



KEVIN KAMENETZ
County Executive

September 23, 2014

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

Baltimore Land Design Group, Inc.
230 Schilling Circle
Suite 364
Hunt Valley, Maryland 21031
Attention: Iwona Rostek-Zarska, P.E.
President

Re: Spirit and Intent Letter
200-204 York Road
Case #1986-0445-A and 1988-0034-A
9th Election District

To Whom It May Concern:

Your Spirit and Intent letter sent to Arnold Jablon, Director of Permits, Approvals and Inspections has been referred to me for reply. Based upon the information provided therein, and our research of the zoning records, the following applies:

1. It has been determined that the proposed McDonald's to be built on the same foundation as the existing Kentucky Fried Chicken with only minor modifications will be permitted as long as the setbacks and parking requirements previously approved Variances 1986-445-A and 1988-0034-A remain in compliance. Please note: All legally nonconforming signs, including those approved by variance must be removed pursuant to Section 450.8.D.1.
2. This letter is only preliminary approval and does not replace the final building permit process.
3. This letter must accompany any building permit application for this site.
4. Your letter, the accompanied site plan, exhibits, and a copy of this response will be made a permanent part of the above listed case file for future reference.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Leonard Wasilewski".

Leonard Wasilewski
Planner II
Zoning Review

14-290/lw

BLDG

BALTIMORE LAND DESIGN GROUP, INC. CONSULTING ENGINEERS

September 3, 2014

Arnold Jablon, Director
Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, MD 21204

RE: Spirit and Intent Letter - Case No. 86-445-A & 88-34-A
Existing KFC Restaurant / Proposed McDonald's Restaurant
200-204 York Road, Towson, Maryland
9th Election District, 5th Councilmanic District

Dear Mr. Jablon:

On behalf of our client, McDonald's USA, LLC (McDonald's), I am writing to confirm that all variances and uses issued for the Existing Kentucky Fried Chicken (KFC) development, as now to be applicable to the Proposed McDonald's development, are within the Spirit and Intent of the Orders granted by the Zoning Commissioners in Case No. 86-445-A and Case No. 88-34-A on May 7, 1986 and July 30, 1987 respectively. I have enclosed the copies of those Orders, "Plats to Accompany Petition for Zoning Variances", and the recent "ALTA/ACSM Land Title Survey" for your review and convenience.

McDonald's is planning to take over the existing KFC, now closed, "as is". The only minor modifications that are anticipated are: upgrading wall building elevations and placement of the new McDonald's signs. The interior modifications will be done under the alteration permit. It is important to mention that the square footage (2,641 sq. ft.) and the use of the building (fast food restaurant) will remain unchanged. The proposed McDonald's signs will be compliant with the most recent Baltimore County Zoning Regulations and all sign policies.

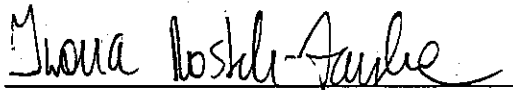
At this time I am requesting that you provide our office with the written confirmation that the continuation of the existing use by McDonald's is allowed and that all variances and uses are within the Spirit and Intent of the previously granted Orders mentioned above. Therefore no additional public hearings are required for McDonald's to occupy the former KFC restaurant in this location.

Arnold Jablon, Director
Permits, Approvals and Inspections
September 2, 2014
Page -2-

With this letter, I have enclosed copies of the zoning history, ALTA, and a check in the amount of \$150.00 made payable to "Director of Finance, Baltimore County" to cover the administrative costs associated with your review. If you have any questions or need any additional information, please feel free to contact me.

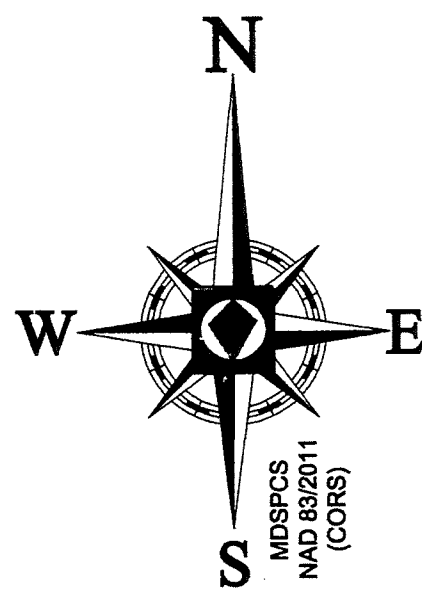
Sincerely,

BALTIMORE LAND DESIGN GROUP, INC.

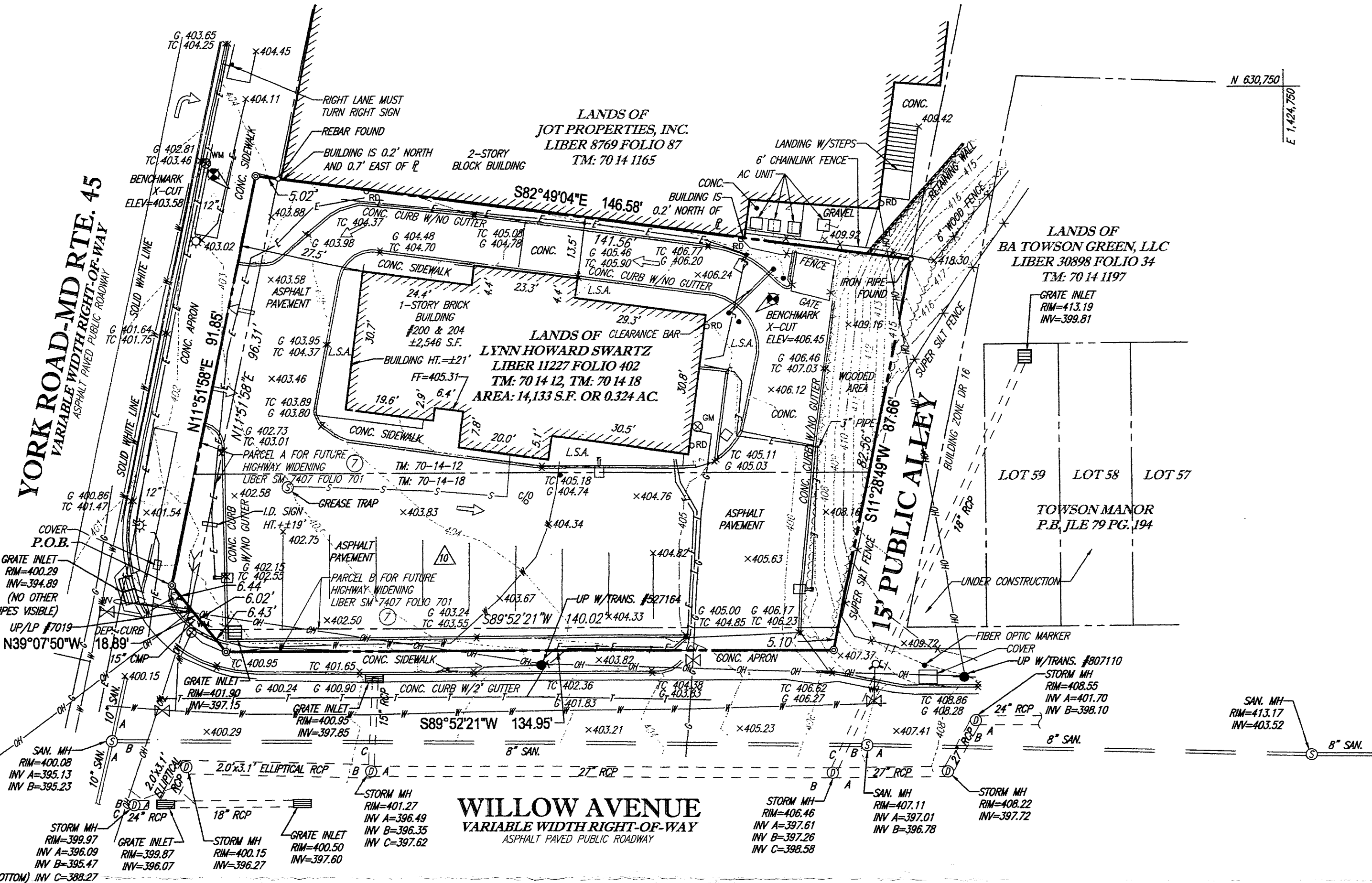
A handwritten signature in cursive script, appearing to read "Iwona Rostek-Zarska", written over a horizontal line.

Iwona Rostek-Zarska, P.E.
President

CC: Lee May



N 630.750
E 1,424.650



LEGEND

---	EXISTING CONTOUR
x 123.45	EXISTING SPOT ELEVATION
x TC 123.45	EXIST. TOP OF CURB ELEVATION
x G 122.85	EXIST. GUTTER ELEVATION
⊕	HYDRANT
⊕	WATER VALVE
⊕	GAS VALVE
OH	OVERHEAD WIRES
---	APPROX. LOC. UNDERGROUND GAS LINE
---	APPROX. LOC. UNDERGROUND WATER LINE
---	APPROX. LOC. UNDERGROUND TEL. LINE
---	APPROX. LOC. UNDERGROUND ELEC. LINE
●	UTILITY POLE
⊕	SANITARY MANHOLE
⊕	STORM DRAIN MANHOLE
⊕	WATER METER
⊕	GAS METER
+	SIGN
●	BOLLARD
⊕	U-BOLLARD
---	FENCE
---	LANDSCAPED AREA
⊕	AREA LIGHT
⊕	CLEAN OUT
⊕	PAINTED ARROWS
⊕	TITLE REPORT EXCEPTION
⊕	DENOTES PARKING SPACE COUNT
⊕	BENCHMARK
⊕	UTILITY POLE/LIGHT POLE
---	GUY WIRE
---	TREE LINE
---	TREE (SIZE AS NOTED)
⊕	ROOF DRAIN
⊕	PROP. CORNER TO BE SET
---	CONCRETE
S.F.	SQUARE FOOT
W	WITH
TRANS.	TRANSFORMER
P	PROPERTY LINE
NAD	NORTH AMERICAN DATUM
RCP	REINFORCED CONCRETE PIPE
TEL.	TELEPHONE
ELEC.	ELECTRIC
SN.	SANITARY
MH	MANHOLE
ELEV.	ELEVATION
HT.	HEIGHT
#	NUMBER
INV	INVERT
REF.	REFERENCE
±	PLUS OR MINUS
TM	TAX MAP
MD	MARYLAND
RTE.	ROUTE
UP/LP	UTILITY POLE/LIGHT POLE
P.O.B.	POINT OF BEGINNING

LEGAL DESCRIPTIONS

ALL THAT PROPERTY SITUATED IN BALTIMORE COUNTY, MARYLAND, AND DESCRIBED AS FOLLOWS:

BEGINNING FOR THE FIRST ON THE NORTHEAST CORNER OF BALTIMORE AND YORKTOWN TURNPIKE ROAD AND RUNNING THENCE EAST ALONG THE NORTH SIDE OF SAID WILLOW AVENUE, 150 FEET, MORE OR LESS, TO THE WEST SIDE OF A 15 FOOT ALLEY, THERE SITUATE, THENCE NORTH ALONG THE WEST SIDE OF SAID 15 FOOT ALLEY, WITH THE USE THEREOF IN COMMON, 40 FEET, THENCE WEST AND PARALLEL WITH THE FIRST LINE OF THIS DESCRIPTION, 150 FEET TO THE EAST SIDE OF THE BALTIMORE AND YORKTOWN TURNPIKE ROAD, THENCE SOUTH, BOUNDING ON THE EAST SIDE OF SAID TURNPIKE ROAD, 40 FEET TO THE PLACE OF BEGINNING. THE IMPROVEMENTS THEREON BEING KNOWN AS 200 YORK ROAD.

BEGINNING FOR THE SECOND AT A POINT ON THE EAST SIDE OF BALTIMORE AND YORKTOWN TURNPIKE ROAD AT THE DISTANCE OF 40 FEET FROM THE INTERSECTION OF THE SAME WITH THE NORTH SIDE OF WILLOW AVENUE, AND RUNNING THENCE EASTERLY PARALLEL WITH THE NORTH SIDE OF WILLOW AVENUE AND DISTANT THEREFROM 40 FEET AS AFORESAID 150 FEET, MORE OR LESS, TO THE WEST SIDE OF A 15 FOOT ALLEY THERE SITUATE, THENCE NORTHERLY ALONG THE WEST SIDE OF SAID 15 FOOT ALLEY WITH THE USE THEREOF IN COMMON 56 FEET, MORE OR LESS, TO THE LAND DESCRIBED IN A DEED FROM D.G. MCINTOSH AND WIFE TO ANNIE HARDING, SAID DEED IS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER JWS 178 FOLIO 112 AND RUNNING THENCE WESTERLY AND BINDING ON SAID LAND SO CONVEYED TO SAID HARDING 150 FEET MORE OR LESS, TO THE EAST SIDE OF SAID BALTIMORE AND YORKTOWN TURNPIKE ROAD, AND THENCE SOUTHERLY BINDING ON THE EAST SIDE OF SAID TURNPIKE ROAD TO THE PLACE OF BEGINNING. THE IMPROVEMENTS THEREON BEING KNOWN AS NO. 204 YORK ROAD.

SAVING AND EXCEPTING THEREFROM SO MUCH OF THE HEREIN DESCRIBED PROPERTY AS WAS CONVEYED TO BALTIMORE COUNTY, MARYLAND, FOR HIGHWAY WIDENING PURPOSES BY DEED DATED JANUARY 28, 1987 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND, IN LIBER SM 7407 FOLIO 701. SAID PARCEL CONSISTS OF 0.0025 ACRES OR 110 SQUARE FEET. REFERENCE TO SAID DEED IS HEREBY MADE FOR A FULL AND COMPLETE DESCRIPTION THEREOF.

THIS COMMITMENT IS NOT AN ABSTRACT, EXAMINATION, REPORT, OR REPRESENTATION OF FACT OR TITLE AND DOES NOT CREATE AND SHALL NOT BE THE BASIS OF ANY CLAIM FOR NEGLIGENCE, NEGLIGENT MISREPRESENTATION OR OTHER TORT CLAIM OR ACTION. THE SOLE LIABILITY OF COMPANY AND ITS TITLE INSURANCE AGENT SHALL ARISE UNDER AND BE GOVERNED BY THE CONDITIONS OF THE COMMITMENT.

METES AND BOUNDS DESCRIPTION

THE LANDS OF
LYNN HOWARD SWARTZ
LIBER 11227 FOLIO 402
9TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING AT A POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LIMITS OF WILLOW AVENUE, (A VARIABLE WIDTH RIGHT-OF-WAY), WITH THE EASTERLY RIGHT-OF-WAY LIMITS OF YORK ROAD, MARYLAND ROUTE 45, (A VARIABLE WIDTH RIGHT-OF-WAY), THENCE WITH SAID EASTERLY RIGHT-OF-WAY, THE FOLLOWING COURSE AND DISTANCE;

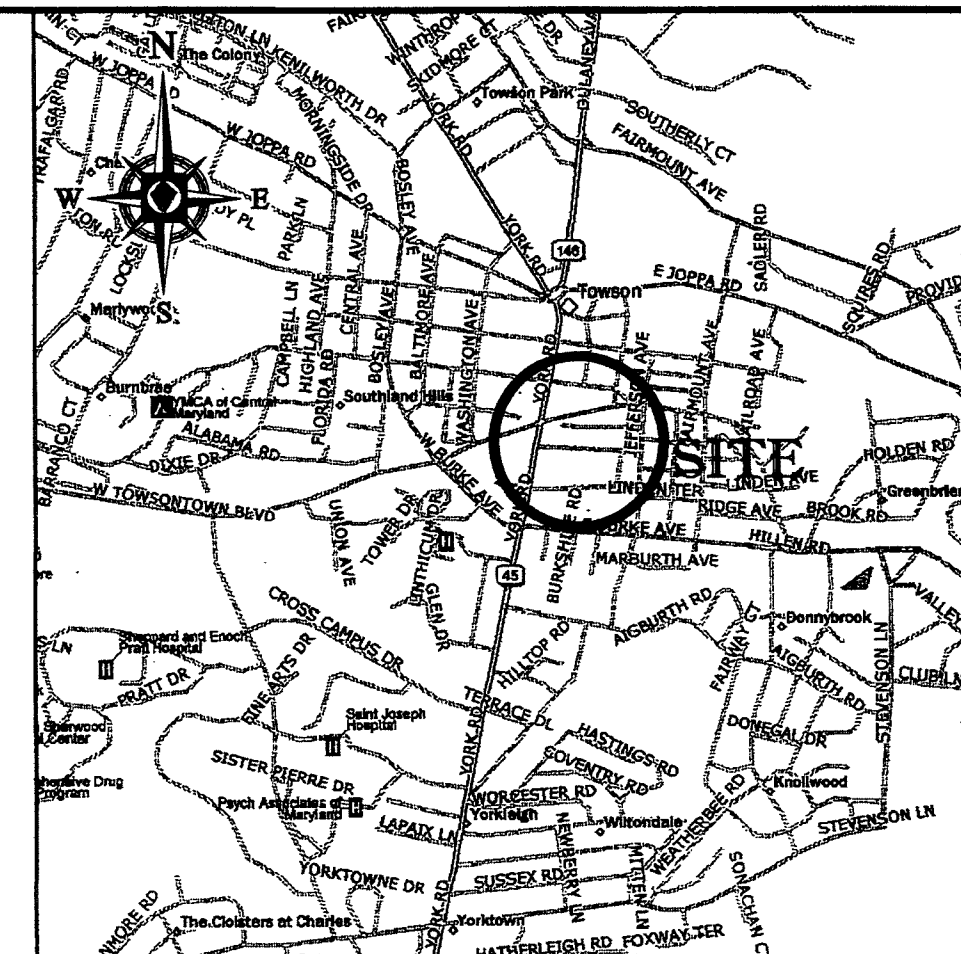
- NORTH 11° 51' 58" EAST, 91.85 FEET, TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY WITH THE DIVISION LINE BETWEEN THE LANDS OF JOT PROPERTIES, INC. (LIBER 8769 FOLIO 87) ON THE NORTH AND LYNN HOWARD SWARTZ (LIBER 11227 FOLIO 402) ON THE SOUTH THENCE WITH SAID DIVISION LINE THE FOLLOWING COURSE AND DISTANCE;
- SOUTH 82° 49' 04" EAST AND THROUGH A REBAR FOUND ONLINE AT 5.02 FEET, 146.58 FEET, TO AN IRON PIPE FOUND MARKING THE INTERSECTION OF SAID DIVISION LINE WITH THE WESTERLY RIGHT-OF-WAY LIMITS OF A 15' PUBLIC ALLEY, THENCE WITH SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING COURSE AND DISTANCE;
- SOUTH 11° 28' 49" WEST, 87.66 FEET, TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY WITH SAID NORTHERLY RIGHT-OF-WAY OF WILLOW AVENUE THENCE WITH SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO COURSES AND DISTANCES;
- SOUTH 89° 52' 21" WEST, 134.95 FEET, TO A POINT, THENCE;
- NORTH 39° 07' 50" WEST, 18.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,133 SQUARE FEET OR 0.324 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY DESCRIBED IN A TITLE COMMITMENT REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NUMBER 01122-3085, WITH AN EFFECTIVE DATE OF MAY 23, 2014, AND IS SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS CONTAINED THEREIN.

UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY SYSTEM (1-800-267-7777) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 14490625

UTILITY COMPANY	PHONE NUMBER
VERIZON - LAMBERT CABLE	(410) 536-0070
BALT CO GOVT/KCI TECHNOLO	(410) 785-4900
BGE ELECTRIC-USIC	(800) 778-9140
BGE GAS-USIC	(800) 778-9140
BALTIMORE CITY DPW-CCCLS	(410) 712-0202
COMCAST - UTILIQUEST	(410) 536-0070
LEVEL3 COMMUNICATION	(877) 366-6344
MCI	(800) 289-9427
ZAYO/STAKE CENTER LOCATIN	(888) 287-1063



LOCATION MAP

COPYRIGHT 2003
DELORME STREET ATLAS 2004 PLUS USA
SCALE: 1"=2000'

NOTES:

- PROPERTY IS KNOWN AS THE LANDS OF LYNN HOWARD SWARTZ AS RECORDED IN LIBER 11227 AT FOLIO 402 AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND AND HAVING A TAX MAP NUMBERS OF 70 147 12 & 70 14 18.
- AREA = 14,133 SQUARE FEET OR 0.324 ACRES.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- THIS SURVEY IS BASED ON INFORMATION AND REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE COMMITMENT REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NO.: 01122-3085, EFFECTIVE DATE MAY 23, 2014. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION II:
 - DEED FROM JAMES C. SWARTZ TO BALTIMORE COUNTY, MARYLAND, DATED JANUARY 28, 1987 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER SM 7407 FOLIO 701; AFFECTS THE SUBJECT PROPERTY, SHOWN.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY; HOWEVER, NO PHYSICAL INDICATIONS OF SUCH WERE FOUND AT THE TIME OF THE FIELD INSPECTION OF THIS SITE.
- ELEVATIONS ARE BASED ON NAVD 88 DATUM PER GPS OBSERVATIONS.
- THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER PLAN REFERENCE #2.
- APPROXIMATE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN PER PRIVATE UTILITY MARKOUT PERFORMED BY INSIGHT, LLC, ON AUGUST 15, 2014 AND FIELD LOCATED WITH CONVENTIONAL FIELD SURVEY UNLESS OTHERWISE NOTED.
- ZONING: BM (BUSINESS MAJOR) BUILDING SETBACKS FRONT: FOR COMMERCIAL BUILDINGS THE FRONT BUILDING LINE SHALL BE NOT LESS THAN 10 FEET FROM THE FRONT PROPERTY LINE AND NOT LESS THAN 40 FEET FROM THE CENTER LINE OF THE STREET, EXCEPT AS SPECIFIED IN SECTION 303.2. SIDE: FOR COMMERCIAL BUILDINGS, SAME AS IN B.L. ZONE (B.L.: FOR COMMERCIAL BUILDINGS, NONE REQUIRED ON INTERIOR LOTS, EXCEPT THAT WHERE THE LOT ABUTS A LOT IN A RESIDENCE ZONE THERE MUST BE A SIDE YARD NOT LESS THAN THE GREATER MINIMUM WIDTH REQUIRED FOR A DWELLING ON THE ABUTTING LOT AND ON CORNER LOTS THE SIDE YARD ON THE STREET SIDE SHALL BE NOT LESS THAN 10 FEET IN WIDTH). REAR: FOR COMMERCIAL BUILDINGS, SAME AS IN B.L. ZONE (B.L.: FOR COMMERCIAL BUILDINGS, NONE REQUIRED, EXCEPT THAT WHERE THE REAR LOT LINE ABUTS A LOT IN A RESIDENCE ZONE THERE SHALL BE A REAR YARD NOT LESS THAN 20 FEET DEEP).
- ZONING INFORMATION IS PER THE BALTIMORE COUNTY ZONING ORDINANCE AND SHOULD BE VERIFIED PRIOR TO USE TO CONFIRM IT REPRESENTS CURRENT INFORMATION.

REFERENCES:

- THE MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION FOR BALTIMORE COUNTY, MARYLAND, MAP NO. 70.
- MAP ENTITLED "FIRM, FLOOD, INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND, UNINCORPORATED AREAS, PANEL 265 OF 580", MAP NUMBER 2400100265F, MAP REVISED SEPTEMBER 26, 2008.

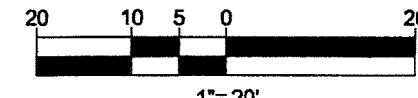
TO McDonald's USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, McDonald's REAL ESTATE COMPANY, A DELAWARE CORPORATION, MCDONALD'S CORPORATION, A DELAWARE CORPORATION (COLLECTIVELY "MCDONALD'S"), AND STEWART TITLE GUARANTY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 11(B), 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 17, 2014.

THE LOTS SHOWN ARE CONTIGUOUS AND THERE ARE NO GAPS OR GORES.

ROBERT C. HARKINS
STATE OF MARYLAND
JULY 18, 2015
DATE

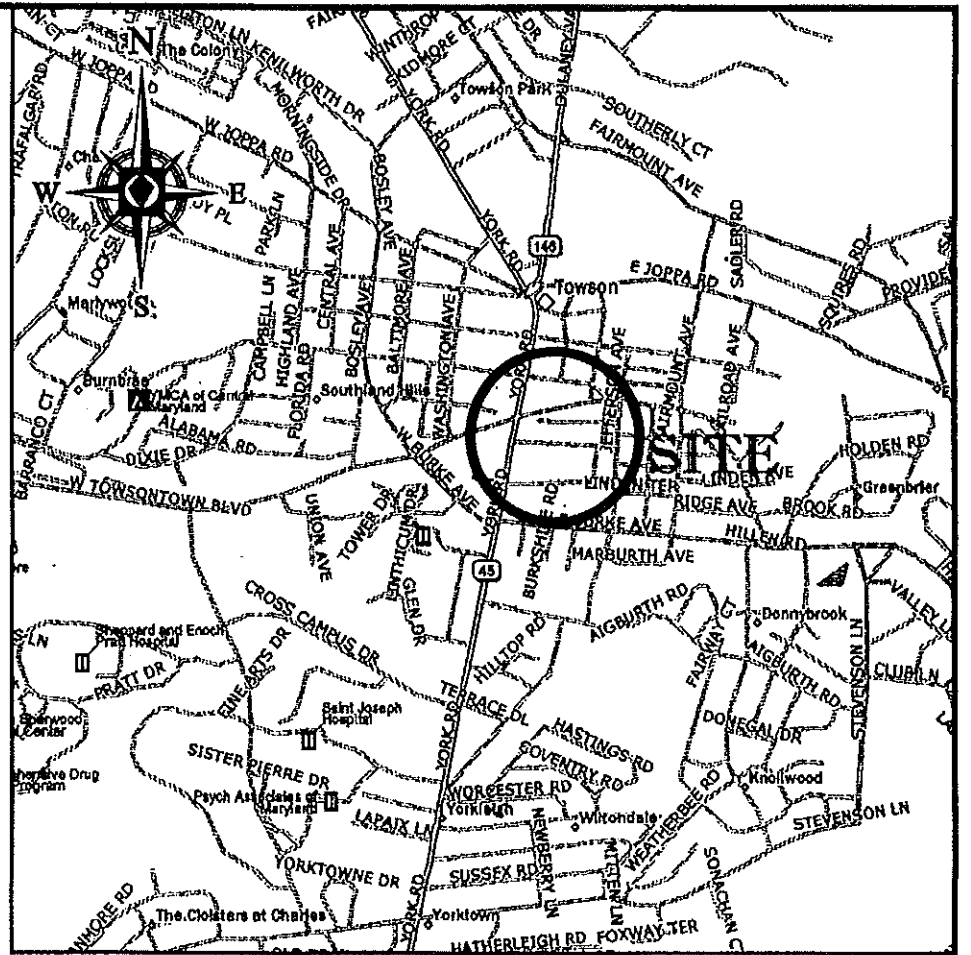
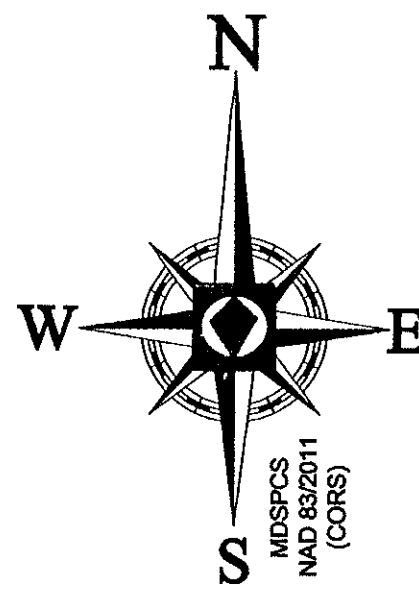
MARYLAND PROFESSIONAL LAND SURVEYOR
EXPIRATION DATE: JANUARY 16, 2015
THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR THE PURPOSE OF THE SURVEY OR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR THE RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.



ALTA/ACSM LAND TITLE SURVEY
McDONALD'S CORPORATION
#200 & 204 YORK ROAD
L/C FILE# 191404
NINTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

FILE NO. SR145617	DATE 08/20/14	FIELD DATE 08/17/14	CREW CHIEF J.Q. / B.S.	DRAWN S.U.	REVIEWED J.B.	APPROVED J.S.C.	SCALE 1" = 20'	DWG. NO. 1 OF 1
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SAVE - 1986-0445 & 1988-0034 SET



LOCATION MAP
COPYRIGHT 2003
DELMORE STREET ATLAS 2004 PLUS USA
SCALE: 1"=2000'

UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY SYSTEM
(1-800-257-7777) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES
AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION
SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS
REQUEST. SERIAL NUMBER(S): 14490626

UTILITY COMPANY
VERIZON - LAMBERT CABLE
BAL TO GOVTRKCI TECHNOLO
BGE ELECTRIC-USIC
BGE GAS-USIC
BALTIMORE CITY DPW-OCCLS
COMCAST - UTILIQUEST
COMCAST - FIBERUTILIQUEST
LEVELS COMMUNICATION
MCI
ZAYO/STAKE CENTER LOCATIN

PHONE NUMBER
(410) 536-0070
(410) 785-4000
(800) 778-9140
(800) 778-9140
(410) 712-0202
(410) 536-0070
(410) 536-0070
(877) 386-8344
(800) 289-3427
(888) 287-1063

NOTES:

1. PROPERTY IS KNOWN AS THE LANDS OF LYNN HOWARD SWARTZ AS RECORDED IN LIBER 11227 FOLIO 402 AND HAVING A TAX MAP NUMBERS OF 70 147 12 & 70 14 18.
2. AREA = 14,133 SQUARE FEET OR 0.324 ACRES.
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
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5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE COMMITMENT REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NO.: 01122-3085, EFFECTIVE DATE MAY 23, 2014. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION II:
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 - (8) THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY; HOWEVER, NO PHYSICAL INDICATIONS OF SUCH WERE FOUND AT THE TIME OF THE FIELD INSPECTION OF THIS SITE.
 - (9) ELEVATIONS ARE BASED ON NAVD 88 DATUM PER GPS OBSERVATIONS.
 - (10) THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER PLAN REFERENCE #2.
6. APPROXIMATE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN PER PRIVATE UTILITY MARKOUT PERFORMED BY INSIGHT, LLC, ON AUGUST 15, 2014 AND FIELD LOCATED WITH CONVENTIONAL FIELD SURVEY UNLESS OTHERWISE NOTED.
7. ZONING: BM (BUSINESS MAJOR)
 - BUILDING SETBACKS
 - FRONT: FOR COMMERCIAL BUILDINGS THE FRONT BUILDING LINE SHALL BE NOT LESS THAN 10 FEET FROM THE FRONT PROPERTY LINE AND NOT LESS THAN 40 FEET FROM THE CENTER LINE OF THE STREET, EXCEPT AS SPECIFIED IN SECTION 303.2.
 - SIDE: FOR COMMERCIAL BUILDINGS, SAME AS IN B.L. ZONE (B.L. FOR COMMERCIAL BUILDINGS, NONE REQUIRED ON INTERIOR LOTS, EXCEPT THAT WHERE THE LOT ABUTS A LOT IN A RESIDENCE ZONE THERE MUST BE A SIDE YARD NOT LESS THAN THE GREATER MINIMUM WIDTH REQUIRED FOR A DWELLING ON THE ABUTTING LOT AND ON CORNER LOTS THE SIDE YARD ON THE STREET SIDE SHALL BE NOT LESS THAN 10 FEET IN WIDTH).
 - REAR: FOR COMMERCIAL BUILDINGS, SAME AS IN B.L. ZONE (B.L. FOR COMMERCIAL BUILDINGS, NONE REQUIRED, EXCEPT THAT WHERE THE REAR LOT LINE ABUTS A LOT IN A RESIDENCE ZONE THERE SHALL BE A REAR YARD NOT LESS THAN 20 FEET DEEP).
8. ZONING INFORMATION IS PER THE BALTIMORE COUNTY ZONING ORDINANCE AND SHOULD BE VERIFIED PRIOR TO USE TO CONFIRM IT REPRESENTS CURRENT INFORMATION.

REFERENCES:

1. THE MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION FOR BALTIMORE COUNTY, MARYLAND, MAP NO. 70.
2. MAP ENTITLED "FIRM, FLOOD, INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND, UNINCORPORATED AREAS, PANEL 265 OF 580", MAP NUMBER 2400100285F, MAP REVISED SEPTEMBER 26, 2008.

TO McDONALD'S USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, McDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION, McDONALD'S CORPORATION, A DELAWARE CORPORATION (COLLECTIVELY "MCDONALD'S"), AND STEWART TITLE GUARANTY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 11(B), 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 17, 2014.

THE LOTS SHOWN ARE CONTIGUOUS AND THERE ARE NO GAPS OR GORES.

ROBERT C. HARRIS
MARYLAND PROFESSIONAL LAND SURVEYOR
EXPIRATION DATE: JANUARY 16, 2015

THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR THE PURPOSE OF THE SURVEY OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY SHALL BE ASSUMED BY THE SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR THE PURPOSE OF REDEVELOPMENT, REUSE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

ALTA/ACSM LAND TITLE SURVEY
McDONALD'S CORPORATION
#200 & 204 YORK ROAD
L/C FILE#191404
NINTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

FILE NO.
SR145517
DATE
08/20/14
FIELD DATE
08/17/14
CREW CHIEF
J.Q. / B.S.
DRAWN
S.U.
REVIEWED
J.B.
APPROVED
J.S.C.
SCALE
1"=20'
DWG. NO.
1 OF 1

LEGEND

- 123 --- EXISTING CONTOUR
- X 123.45 EXISTING SPOT ELEVATION
- X TC 123.45 EXIST. TOP OF CURB ELEVATION
- X G 122.95 EXIST. GUTTER ELEVATION
- HYDRANT
- WATER VALVE
- GAS VALVE
- OVERHEAD WIRES
- APPROX. LOC. UNDERGROUND GAS LINE
- APPROX. LOC. UNDERGROUND WATER LINE
- APPROX. LOC. UNDERGROUND TEL. LINE
- APPROX. LOC. UNDERGROUND ELEC. LINE
- UTILITY POLE
- SANITARY MANHOLE
- STORM DRAIN MANHOLE
- WATER METER
- GAS METER
- SIGN
- BOLLARD
- U-BOLLARD
- FENCE
- LANDSCAPED AREA
- AREA LIGHT
- CLEAN OUT
- PAINTED ARROWS
- TITLE REPORT EXCEPTION
- DENOTES PARKING SPACE COUNT
- BENCHMARK
- UTILITY POLE/LIGHT POLE
- GUY WIRE
- TREE LINE
- TREE (SIZE AS NOTED)
- ROOF DRAIN
- PROP. CORNER TO BE SET
- CONCRETE
- SQUARE FOOT
- WITH
- TRANSFORMER
- PROPERTY LINE
- NORTH AMERICAN DATUM
- REINFORCED CONCRETE PIPE
- TELEPHONE
- ELECTRIC
- SANITARY
- MANHOLE
- ELEVATION
- HEIGHT
- NUMBER
- INVERT
- REFERENCE
- PLUS OR MINUS
- TAX MAP
- MARYLAND
- ROUTE
- UTILITY POLE/LIGHT POLE
- POINT OF BEGINNING

LEGAL DESCRIPTIONS

ALL THAT PROPERTY SITUATED IN BALTIMORE COUNTY, MARYLAND, AND DESCRIBED AS FOLLOWS:

BEGINNING FOR THE FIRST ON THE NORTHEAST CORNER OF BALTIMORE AND YORKTOWN TURNPIKE ROAD AND WILLIAM AVENUE AND RUNNING THENCE EAST ALONG THE NORTH SIDE OF SAID WILLIAM AVENUE, 150 FEET, MORE OR LESS, TO THE WEST SIDE OF A 15 FOOT ALLEY, THERE SITUATE, THENCE NORTH ALONG THE WEST SIDE OF SAID 15 FOOT ALLEY, WITH THE USE THEREOF IN COMMON, 40 FEET, THENCE WEST AND PARALLEL WITH THE FIRST LINE OF THIS DESCRIPTION, 150 FEET TO THE EAST SIDE OF THE BALTIMORE AND YORKTOWN TURNPIKE ROAD, 40 FEET TO THE PLACE OF BEGINNING. THE IMPROVEMENTS THEREON BEING KNOWN AS 200 YORK ROAD.

