

213
601-275-A
PETITION FOR ZONING VARIANCE 85-275-A
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 413.2f, to allow two signs with a total of one hundred and forty three (143) square feet instead of the permitted one hundred square feet.

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

The 35 square foot menuboard has included in its structure an intercom sound system. The manufacturer informs me that 2 1/2 feet is the maximum distance allowable from car to the menuboard. With the layout of this particular McDonald's, it would be impossible to relocate this unit to a wall of the building.

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:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
(Type or Print Name)
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Attorney's Telephone No.:
Address
City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of February, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of April, 1985, at 10:00 o'clock.

Call John
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE
NE Corner Willow Spring and Sunship Roads,
12th District
McDONALD'S CORPORATION,
Petitioner

: BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-275-A

ENTRY OF APPEARANCE

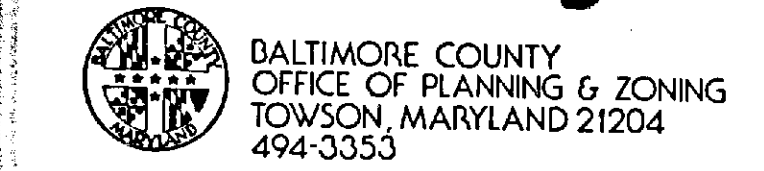
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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, MD 21204
494-2188

I HEREBY CERTIFY that on this 13th day of March, 1985, a copy of the foregoing Entry of Appearance was mailed to McDonald's Corporation, 3015 Williams Drive, Fairfax, VA 22031, Petitioner; and R. Rodman Mann, 21 Pocomo Drive, Arnold, MD 21012, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

Mr. Peter A. Freitag
McDonald's Corporation
3015 Williams Avenue
Fairfax, Virginia 22031

RE: Petition for Variance
NE/cor. Willow Spring and Sunship Roads
McDonald's Corporation - Petitioner
12th Election District
Case No. 85-275-A

Dear Mr. Freitag:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,
JEAN M.H. JUNG
Deputy Zoning Commissioner

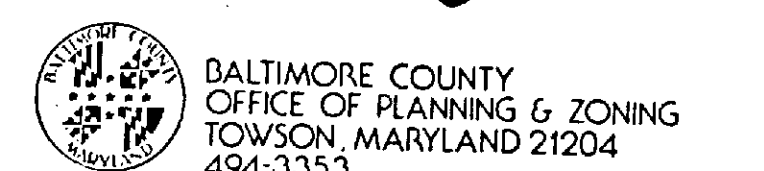
JMHJ:hg

Attachment

cc: People's Counsel
Ms. Mary Cinn
Ms. Judy Boggs

JEAN M.H. JUNG
DEPUTY ZONING COMMISSIONER

April 24, 1985



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

ARNOLD JABLON
ZONING COMMISSIONER

Mr. Peter A. Freitag
McDonald's Corporation
3015 Williams Avenue
Fairfax, Virginia 22031

RE: Petition for Variance
NE/cor. Willow Spring and Sunship Roads
McDonald's Corporation - Petitioner
Case No. 85-275-A

Dear Mr. Freitag:

This is to advise you that \$39.75 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

March 28, 1985

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

DATE 4/11/85 ACCOUNT 01-615-000

AMOUNT \$ 39.75

RECEIVED FROM McDonald's Corporation

FOR advertising and posting Case No. 85-275-A

VALIDATION OR SIGNATURE OF CASHIER

No. 005391

6/11/85

AMOUNT \$ 39.75

RECEIVED FROM McDonald's Corporation

FOR advertising and posting Case No. 85-275-A

VALIDATION OR SIGNATURE OF CASHIER

No. 005391

6/11/85

AMOUNT \$ 39.75

RECEIVED FROM McDonald's Corporation

FOR advertising and posting Case No. 85-275-A

VALIDATION OR SIGNATURE OF CASHIER

No. 005391

6/11/85

AMOUNT \$ 39.75

RECEIVED FROM McDonald's Corporation

FOR advertising and posting Case No. 85-275-A

VALIDATION OR SIGNATURE OF CASHIER



McDonald's Corporation
McDonald's Centre
3015 Williams Drive
Fairfax, Virginia 22031
703-698-4000

