

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
500' NW c/c of Cherry Hill Lane * ZONING COMMISSIONER
12012 Reisterstown Road * OF BALTIMORE COUNTY
4th Election District
3rd Councilmanic District * Case No. 90-40-A
Legal Owner:
Christiana International Corp.
Lessee: McDonald's Corp.
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests variances from Section 409.6.A.2 to permit 49 parking spaces in lieu of the required 64 spaces, in accordance with Petitioners' Exhibit 1.

The Petitioner was represented by John O. Hennegan, Esquire who appeared and testified. Also appearing on behalf of the Petitioner was Mr. Freitag, representative of the McDonald's Corporation. There were no Protestants.

Testimony and evidence indicate that the subject property known as 12012 Reisterstown Road, is improved with an existing McDonald's Restaurant, consists of .676 acres +/- and is zoned B.L. The Petitioner is desirous of adding a cash window, additional restroom area, vestibule and bay windows to the existing restaurant. The Petitioner's proposal would require a reduction in the number of required parking spaces from 64 to 49 spaces.

Mr. Freitag testified that an average of 45 to 50% of the restaurant's customers utilize the drive-thru service, and that the average restaurant will experience a 5 to 9% increase in customer traffic with the addition of a cash window. Testimony indicated that the trend in this industry is toward drive-thru cash windows. He also indicated that the

Petitioner's competitors in this area have installed cash windows and to remain competitive in this market, the Petitioner must do likewise.

Testimony also indicated that the installation of the cash window will actually decrease the need for parking space, in that, fewer customers will need to exit their vehicles for service.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this

particular parcel. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of Sept, 1989 that the Petition to permit 49 parking spaces in lieu of the required 64 spaces, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioner may apply for their building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at their own risk until such time as the 30-day 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.

J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH/mm
cc: Peoples Counsel
cc: Mr. John B. Berthelet, P.O. Box 2926, Hemet, Calif. 92343

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-40-A

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 409.6.A.2 to permit 49 parking spaces in lieu of the required 64 spaces.

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

To be presented at the public 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 the petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:
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 17th day of May, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of July, 1989, at 9:30 o'clock.

J. Robert Haines
Zoning Commissioner of Baltimore County
(over)

BEGINNING on the southwest side of Reisterstown Road 950 feet northwest of the centerline of Cherry Hill Lane 66 feet wide and running thence and binding on a part of the first line of said land and referring the courses of this description to the Baltimore County grid meridian South 45 degrees 57 minutes 20 seconds West 200.00 feet to a pipe set thence leaving said first line and running for the lines of division across said land two following courses and distances: North 44 degrees 02 minutes 40 seconds West 150.00 feet to a pipe set and North 45 degrees 57 minutes 20 seconds East 200.00 feet to a pipe set on the southwest side of Reisterstown Road herein referred to and to intersect the fourth or last line of the land herein referred to and running thence and binding on a part of said fourth or last line and on the southwest side of Reisterstown Road South 44 degrees 02 minutes 40 seconds East 150.00 feet to the place of beginning.

Containing 29,400 square feet more or less in the Fourth Election District. Also known as #12012 Reisterstown Road.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

July 5, 1989

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority, of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 90-40-A
500' NW c/c of Cherry Hill Lane
12012 Reisterstown Road
4th Election District - 3rd Councilmanic
Legal Owner(s) Christiana International Corporation
Lessee: McDonald's Corporation
HEARING SCHEDULED: WEDNESDAY, AUGUST 9, 1989 at 9:30 a.m.

Variances to permit 49 parking spaces in lieu of the required 64 spaces.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th
Posted to: Variance
Petitioner: Christiana International Corporation
Location of property: 500' NW c/c of Cherry Hill Lane
12012 Reisterstown Road
Location of Sign: In front of 12012 Reisterstown Road

Information, Call 653-3800

Classified Deadline Thursday 3 p.m.

CCC Alumni Crabfeast
The Alumni Association of the Community College of Baltimore will sponsor a crabfeast on Sat. Aug. 13, at the Potomac, 4210 Potomac Ave. from 7:30-11:30 p.m. Tickets are \$25 and \$50. All CCC Alumni are invited. For info, call 396-1577.

