permit. Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

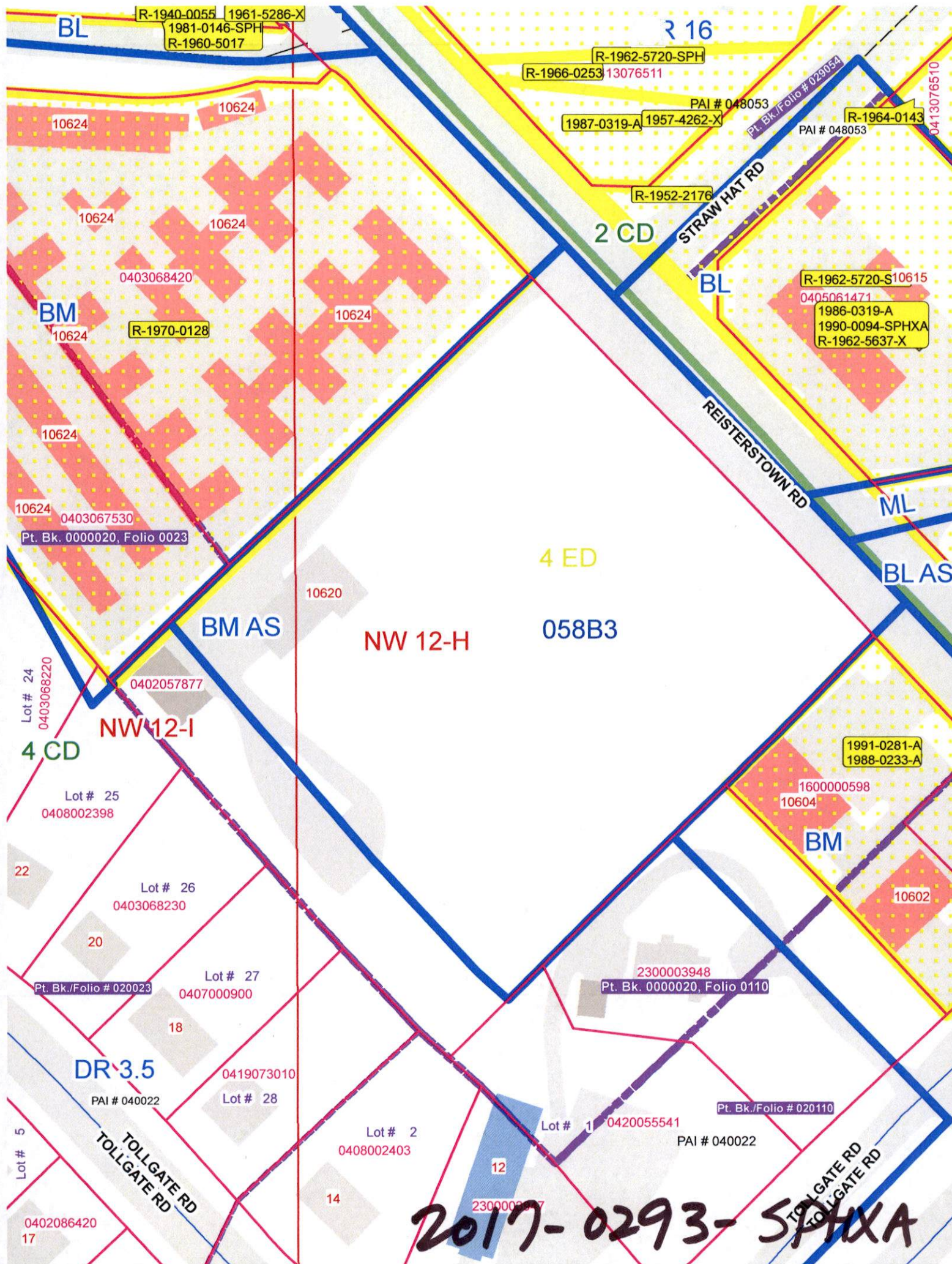
Sincerely,

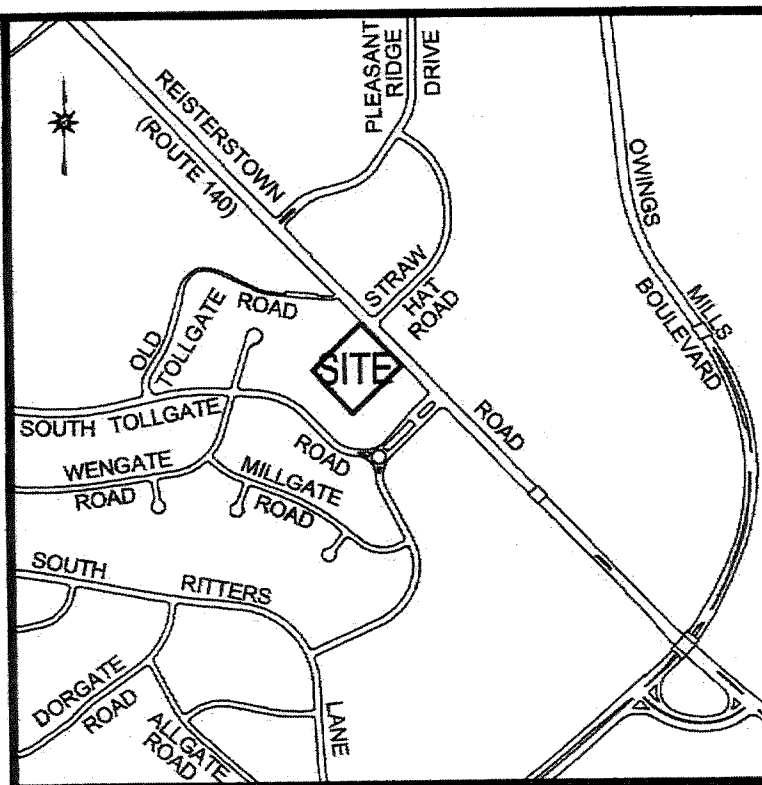


Wendy Wolcott, PLA
Metropolitan District Engineer
Baltimore & Harford Counties

WW/RAZ

cc: Mr. Michael Pasquariello, Utility Engineer, SHA





LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER/DEVELOPER:
CEC TOLLGATE LLC
5 CONSOLIDATED EQUITIES CORPORATION
P.O. BOX 1189
BROOKLANDVILLE, MARYLAND 21022
- SITE AREA
GROSS: 117,615 SF or 2.70 Ac.±
NET: 108,435 SF or 2.49 Ac.±
- UTILITIES:
PUBLIC WATER & SEWER
BUILDING COVERAGE
EXISTING: 4,328 SF
PROPOSED: 15,482 SF
- DEED REFERENCE: 38593 / 475
- TAX ACCOUNT: 0402057877
- ZONING: 4
COUNCILMANIC DISTRICT: DR 3.5, BM-AS
(PER 1"=200' ZONING MAP 05883)
- TAX MAP: 58 GRID: 21 PARCEL: 394
- PREVIOUS ZONING CASES: NA
- NO KNOWN ZONING VIOLATIONS EXISTING ON THE PROPERTY
- BUILDING HEIGHT NOT TO EXCEED 35' HIGH.
- PARKING CALCULATIONS
REQUIRED:
CAR WASH: 6 PER FULL-SERVICE CAR WASH TUNNEL
4 ADDITIONAL SPACES
PROPOSED: 15 SPACES
STACKING REQUIRED: 19 SPACES FOR ROLL OVER CAR WASH
STACKING PROVIDED: 21 SPACES
- THE SITE IS NOT HISTORIC.
- THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- NO 100 YEAR FLOODPLAINS EXISTS ON SITE.
- CENSUS TRACT: 404100
- WATERSHED: GWYNNS FALLS
- THERE ARE NO KNOWN HAZARDOUS MATERIALS ON SITE.
- ANY PROPOSED SIGNS ARE TO CONFORM TO THE BCZR; SECTION 450.
- FLOOR AREA RATIO
MAXIMUM PERMITTED: 4.0