LEGAL DESCRIPTION

2222 Dundalk Avenue
Baltimore, Maryland

Beginning for the same at the corner formed by the intersection of the East side of Willow Spring Road, 70 feet wide, and the North side of Sunship Road, 40 feet wide, and running thence and binding on the North side of Sunship Road North 83 degrees 25 minutes 08 seconds East 165.74 feet to the corner formed by the West side of Dundalk Avenue, 120 feet wide, and the North side of Sunship Road, 40 feet wide, and running thence and binding on the West side of Dundalk Avenue North 20 degrees 22 minutes West 324.80 feet, thence leaving the West side of Dundalk Avenue and running South 84 degrees 16 minutes 10 seconds West 65.30 feet to the East side of Willow Spring Road herein referred to and running thence and binding thereon South 0 degrees 21 minutes East 150.18 feet and South 4 degrees 16 minutes East 167.26 feet to the place of beginning. Containing 0.8572 acres of land, more or less; being part of Lot No. 1, Block 2, as shown on a Plat of Dundalk Manor, said Plat being recorded among the Plat Records of Baltimore County in Plat Book L. McL. M. No. 9, Folio 49.

Being the property of McDonald's Corporation as shown on the plat filed with the Zoning Office.

In the event that this Petition 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

March 5, 1985

Mr. Peter A. Freitag
McDonald's Corporation
3015 Williams Drive
Fairfax, Virginia 22031

NOTICE OF HEARING
RE: Petition for Variance
NE/cor. Willow Spring and Sunship Roads
McDonald's Corporation - Petitioner
Case No. 85-275-A

TIME: 10:00 a.m.

DATE: Tuesday, April 2, 1985

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

cc: Mr. R. Rodman Mann
21 Pocomo Drive
Arnold, Maryland

Zoning Commissioner
of Baltimore County

March 5, 1985

Mr. Peter A. Freitag
McDonald's Corporation
3015 Williams Drive
Fairfax, Virginia 22031

NOTICE OF HEARING
RE: Petition for Variance
NE/cor. Willow Spring and Sunship Roads
McDonald's Corporation - Petitioner
Case No. 85-275-A

TIME: 10:00 a.m.

DATE: Tuesday, April 2, 1985

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

cc: Mr. R. Rodman Mann
21 Pocomo Drive
Arnold, Maryland

Zoning Commissioner
of Baltimore County

March 5, 1985

Mr. Peter A. Freitag
McDonald's Corporation
3015 Williams Drive
Fairfax, Virginia 22031

NOTICE OF HEARING
RE: Petition for Variance
NE/cor. Willow Spring and Sunship Roads
McDonald's Corporation - Petitioner
Case No. 85-275-A

TIME: 10:00 a.m.

DATE: Tuesday, April 2, 1985

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

cc: Mr. R. Rodman Mann
21 Pocomo Drive
Arnold, Maryland

Zoning Commissioner
of Baltimore County

March 5, 1985

Mr. Peter A. Freitag
McDonald's Corporation
3015 Williams Drive
Fairfax, Virginia 22031

NOTICE OF HEARING
RE: Petition for Variance
NE/cor. Willow Spring and Sunship Roads
McDonald's Corporation - Petitioner
Case No. 85-275-A

TIME: 10:00 a.m.

DATE: Tuesday, April 2, 1985

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

cc: Mr. R. Rodman Mann
21 Pocomo Drive
Arnold, Maryland

Zoning Commissioner
of Baltimore County

March 5, 1985

Mr. Peter A. Freitag
McDonald's Corporation
3015 Williams Drive
Fairfax, Virginia 22031

NOTICE OF HEARING
RE: Petition for Variance
NE/cor. Willow Spring and Sunship Roads
McDonald's Corporation - Petitioner
Case No. 85-275-A

TIME: 10:00 a.m.