Beth Israel Linen Sale
Beth Israel Sisterhood will hold its Annual Linen Sale from Mon. Aug. 7 through Thurs. Aug. 10. Hours are Mon.-Wed. 10 a.m.-9 p.m. Thursday hours are 10 a.m.-7:30 p.m. The sale is at 9411 Liberty Rd., Randallstown. Call 396-1577.

LEGAL NOTICE
NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority, of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

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4th Election District - 3rd Councilmanic
Legal Owner(s) Christiana International Corporation
Lessee: McDonald's Corporation
HEARING SCHEDULED: WEDNESDAY, AUGUST 9, 1989 at 9:30 a.m.

Special Hearing: To receive a report and make a decision on the petition for a variance to permit 49 parking spaces in lieu of the required 64 spaces.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

THE NORTHWEST STAR
J. Robert Haines
ZONING COMMISSIONER
OF BALTIMORE COUNTY

the third publication appearing on the day of 1989.

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 21, 1989

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 July 20, 1989.

THE JEFFERSONIAN,

S. Cape Vernon

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

John O. Hennegan, Esq.
818 Eastern Boulevard
Baltimore, Maryland 21221

Re: Petition for Zoning Variance
CASE NUMBER: 90-40-A
500' NW c/c of Cherry Hill Lane
12012 Reisterstown Road
4th Election District - 3rd Councilmanic
Legal Owner(s) Christiana International Corporation
Lessee: McDonald's Corporation
HEARING SCHEDULED: WEDNESDAY, AUGUST 9, 1989 at 9:30 a.m.

Dear Mr. Hennegan:
Please be advised that \$96.00 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DATE THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST UNTIL 7:00 PM.

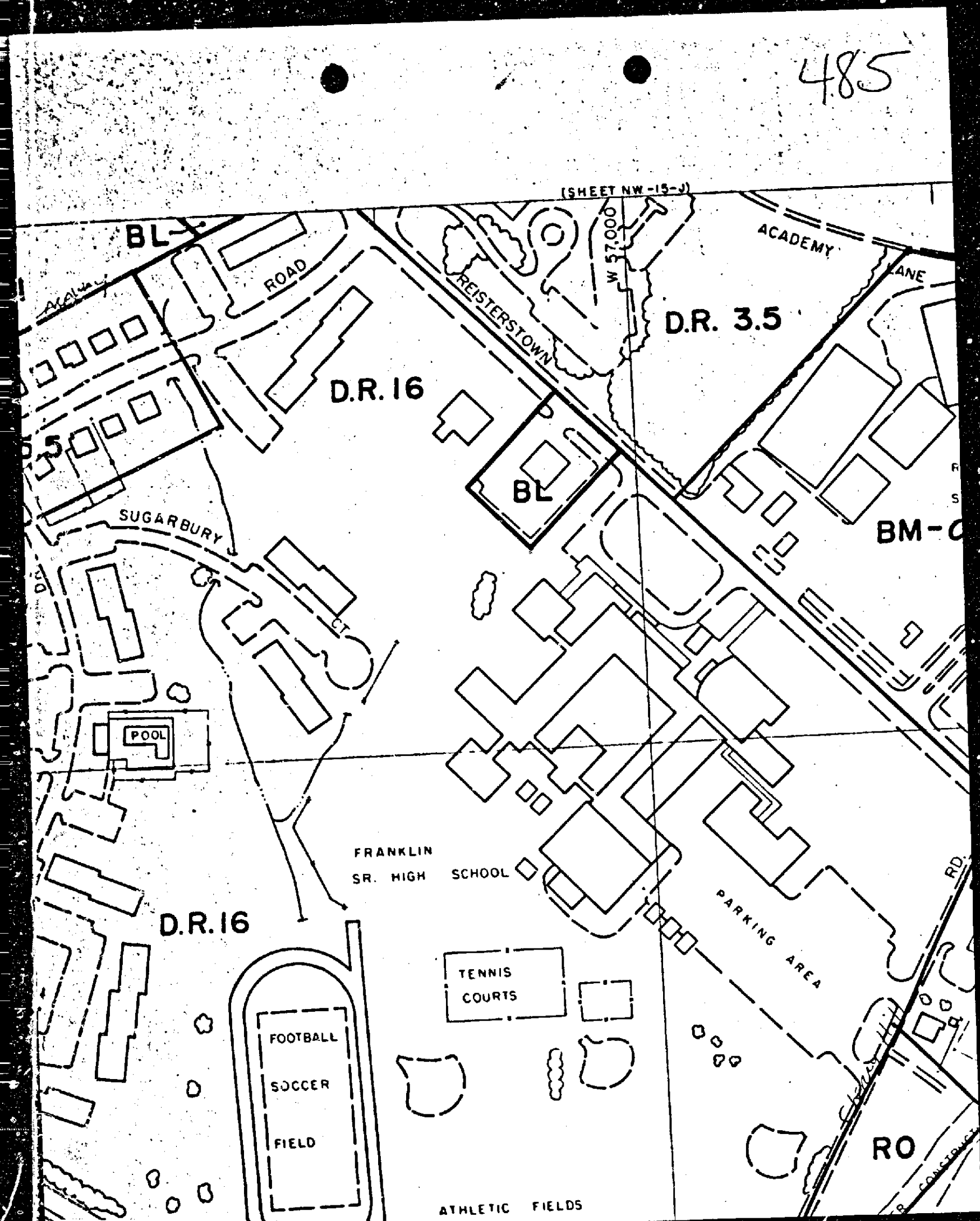
DATE: 7/24/89
AMOUNT: \$96.00
RECEIVED: 7/24/89
FOR: 20161500
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 076807
\$96.00
90-40-A
VALIDATION OR SIGNATURE OF CASHIER
DATE: 7/24/89