BEGINNING FOR THE SECOND AT A POINT ON THE EAST SIDE OF BALTIMORE AND YORKTOWN TURNPIKE ROAD AT THE DISTANCE OF 40 FEET FROM THE INTERSECTION OF THE SAME WITH THE NORTH SIDE OF WILLIAM AVENUE, AND RUNNING THENCE EASTERLY PARALLEL WITH THE NORTH SIDE OF WILLIAM AVENUE AND DISTANT THEREFROM 40 FEET AS AFORESAID 150 FEET, MORE OR LESS, TO THE WEST SIDE OF A 15 FOOT ALLEY THERE SITUATE, THENCE NORTHERLY ALONG THE WEST SIDE OF SAID 15 FOOT ALLEY WITH THE USE THEREOF IN COMMON 56 FEET, MORE OR LESS, TO THE LAND DESCRIBED IN A DEED FROM D.S. MCINTOSH AND WIFE TO ANNIE HARDING, SAID DEED IS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER JWS 178 FOLIO 112 AND RUNNING THENCE WESTERLY AND BINDING ON SAID LAND SO CONVEYED TO SAID HARDING 150 FEET MORE OR LESS, TO THE EAST SIDE OF SAID BALTIMORE AND YORKTOWN TURNPIKE ROAD, AND THENCE SOUTHERLY BINDING ON THE EAST SIDE OF SAID TURNPIKE ROAD TO THE PLACE OF BEGINNING, THE IMPROVEMENTS THEREON BEING KNOWN AS NO. 204 YORK ROAD.

SAVING AND EXCEPTING THEREFROM SO MUCH OF THE HEREIN DESCRIBED PROPERTY AS WAS CONVEYED TO BALTIMORE COUNTY, MARYLAND, FOR HIGHWAY WIDENING PURPOSES BY DEED DATED JANUARY 28, 1987 AND RECORDED AMONG THE LAND RECORDS OF IN BALTIMORE COUNTY, MARYLAND, IN LIBER SM 7407 FOLIO 701. SAID PARCEL CONSISTS OF 0.0025 ACRES OR 110 SQUARE FEET. REFERENCE TO SAID DEED IS HEREBY MADE FOR A FULL AND COMPLETE DESCRIPTION THEREOF.

THIS COMMITMENT IS NOT AN ABSTRACT, EXAMINATION, REPORT, OR REPRESENTATION OF FACT OR TITLE AND DOES NOT CREATE AND SHALL NOT BE THE BASIS OF ANY CLAIM FOR NEGLIGENCE, NEGLIGENT MISREPRESENTATION OR OTHER TORT CLAIM OR ACTION. THE SOLE LIABILITY OF COMPANY AND ITS TITLE INSURANCE AGENT SHALL ARISE UNDER AND BE GOVERNED BY THE CONDITIONS OF THE COMMITMENT.

METES AND BOUNDS DESCRIPTION

THE LANDS OF
LYNN HOWARD SWARTZ
LIBER 11227 FOLIO 402
9TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING AT A POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LIMITS OF WILLIAM AVENUE, (A VARIABLE WIDTH RIGHT-OF-WAY), WITH THE EASTERLY RIGHT-OF-WAY LIMITS OF YORK ROAD, MARYLAND ROUTE 45, (A VARIABLE WIDTH RIGHT-OF-WAY), THENCE WITH SAID EASTERLY RIGHT-OF-WAY, THE FOLLOWING COURSE AND DISTANCES;

1. NORTH 11° 51' 58" EAST, 81.85 FEET, TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY WITH THE DIVISION LINE BETWEEN THE LANDS OF JOT PROPERTIES, INC. (LIBER 8769 FOLIO 87) ON THE NORTH AND LYNN HOWARD SWARTZ (LIBER 11227 FOLIO 402) ON THE SOUTH THENCE WITH SAID DIVISION LINE THE FOLLOWING COURSE AND DISTANCE;
2. SOUTH 82° 49' 04" EAST AND THROUGH A REBAR FOUND ONLINE AT 5.02 FEET, 146.58 FEET, TO AN IRON PIPE FOUND MARKING THE INTERSECTION OF SAID DIVISION LINE WITH THE WESTERLY RIGHT-OF-WAY LIMITS OF A 15' PUBLIC ALLEY, THENCE WITH SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING COURSE AND DISTANCE;
3. SOUTH 11° 28' 49" WEST, 87.86 FEET, TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY WITH SAID NORTHERLY RIGHT OF WAY OF WILLIAM AVENUE THENCE WITH SAID NORTHERLY RIGHT OF WAY THE FOLLOWING TWO COURSES AND DISTANCES;
4. SOUTH 89° 52' 21" WEST, 134.95 FEET, TO A POINT, THENCE;
5. NORTH 38° 07' 50" WEST, 18.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,133 SQUARE FEET OR 0.324 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY DESCRIBED IN A TITLE COMMITMENT REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NUMBER 01122-3085, WITH AN EFFECTIVE DATE OF MAY 23, 2014, AND IS SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS THEREIN.



86-445-A

NE/cor. York Rd. & Willow Ave. (200-204 York Rd.)

9th Elec. Dist.

4/3/86

Variance - filing fee \$100.00 - James Swartz

4/3/86

Hearing date set for 5/5/86, at 9:45 a.m.

5/5/86

Advertising and posting - \$85.00

5/7/86

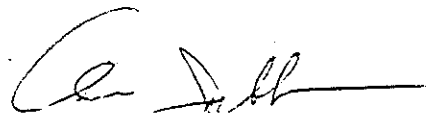
Ordered by the Zoning Commissioner that the variances to permit 5 business signs totalling 200½ sq. ft. in lieu of the permitted 3 signs totalling 100 sq. ft., a side yard setback of 13' in lieu of the required 30', 14 parking spaces in lieu of the required 53 spaces, and a parking setback of 1.5' to the street property line in lieu of the required 8' are GRANTED subject to conditions precedent to the relief granted herein.

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 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 7th day of May, 1986, that the variances to permit five business signs totaling 200½ square feet in lieu of the permitted three signs totaling 100 square feet, a side yard setback of 13 feet in lieu of the required 30 feet, 14 parking spaces in lieu of the required 53 spaces, and a parking setback of 1.5 feet to the street property line in lieu of the required 8 feet be and the same are GRANTED, from and after the date of this Order, subject to the following which are conditions precedent to the relief granted herein:

1. Screening shall comply with the Baltimore County Landscape Manual.
2. The Petitioner shall submit a copy of the landscape plan to Roger Elliott, the adjacent property owner, prior to obtaining approval from the Current Planning and Development Division, Office of Planning and Zoning.
3. Employees may not park on the site.
4. Mr. Elliott; the Towson Manor Village, Inc., the community association; and the Towson Development Corporation, as represented by Leslie H. Graef, do not object to the above variances.
5. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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.

It is FURTHER ORDERED that the variance to allow less restrictive screening requirements for areas abutting a residential zone and public right of way be and is hereby DENIED.



 Zoning Commissioner of
 Baltimore County

AJ/srl

cc: E. Harrison Stone, Esquire

Mr. Leslie H. Graef

Mr. Peter Kark

Mr. Roger Elliott

People's Counsel

MAP 11-111
30
E.D. 7
DATE 2-9-87
200
1000
DP

Personal Points issued
GRC-627-86
C-619-86
4/18/86
WCC

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and described in the Description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.2 f. so as to permit 5 signs on premises in lieu of the permitted 3, and to permit 200.5 total square feet in lieu of the permitted 100 square feet; from Section 238.2 to allow a side yard setback of 13' in lieu of the required 30'; from Section 409.2b(3) to * of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
* allow 14 parking spaces in lieu of the required 53 spaces; from Section 409.2c(1) to allow less restrictive screening requirements for areas abutting residential zone and public right-of-way; from Section 409.2c(4) to allow a parking setback of 1.5' to the street property line in lieu of the required 8'.

Site too small to comply with existing Regulations from which variances are needed.

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.

Lessee: KFC National Management Company
(Type or Print Name)
Signature: T. Brien Haigley
Real Estate Manager
Address: 7225 Parkway Drive
City and State: Hanover, Maryland 21076

Legal Owner(s): James Swartz
(Type or Print Name)
Signature: James Swartz
F.O. Box 36
Address: Bel Air, Maryland 21014
City and State: Hanover, Maryland 21076

Attorney for Petitioner:
E. Harrison Stone, Esq.
(Type or Print Name)
Signature: E. Harrison Stone
Address: Suite 600, 102 W. Pennsylvania Ave.
City and State: Towson, Maryland 21204

Attorney's Telephone No.: (301) 823-1800

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of April, 1986, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of May, 1986, at 9:45 o'clock.

Arnold Jablon
Zoning Commissioner of Baltimore County.

STVLON ASSOCIATES
ENGINEERS ARCHITECTS PLANNERS
27 GOWERS COURT
BALTIMORE MD 21207 2722
301/944-9112

ZONING DESCRIPTION
NO. 200-204 YORK ROAD,
AT WILLOW AVENUE, TOWSON,
NINTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at the point formed by the intersection of the northerly side of Willow Avenue (40 feet wide), and the easterly side of York Road, Maryland Route No. 45 (66 feet wide), thence running with and binding on said easterly side of York Road,

1. North 12°16'35" East 105.69 feet, thence leaving said York Road and running,
2. South 83°03'25" East 147.45 feet to a point located along the westerly side of a public alley (15 feet wide), thence running with and binding on said westerly side of said alley,
3. South 12°18'35" West 88.97 feet to a point located along said northerly side of Willow Avenue, thence running with and binding on same,
4. North 89°39'25" West 150.00 feet to the point of beginning... containing 14,241.85 square feet or 0.3269 acre of land, more or less.

Mark A. Riddle
STVLON ASSOCIATES
Md. Reg. Property Line Surveyor No. 244
March 14, 1986



STVLON ASSOCIATES, Inc. is a member of the STVLON GROUP, a national organization of professional engineers, architects, planners, and environmental scientists.

PETITION FOR ZONING VARIANCES
9th Election District
Case No. 86-445-A

LOCATION: Northeast Corner of York Road and Willow Avenue (200-204 York Road)
DATE AND TIME: Monday, May 5, 1986, at 9:45 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 Variances to permit 5 signs on the premises in lieu of the permitted 3 and a total of 200.5 sq. ft. in lieu of the permitted 100 sq. ft., a side yard setback of 13 feet in lieu of the required 30 feet, 14 parking spaces in lieu of the required 53 spaces, less restrictive screening requirements for areas abutting residential zone and public right-of-way, and a parking setback of 1.5 feet to the street property line in lieu of the required 8 feet

Being the property of James Swartz, 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

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 17, 1986
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 April 17, 1986

THE JEFFERSONIAN,
JB Ventral
Publisher
Cost of Advertising
27.50

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th
Date of Posting: 4/15/86
Posted for: Karinas
Petitioner: James Swartz
Location of property: Nelken York Rd. & Willow Ave.
Location of Signs: 200-204 York Rd.
Remarks: For review on property of Baltimore
Posted by: JB Ventral
Number of Signs: 1
Date of return: 4/15/86

RE: PETITION FOR VARIANCES
NE/Corner York Rd. & Willow Ave. (200-204 York Rd.), 9th District
JAMES SWARTZ, Petitioner
Case No. 86-445-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 11th day of April, 1986, a copy of the foregoing Entry of Appearance was mailed to E. Harrison Stone, Esquire, Suite 600, 102 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner; and KFC National Management Co., T. Brien Haigley, Real Estate Manager, 7225 Parkway Drive, Hanover, MD 21076, Lessee.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3553

ARNOLD JABLON
ZONING COMMISSIONER
April 29, 1986
JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

RE: PETITION FOR ZONING VARIANCES
NE/Cor. York Rd. & Willow Ave.
(200-204 York Rd.)
9th Election District
James Swartz - Petitioner
Case No. 86-445-A

Dear Mr. Stone:

This is to advise you that \$85.00 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 property from the time it is placed by this office until the day of the hearing.

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

No. 021613

DATE: 5/5/86 ACCOUNT: 2011-615-897

SIGN & POST TO BE RETURNED TO ZONING OFFICE
Payton, Muller, Nelson & Field

RECEIVED FROM: Advertising & Posting for Case 86-445-A

FOR: Baltimore County

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 16, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 16, 1986

TOWSON TIMES,
JB Ventral
Publisher
42.50

Case No. 86-445-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 3rd day of April, 1986.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner
Received by: James E. Jung
Chairman, Zoning Plans Advisory Committee
Petitioner: James Swartz
Petitioner's Attorney: E. Harrison Stone, Esquire

E. Harrison Stone, Esquire
Suite 600, 102 West Pennsylvania
Avenue
Towson, Maryland 21204

April 4, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
NE/cor. York Rd. & Willow Ave. (200-204 York Rd.)
9th Election District
James Swartz - Petitioner
Case No. 86-445-A

TIME: 9:45 a.m.

DATE: Monday, May 5, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

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

No. 019837

DATE 3/18/86 ACCOUNT 01-613

AMOUNT \$ 100.00

RECEIVED FROM: ROYSTER, MUELLER, HOLLAND & REID

FOR: FILING FEE FOR VARIANCE Item No. 332
JAMES SWARTZ *****100613*****

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: April 29, 1986

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

SUBJECT: Zoning Petition No. 86-445-A

In reviewing this petition, this office finds it difficult to determine what the subject proposal is in detail. In reviewing all parts of the file, we find different square footages on different parts of the submittal for the same sign. For example, the elevation drawing of the main sign (lower right-hand corner of the plat) shows a 6' x 10' sign; yet, the locational label on the left side of the plat says "install 8' x 14' KFC ID sign". This office strongly urges that no action be taken on this petition until the submittal is revised so as to make sense. If then the request is for a 6' x 10' ID sign, the directional signs, the readerboard, and no changeable message board, this office would not be opposed to such being granted.

Finally, this office is opposed to reducing the screening requirements and notes that the requirements set forth in the Baltimore County Landscape Manual must be met.

Norman E. Gerber, AICP
Norman E. Gerber, AICP

NBG/JGH/sf

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 332, Zoning Advisory Committee Meeting of April 1, 1986

Property Owner: James Swartz

Location: NE/cor. York Rd. & Willow Ave. District 9th

Water Supply: Public Sewage Disposal: Public

COMMENTS ARE AS FOLLOWS:

- (X) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1282 (1)

Zoning Item # 332 Zoning Advisory Committee Meeting of April 1, 1986
Page 2

- (X) Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
 - () The results are valid until _____.
 - () Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - () shall be valid until _____.
 - () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others _____

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 11, 1986

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

E. Harrison Stone, Esquire
Suite 600, 102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 332 - Case No. 86-445-A
Petitioner - James Swartz
Variance Petition

Dear Mr. Stone:

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
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: STV/Lyon Associates
21 Governor's Court
Baltimore, Maryland 21207



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

STEPHEN E. COLLINS
DIRECTOR

April 28, 1986

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

Item No. 332 -ZAC- Meeting of April 1, 1986
Property Owner: James Swartz
Location: NE/cor. York Rd. and Willow Ave. (200 York Rd.)
BR-CSA
Variances to permit 5 signs on the premises in lieu of the permitted 3, a total of 200.5 sq. ft. in lieu of the permitted 100 sq. ft., a side yard setback of 13' in lieu of the required 30', 14 parking spaces in lieu of the required 53 spaces, less restrictive screening requirements for areas abutting residential zone and public right-of-way, and a parking setback of 1.5' to the street property line in lieu of the required 8' 0.327 acres
9th

Acres: 0.327
District: 9th

Dear Mr. Jablon:

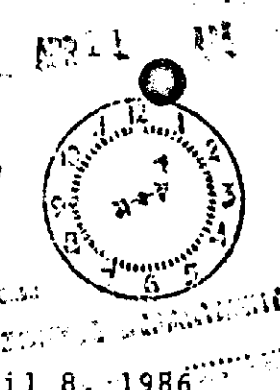
The requested variance to parking from the required 53 parking spaces to 14 parking spaces can be expected to cause a shortage of parking and cause congestion in an area with a history of parking problems.

Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt



Maryland Department of Transportation
State Highway Administration



William K. Hoffmann
Secretary
Hal Kassoff
Administrator

April 8, 1986

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

Att: James Dyer

Re: Baltimore County
Item # 332
Property Owner: James Swartz
Location: NE/cor. of York Road (Route 45) and Willow Ave. (200 York Road)
Existing Zoning: BR-CSA
Proposed Zoning: Var. to permit 5 signs on the premises in lieu of the permitted 3, a total of 200.5 sq. ft. in lieu of the permitted 100 sq. ft. a side yard setback of 13' in lieu of the req. 30', 14 parking spaces in lieu of the required 53 spaces, less restrictive screening requirements for areas abutting residential zone and public right-of-way, and a parking setback of 1.5' to the street property line in lieu of the req. 8' 0.327 acres
District: 9th

Dear Mr. Dyer:

On review of the submittal of 3/18/86, the S.H.A. finds the concept plan with access by way of York Road (Route 45) generally acceptable.

Be advised the submittal for sign variance has been forwarded to the S.H.A. Beautification Section, c/o Morris Stein, (659-1642), for all comments relative to zoning.

Continued

My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 555-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

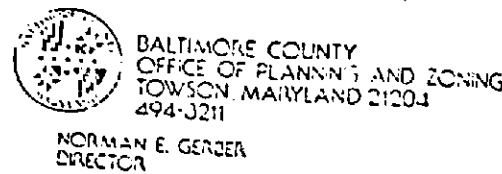
Mr. James Dyer
Page 2
April 8, 1986

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:res

cc: J. Ogle
M. Stein w/att.



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

April 14, 1986

Re: Zoning Advisory Meeting of April 1, 1986
Item # 332
Property Owner: James Swartz
Location: NE/cor. York Rd. & Willow Ave.
(200 York 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.
- ☒ A County Review Group Meeting is required. 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 22-99 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 4/1/86.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual, Bill 178-85. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is 15.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-85, and its conditions change are re-evaluated annually by the County Council.
- ☒ Additional comments:

ALL VARIANCES OF CRG HAS BEEN APPLIED FOR
AND WILL BE REVIEWED BY THE PLANNING
BOARD ON 4/17/86

cc: James Hoswell

Eugene A. Guber
Chief, Current Planning and Development



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

April 30, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 332 Zoning Advisory Committee Meeting are as follows:

Property Owner: James Swartz
Location: NE/cor. of York Road and Willow Avenue (200 York Road)
District: 9th.

APPLICABLE TYPES ARE CIRCLED:

☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.D.C. #17-1 - 1980) and other applicable Codes and Standards.

☒ A building and other miscellaneous permits shall be required before the start of any construction. A Zoning Permit is required to remove existing structures.

☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

☒ All Use Groups except R-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1007, Section 1006.2 and Table 1002. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

☒ The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 505 and 506 and have your architect/engineer contact this department.

☒ The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

☒ When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____. See Section 312 of the Building Code.

☒ The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

☒ Comments: Show compliance to the State Handicapped Code - parking signs, ramps, building access, building useability. Signs shall comply with Article 19 as amended by Bill #17-85.

☒ These abbreviated 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 the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Marko E. Shuman
By: C. E. Burman, Chief
Building Plans Section

4/22/86

BALTIMORE COUNTY DEPARTMENT OF HEALTH

4/3/86
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 332, Zoning Advisory Committee Meeting of April 1, 1986

Property Owner: James Swartz

Location: NE/cor. York Rd. & Willow Ave. District 9th

Water Supply Public Sewage Disposal Public

COMMENTS ARE AS FOLLOWS:

- ☒ Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ☐ Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- ☐ A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ☐ A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- ☐ Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ☐ Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ☐ Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ☐ If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 332 Zoning Advisory Committee Meeting of April 1, 1986
Page 2

- ☒ Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- ☐ Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- ☐ Soil percolation tests (have been/must be) conducted.
 - ☐ The results are valid until _____.
 - ☐ Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- ☐ Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ☐ In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until _____.
 - ☐ is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ☐ Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ☐ If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- ☐ Others _____

San J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R



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

PAUL H. REINCKE
CHIEF

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

RE: Property Owner: James Swartz

Location: NE/cor. of York Rd. and Willow Ave. (200 York Rd.)

Item No.: 332 Zoning Agenda: Meeting of April 1, 1986

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 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.

- ☐ 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.

REVIEWER: John F. O'Neill Noted and Approved: John F. O'Neill
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

ROYSTON, MUELLER, MCLEAN & REID

R. TAYLOR MCLEAN
RICHARD A. REID
E. HARRISON STONE
MILTON R. SMITH, JR.
C. S. KUNZELHOFFER III
THOMAS F. McDONOUGH

SUITE 600
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4575
(301) 823-1800

OF COUNSEL
CARROLL W. ROYSTON
H. ANTHONY MUELLER
JOHN L. ASKEW

March 18, 1986

Arnold Jablon, Esq.
Zoning Commissioner
for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petition for Variances (200-204 York Road, Towson)

Dear Mr. Jablon:

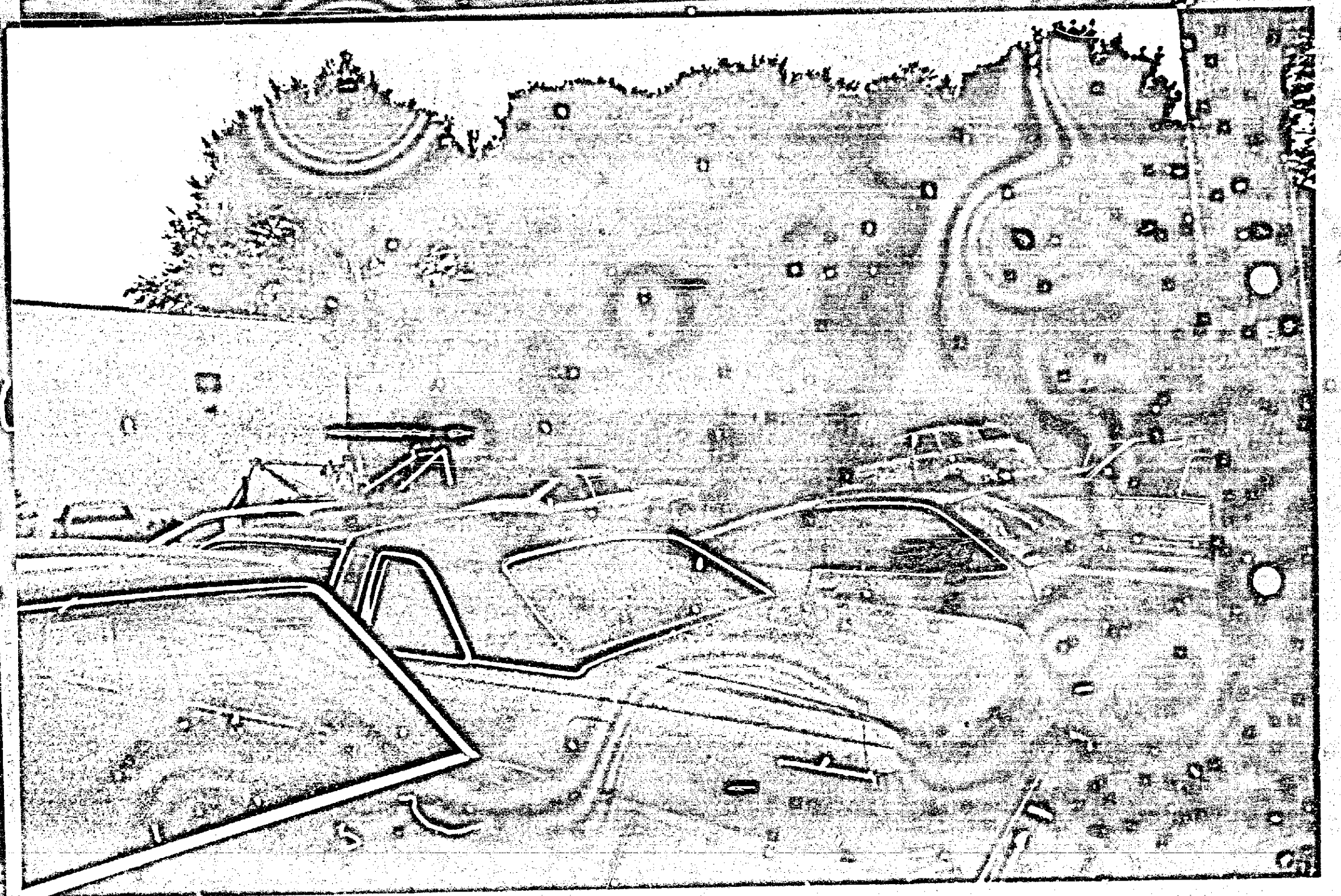
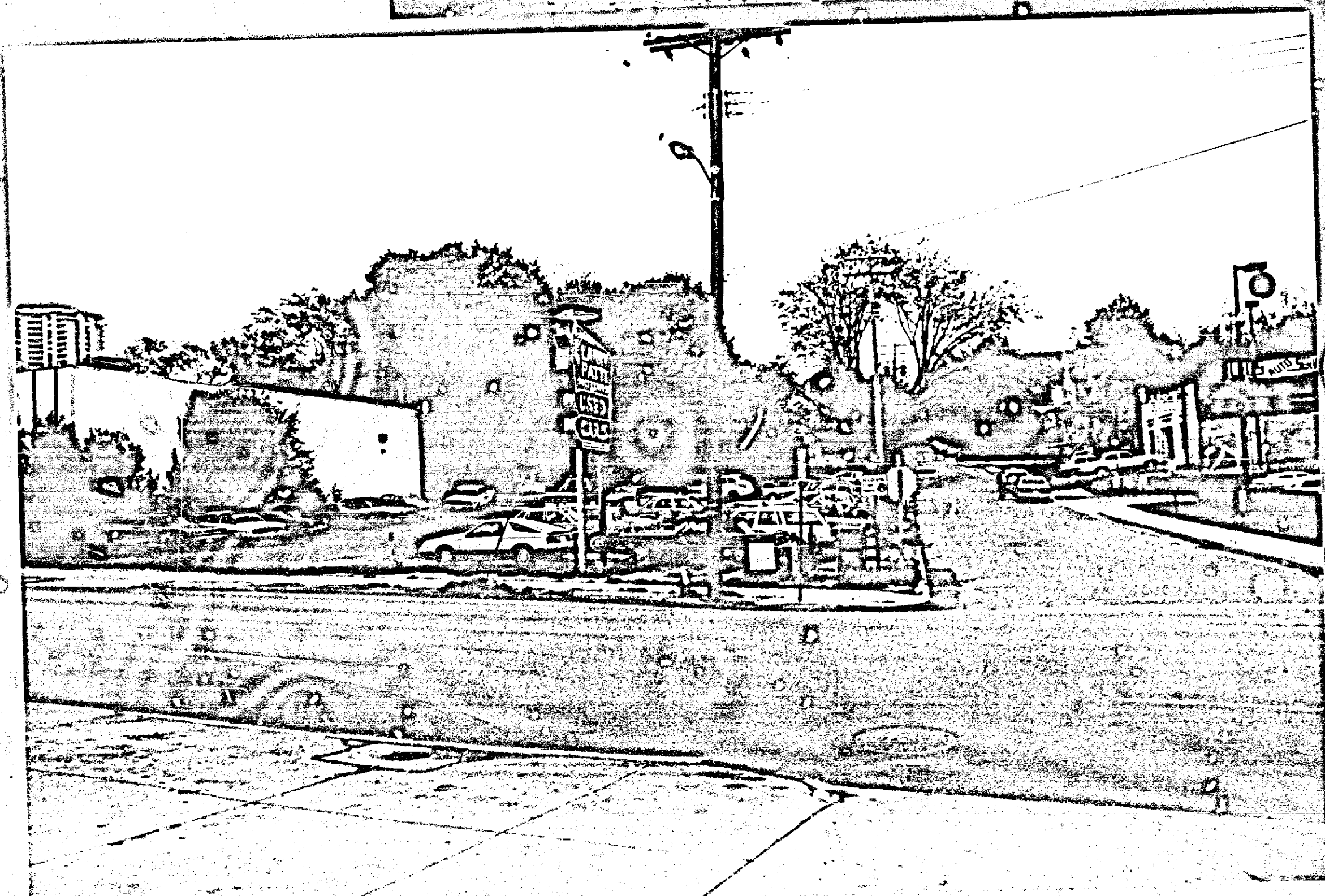
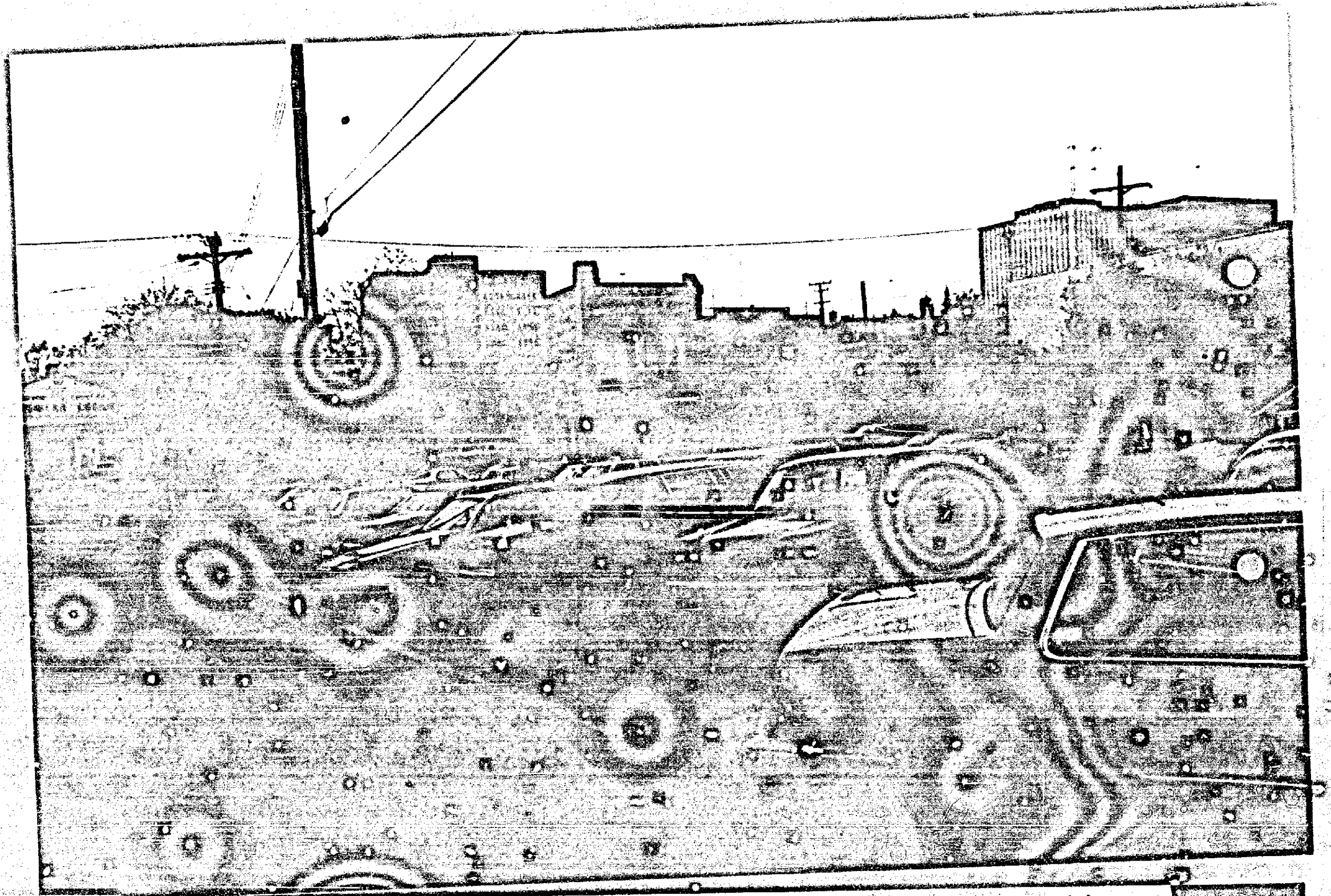
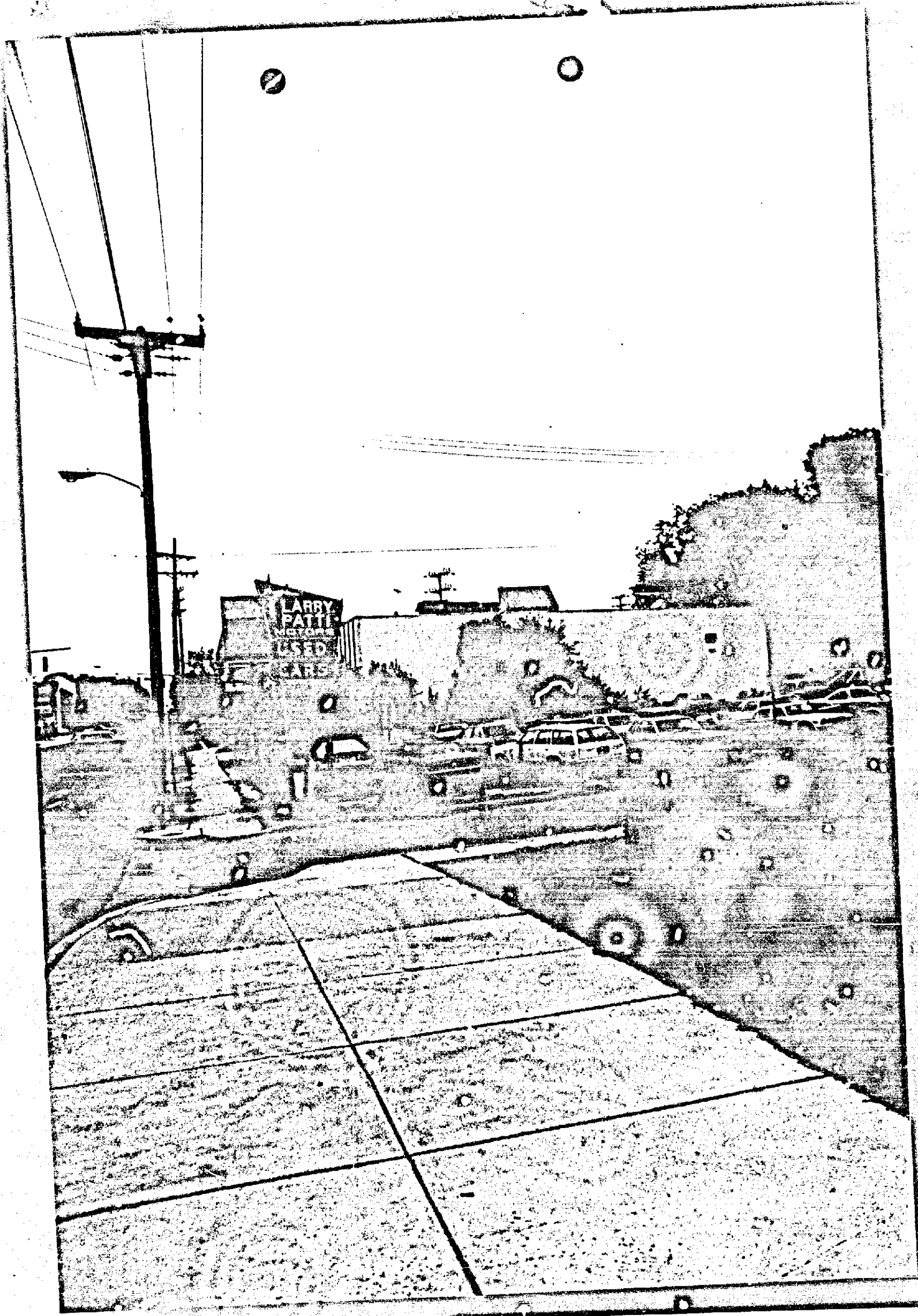
We have filed, concurrent with this letter request, a Petition requesting certain zoning variances pertaining to the above-captioned property.