PROVIDED: 15,482 / 108,435 = 0.14
- SETBACKS FOR BM:
REQUIRED
PROVIDED
FRONT
FROM P.L. 15' 87'±
FROM C.L. 40' 117'±
SIDE
0' TO COMMERCIAL ZONE 70'±
10' TO RESIDENTIAL ZONE
REAR
0' TO COMMERCIAL ZONE 52'±
20' TO RESIDENTIAL ZONE
- BCZR § 419.4.A.1 REQUIRES FULL-SERVICE CAR WASH BUILDINGS SHALL BE SETBACK AT LEAST 50 FEET FROM THE LOT LINE OF ANY RESIDENTIALLY ZONED PROPERTY
PROVIDED SETBACK 70'
- BASIC SERVICES MAP: (2016)
TYPE: DEFICIENT (Y/N)
WATER: N
SEWER: N
TRANSPORTATION: N
- CAR WASH TIME 3.5 MINUTES PER CAR TO TRAVERSE TUNNEL.

SPECIAL EXCEPTION RELIEF:
PURSUANT TO BCZR § 419.1 & BCZR § 233.3, TO APPROVE THE DEVELOPMENT AND USE OF THE SUBJECT PROPERTY AS A FULL-SERVICE CAR WASH, AS SHOWN AND CONFIGURED ON THE ATTACHED SITE PLAN; AND

VARIANCE RELIEF:
TO PERMIT THE ENTRANCE AND/OR EXIT OF A CAR WASH TUNNEL TO FACE AN ADJACENT RESIDENTIALLY ZONED PROPERTY, IN LIEU OF THE OTHERWISE APPLICABLE GENERAL DESIGN STANDARD FOR CAR WASH OPERATIONS PROVIDED WITHIN BCZR § 419.4.B.1

SPECIAL HEARING RELIEF:
TO PERMIT BUSINESS PARKING IN A RESIDENTIAL ZONE, PURSUANT TO BCZR § 409.8.B

Richardson Engineering, LLC

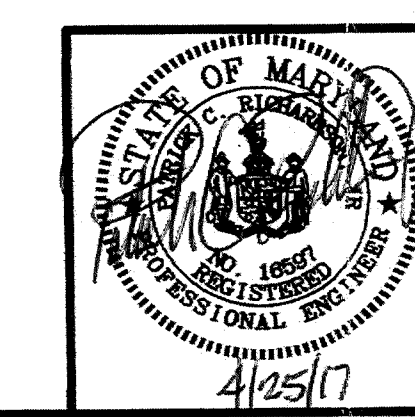
30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
FOR

AQUA MILLS
CAR WASH

10620 REISTERSTOWN ROAD
FOURTH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	SE	PCR	1" = 30'
	DATE:	JOB NO.:	SHEET NO.:
	04-17-17	16069	1 OF 1



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 16897, EXPIRATION DATE: 08-15-2017