Item 485
Description
McDonald's - 12012 Reist. Rd.

Beginning on the SW/S Reisterstown Rd.
950 ft. NW of the centerline of Cherry Hill La. M+B
to the place of Beg. Containing 29,400 sq. ft. in the 4th Elec. D. Also known as #12012 Reist. Rd.

Seal
P.E., L.S.
or Landscape Arch.

Desc. by
WER



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: August 8, 1989
Zoning Commissioner
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Christiana Int'l. (McDonald's Lessee)
Zoning Petition No. 90-40-A

The petitioner requests a variance to permit fewer parking spaces than required. In reference to this request, staff offers the following comments:

- The existing McDonald's restaurant is already extensively planned and fenced around the edge of the property. The facility is well maintained and operated. Exterior maintenance and upkeep appear to be better than what can be considered normal.
- It does not appear as if the proposed improvements will actually generate significant increases in parking demand nor is the site suffering from a parking shortage.

Staff does not have any objections to the petitioner's request and does not propose any conditions to the project.

PK/sf

RECEIVED
AUG 8 1989
ZONING OFFICE

File 0001
To: Jack Hennegan 5/5/89
Item # 485 - McDonald's
12012 Reist. Rd.

- Req. Revised Plans (Petition) + description wasn't included - 35.00 fee - sign petition
- Petition was amended to reflect current section (Bill #26-88-5/24/88) initial + include originals in file when you are in office leasee
 - Descriptions were not included - I included format to follow - 3 copies req.
 - Plan revisions req.
 1. check use of warehouse indicated offsite in the DR-16 zone - (Nursing Home?)
 2. Include zoning + use on all 4 offsite sides and buildings nearby
 3. Freestanding Signs (Detail, Inc. I.L. + menu board - 5g. footage)
 4. Change owners name to agree with petition
 5. correct setbacks required to - side 25 ft. - rear 20 ft. due to the surrounding DR-16 zone

Carl

- Include Item # 485 on all revised materials delivered to zoning office

Revised Plans delivered on 6/21
checked if not addressed



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

May 12, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Baltimore County
McDonald's
Zoning Meeting of 5-16-89
5/8 Reisterstown Road
(MD 140) 950' West of
Cherry Hill Lane
(Item #485)

Attn: Mr. James Dyer

Dear Mr. Haines:

After reviewing the submittal for a variance to permit 49 parking spaces in lieu of the required 64 spaces, we find the plan acceptable.

