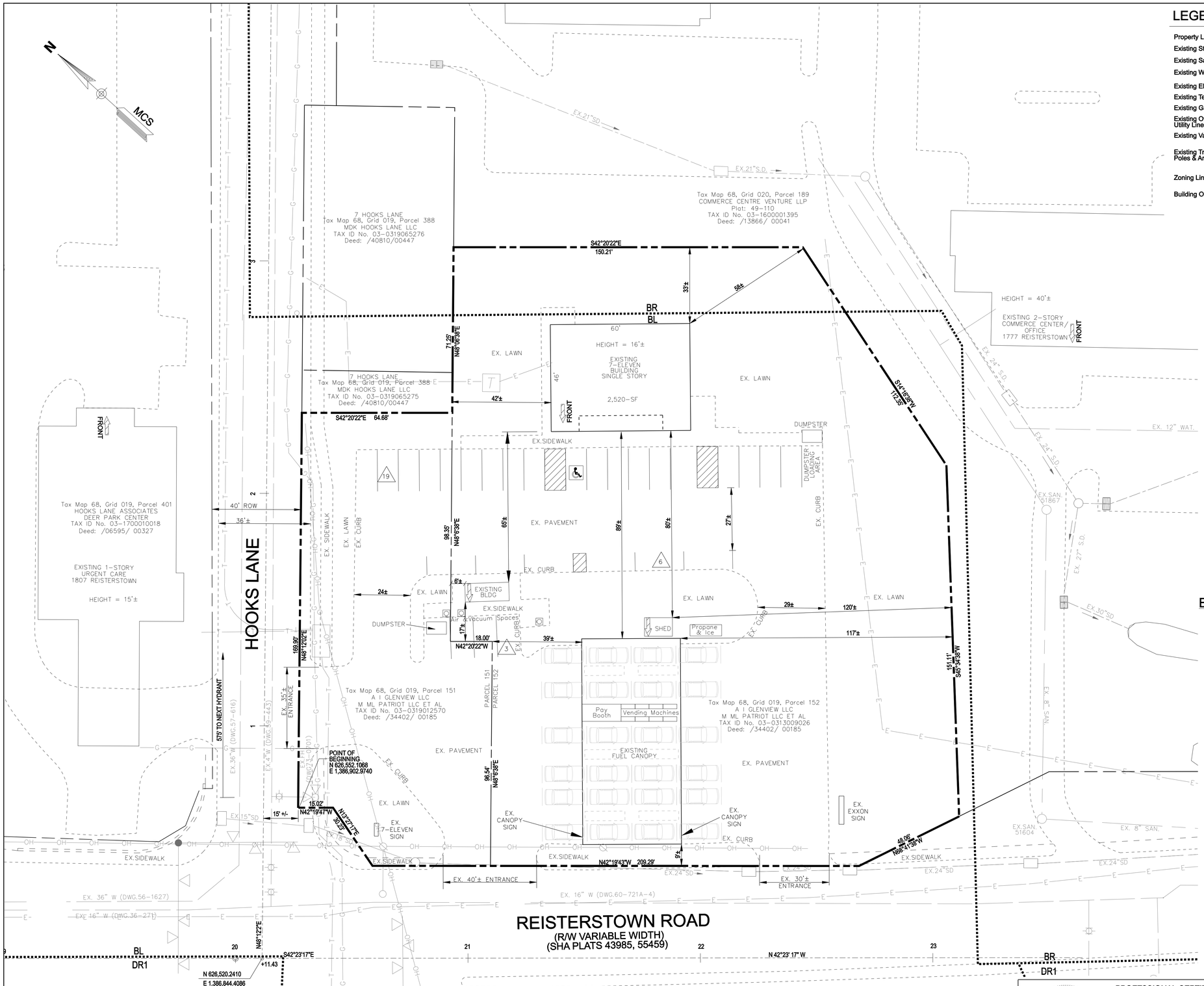
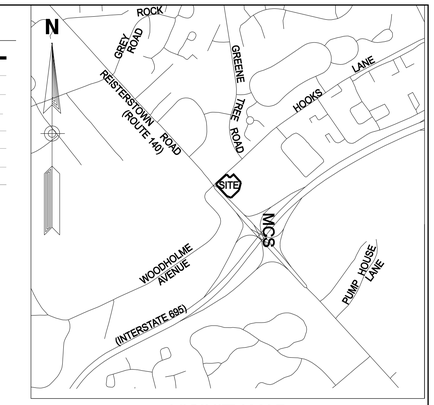


