

PETITION FOR ZONING VARIANCE

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 409.2b (3) to permit 36 Parking Spaces in lieu of the required 46 spaces - Total required spaces 49 (PREVIOUS CASE 6 79-86-A GRANTED REDUCTION OF 3 SPACES)

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

1. HARDSHIP
2. PRACTICAL DIFFICULTY
3. ADDITIONAL REASONS TO BE ASSIGNED AT TIME OF HEARING

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.

Legal Owner(s):
Selma B. Smulyan
(Type or Print Name)
Signature
(Type or Print Name)
Signature
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
City and State
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, 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 _____ day of _____, 19____, at _____ o'clock _____ M.

Zoning Commissioner of Baltimore County.

(over)

Addendum Petition for Zoning Variance

We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owners of the property which is the subject of this Petition.

Legal Owners:

Legal Owner(s):
Selma B. Smulyan
(Type or Print Name)
Signature
(Type or Print Name)
Signature
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
City and State
Phone No.

IN RE: PETITION FOR ZONING VARIANCE
NW/3 Eastern Blvd., 630' NE
of the c/l of Marilyn Ave.
(1004 Eastern Boulevard)
15th Election District
5th Councilmanic District
Jane L. Smulyan, et al
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-411-A

The Petitioners herein request a variance to permit 36 parking spaces in lieu of the required 46 spaces.

Testimony and evidence proffered by Counsel on behalf of the Petitioners indicated that the subject property is the site of an existing McDonald's restaurant. In recent years, there has been a change in the style of American eating habits relative to fast food restaurants. A greater demand for drive-through facilities has resulted in McDonald's policy of not renewing leases if drive-throughs cannot be provided. At the present time, 80% of the available parking, or approximately 34 spaces, are utilized during peak business hours. Other McDonald's have experienced 30% fewer parking spaces being used when a drive-through facility is provided. Therefore, it is anticipated that 25 spaces would be used during peak hours. Parking is not available on Eastern Boulevard or on adjacent properties. McDonald's will lose business if parking is not available on site. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, in the opinion of the Deputy Zoning Commissioner, the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 16th day of April, 1987, that 36 parking spaces, in lieu of the

ORDER RECEIVED FOR FILING
Date 4/16/87
By [Signature]

ORDER RECEIVED FOR FILING
Date 4/16/87
By [Signature]

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

Arnold Jablon
Zoning Commissioner

April 16, 1987



Gordon D. Fronk, Esquire
2324 West Joppa Road, Suite 120
Lutherville, Maryland 21093

RE: Petition for Zoning Variance
NW/3 Eastern Blvd., 630' NE
of the c/l of Marilyn Avenue
(1004 Eastern Boulevard)
15th Election District
5th Councilmanic District
Case No. 87-411-A

Dear Mr. Fronk:

Enclosed please find a copy of the decision rendered on the above-referenced case. Your Petition for Zoning Variance has been Granted, subject to the restriction noted in the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:bjjs

Enclosures

cc: Mr. Ralph R. Lanphar
P.O. Box 517
North East, Maryland 21901
People's Counsel

DESCRIPTION OF #1004 EASTERN BOULEVARD, 15TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND, TO ACCOMPANY PETITION FOR ZONING VARIANCE

BEGINNING FOR THE SAME on the northwest side of Eastern Boulevard, at a point distant 630 feet, more or less, measured northeasterly along said northwest side of Eastern Boulevard from its intersection with the centerline of Marilyn Avenue, thence leaving said place of beginning and the northwest side of Eastern Boulevard and running the 5 following courses and distances, viz: (1) North 38 degrees 12 minutes 25 seconds West 144.20 feet (2) North 77 degrees 40 minutes 30 seconds East 60.51 feet (3) North 12 degrees 17 minutes 41 seconds West 49.47 feet (4) North 46 degrees 38 minutes 02 seconds East 69.49 feet and (5) South 43 degrees 21 minutes 38 seconds East 158.02 feet to the northwest side of Eastern Boulevard, thence running and binding thereon (6) by a line curving to the right with a radius of 2,864.79 feet for a distance of 160.00 feet to the place of beginning.

Containing 22,120 square feet of land, more or less.

This description has been written for zoning purposes only and is not intended to be used for conveyance.