If you have any questions, please contact Larry Brocato at 333-1350.

Very truly yours,

Ernest S. Mills, Jr., Chief
Engineering Access Permits
Division

LB:maw

cc: Mr. J. Ogle

RECEIVED
MAY 16 1989
ZONING OFFICE

My telephone number is (301) 333-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 563-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21201

Baltimore County
Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

September 11, 1989



Dennis F. Rasmussen
County Executive

John O. Hennegan, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Zoning Variance
Case No. 90-40-A
Legal Owner: Christiana International Corp.
Lessee: McDonald Corporation

Dear Mr. Hennegan:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
J. Robert Haines
Zoning Commissioner

JRH:mmm
cc: Peoples Counsel

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 406
Towson, Maryland 21204
(301) 887-3854

June 6, 1989



Dennis F. Rasmussen
County Executive

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item numbers 253, 313, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, and 486.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Assoc. II

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: June 1, 1989
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for May 16, 1989

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for items 486, 488, 489, 470, 471, 474, 475, 476, 478, 480, 481, 482, 485, and 486.

For Item 253 the previous County Review Group Comments still apply.

For Item 313 contact the State Highway Administration for right-of-way requirements for Reisterstown Road.

For Item 467 contact the State Highway Administration for the necessary improvements for Reisterstown Road.

For Item 472 the previous County Review Group Comments for Festival at Woodholme still apply.

For Item 473 the building being in a reversible slope easement must be addressed prior to approval.

For Item 477 the previous County Review Group Comments still apply.

For Item 479 the previous County Review Group Comments still apply.

For Item 483 contact the State Highway Administration

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

May 16, 1989
Date

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

Zoning Item # 485 - Zoning Advisory Committee Meeting of May 16, 1989
Property Owner: Christiana Int. Corp.
Location: SW/S Reisterstown Rd. District: 4
Water Supply: public Sewage Disposal: metro

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, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Quality Management 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 Bureau of Air Quality Management is required for any charbroiler generation 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 health care facilities, must be submitted to the Baltimore County Department of Health and Human Services, 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 Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
- () 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 the State Department of the Environment.
- () Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- () 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 Water and Sewer 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 _____.
- () _____ 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. For more information contact the Division of Environmental Management at 887-3990.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2652.
- () Others _____

Very truly yours,
J. Robert Haines
Zoning Commissioner

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500
Paul H. Reinke
Chief

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Christiana International Corp.
Leased by McDonald's
Location: SW/S Reisterstown Road, 950' NW of centerline of Cherry Hill La.
(#12012 Reisterstown Road)
Item No.: 485 Zoning Agenda: May 16, 1989

