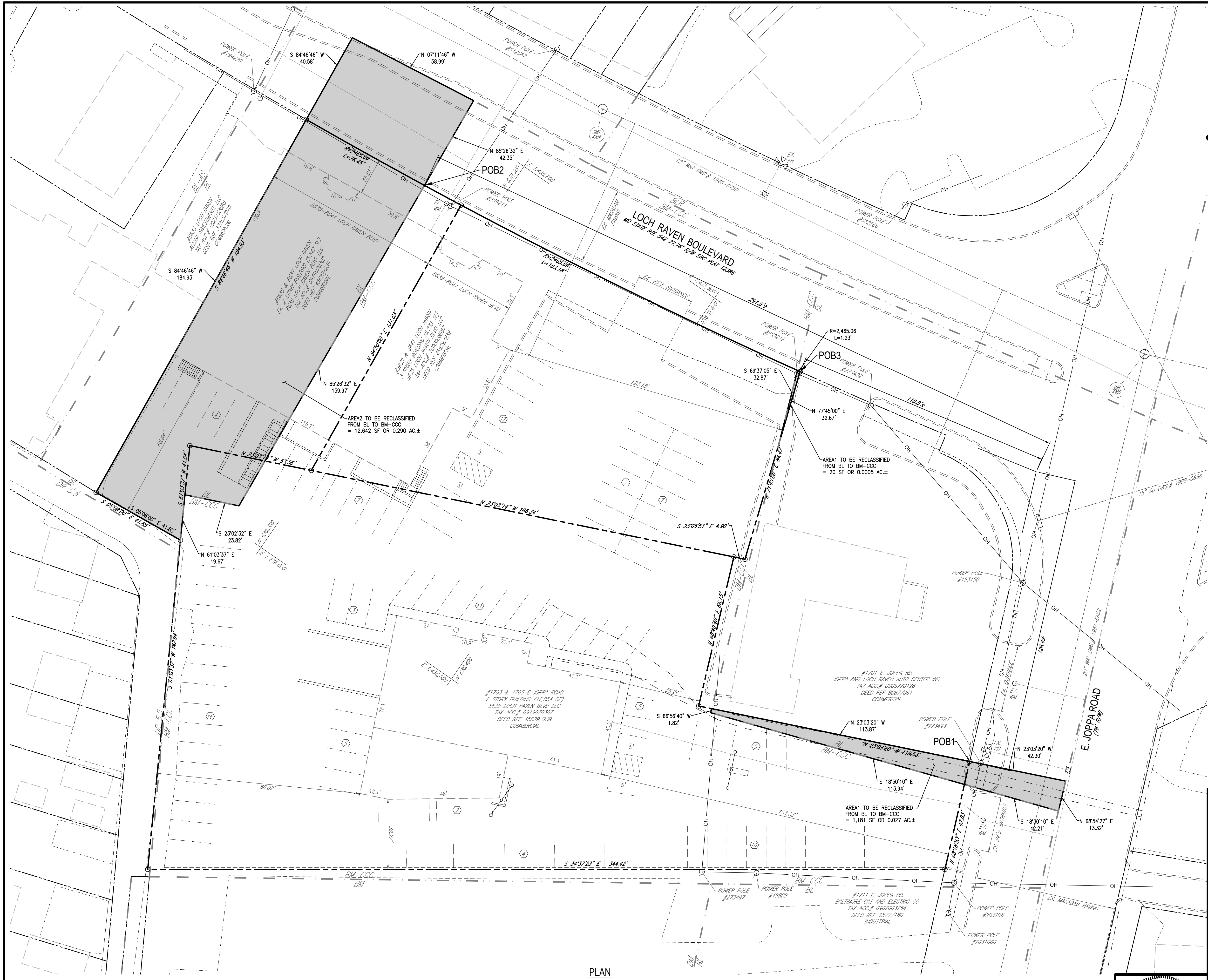
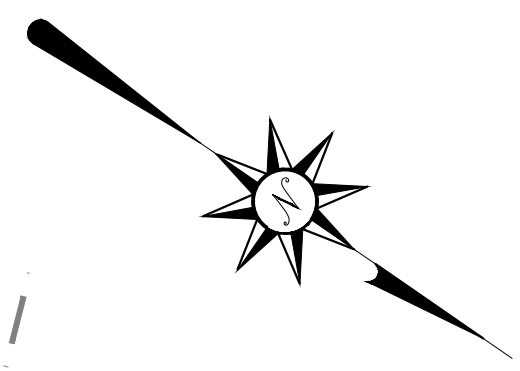