DATE: Tuesday, April 2, 1985

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

cc: Mr. R. Rodman Mann
21 Pocomo Drive
Arnold, Maryland

Zoning Commissioner
of Baltimore County

March 5, 1985

Mr. Peter A. Freitag
McDonald's Corporation
3015 Williams Drive
Fairfax, Virginia 22031

NOTICE OF HEARING
RE: Petition for Variance
NE/cor. Willow Spring and Sunship Roads
McDonald's Corporation - Petitioner
Case No. 85-275-A

TIME: 10:00 a.m.

DATE: Tuesday, April 2, 1985

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

cc: Mr. R. Rodman Mann
21 Pocomo Drive
Arnold, Maryland

Zoning Commissioner
of Baltimore County

March 5, 1985

Mr. Peter A. Freitag
McDonald's Corporation
3015 Williams Drive
Fairfax, Virginia 22031

NOTICE OF HEARING
RE: Petition for Variance
NE/cor. Willow Spring and Sunship Roads
McDonald's Corporation - Petitioner
Case No. 85-275-A

TIME: 10:00 a.m.

DATE: Tuesday, April 2, 1985

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

cc: Mr. R. Rodman Mann
21 Pocomo Drive
Arnold, Maryland

Zoning Commissioner
of Baltimore County

March 5, 1985

Mr. Peter A. Freitag
McDonald's Corporation
3015 Williams Drive
Fairfax, Virginia 22031

NOTICE OF HEARING
RE: Petition for Variance
NE/cor. Willow Spring and Sunship Roads
McDonald's Corporation - Petitioner
Case No. 85-275-A

TIME: 10:00 a.m.

DATE: Tuesday, April 2, 1985

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

cc: Mr. R. Rodman Mann
21 Pocomo Drive
Arnold, Maryland

Zoning Commissioner
of Baltimore County

March 5, 1985

Mr. Peter A. Freitag
McDonald's Corporation
3015 Williams Drive
Fairfax, Virginia 22031

NOTICE OF HEARING
RE: Petition for Variance
NE/cor. Willow Spring and Sunship Roads
McDonald's Corporation - Petitioner
Case No. 85-275-A

TIME: 10:00 a.m.

DATE: Tuesday, April 2, 1985

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

cc: Mr. R. Rodman Mann
21 Pocomo Drive
Arnold, Maryland

Zoning Commissioner
of Baltimore County

March 5, 1985

Mr. Peter A. Freitag
McDonald's Corporation
3015 Williams Drive
Fairfax, Virginia 22031

NOTICE OF HEARING
RE: Petition for Variance
NE/cor. Willow Spring and Sunship Roads
McDonald's Corporation - Petitioner
Case No. 85-275-A

TIME: 10:00 a.m.

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/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of April, 1985, that the herein Petition for Variance(s) to permit

two (2) signs with a total of 143 square feet in lieu of the required 100 square feet for an existing 108 square foot sign and the construction of a 35 square foot menuboard, in accordance with the plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order, subject to the following:

1. At any such time as the site ceases to be utilized as a McDonald's Restaurant, the total square feet of signage shall conform to the requirements of the Baltimore County Zoning Regulations.

John M. H. Jung
Deputy Zoning Commissioner of
Baltimore County



G & M FOOD CORPORATION
21 Pocono Drive
Arnold, Maryland 21012
301-974-1400

April 1, 1985

To Whom It May Concern:

Due to a death in the immediate family, Mr. Clarence L. Combs, an Operations Manager of G & M Food Corporation, has been asked by me to represent G & M Food Corporation, the petitioner in this matter.