Because of various contractual and planning commitments, an early hearing date on our Petition is absolutely essential. Accordingly, we urge your favorable consideration of this request.

Thank you.

Very truly yours,
E. Harrison Stone
E. Harrison Stone

EHS:jz



1.0 GENERAL

- insufficiently carried out to insure a good paving job. A finished surface shall not vary more than 1/8" in 10 feet when tested with a straight edge applied parallel with, or at right angles, to centerline of asphalt surface. Humps or depressions which exceed specified tolerances or which retain water shall be immediately corrected by removing the defective work and replacing it with new material, at the Contractor's expense.



SCALE: 1"=10'



- | | |
|--|--|
| 1. WHEN THE PAPER IS TO BE FASTENED SECURELY TO THESE POSTS WITH NINE TIES OF STRAPLES. | POSTS: STUBBLE 18 INCH TO 20 INCH HIGH, 2" DIAMETER. |
| 2. FILTER CLOTH TO BE FASTENED SECURELY TO STRAPLES OF EACH POST WITH 4 TIES OF STRAPLES, 2" AT TOP AND MID SECTION. | PERIOD: MONTHLY, MAY, 1964.
PLACE: 100' W. FROM MAIN ENTRANCE. |
| 3. WHEN THE SECTIONS OF FILTER CLOTH ARE ALIGNED EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND POLISHED. | FILTER CLOTH: FILTER 20,
FIBER 10, 100' STAIN-
LESS STEEL OR APPROVED EQUIV. |
| 4. MAINTENANCE SHALL BE PERFORMED AS WEEDED AND MATERIAL REMOVED WHEN RULES SET FORTH IN THE SIXTY PERIOD. | PREPARED BY: UNIT: 60-040,
IN CHARGE, OR APPROVED EQUIV. |



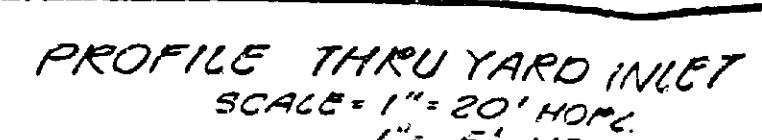
- [illegible]

1

Abstract

[illegible]

1000



SCALE: HOR. 1"=10'



DETAIL NEW INLET-YORK & WILLOW

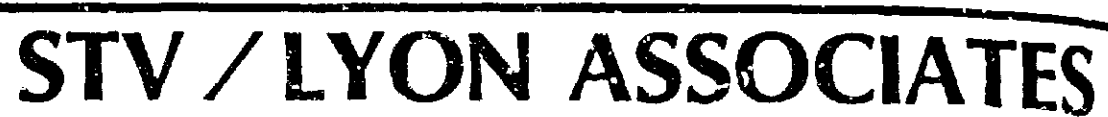


- ### Construction Specifications
1. Materials
- A. Wooden frame is to be constructed of 2" x 4" construction grade lumber.
 - B. Wire mesh must be of sufficient strength to support filter fabric, and strong for each instab, with water fully impounded against it.
 - C. Filter cloth must be of a type approved for this purpose; resistant to sunlight with above size, K08, 60-85, to allow sufficient passage of water and removal of sediment.
 - D. Frame is to be 3' in size and clean, since slimes would clog the

8. **Curb Inlet Protection.**
 1. Attach a continuous piece of wire mesh (30" max. width by three times length plus 4") to the 2" x 4" wire (overseeing three times length plus 3") as shown on the standard drawing.
 2. Place a piece of approved filter cloth (40-85 mesh) of the same dimensions as the wire mesh over the wire mesh and securely attach to the 2" x 4" wire.
 3. Securely nail the 2" x 4" wire to 3" long vertical spacers to be located between the curb and inlet face (max. 8' apart).
 4. Place the assembly against the inlet curb and nail (minimum 1" lengths of 2" x 4" anchors) with spacers at alternate curb locations. Place 2" x 4" anchors well outside corners of inlet top and be held in place by cambrage or alternate weight.
 5. The assembly shall be placed so that the end spacers are a minimum 1' back from each side of the throat opening.
 6. Form the wire mesh and filter cloth to the concrete curb top and against the face of curb on both sides of the inlet. Place one (1) stone over the wire mesh and filter fabric in each a distance as to prevent any of the form entering the inlet under or around the filter cloth.
 7. This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.
 8. Assure that storm flow does not bypass inlet by installing

temporary earth or asphalt dikes directing flow into inlet,

- 4. Materials
 - A. Wooden frame is to be constructed of 2" x 4" construction grade lumber.
 - B. Wire mesh must be of sufficient strength to support filter fabric and screen for curb inlets, with water fully impounded against it.
 - C. Filter cloth must be of a type approved for this purpose; resistant to sunlight with sieve size, 100, 40-60, 25, to allow sufficient passage of water and removal of sediment.
 - D. Stone is to be 2" in size and clean, since fines would clog the

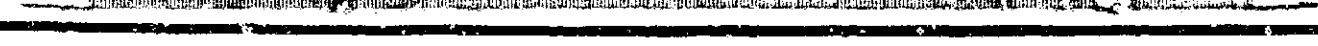


Engineers Surveyors Planners

21 Governor's Court Baltimore, Maryland 21207

Telephone : 301-944-9112

REVISIONS



PLAN PREPARATION

NOTES & DETAILS

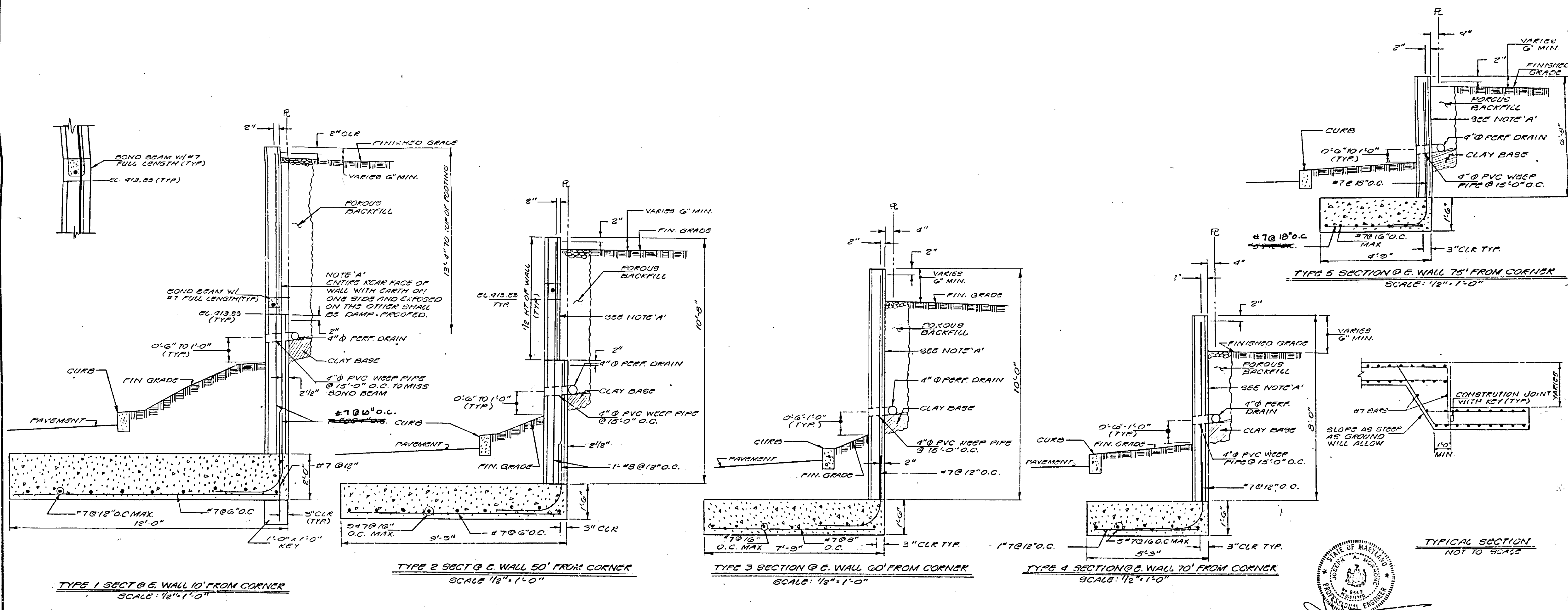
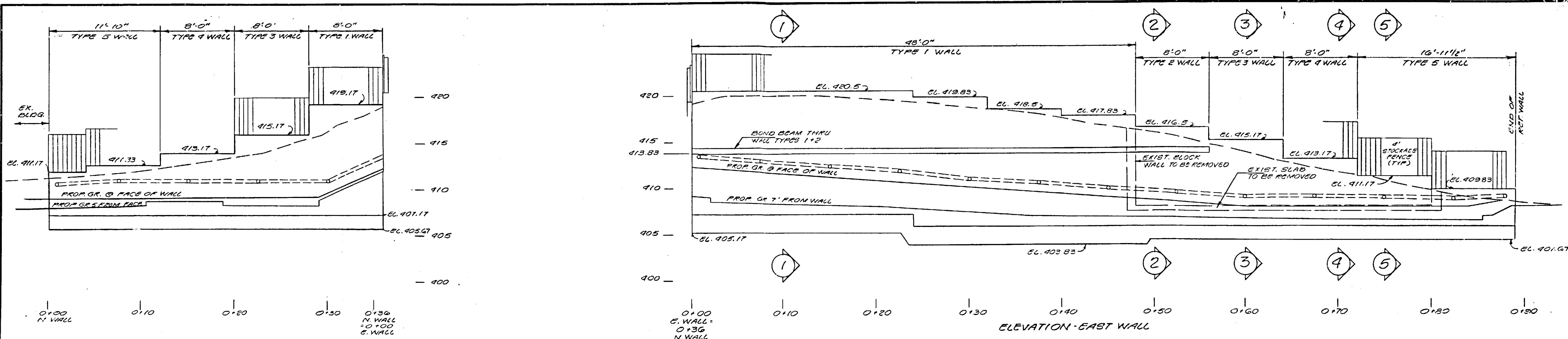
KFC

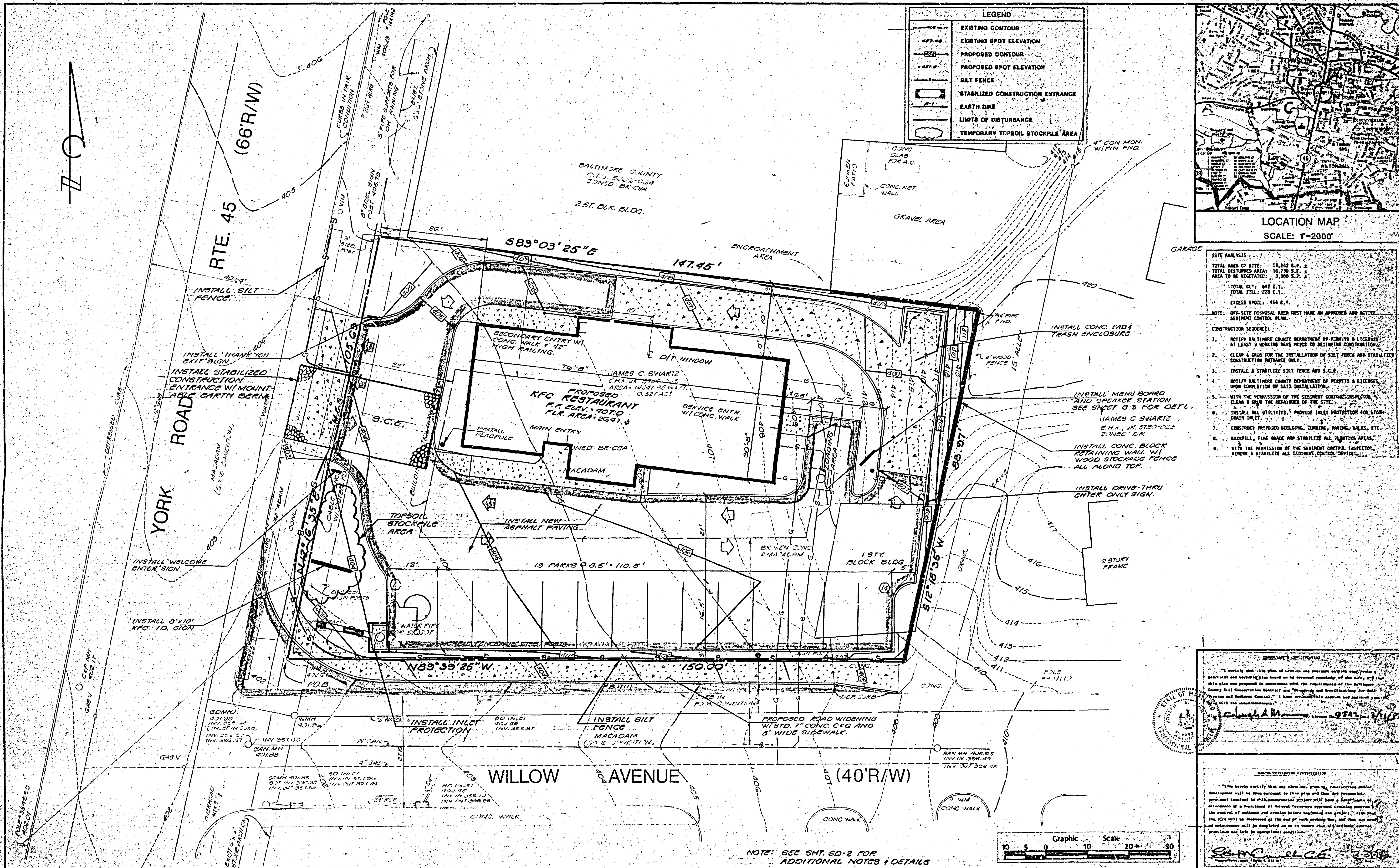
200-204 YORK ROAD
DIST. 9 BALTIMORE CO., MD

DRAWING NO.

SD-2

SHEET NO.
2 of 5





LOCATION MAP
SCALE: 1"=2000'

SITE ANALYSIS
TOTAL AREA OF SITE: 14,242 S.F. ±
TOTAL DISTURBED AREA: 16,730 S.F. ±
AREA TO BE VEGETATED: 3,000 S.F. ±
TOTAL CUT: 642 C.Y.
TOTAL FILL: 228 C.Y.
EXCESS SPOIL: 414 C.Y.

NOTE: OFF-SITE DISPOSAL AREA MUST HAVE AN APPROVED AND ACTIVE SEDIMENT CONTROL PLAN.

CONSTRUCTION SEQUENCE:

1. NOTIFY BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.
2. CLEAR & GRAD FOR THE INSTALLATION OF SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE ONLY.
3. INSTALL & STABILIZE SILT FENCE AND S.C.E.
4. NOTIFY BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES UPON COMPLETION OF SAID INSTALLATION.
5. WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, CLEAR & GRAD THE REMAINDER OF THE SITE.
6. INSTALL ALL UTILITIES, PROVIDE INLET PROTECTION FOR STORM DRAIN INLET.
7. CONSTRUCT PROPOSED BUILDING, CURBING, PAVING, WALKS, ETC.
8. BACKFILL, FINE GRADE AND STABILIZE ALL PLANTING AREAS.
9. WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, REMOVE & STABILIZE ALL SEDIMENT CONTROL DEVICES.

STATE OF MARYLAND
Professional Seal of **James C. Swartz**, Engineer No. 2342, License No. 2342, State of Maryland.

DESIGNER'S CERTIFICATION
"I, the undersigned, hereby certify that this plan, specification and contract documents were prepared and submitted to the State of Maryland in accordance with the requirements of the Baltimore County Soil Conservation District and the Department of the Environment and Natural Resources, and that I am a duly licensed Professional Engineer in the State of Maryland."