296

PETITION FOR ZONING VARIANCE

15th Election District - 5th Councilmanic District
Case No. 87-411-A

LOCATION: Northwest Side of Eastern Boulevard, 630 feet Northeast of the Centerline of Marilyn Avenue (1004 Eastern Boulevard)
DATE AND TIME: Wednesday, April 15, 1987, at 10:00 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 Variance to permit 36 parking spaces in lieu of the required 46 spaces (previously granted in Case No. 79-86-A)

Being the property of Jane L. Smulyan, et al, 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

OFFICE COPY

RE: PETITION FOR VARIANCE
NW/5 Eastern Blvd., 630' NE of
C/L of Marilyn Ave. (1004 Eastern
Blvd.), 15th District
JANE L. SMULYAN, et al.,
Petitioners
Case No. 87-411-A

ENTRY OF APPEARANCE

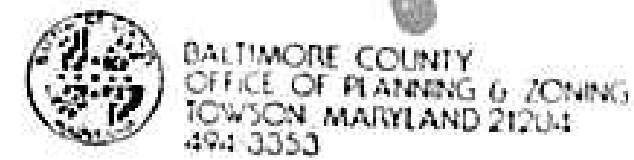
Please enter the appearance of the People's Counsel in the above
captioned matter. Notices should be sent of any hearing dates or other
proceedings in this matter and of the passage of any preliminary or
final Order.

Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 221, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 18th day of March, 1987, a copy
of the foregoing Entry of Appearance was mailed to Gordon B. Frank, Esquire,
2324 W. Joppa Rd., Suite 120, Lutherville, MD 21093, Attorney for Petitioners;
and Ralph R. Lumphar, P. O. Box 517, North East, MD 21091, Contract Purchaser.

Peter Max Zimmerman



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 8, 1987

Gordon B. Frank, Esquire
2324 West Joppa Road
Suite 120
Lutherville, Maryland 21093

RE: PETITION FOR ZONING VARIANCE
NW/5 Eastern Blvd., 630' NE of the c/l of
Marilyn Ave. (1004 Eastern Blvd.)
15th Election District - 5th Councilmanic District
Jane L. Smulyan, et al - Petitioners
Case No. 87-411-A

Dear Mr. Frank:

This is to advise you that \$68.93 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 itself.

Please take the check payable to Baltimore County, Maryland, and re-
siding, Towson, Maryland

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

No. 35806

DATE 4/15/87 ACCOUNT 8-01-615-000
SIGN A POST
RETURNED
McDonnell's AMOUNT \$ 68.93 CASH
RECEIVED FROM
ADVERTISING & POSTING COSTS RE CASE #87-411-A
FOR
B 8055*****66331a 01501
VALIDATION OR SIGNATURE OF CASHIER

Gordon B. Frank, Esquire
2324 West Joppa Road, Suite 120
Lutherville, Maryland 21093

February 26, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NW/5 Eastern Blvd., 630' NE of the c/l of
Marilyn Ave. (1004 Eastern Blvd.)
15th Election District - 5th Councilmanic District
Jane L. Smulyan, et al - Petitioners
Case No. 87-411-A

TIME: 10:00 a.m.
DATE: Wednesday, April 15, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

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

No. 30464

DATE 4/8/87 ACCOUNT 01-615-000
AMOUNT \$ 100.00
RECEIVED FROM
Greg Vohick
FOR
Variance # 296
B 8057*****1000001a 00461
VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR
ZONING VARIANCE
15th Election District
5th Councilmanic District
Case No. 87-411-A
LOCATION: Northwest Side of
Eastern Boulevard, 630 feet Northwest
of the Corner of Marilyn Avenue
(1004 Eastern Boulevard)
DATE AND TIME: Wednesday,
April 15, 1987, at 10:00 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland.
The Zoning Commissioner of Bal-
timore County, by authority of the Zon-
ing Act and Regulations of Baltimore
County, will hold a public hearing.
Petition for Zoning Variance to per-
mit 20 parking spaces in line of the re-
sidential use previously granted in
Case No. 87-411-A.
Being the property of Jane L. Smu-
lyan, et al, as shown on plat filed with
this hearing.
In the event that this Petition is
granted, a building permit may be is-
sued within the thirty (30) day appeal
period. The Zoning Commissioner,
County, will hold a public hearing
for a day of the issuance of said per-
mit during this period for good cause
shown. Such request must be received
in writing by the date of the hearing
not above or made at the hearing.
BY ORDER OF
Arnold Jablon
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., Mar. 25, 1987
This is to Certify, That the annexed
was inserted in The Times, a newspaper printed
and published in Baltimore County, once in each
of successive
weeks before the day of
the hearing, 1987.
Publisher.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 3/25/87
Posted for
Petitioner: Jane L. Smulyan, et al.
Location of property: NW/5 Eastern Blvd., 630' NE of Marilyn Ave.
Location of Sign: NW/5 Eastern Blvd., corner of Joppa Rd.
Remarks: On property at Lutherville
Posted by: Matthew J. [Signature] Date of return: 3/25/87
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. Mar. 26, 1987
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
Mar. 26, 1987.