G & M FOOD CORPORATION

R. Rodman Mann

R. Rodman Mann
President

RRM:lml

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: March 27, 1985
Norman E. Gerber, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions Nos. 85-270-A, 85-274-A, 85-275-A and 85-279-A

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

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf



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

STEPHEN E. COLLINS
DIRECTOR

February 28, 1985

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

Item No. 210, 212, 213, 214, 215, 216, 217, 218, and 219 ZAC-Meeting of February 5, 1985
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 210, 212, 213, 214, 215, 216, 217, 218, and 219.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm

4/2 85-275-A

ORDER RECEIVED FOR FILING

DATE April 24, 1985
BY *John A. Shillineau*
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 22, 1985

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

cc: Nicholas B. Commodari
Chairman

NEWSERS
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

Mr. Peter A. Freitag
McDonald's Corporation
3015 Williams Drive
Fairfax, Virginia 22031

RE: Item No. 213 - Case No. 85-275-A
Petitioner - McDonald's Corp.
Variance Petition

Dear Mr. Freitag:

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,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: R. Rodman Mann
21 Pocono Drive
Arnold, Maryland 21012



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
DIRECTOR

March 19, 1985

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

Re: Item #213 (1984-1985)
Property Owner: McDonald's Corp.
N/E corner Willow Spring Rd. & Sunship Rd.
Acres: 0.82
District: 12th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments:

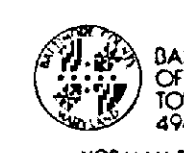
As no public facilities are involved, this office has no comment.

Very truly yours,

James A. Boser
James A. Boser, Chief
Bureau of Public Services

JAM:EAM:REC:ss

cc: File



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3550

NORMAN E. GERBER
DIRECTOR

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

Re: Zoning Advisory Meeting of Feb. 5, 1985
Item # 213
Property Owner: McDonald's Corp.
Location: NE/COR. WILLOW SPRING RD. & SUNSHIP RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment, RELATIVE TO SIGNS.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-30 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [blank].
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual, 8111 170-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlled by a "T" level intersection as defined by 8111 170-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments: [blank]

cc: James Hoswell

Eugene A. Boser
Chief, Current Planning and Development

4/2 85-275-A



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

February 11, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: McDonald's Corp.

Location: NE/COR. Willow Spring Road and Sunship Road

Item No.: 213

Zoning Agenda: Meeting of 2/5/85

Gentlemen:

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 of [blank] 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 [blank] EXCEEDS the maximum allowed by the Fire Department.
- ☒ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 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.

REVIEWED BY *Robert W. Hemmick*
Planning Group
Special Inspection Division

Noted and Approved: *Roy W. Hemmick*
Fire Prevention Bureau

/mb

APR 17 1985



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

February 26, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 213 Zoning Advisory Committee Meeting are as follows:

Property Owner: McDonald's Corporation
Location: NE/Cor. Willow Spring Road and Sunship Road
Existing Zoning: B.L.
Proposed Zoning: Variance to permit two signs with a total of 143 sq. ft. in lieu of the required 100 sq. ft.

Acres: 0.82
District: 12th.

The items checked below are applicable:

- ☒ A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- ☒ B. A building/other permit shall be required before beginning construction.
- ☐ C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- ☒ D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- ☐ E. An exterior wall erected within 5'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2.
- ☐ F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.
- ☐ G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- ☐ H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- ☐ I. Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 14, 1985

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 on March 14, 1985.

85-275-A

THE JEFFERSONIAN,

18 Venetian

Publisher

Cost of Advertising

18.00

PETITION FOR VARIANCE 12th Election District

LOCATION: Northeast corner
Willow Spring and Sunship
Roads
DATE AND TIME: Tuesday,
April 2, 1985 at 10:00 a.m.
PUBLIC HEARING: Room
106, County Office Building,
11 West Chesapeake Avenue,
Towson, Maryland

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

Petition for Variance to al-
low 2 signs with a total of
143 sq. ft. instead of the per-
mitted 100 sq. ft.

Being the property of Mc-
Donald's Corporation as shown
on the plat filed with the
Zoning Office.

In the event that this Peti-
tion is granted, a building
permit may be issued within
the thirty (30) day appeal
period. The Zoning Commis-
sioner 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
Baltimore County
March 14.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

85-275-A

District: 12th

Date of Posting: 3/15/85

Posted for: Variance to allow 2 signs

Petitioner: McDonald Corporation

Location of property: NE/Cor Willow Spring & Sunship Rds.