DATE: 3/26/89
BY: James C. Swartz

STV / LYON ASSOCIATES
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone : 301-944-9112

REVISIONS	
NO.	DATE DESCRIPTION

PLAN PREPARATION

DRAWN BY: T. KILLMEYER	DATE: 3/26/89
CHECKED BY: J. KILGREEN	SCALE: 1"=10'
CHECKED BY:	JOB NO: 7807-S9-010

SEDIMENT & EROSION CONTROL PLAN

KFC
200-204 YORK ROAD
ELECT. 9 BALTIMORE CO., MD

DRAWING NO.
SD-3

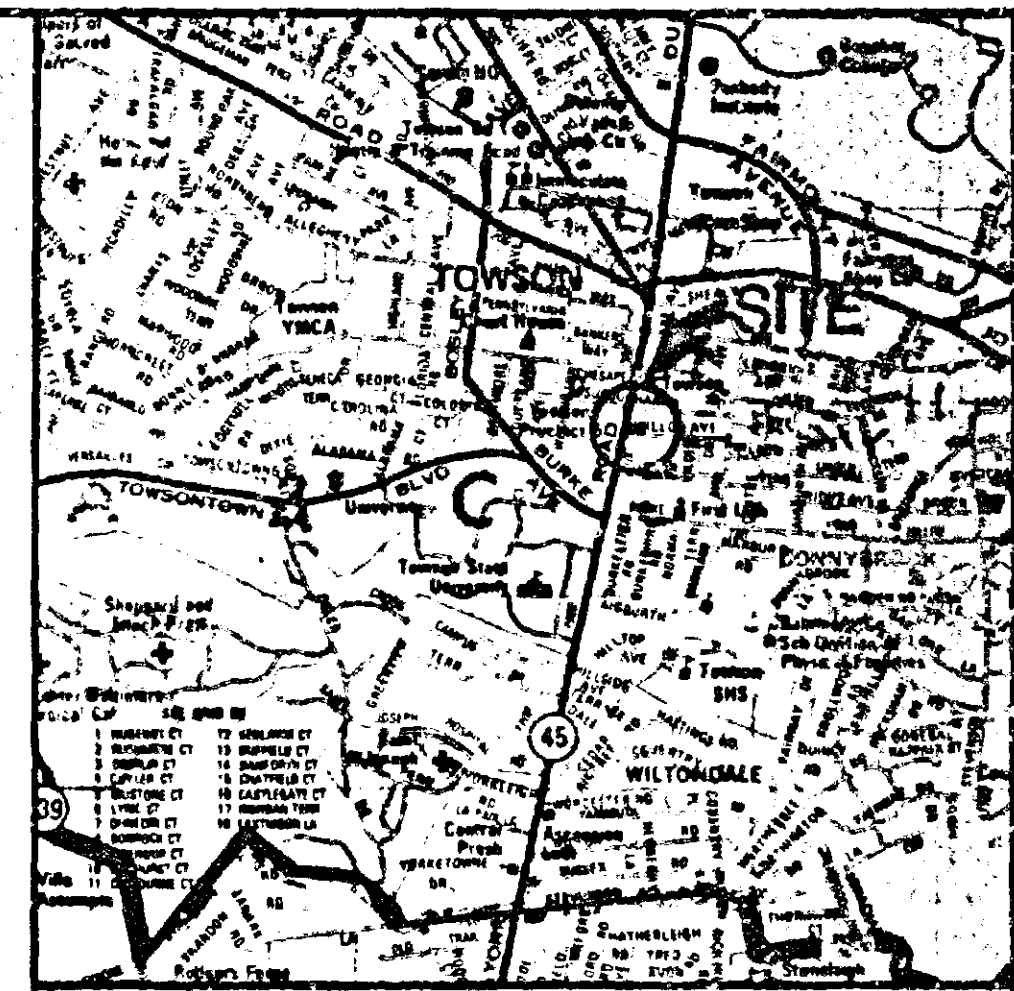
SHEET NO.
3 of 5

I certify that the planting plan shown herein is consistent with applicable policy, guidelines and ordinances, and that all plant material to be furnished will be nursery-grown in accordance with the specifications stated in the Baltimore County Landscape Manual, 1983, dated

Signature of Applicant: *Michelle J. Lyons* Date: *4/1/86*

GENERAL NOTES

1. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN, "AMERICAN STANDARDS FOR NURSERY STOCK."
2. CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION IS COMPLETE AND APPROVED. AT THE END OF ONE YEAR ALL PLANT MATERIAL WHICH IS DEAD OR DYING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH PLANT MATERIAL OF IDENTICAL TYPE, SIZE AND CONDITION AS ORIGINALLY SPECIFIED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS TO AVOID CONFLICTS WITH UTILITIES. COORDINATE WITH UTILITY CONTRACTOR TO VERIFY 'AS BUILT' LOCATION OF ALL UTILITIES.
4. EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.



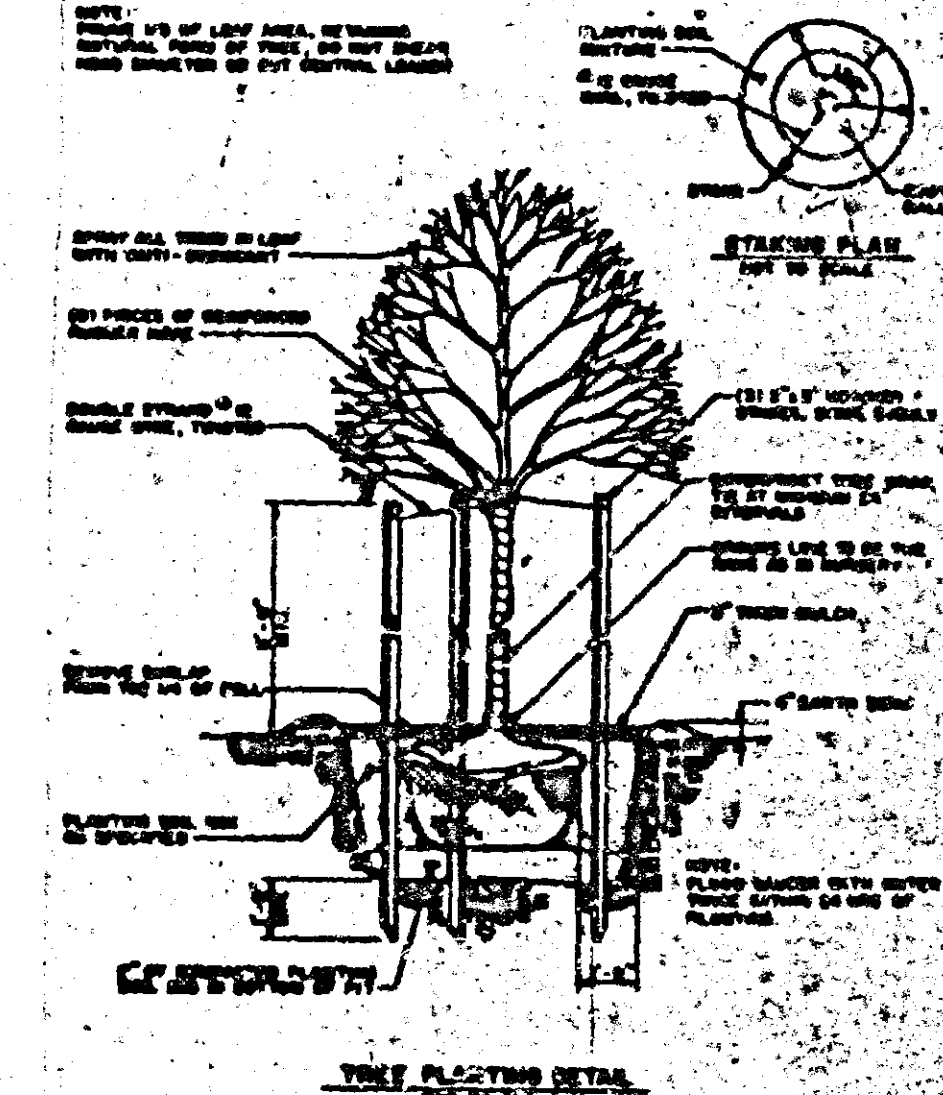
LOCATION MAP
SCALE: 1"=2000'

LANDSCAPING REQUIRED:

255 LF. (EXTERIOR ROADS) 40 = 6.4 TREES
14 PARKING SPACES 112 = 1.1 TREES
SCREEN DUMPTER
SCREEN PARKING LOT FROM RESIDENTIAL ZONE
- 8 TREES REQUIRED - 1 OF THE 8 TO BE MAJOR DECIDUOUS TREES
(3 MAJOR DECIDUOUS TREES RATHER THAN 4 ARE RECOMMENDED AS A RESULT OF THE LIMITED SPACE)

LANDSCAPING PROVIDED:

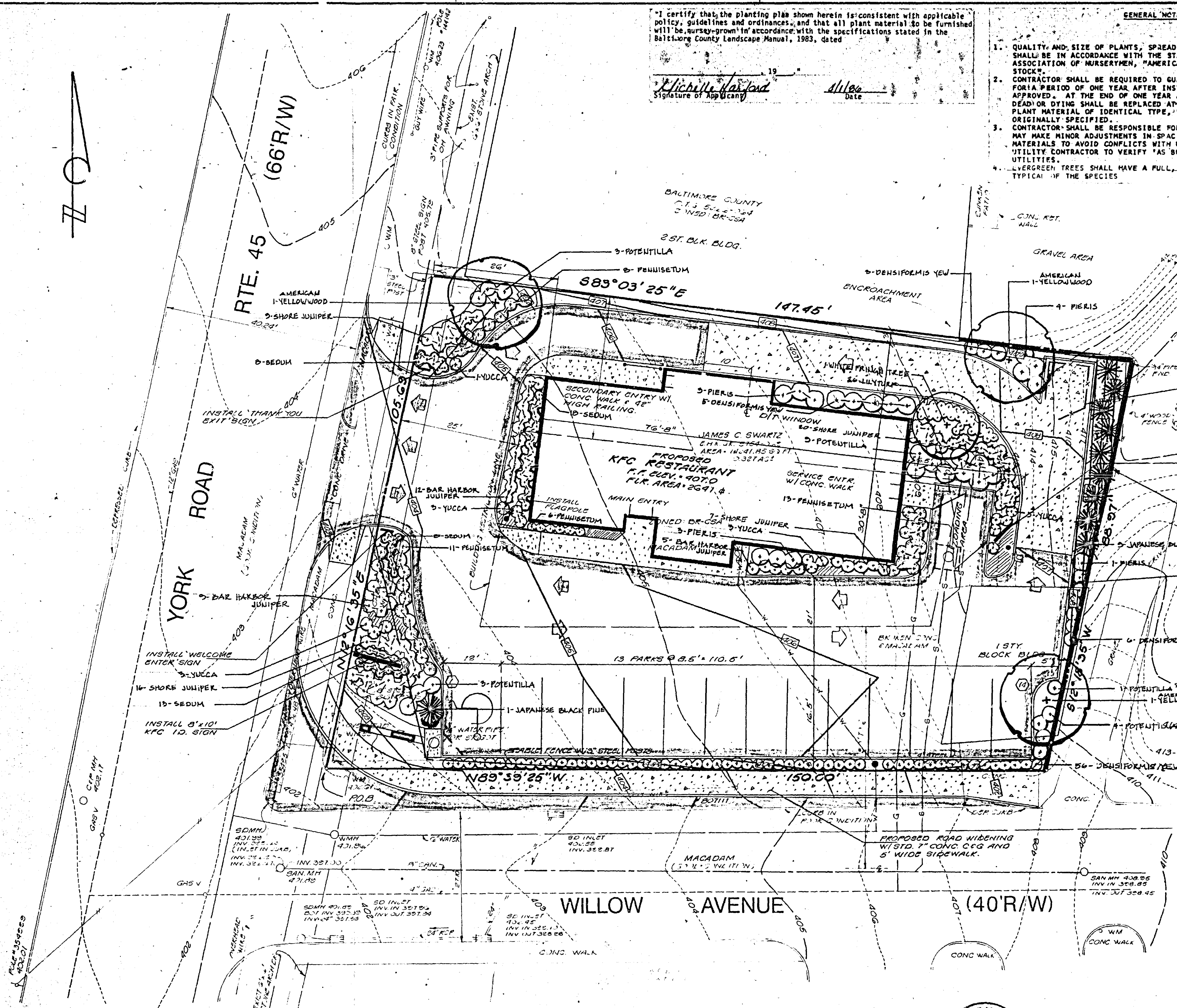
5 MAJOR DECIDUOUS TREES
1 MINOR DECIDUOUS TREE
10 EVERGREEN TREES
MIXED DECIDUOUS/EVERGREEN SHRUBS



PLANTING SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
3	CLADASTIS LUTEA	AMERICAN YELLOWWOOD	2'-2 1/2'	B+B
1	CHIONANTHUS VIRGINICUS	WHITE FRINGE TREE	4'-6'	B+B
10	PIRUS THUNBERGIANA	JAPANESE BLACK PINE	5'-6'	B+B
11	PIERIS JAPONICA	JAPANESE PIERIS	3'-3 1/2'	B+B
70	TAXUS X MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	3'-3 1/2'	B+B
20	POTENTILLA FRUTICOSA 'SACKMANNII'	BUSH CINQUEFOIL	2'-2 1/2'	CONT.
52	JUNIPERUS CONFERTA	SHORE JUNIPER	15'-18'	CONT.
26	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	12'-15'	CONT.
30	PENNISETUM ALOPECUROIDES	ROSE FOXTAIL GRASS	16'-18'	CONT.
15	YUCCA FILAMENTOSA	YUCCA ADAM'S NEEDLE	15'-18'	CONT.
41	SEDUM SPECTABILE	SEDUM 'AUTUMN JOY'	1 GAL.	CONT.
26	LIRIOPE MUSCARI	BIG BLUE LILYTURF	1 GAL.	CONT.

//////// AREAS OF ANNUAL/PERENNIAL COLOR



STV / LYON ASSOCIATES
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone : 301-944-9112

REVISIONS

NO.	DATE	DESCRIPTION

PARAGON K&E 56 3242 GERMANY

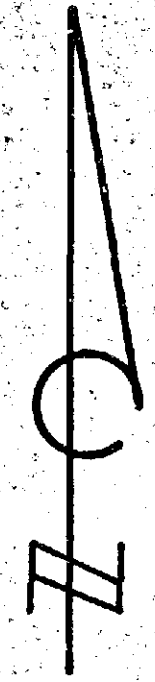


PLAN PREPARATION

DRAWN BY: S.T.M.	DATE: 3/31/86
DESIGNED BY: S.T.M.	SCALE: 1"=10'
CHECKED BY: S.H.P.	JOB NO: 7807-59-010

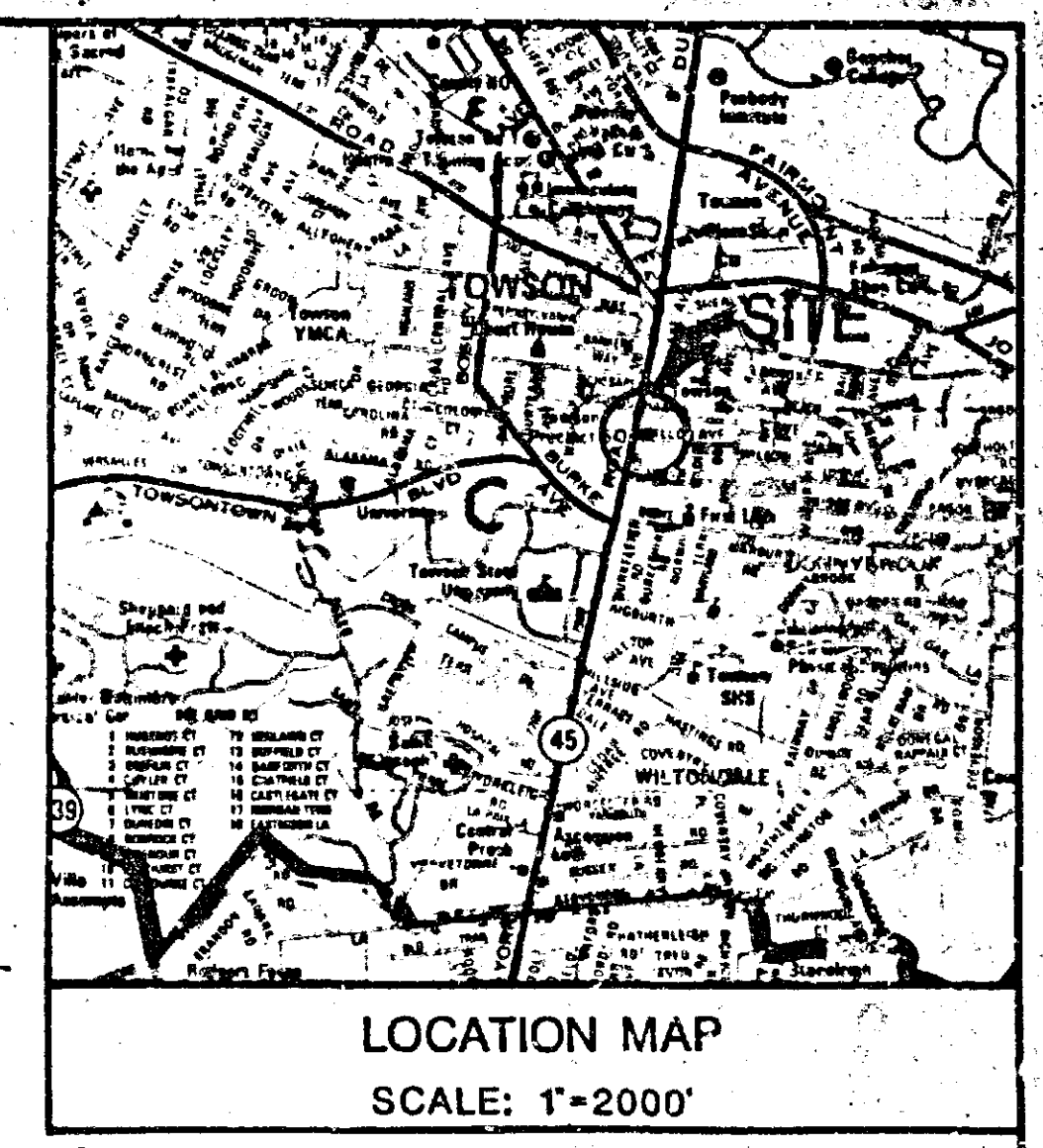
LANDSCAPE PLAN
KFC
200-204 YORK ROAD
ELECT. 9 BALTIMORE CO., MD