LEGEND

Property Line	
Existing Storm Drain	EX.15"SD
Existing Sanitary	EX.8"SAN
Existing Water	EX. 10" W
Existing Electric	E
Existing Telephone	T
Existing Gas	G
Existing Overhead Utility Lines	OH
Existing Vacuum & Air	
Existing Traffic Signal Poles & Arms	
Zoning Line	BR
Building Orientation	



VICINITY MAP
1" = 1000'

PREVIOUS COMMERCIAL PERMITS
None known; Year built - approx. 1976

ZONING HISTORY CASE NUMBERS
R-1957-4207 - TO REZONE THE PROPERTY FROM R-10 TO B-L.(GRANTED 8/19/1957)

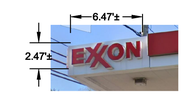
1972-0141-RXA - REDISTRICTING TO A C.N.S. DISTRICT AND A SPECIAL EXCEPTION FOR AN AUTOMATIVE SERVICE STATION. (GRANTED 7/11/1972)

1988-0144-XA - PETITION FOR SPECIAL EXCEPTION FOR A FOOD STORE WITH LESS THAN 5,000-SF IN CONJUCTION WITH ITS PRESENT USE AS A SERVICE STATION. PETITION FOR A ZONING VARIANCE TO PERMIT A TOTAL OF FIVE BUSINESS SIGNS WITH A TOTAL OF 372.16-SF IN LIEU OF THREE SIGNS WITH A TOTAL AREA OF 100-SF. (DISMISSED 3/21/1988)

PARKING CALCULATIONS
PARKING REQUIRED:
CONVENIENCE STORE
2520 S.F. @ 5/1000 = 13
PARKING PROVIDED: = 28
HANDICAP REQUIRED: = 2
HANDICAP PROVIDED: = 1

FLOOR AREA CALCULATIONS
NET SITE AREA = 65,930 SF/1.51 ACRES
GROSS AREA = 73,347 SF/1.68 ACRES (INCLUDES 30' OF R/W)
FLOOR AREA RATIO: 2,520 SF/ 73,347 S.F. = 0.04

BASIC SERVICES MAP
THIS SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE 2021 BASIC SERVICES MAPS.



SIGN AREA = 16.37-SF
25-SF ALLOWED

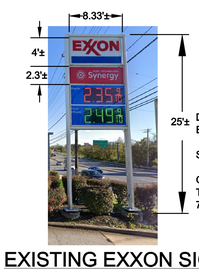
EXISTING CANOPY SIGN
NTS

SIGN1 AREA = 24-SF±
SIGN2 AREA = 60-SF±
SIGN3 AREA = 10-SF±
TOTAL FRONT AREA = 94-SF
120-SF ALLOWED

SIGN4 AREA = 48-SF±
TOTAL SIDE AREA = 48-SF
92-SF ALLOWED

3 ALLOWED; MAX 2 PER FACADE

EXISTING BUILDING SIGNS
NTS



DOUBLE SIDED
EXXON SIGN AREA
33.14-SF± PER SIDE
SYNERGY SIGN AREA
19.20-SF± PER SIDE
GAS PRICES EXEMPT
TOTAL AREA = 52.34-SF PER SIDE
75-SF ALLOWED

EXISTING EXXON SIGN
NTS

DOUBLE SIDED
SIGN AREA = 40-SF± PER SIDE
75-SF ALLOWED

EXISTING 7-ELEVEN SIGN
NTS

No.	Revison / Issue	By	Date

Design and Drawing based on
Maryland Coordinate System (MCS):
Horizontal: NAD 83/91 Vertical: NAVD 88

Graphic Scale
0 20 40 60

Project Name and Address:

1803 REISTERSTOWN ROAD
Baltimore Maryland 21208

STATE OF MARYLAND
IAN L. BENSKEN
No. 29179
PROFESSIONAL ENGINEER

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 No. 29179 Expiration Date: 06-16-2023.
tben@matiswarfield.com

Owner Developer: **A I GLENVIEW LLC**
M ML Patriot LLC ET AL
C/O K E ANDREWS, 2424 RIDGE ROAD
ROCKWALL TX 75087

Engineer: MATIS WARFIELD Consulting Engineers
954 Ridgebrook Road, Suite 120
Sparks, MD 21152
(410) 472-5415

Plan to Accompany Petition for Zoning Hearing
Zoning Map Number: 068A3

Tax Map: 068	Election District: 03
Parcels: 151 & 152	Councilmanic District: 02
Date 3/30/22	Sheet Number 01 OF 01

Z-01