Location of Signs: Facing Cor. of Willow Spring, approx. 40' E. Willow Spring
& 6' E. Sunship on property of Petitioner.

Remarks:

Posted by: *M. P. Healy*

Date of return: 3/22/85

Number of Signs: 1

85-275-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

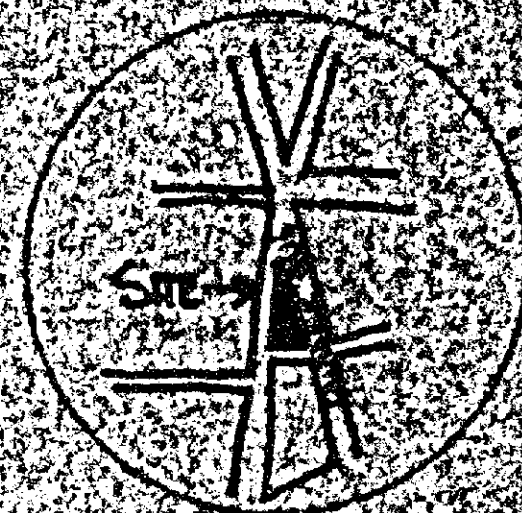
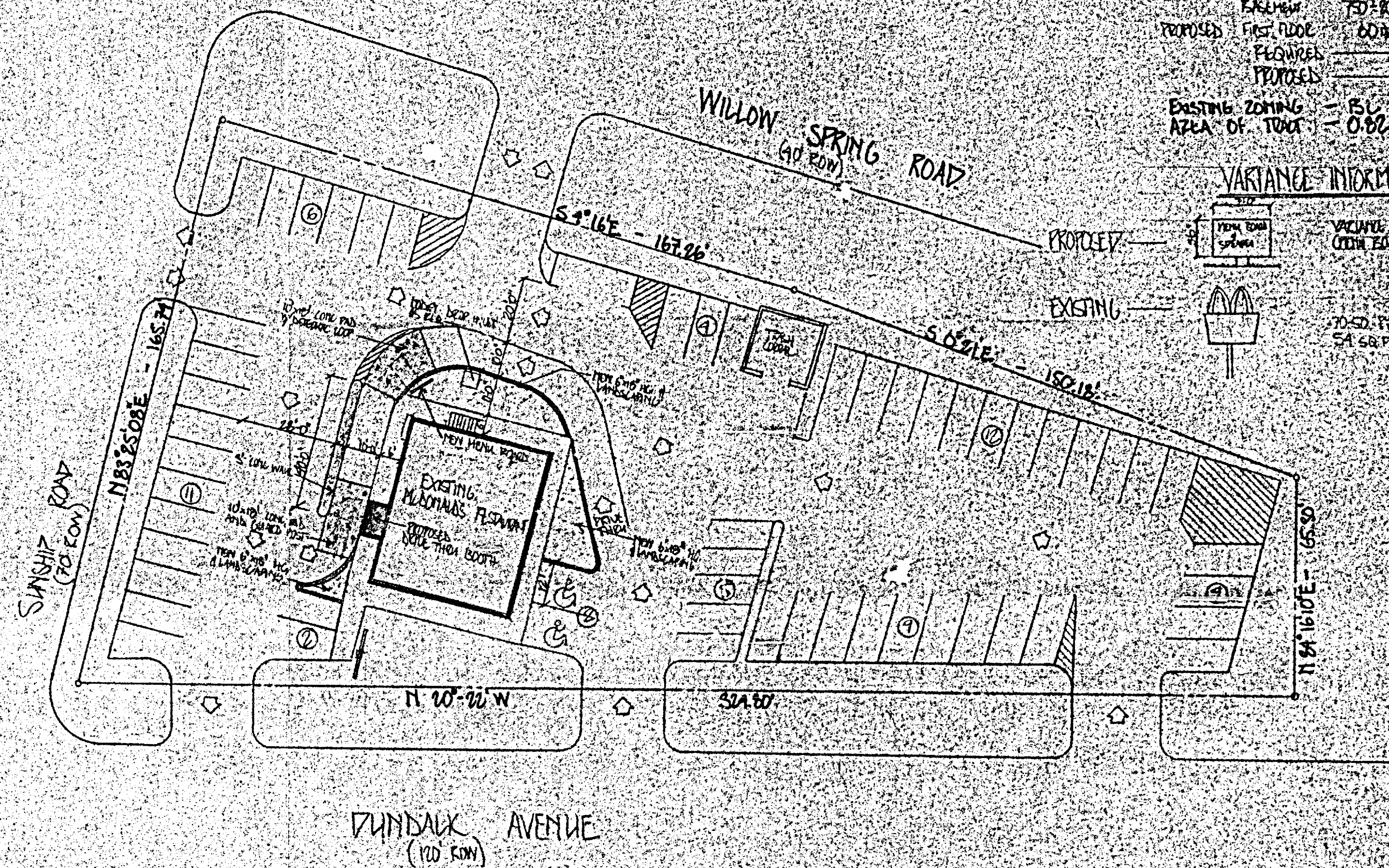
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
15th day of February, 1985.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner McDonald's Corp.
Petitioner's Attorney