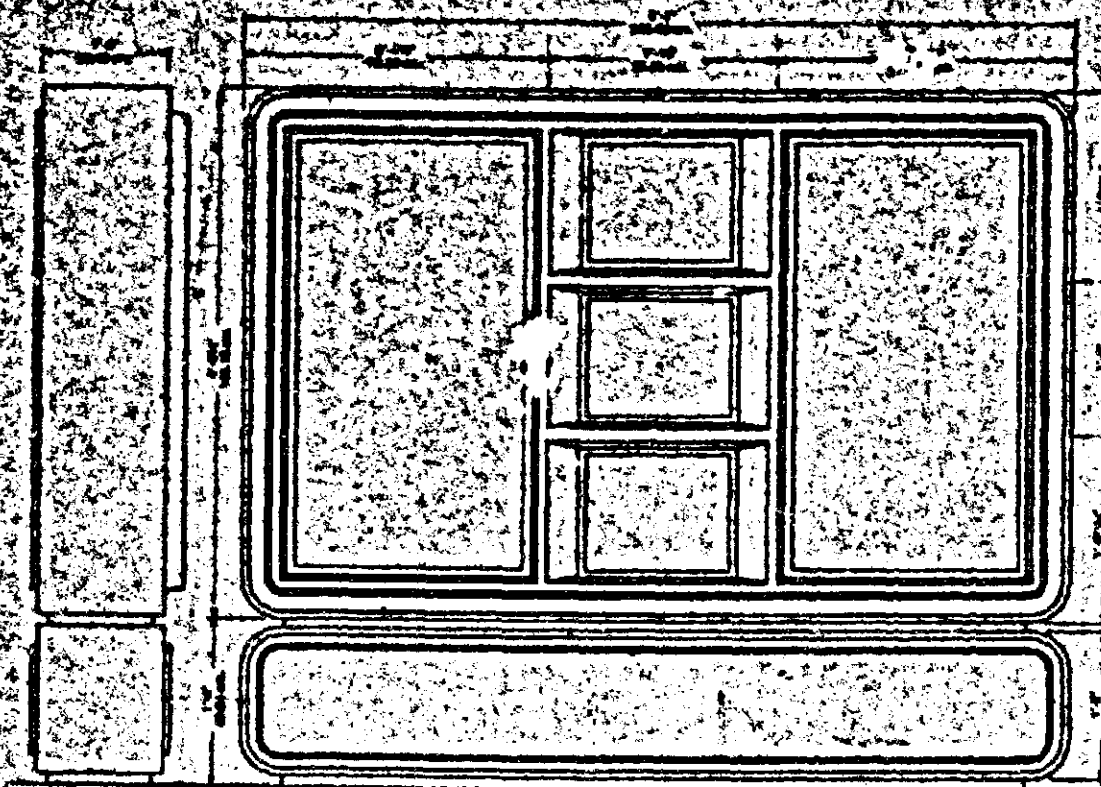
Gentlemen:

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.
- (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: CH. J. Kelly 5-11-89 Noted and Approved: Capt. Wm. Brice
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/