VICINITY MAP
SCALE: 1" = 1,000'



SITE DATA

1. APPLICANT 8635 LOCH RAVEN BLVD LLC
7900 PULASKI HIGHWAY
ROSEDALE MD 21237
2. SITE ADDRESS 8635-8641 LOCH RAVEN BOULEVARD
1703 & 1705 E. JOPPA ROAD
TOWNSON MD 21286
3. SITE AREA GROSS 83,385 SF OR 1.718 AC.±
NET 74,825 SF OR 1.314 AC.±
4. EXISTING ZONING DR 5.5, BL & BM-CCC
5. PROPOSED ZONING BM-CCC
6. TAX MAP 70, GRID 18, PARCEL 424, 527 & 1023
7. SITE DOES NOT LIE IN THE CHESAPEAKE BAY CRITICAL AREA
8. SITE DOES NOT LIE IN A 100 YEAR FLOOD PLAN AS PER FEMA MAPS 2400100265G & 2400100270G DATED 11/2/23
9. ZONING MAP 070C2
10. DEED REFERENCE 45629/239
11. ELECTION DISTRICT 9TH
12. COUNCILMANIC DISTRICT 6TH
13. CENSUS TRACT 491600
14. PROPERTY ACC. # 0919070302,160008897 & 0919070307
15. EXISTING USE 2 COMMERCIAL BUILDINGS
16. EXISTING BUILDING AREA 25,358 SF
17. PREVIOUS ZONING CASES
R-1945-0483 PETITION FOR REZONING - APPROVED NOVEMBER 6, 1945
R-1946-0478 PETITION FOR REZONING - APPROVED NOVEMBER 4, 1946
1950-1624-X PETITION FOR SPECIAL PERMIT FOR A GASOLINE STATION- GRANTED JANUARY 25TH, 1950
1962-5784-X SPECIAL HEARING FOR AN ADDITION TO A GAS STATION - GRANTED FEBRUARY 27, 1963
CZMP 6-004 REZONING FROM BL TO BM-CCC (8639 & 8641 LOCH RAVEN BLVD AND 1703 & 1705 E. JOPPA RD - APPROVED
18. SETBACKS FOR BM-CCC ZONE
FRONT REQUIRED 15' PROVIDED 15.8'±
SIDE 0' 0'±
REAR 0'/20' 68'±
19. BASIC SERVICE MAPS (2024)
TYPE DEFICIENT(Y/N) NOTE
WATER N -
SEWER Y -
TRANSPORTATION Y -
SECTION 4602.4.E.1.1 EXEMPTS PROJECTS IN A COMMERCIAL REVITALIZATION DISTRICT. THIS SITE IS IN THE LOCH RAVEN COMMERCIAL REVITALIZATION DISTRICT.

PLAN
SCALE: 1" = 20'



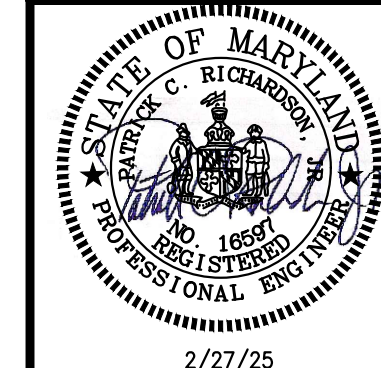
7 Deneison Street
Timonium, Maryland 21093
Phone: 410-560-1502, info@richardsonengineering.net
rick@richardsonengineering.net

UNDOCUMENTED PLAN TO ACCOMPANY
RECLASSIFICATION PETITION
FOR
**8635 LOCH RAVEN BLVD LLC
PROPERTIES**

8635-8641 LOCH RAVEN BLVD &
1703-1705 E. JOPPA ROAD
BALTIMORE COUNTY MARYLAND
9TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY: DNM	CHECKED BY: PCR	SCALE: 1" = 20'
	DATE: 02-27-25	JOB NO.: 25024	SHEET NO.: 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 16597, EXPIRATION DATE: 08-15-2025



2/27/25