DRAWING NO.
SD-4
SHEET NO.
4 of 5

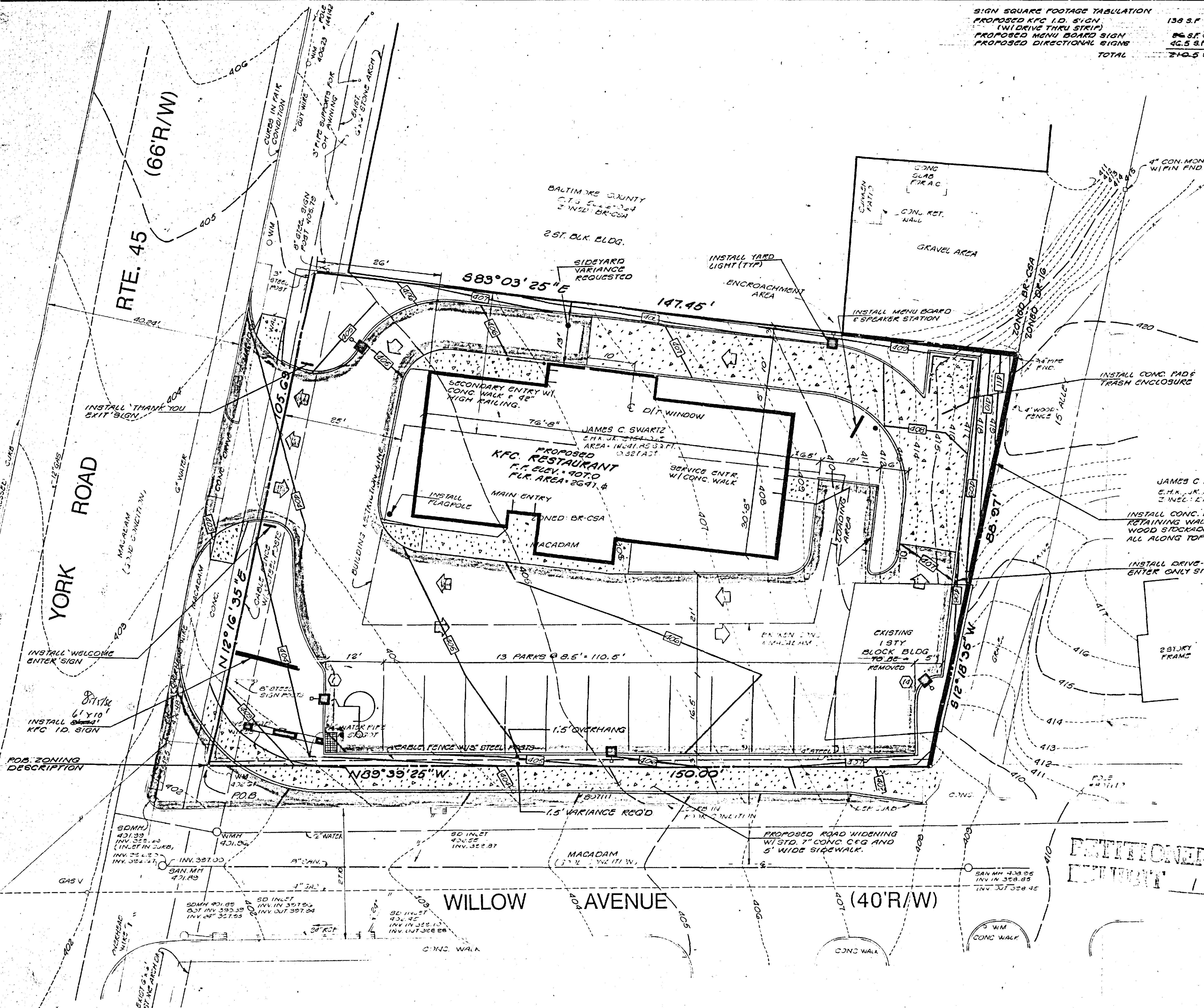


SIGN SQUARE FOOTAGE TABULATION

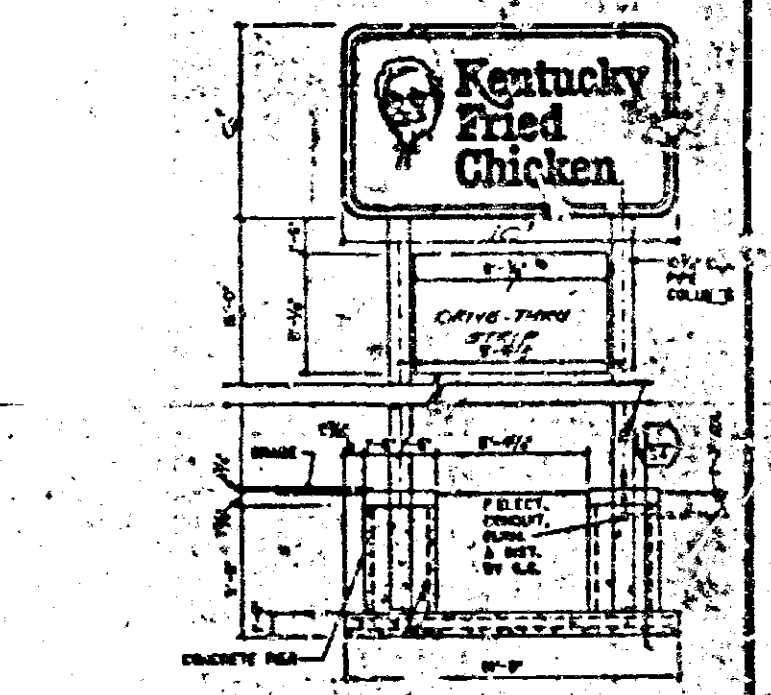
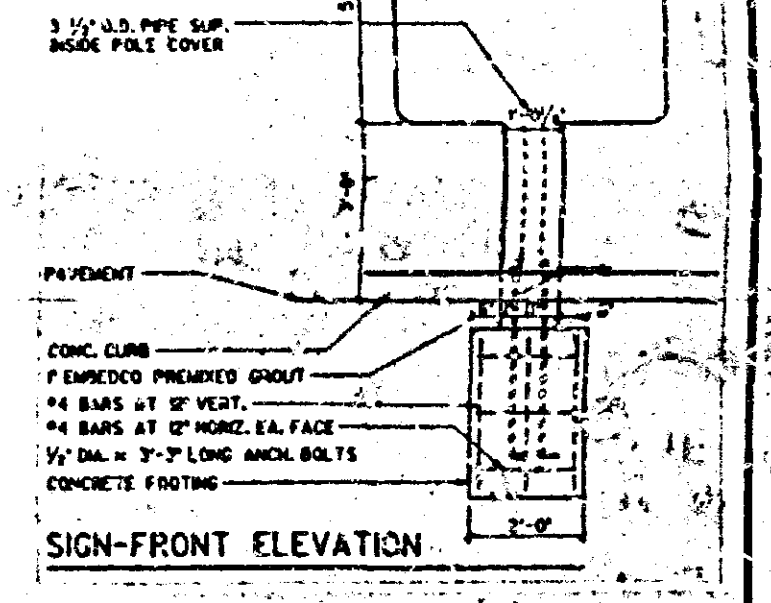
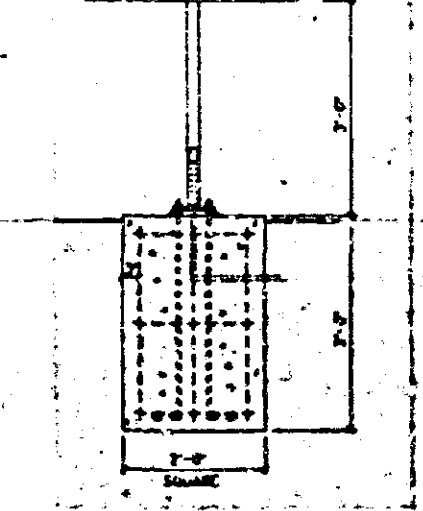
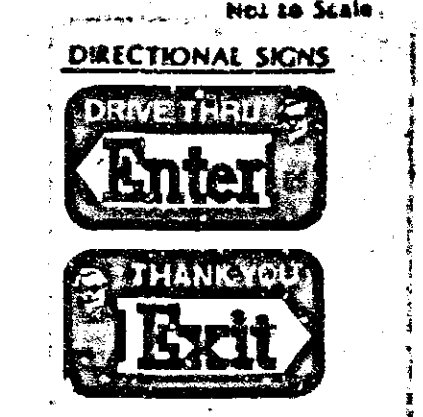
PROPOSED KFC I.D. SIGN	138.3 SF
(W/DRIVE THRU STRIP)	
PROPOSED MENU BOARD SIGN	26.8 SF
PROPOSED DIRECTIONAL SIGNS	40.5 SF
TOTAL	205.6 SF



- NOTES:
- OWNER: JAMES C. SWARTZ
 - LESSEE: KFC NATIONAL MANAGEMENT COMPANY
7225 PARKWAY DRIVE
HANOVER, MARYLAND 21076
(301) 796-5100
 - EXISTING USE: ABANDONED
PROPOSED USE: KFC RESTAURANT
 - EXISTING ZONING: BR-CSA
NOTE: RESTAURANT PERMITTED UNDER SECTION 236.1 (233.1, 230.4)
PROPOSED ZONING: NO CHANGE
 - VARIANCES REQUIRED:
 - FROM SECTION 238.2 TO ALLOW A SIDE YARD OF 13' IN LIEU OF THE REQUIRED 30'.
 - FROM SECTION 409.2b(3) TO ALLOW 14 PARKING SPACES IN LIEU OF THE REQUIRED 53 IN CONJUNCTION WITH DRIVE THRU SERVICE.
(PARKING 200'S 2641 SF @ 1/50 = 52.8 USE 53)
 - FROM SECTION 409.2c(1) TO ALLOW LESS RESTRICTIVE SCREENING REQUIREMENTS FOR AREAS ADJACENT TO RESIDENTIAL ZONE AND PUBLIC RIGHT-OF-WAY.
 - FROM SECTION 409.2c(4) TO ALLOW A PARKING SETBACK OF 1.5' IN LIEU OF THE REQUIRED 8'.
 - FROM SECTION 413.2f TO ALLOW:
 - 5 BUSINESS SIGNS IN LIEU OF THE REQUIRED 3.
 - A TOTAL OF 799 SQUARE FEET IN LIEU OF THE REQUIRED 100 SQUARE FEET.



Sign Details
NOT TO SCALE



STV / LYON ASSOCIATES
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone : 301-944-9112

REVISIONS	
NO DATE DESCRIPTION	1 3-81 PER ZONING COMMENTS TLK

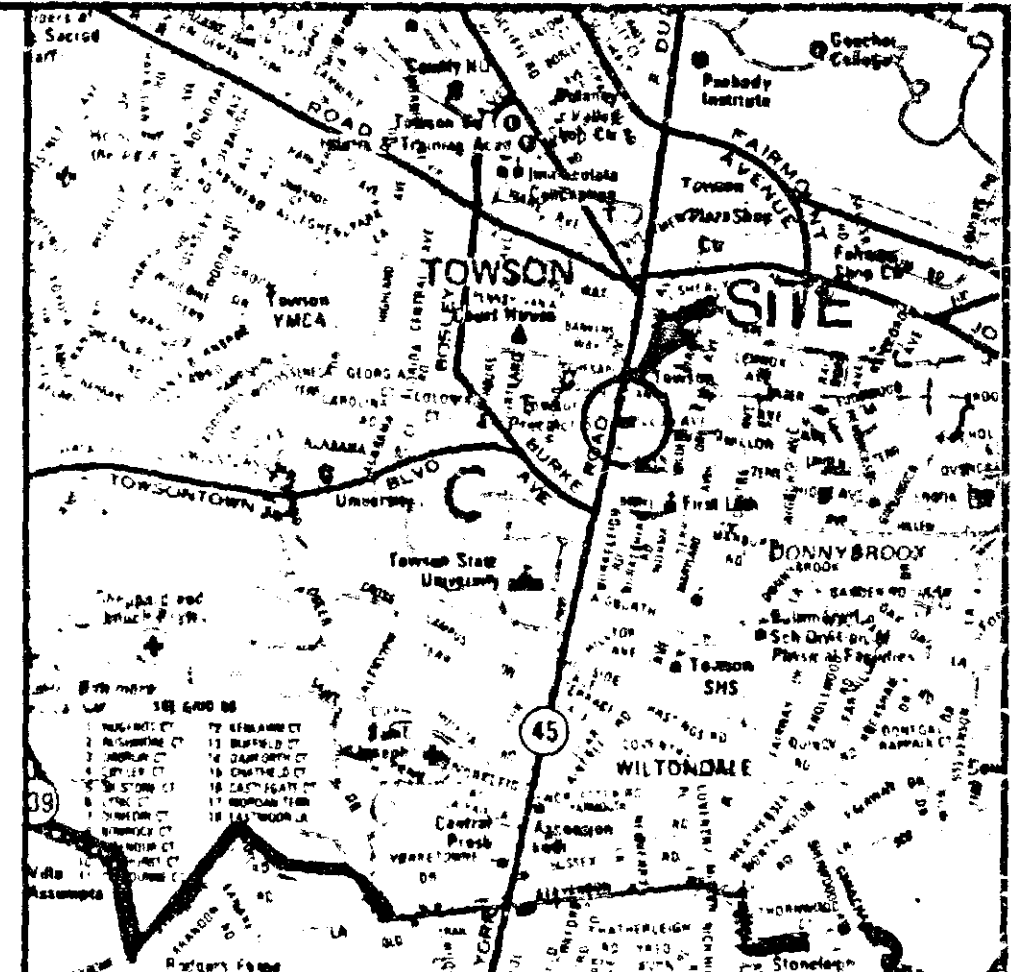
PARAGON 1/2" = 1' SCALE

PLAN PREPARATION	
BY T. KILLMEYER	DATE 3/18/85
BY B. AKGREEN	SCALE 1"=10'
CHECKED BY	JOB NO: 7807-59-010

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE	
KFC	
200-204 YORK ROAD ELECT. 9 BALTIMORE CO., MD	
DRAWING NO. V-1	SHEET NO. 1 of 1

70

SS7
CONE



LOCATION MAP
SCALE: 1"=2000'

NOTES:

- OWNER: JAMES C. SWARTZ
- LESSEE: KFC NATIONAL MANAGEMENT COMPANY
7225 PARKWAY DRIVE
HANOVER, MARYLAND 21076
(301) 756-5100
- EXISTING USE: ABANDONED
PROPOSED USE: KFC RESTAURANT
- EXISTING ZONING: BR-CSA
NOTE: RESTAURANT PERMITTED UNDER SECTION 236.1 (233.1, 230.4)
PROPOSED ZONING: NO CHANGE
- VARIANCES REQUIRED:
 - FROM SECTION 238.2 TO ALLOW A SIDE YARD OF 13' IN LIEU OF THE REQUIRED 30'.
 - FROM SECTION 409.2b(3) TO ALLOW 24 PARKING SPACES IN LIEU OF THE REQUIRED 53 IN CONJUNCTION WITH DRIVE THRU SERVICE.
(PARKING REQ'S: 2441 S.F. @ 100 - 52.8 USE 53)
 - FROM SECTION 409.2c(1) TO ALLOW LESS RESTRICTIVE SCREENING REQUIREMENTS FOR AREAS ADJACENT TO RESIDENTIAL ZONE AND PUBLIC RIGHT-OF-WAY.
 - FROM SECTION 409.2c(4) TO ALLOW A PARKING SETBACK OF 1.5' IN LIEU OF THE REQUIRED 8'.
 - FROM SECTION 413.2f TO ALLOW:
 - 5 BUSINESS SIGNS IN LIEU OF THE REQUIRED 3.
 - A TOTAL OF 197 SQUARE FEET IN LIEU OF THE REQUIRED 100 SQUARE FEET.

need parking break
2641 @ 1/30 = 53 required

JAMES C. SWARTZ
SHAWNEE
MONTGOMERY CO.

INSTALL CONC. BLOCK
RETAINING WALL W/
WOOD STOCKADE FENCE
ALL ALONG TOP.

INSTALL DRIVE-THRU
ENTER ONLY SIGN.