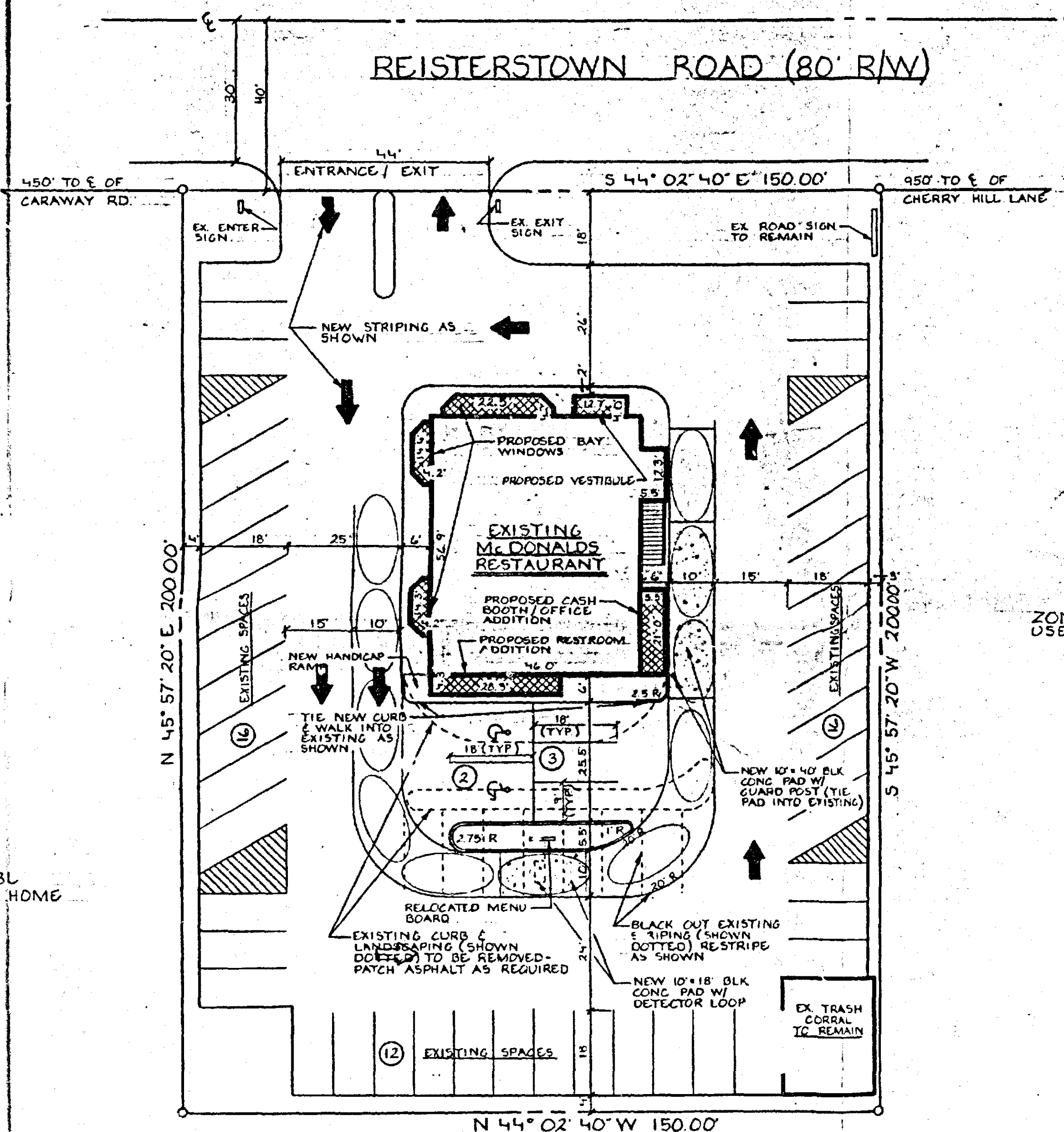


EXISTING MENU BOARD SIGN
SQUARE FOOTAGE: 35 50 FT.