Received by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee



PARKING TABULATIONS	
EXISTING: FIRST FLOOR	208 ± 50 = 103
EXISTING: SECOND FLOOR	70 ± 50 = 35
PROPOSED: FIRST FLOOR	60 ± 50 = 120
PROPOSED: SECOND FLOOR	47 ± 50 = 23
EXISTING ZONING	RS-1
AREA OF TRACT	0.82 A.

VARIANCE INFORMATION	
EXISTING: FIRST FLOOR	208 ± 50 = 103
EXISTING: SECOND FLOOR	70 ± 50 = 35
PROPOSED: FIRST FLOOR	60 ± 50 = 120

- GENERAL NOTES:
- McDonald's Sign and Site are by the Sign Contractor. Details and Wiring are by the General Contractor.
 - Signs, Anchor Bolts, Corners, and Wiring are by the General Contractor.
 - Signs, Anchor Bolts, Corners, and Wiring are by the General Contractor.
 - Signs, Anchor Bolts, Corners, and Wiring are by the General Contractor.
 - Signs, Anchor Bolts, Corners, and Wiring are by the General Contractor.
 - Signs, Anchor Bolts, Corners, and Wiring are by the General Contractor.
 - Signs, Anchor Bolts, Corners, and Wiring are by the General Contractor.
 - Signs, Anchor Bolts, Corners, and Wiring are by the General Contractor.
 - Signs, Anchor Bolts, Corners, and Wiring are by the General Contractor.
 - Signs, Anchor Bolts, Corners, and Wiring are by the General Contractor.

PAVING SPECIFICATION:

Minimum 2" Total Compacted Asphalt Thickness

LOT LIGHTING RECOMMENDATION:

None. Electrical Contractor To Provide Lot Lighting As Needed.

PARKING INFORMATION	
Total Spaces	103
Handicap Spaces	2
Motorcycle Spaces	0
Other Spaces	0

UTILITY INFORMATION	
Sanitary Sewer	None
Water	None
Storm Sewer	None
Electric	None
Gas	None

SURVEY INFORMATION

Prepared by: OTHERS

Date: 01/19/19

LEGEND	
Sanitary Sewer	8"
Water	8"
Storm Sewer	8"
Electric	8"
Gas	8"
Lot Light	12"
Existing Elevation	(7.0)
Proposed Elevation	(7.0)

PLAN SCALE: 1" = 20'

STREET ADDRESS:

100 NUNDALK AVENUE

CITY: BALTIMORE STATE: MARYLAND

COUNTY: BALTIMORE

DRIVE THRU ADDITION

McDonald's

PLAN APPROVAL

DATE

BY

CHECKED

APPROVED

PROJECT NO.

DATE

BY

CHECKED

APPROVED

PROJECT NO.

DATE

BY

CHECKED

APPROVED

PROJECT NO.

DATE

BY

CHECKED

APPROVED