THE JEFFERSONIAN,

Publisher
32.17

PETITION FOR
ZONING VARIANCE
15th Election District
5th Councilmanic District
Case No. 87-411-A
LOCATION: Northwest Side of
Eastern Boulevard, 630 feet North-
west of the Corner of Marilyn
Avenue (1004 Eastern Boulevard)
DATE AND TIME: Wednesday,
April 15, 1987, at 10:00 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing.
Petition for Zoning Variance to
permit 20 parking spaces in line of
the residential use previously
granted in Case No. 87-411-A.
Being the property of Jane L.
Smulyan, et al, 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 ap-
peal period. The Zoning Commis-
sioner will hold a public hearing
for a day 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 not above or
made at the hearing.
By Order Of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
15th Mar 26

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
18th day of February, 1987.

Arnold Jablon
Zoning Commissioner

Petitioner: Jane L. Smulyan, et al
Petitioner's Attorney: Gordon B. Frank, Esquire
Received by: James S. Dyer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: April 8, 1987
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-411-A

In view of the comments of the State Highway Administration's
representative on the Zoning Plans Advisory Committee, this office is
opposed to the granting of the subject variance.

Norman E. Gerber, AICP
Director

NEG:JGH:sib

RECEIVED
APR 8 1987
ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 8, 1987

Gordon D. Frank, Esquire
2324 West Joppa Road, Suite 120
Lutherville, Maryland 21093

RE: Item No. 296 - Case No. 87-411-A
Petitioner: Jane L. Smulyan, et al
Petition for Zoning Variance

Dear Mr. Frank:

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 on this case. The development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commission 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:skb

Enclosures



Maryland Department of Transportation

State Highway Administration

William E. Holman
Secretary
Hal Russell
Administrator

January 21, 1987

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

Attn: James Dyer

Re: Baltimore County
Item #296
Property Owner: Jane L. Smulyan, et al
Location: NW/4 Eastern Blvd., 630' NE of centerline of Marlyn Avenue
Maryland Route 150
630' NE of centerline of Marlyn Avenue
Existing Zoning: B.M.-CCC
Proposed Zoning: Var. to permit 36 parking spaces in lieu of the required 46 spaces
49 (Previous case # 79-86-A granted reduction of 3 spaces)
Area: .507 acres
District: 15th

Dear Mr. Jablon:

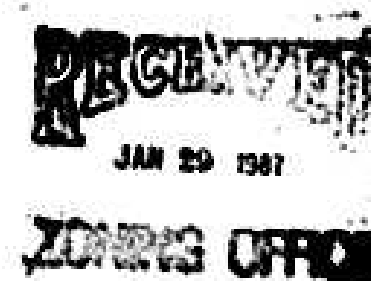
The entrances are generally acceptable, however to eliminate ten parking spaces from a fast food store could cause a serious traffic problem on the shoulder and on the highway.

Very truly yours,

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

CL-GG:res

cc: J. Ogle



My telephone number is 333-1350
Teleprinter for Impaired Hearing or Speech
383 7555 Baltimore Metro - 555 0451 D.C. Metro - 1 800 412 5062 Statewide Toll Free
P.O. Box 111 - 707 North Calvert St. Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING

STEPHEN E. COLLINS
DIRECTOR

January 30, 1987

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

Item No. 296 -ZAC-
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:
Area:
District:

Meeting of January 20, 1987
Jane L. Smulyan, et al
NW/4 Eastern Blvd., 630' NE of centerline of Marlyn Avenue
B.M. - CCC
Variance to permit 36 parking spaces in lieu of the required 46 spaces, total required spaces 49 (Previous case #79-86-A granted reduction of 3 spaces)
.507 acres
15th Election District

Dear Mr. Jablon:

The Department of Traffic Engineering has reviewed the submitted site plan for this site and has the following comments:

1. The requested parking variance can be expected to cause parking problems in the area.
2. There must be 7 stacking spaces from the order board and stacking spaces must be 20 feet long.
3. The drive-thru lane must be capable of accommodating an AASHTO design vehicle "P".
4. All entrances must meet the State Highway Administration's standards.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt



BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING

STEPHEN E. COLLINS
DIRECTOR

February 3, 1987

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

Item No. 296 -ZAC-
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:
Area:
District:

Meeting of January 20, 1987
Jane L. Smulyan, et al
NW/4 Eastern Blvd., 630' NE of centerline of Marlyn Avenue
B.M. - CCC
Variance to permit 36 parking spaces in lieu of the required 46 spaces, total required spaces 49 (Previous case #79-86-A granted reduction of 3 spaces)
.507 acres
15th Election District

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1. The requested parking variance can be expected to cause parking problems in the area.
2. There must be 7 stacking spaces from the order board and stacking spaces must be 20 feet long.
3. Drive-thru lane must be capable of accommodating an AASHTO design vehicle "P".
4. All entrances must meet the State Highway Administration's standards.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 296, Zoning Advisory Committee Meeting of 1/26/87

Property Owner: Jane L. Smulyan, et al

Location: NW/4 Eastern Blvd., 630' NE of centerline of Marlyn Ave. District 15

Water Supply: metro Sewage Disposal: metro

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, 194-3775, 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 tube, 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.

Zoning Item # 296 Zoning Advisory Committee Meeting of 1/26/87

Page 2

- () Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 194-3768, 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 194-3768.
- () 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

Jan J. Forester
Jan J. Forester, Director
BUREAU OF ENVIRONMENTAL SERVICES



BALTIMORE COUNTY FIRE DEPARTMENT

PAUL H. REYNOLDS
CHIEF

January 27, 1987

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

Re: Property Owner: Jane L. Smulyan, et al

Location: NW/4 Eastern Blvd., 630' NE of centerline of Marlyn Ave.

Item No. 296

Zoning Agenda: Meeting of 1/20/87

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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 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.
- (X) 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*
John F. O'Neill, Chief
Fire Prevention Bureau
Special Inspection Division



BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES

TED ZALESKI, JR.
DIRECTOR

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

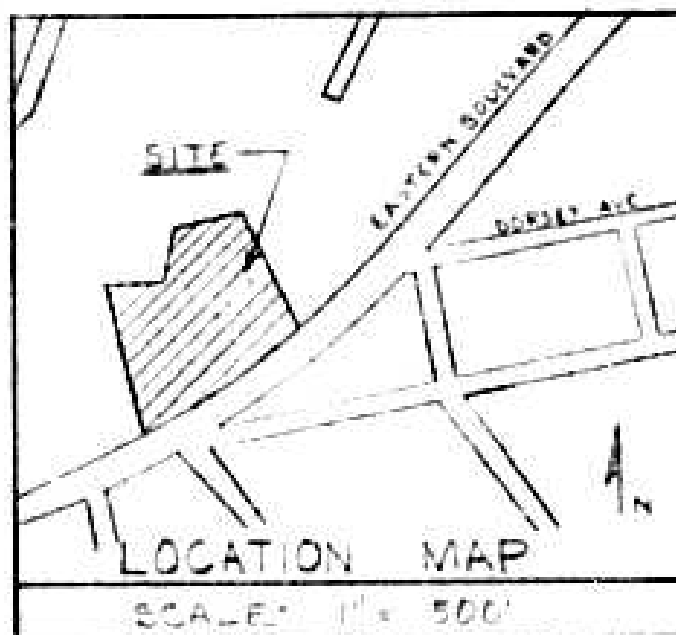
Dear Mr. Jablon:

Comments on Item # 296, Zoning Advisory Committee Meeting are as follows:

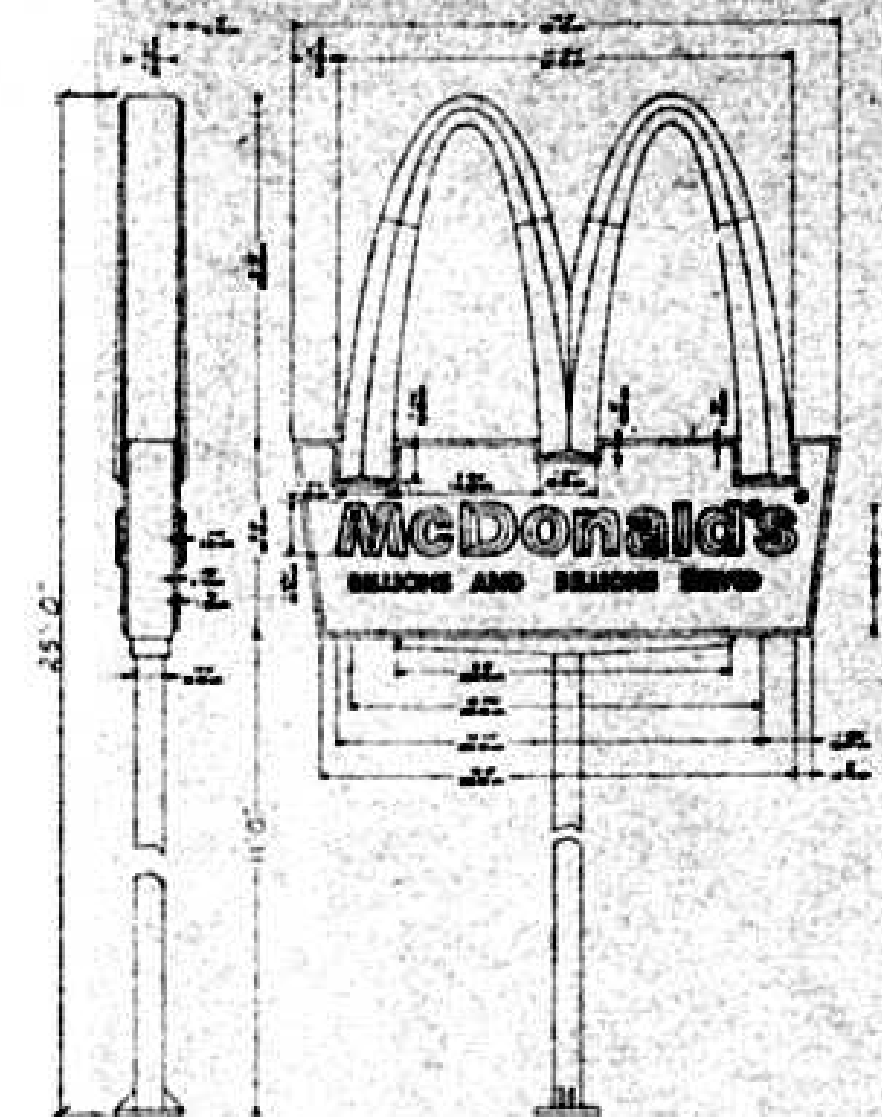
Property Owner: Jane L. Smulyan, et al
Location: NW/4 Eastern Blvd., 630' NE of centerline of Marlyn Avenue
District: B.M. - CCC

APPLICABLE ITEMS ARE CITED:

- (X) 1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85, the Maryland Code for the Building and Code (A.9.2.1, #11-1 - 1980) and other applicable Codes and Standards.
- (X) 2. A building and other miscellaneous permits shall be required before the start of any construction. Separate permits are required for the various improvements.
- (X) 3. 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.
- () 4. 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. Supplemental seals are not acceptable.
- (X) 5. All Fire Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 4'-0" to an interior lot line. B-4 Fire Groups require a one hour wall if closer than 1'-0" to an interior lot line. Any wall built up on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.
- () 6. The structure does not appear to comply with the SCS for permissible height/area. Reply to the requested variance by this office cannot be considered. If the necessary data pertaining to height/area and construction type is provided, see Table L-1 and SCS and have your Architect/Engineer contact this department.
- () 7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- (X) 8. When filing for a required Change of Use/Grouping 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 311 of the Building Code.
- () 9. The proposed project appears to be located in a Flood Plain, Flood Hazard Area. Please see the attached copy of Section 514.2 of the Building Code as adopted by Bill #11-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- () 10. Comments
- (X) 11. 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.