3 STY & BSMT
NURSING HOME

ZONED: BL
USE: NURSING HOME

2 STY BRICK BLDG.
NURSING HOME



ZONED: BL-25A
USE: PARK

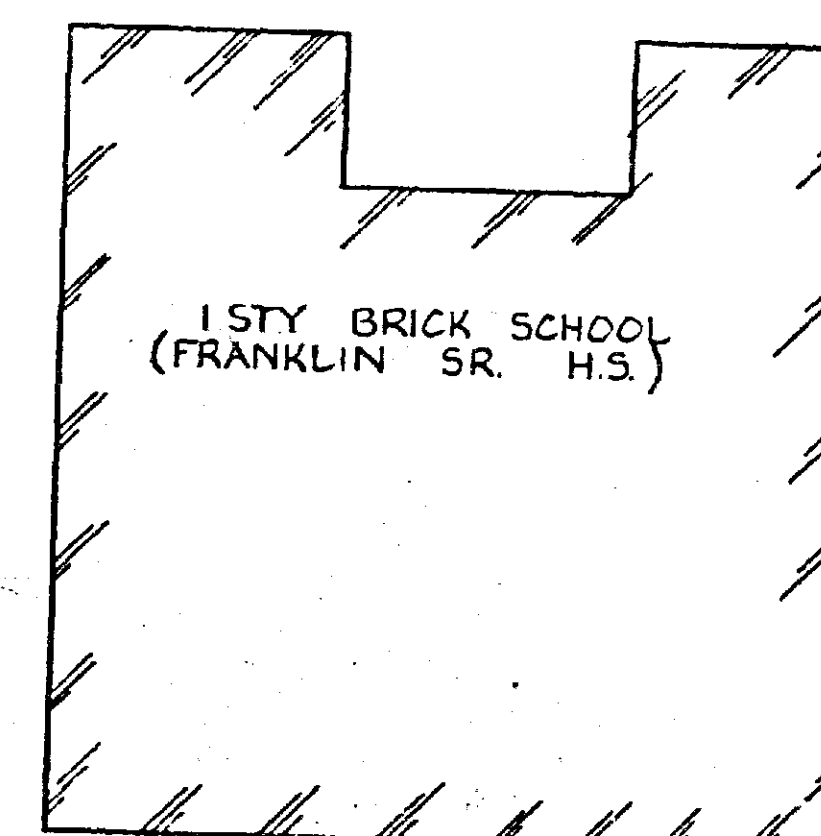
ZONED: D-3.5
USE: SCHOOL

ZONED: D-3.5
USE: SCHOOL



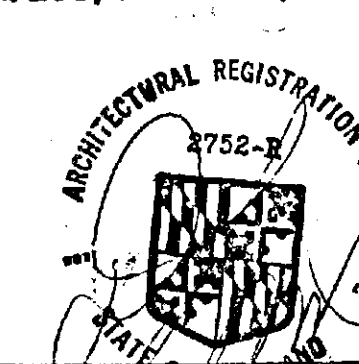
LOCATION MAP
SCALE: 1"=2000"

- GENERAL NOTES:
- OWNER: 63 ASSOCIATES, INC.
 - LESSOR/DEVELOPER: McDONALD'S CORPORATION
3015 WILLIAM DRIVE
FAIRFAX, VIRGINIA 22031
 - DEED REFERENCE: LIBER 5241 FOLIO 149
DECEMBER 1971
 - TAX ACCOUNT NO.: 1600001121
 - ELECTION DISTRICT: 4
 - SITE AREA: 29,400 SF = .6762 ACRES
 - EXISTING USE: 2,716.5 SF McDONALD'S RESTAURANT WITH
PROPOSED USE: DRIVE-THROUGH WINDOW
CONSTRUCT A 400.5 SF BUILDING ADDITION
 - EXISTING ZONING: BL (BUSINESS, LOCAL)
PROPOSED ZONING: NO CHANGE
 - REQUIRED SETBACKS:
FRONT - NOT LESS THAN 10' FROM PROPERTY LINE AND 40' FROM
CENTERLINE OF STREET AND PER P.C.2.2.2. 303.22, 18 B.L.
R.H. AND B.L. ZONES THE FRONT YARD DEPTH OF ANY BUILDING
HEREAFTER ERECTED SHALL BE THE AVERAGE OF THE FRONT YARD
DEPTH OF THE LOTS IMMEDIATELY ADJOINING ON EACH SIDE
PROVIDED SUCH ADJOINING LOTS ARE IMPROVED WITH PERMANENT
COMMERCIAL BUILDINGS CONSTRUCTED OF FIRE-RESISTING
MATERIALS SITUATED WITHIN 100' OF THE JOINT SIDE PROPERTY
LINE, BUT WHEN SAID IMMEDIATELY ADJOINING LOTS ARE NOT
BOTH SO IMPROVED, THEN THE DEPTH OF THE FRONT YARD OF ANY
BUILDING HEREAFTER ERECTED SHALL BE NOT LESS THAN THE
AVERAGE DEPTH OF THE FRONT YARDS OF ALL LOTS WITHIN 100
FEET ON EACH SIDE THEREOF WHICH ARE IMPROVED AS DESCRIBED
ABOVE. (P.C.2.2.2. 1955).
 - SIDE - 25'
REAR - 20'
 - PARKING VARIANCE REQUESTED TO ALLOW 64 SPACES IN LIEU OF THE
REQUIRED 64 SPACES.
 - PARKING REQUIRED: 20 PER 1000 SF (1 PER 50) OF GROSS FLOOR AREA
EXISTING RESTAURANT = 2,716.5
PROPOSED ADDITION = 400.5
TOTAL = 3,117.0 SF = 50 = 63.5 = 64 SPACES
EXISTING PARKING: 47 STANDARD SPACES
2 HANDICAP SPACES
49 TOTAL
 - BUILDING HEIGHT: THE PROPOSED ADDITION WILL BE LESS THAN THE 16'-5"
HEIGHT OF THE EXISTING BUILDING.
 - MAXIMUM ALLOWABLE FLOOR AREA RATIO: 3.0
PROPOSED FLOOR AREA RATIO: 0.11
 - PREVIOUS ZONING: CASE NO. 70-90-R
RECLASSIFICATION FROM R-10 TO BL
 - UTILITIES AND IMPROVEMENTS SHOWN HAVE BEEN LOCATED BY FIELD
MEASUREMENTS AND/OR BY INFORMATION SUPPLIED BY VARIOUS AGENCIES.
HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE
INFORMATION OBTAINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO
VERIFY THE LOCATIONS OF ALL UTILITIES TO HIS OWN SATISFACTION PRIOR
TO THE BEGINNING OF ANY CONSTRUCTION.
 - THIS PLAN DOES NOT CONSTITUTE A PROPERTY SURVEY. BEARINGS AND
DISTANCES SHOWN HAVE BEEN COMPILED FROM DEEDS OR OTHER DOCUMENTS OF
RECORD.