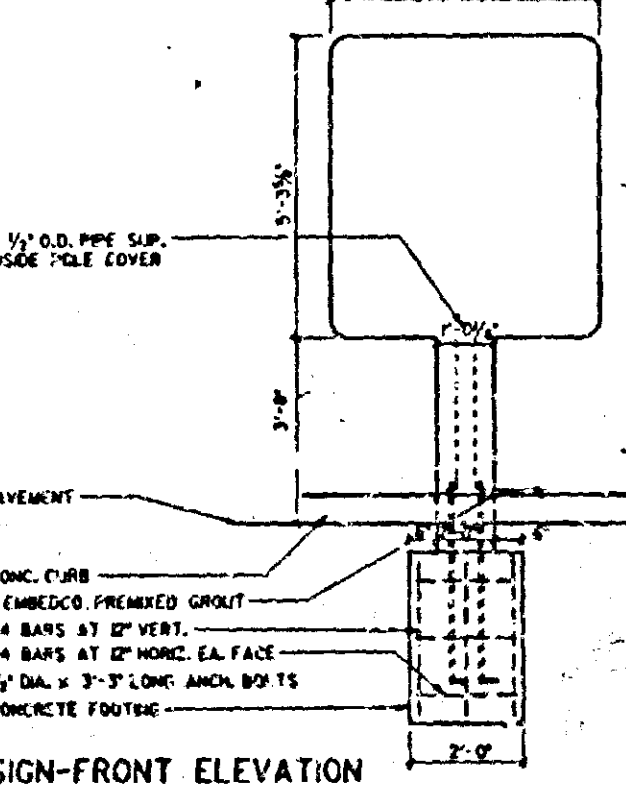
ID	120 SF
Menu	26
34 15.5	46.5
	192.5
Drive thru	8
dimensions	200.5

Sign Details
Not to Scale

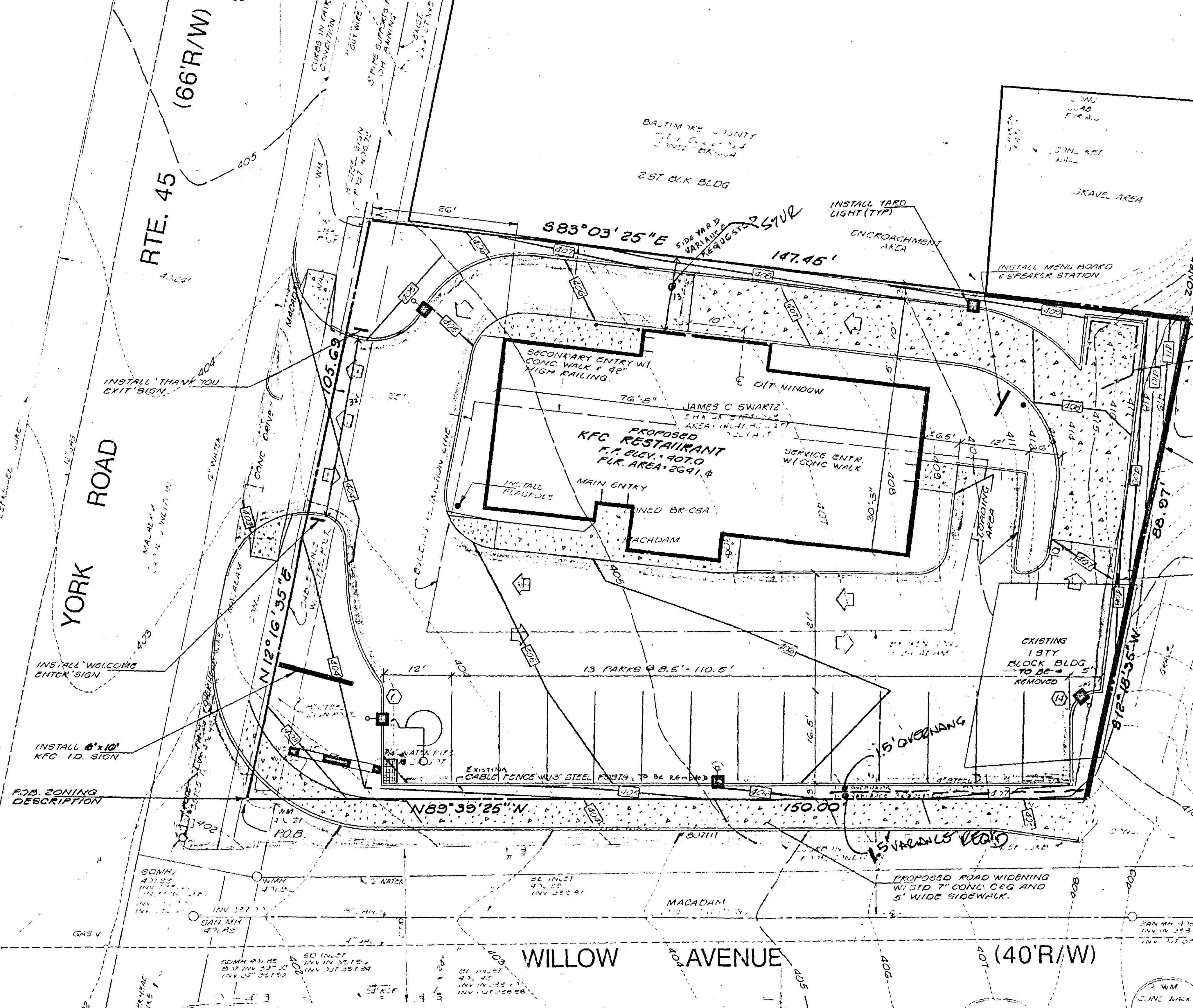
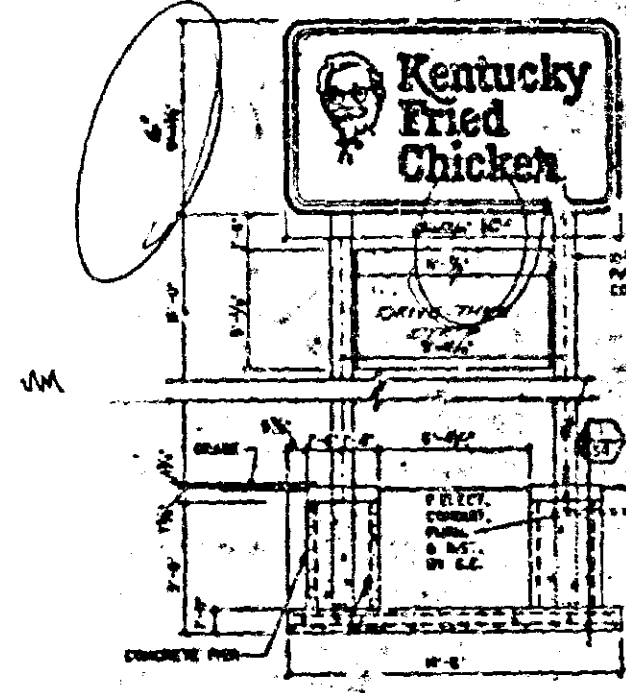
DIRECTIONAL SIGNS



DRIVE-THRU MENU BOARD



SIGN-FRONT ELEVATION



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REVISIONS

NO.	DATE	DESCRIPTION
1	3/18/86	ISSUED FOR PERMITTING

Scale: 1"=10'

PLAN PREPARATION

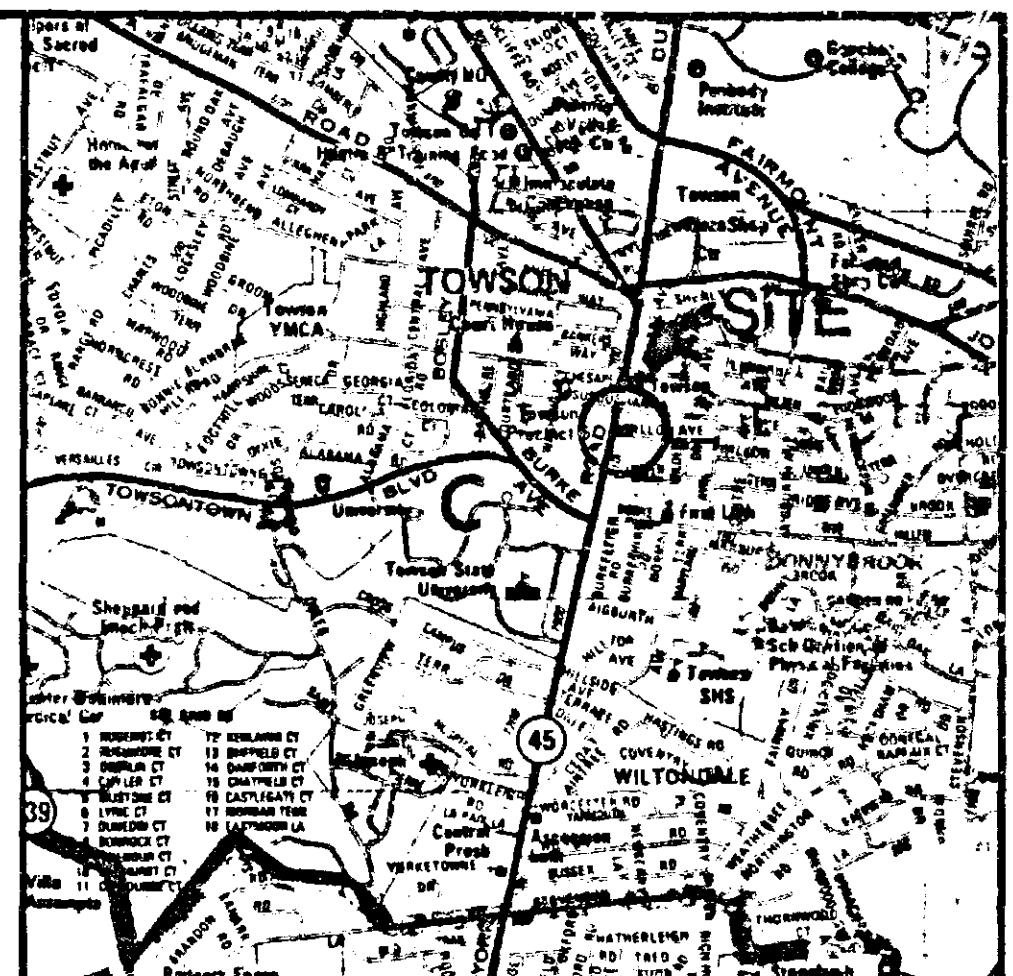
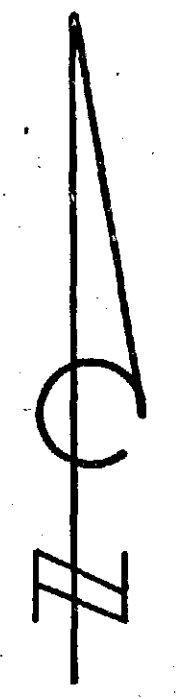
NAME	DATE
T. KILLMEYER	3/18/86
A. KGREEN	1/10/87

JOB NO: 7507-59-010

PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE

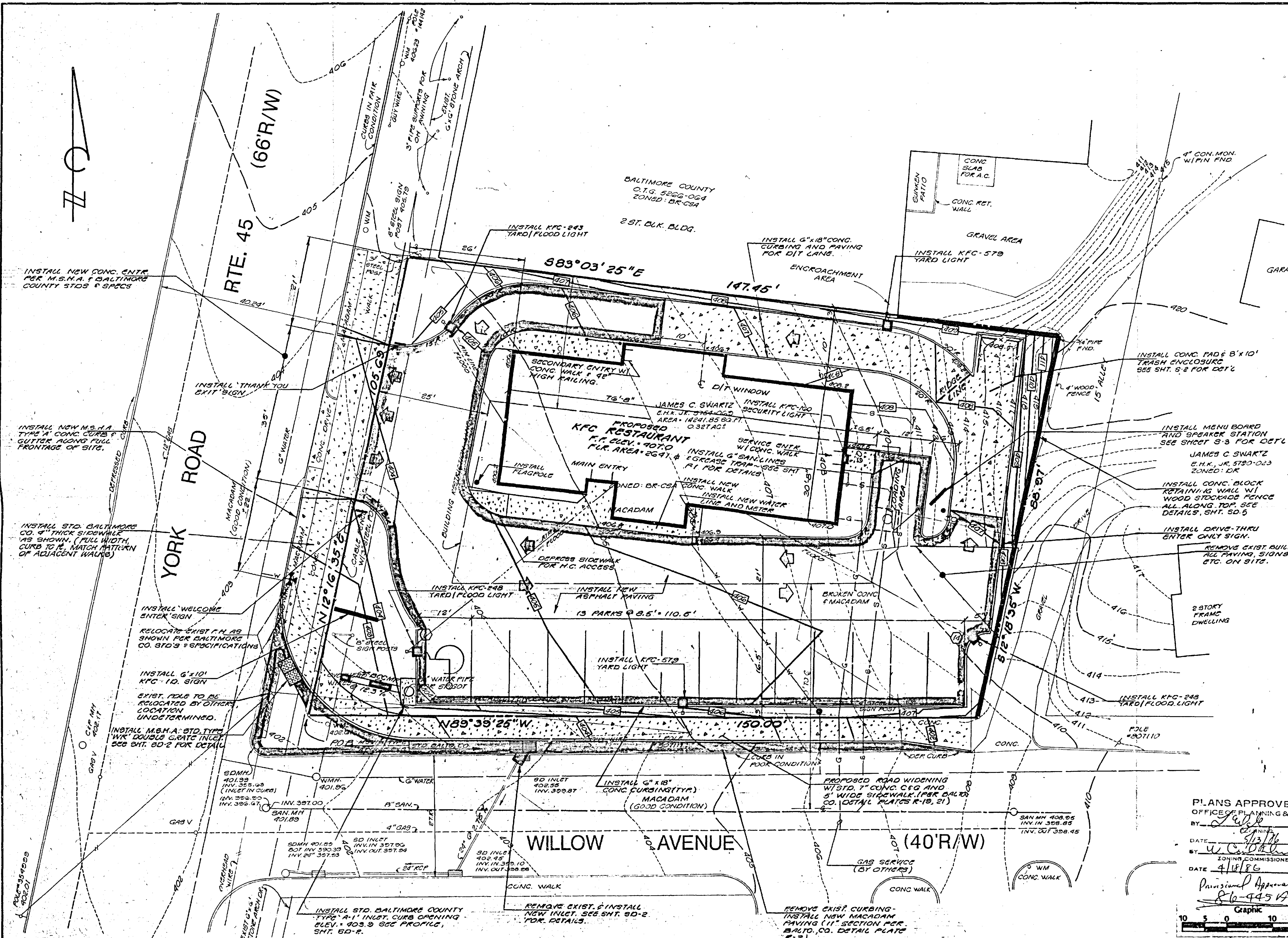
KFC
200-204 YORK ROAD
ELECT. 9 BALTIMORE CO., MD

DRAWING NO.
V-1.
SHEET NO.
1 of 1



LOCATION MAP
SCALE: 1"=200'

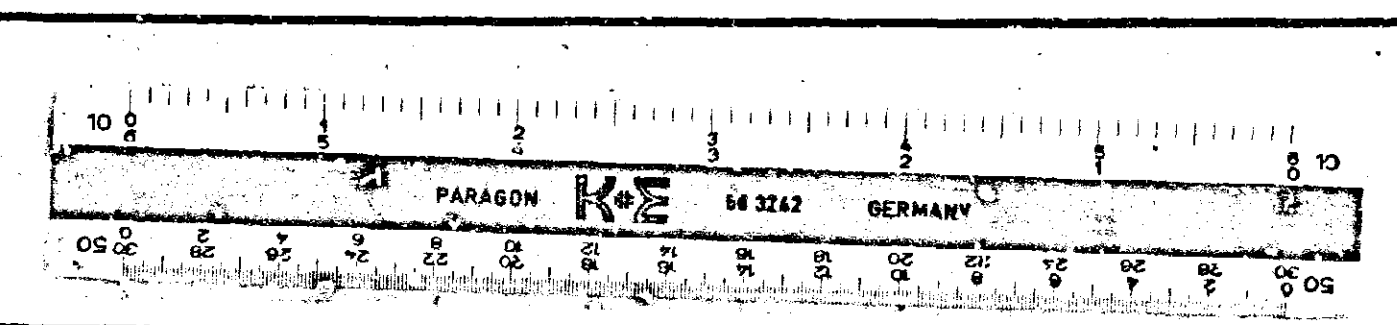
- GENERAL NOTES:
1. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON BALTIMORE COUNTY COORDINATE SYSTEM.
TRAVERSE STATIONS: X 5059 N 36411.16 E 3494.22
R 5060 N 35979.72 E 3392.05
 2. ELEVATIONS SHOWN ARE BASED ON BALTIMORE COUNTY BENCHMARK NO. 25000 "4" CUT IN W. RIM OF C&P RR ON THE WEST SIDE OF YORK ROAD AT LINCOLN AVE.
 3. UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY ACTUAL FIELD MEASUREMENTS SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
 4. THE LINES AND GRADES OF THE PROPOSED ROADS SHOWN HAVE BEEN OBTAINED FROM PLANS OF THE LOCAL HIGHWAY AGENCIES. THEY ARE SUBJECT TO CHANGE UNTIL ACTUAL CONSTRUCTION.
 5. DEED REFERENCE:
JAMES C. SWARTZ 428 YORK ROAD BALTIMORE, MD 21204
E.H.K., JR. 5750/069
 6. EXISTING ZONING: BR-CSA
PROPOSED ZONING: NO CHANGE
 7. EXISTING USE: ABANDONED PARKING LOT
PROPOSED USE: KFC RESTAURANT W/ DRIVE-THRU
 8. PARKING REQUIREMENTS: (R 1750 SQ. FT. FLOOR AREA)
NO. REQUIRED: 2641 + 50 = 52.8 USE 53
NO. PROVIDED: 14 (INCL. 1 H.C.)
 9. TAX ACCOUNT NO. 09-01-020041



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]* C-619-96
DATE: 3/26/86
BY: *[Signature]*
DATE: 4/18/86
Provisional Approval (See permit)
86-44519
Graphic Scale: 1"=10'
10 5 0 10 20 30

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REVISIONS		
NO.	DATE	DESCRIPTION



PLAN PREPARATION	
DRAWN BY: T. KILMEYER	DATE: 3/26/86
DESIGNED BY: AKGREEN	SCALE: 1"=10'
CHECKED BY:	JOB NO: 7807-59-030

SITE & GRADING PLAN KFC 200-204 YORK ROAD ELECT. 9 BALTIMORE CO., MD	DRAWING NO. SD-2 SHEET NO. 1 of 5
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