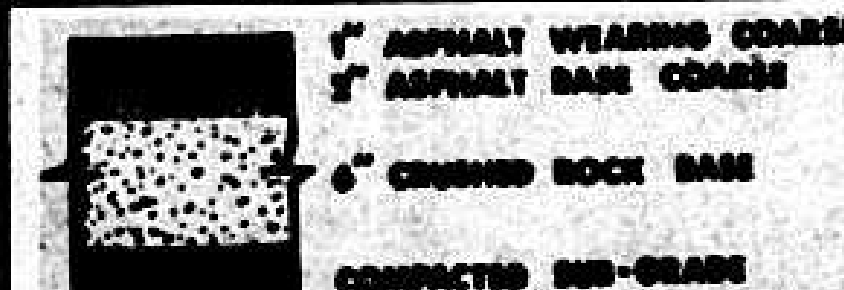
ZONED: BM-CCC, USE: SHOPPING CENTER
PAUL GOODMAN, ET AL 4585/470
3403 LOCH RAVEN BLVD
BALTIMORE, MD



70-100 ROAD SIGN
SCALE: NONE

TOTAL SQUARE FOOTAGE = 96.15 * 2 (BOTH SIDES)
= 192.3 SQ. FT.

PAVING SPECIFICATION:
(Minimum 2" Total Compacted Asphalt Thickness.)



Note: McDonald's Engineer Reserves The Right To Request A Compaction Test And/or A Core Sample. If Test Prove Correct, Full Amount Approved. If Test Fail At The Expense Of McDonald's, Otherwise, G.C. Will Be Charged.

LOT LIGHTING RECOMMENDATION:

PER GREG VOLACK
(301) 575-6758

Note: Electrical Contractor To Circuit Lot Lighting As Noted.

PARKING INFORMATION:

Total Spaces:	23	Spaced	85' x 20' @ 40'
36	11	Spaced	85' x 18' @ 60'
	HANDICAP 2	Spaced	12' x 18' @ 20'
	Spaced	x	@

UTILITY INFORMATION:

Size:	Type:	Location:
Sanitary Sewer	EXISTING	
Water		
Storm Sewer		
Electric		
Gas	EXISTING	

SURVEY INFORMATION:

Prepared By:	OTHERS		
Dated:			
LEGEND:			
Sanitary Sewer	S	Gas	G
Water	W	Lot Light	LP-30
Storm Sewer	ST	Existing Elevation	(78.8)
Electric	E	Proposed Elevation	(77.8)

PLAN SCALE: 1" = 20'

STREET ADDRESS:	
1004 EASTERN BOULEVARD	
CITY:	STATE:
BALTIMORE	MARYLAND
COUNTY:	
BALTIMORE	
DRIVE THRU/EXTENDED BOOTH ADDITION	

McDonald's

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PLAN STATUS:				
Description	Date:	Dr:	6	
Preliminary Design	11-11-85	RP	6	
Revisions			7	
1 PARKING VARIANCE	2-24-86	KS	8	
2 R.O.W.	5-2-86	RP	9	
3 ADDITIONAL INFO.	12-11-91	KS		Plan Checked
4				As Shown

REGIONAL DWS. NO.:
031-19

CORPORATE DWS. NO.:
296
Office: *[Signature]*

SP-1 87-411

AMENITY OPEN SPACE RATIO

AMENITY RATIO

- 508.4 SQ. FT.
- 130.2 SQ. FT.
- 582.8 SQ. FT.
- 291.3 SQ. FT.
- 148.9 SQ. FT.
- 297.6 SQ. FT.
- 285.2 SQ. FT.
- 303.9 SQ. FT.
- 254.2 SQ. FT.
- 246.0 SQ. FT.

3095.3 SQ. FT. TOTAL AMENITY OPEN SPACE
2425 SQ. FT. ADJUSTED GROSS FLOOR AREA

AMENITY RATIO = 3095.3 / 2425 = 1.3

AMENITY RATIO REQUIRED .2
AMENITY RATIO PROVIDED 1.3

PETITION FOR PARKING VARIANCE

OF
1004 EASTERN BOULEVARD
15TH ELECTION DISTRICT BALTIMORE COUNTY MD

PARKING CALCULATIONS

PARKING REQUIRED: 2425.7 + 50 = 49 SPACES
EXISTING PARKING: 42 SPACES
PROPOSED PARKING: 36 SPACES
DIFFERENCE (SPACES NEEDED): 13 SPACES
VARIANCE GRANTED (CASE 79-86-A) - 3 SPACES
VARIANCE REQUIRED FOR 10 SPACES

PARKING REQUIRED: 1ST FLOOR 2425 + 50 = 48.5
PRESENT ZONING:
SITE AREA: 0.5078 AC