1STY BRICK SCHOOL
(FRANKLIN SR. H.S.)

- GENERAL NOTES:
- McDonald's Road Sign and Base are by the Sign Contractor. Conduit and Wiring are by the General Contractor.
 - Bases, Anchor Bolts, Conduit, and Wiring for All Other Signs are by the General Contractor.
 - 1/2" Empty Conduit to Locations Shown at the Lot Perimeter for Lot Lighting is by the General Contractor. Lighting Fixtures, Bases, Poles, Conduit, and Wiring are by the Owner/Operator.
 - Bases for Flagpoles are by the General Contractor. Anchor Bolts are by the Flagpole Supplier.
 - Proposed Utilities are Shown in Schematic Only. Exact Locations shall be Field Determined to Allow for the Most Economical Installation.
 - The Contractor shall Coordinate with All Utility Companies to Determine Exact Point of Service Connection at Existing Utility. Refer to the Building Electrical and Plumbing Drawings for Utility Service Entrance Locations, Sizes, and Circuiting.
 - All Elevations Shown are in Reference to the Benchmark and must be Verified by the General Contractor At Groundbreak.
 - Finish Walk and Curb Elevations shall be 6" Above Finish Pavement.
 - All Landscape Areas shall be Rough Graded to 6" Below Top of All Walks and Curbs. Finish Grading, Landscaping, and Sprinkler Systems are by the Owner/Operator.



PAVING SPECIFICATION:
(Minimum 3" Total Compacted Asphalt Thickness.)

- 1" ASPHALT WEARING COARSE
2" ASPHALT BASE COARSE
6" CRUSHED ROCK BASE
COMPACTED SUB-GRADE

Note: McDonald's Engineer Reserves The Right To Request A Compaction Test And/Or A Core Sample. If Tests Prove Correct, Per Above Specifications. Tests Will Be At The Expense Of McDonald's. Otherwise, G.C. Will Be Charged.

LOT LIGHTING RECOMMENDATION:

EXISTING TO REMAIN

Note: Electrical Contractor To Circuit Lot Lighting As Noted.

PARKING INFORMATION:

Total Spaces:	27 Spaces	9' x 18' @ 90°
49	20 Spaces	9' x 18' @ 60°
	2 HC Spaces	12' x 18' @
	Spaces	x @

UTILITY INFORMATION:

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

SURVEY INFORMATION:

Prepared By: OTHERS

Dated:

LEGEND:

Sanitary Sewer	S	Gas	G
Water	W	Lot Light	LP-30
Storm Sewer	ST	Existing Elevation	(76.5)
Electric	E	Proposed Elevation	(77.0)

PLAN SCALE: 1" = 20'

STREET ADDRESS:

12012 REISTERSTOWN RD.

CITY: REISTERSTOWN MARYLAND

COUNTY: BALTIMORE

SITE DEVELOPEMENT
PLAN

PLAN APPROVALS:	Signature: (2 required)	Date:
Regional Mgr.		
Const. Mgr.		
Operations Dept.		
Real Estate Dept.		
CO-SIGN SIGNATURES:		
Contractor		
Owner		

McDonald's

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PLAN STATUS:	Date:	By:	Description
1	9/10/88	KS	Preliminary Drawn
2	10/24/88	KS	Revisions
3	11/21/88	KS	1 VESTIBULE
4	5/30/89	KS	3 VESTIBULE

REGIONAL DWG. NO.:

049-19

CORPORATE DWG. NO.:

SP-1