

IN RE: PETITION FOR ZONING VARIANCE  
W/S York Road, 376' N of the  
c/1 of Timonium Road  
(2116 York Road)  
8th Election District  
3rd Councilmanic District  
Christiana International Corp.  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 91-296-A

AMENDED ORDER

WHEREAS, the Petitioners requested a variance to permit 70 off-street parking spaces in lieu of the required 83, a distance of 3 feet between buildings (cashier's booth and restaurant) in lieu of the minimum required 6(0) feet, 2 stacking spaces behind the Menu Board in lieu of the required 5, and a parking space within 1.5 feet of the right-of-way line of York Road in lieu of the required minimum of 10 feet, in accordance with the plan submitted and marked Petitioner's Exhibit 1; and,

WHEREAS, due to a typographical error, the Petition filed and the advertising and posting of the property erroneously reflected the variance to the distance between buildings requested was in lieu of the minimum required 6 feet, and not 60 feet as required by Sections 102.2 and 238.2 of the B.C.Z.R.; and,

WHEREAS, at the hearing held on the matter, the regulation from which the relief was being requested was cited appropriately and Petitioner's Exhibit 1 accurately reflected the variance requested at a distance of 3 ft. in lieu of the required 60 ft. between buildings; and,

WHEREAS, the relief sought was granted, subject to restrictions, by Order issued April 17, 1991; and,

WHEREAS, subsequent to the relief being granted, the error was discovered and an amended Order deemed appropriate;

IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18th day of May, 1991 that the Order issued April 17, 1991 be AMENDED to reflect that the variance relief requested and granted for a distance between buildings of 3 feet is in lieu of the required 60 feet, as set forth in Sections 102.2 and 238.2 of the B.C.Z.R.; and,

IT IS FURTHER ORDERED that all other conditions and restrictions contained in the Order issued April 17, 1991 shall remain in full force and effect.

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

AMN:bjs  
cc: E. Harrison Stone, Esquire  
102 W. Pennsylvania Avenue  
Towson, Md. 21204

People's Counsel: File

IN RE: PETITION FOR ZONING VARIANCE  
W/S York Road, 376' N of the  
c/1 of Timonium Road  
(2116 York Road)  
8th Election District  
3rd Councilmanic District  
Christiana International Corp.  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 91-296-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit 70 off-street parking spaces in lieu of the required 83, a distance of 3 feet between buildings (cashier's booth and restaurant) in lieu of the minimum required 6 feet, 2 stacking spaces behind the Menu Board in lieu of the required 5, and a parking space within 1.5 feet of the right-of-way line of York Road in lieu of the required minimum of 10 feet, all as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by Jeffrey Bartko, Project Engineer for McDonald's Corporation, Contract Lessee, appeared, testified and were represented by E. Harrison Stone, Esquire. Also appearing on behalf of the Petition was Wayne Alden, McDonald's Franchisee at the subject site. There were no Protestants.

Testimony indicated that the subject property, known as 2116 York Road, consists of .9896 acres zoned B.R.-I.M., and is the site of a McDonald's Restaurant which has existed on the property for approximately 20 years. Petitioners are desirous of constructing an addition, two vestibules, and a cashier's booth to the existing building as depicted on Petitioner's Exhibit 1. Mr. Bartko testified that the proposed improvements are in conjunction with remodeling and updating the restaurant. He indicated that the proposed additional seating will not exceed 12 seats as a

result of the remodeling. The proposed vestibules are for purposes of providing a foyer area at the entrances to the restaurant to assist in maintaining temperature control and costs. The proposed cashier's booth which is a separate building will be used at peak times to assist in a smoother traffic flow for the drive-in window. Testimony indicated the existing menu board will remain in its present location. Messrs. Bartko and Alden testified that the granting of the requested variances will not result in any detriment to the health, safety or general welfare of the surrounding community. In fact, Mr. Alden believes that the proposed improvements will provide for a better traffic flow on the site. Mr. Alden testified that he has operated the subject franchise for the past 4 years and indicated that it was his experience that only a few times has the parking lot been near capacity and at no time did the parking cause traffic problems. In response to the comments submitted by the Office of Planning, Petitioners agreed to submit a landscaping plan for approval. Said plan shall be submitted and approved prior to the issuance of any permits.

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.

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PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-296-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 See attached list.

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

1. Strict compliance with current parking regulations would unreasonably prevent use of property for a permitted purpose and would be unnecessarily burdensome.
2. Relief can be granted in such fashion that the spirit of the regulations will be observed and public safety and welfare are observed.

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 Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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

LESSOR: CHRISTIANA INTERNATIONAL CORPORATION  
(Type or Print Name)  
Signature: [Signature]  
Address: 8850 Stanford Boulevard  
City and State: Columbia, Maryland 21045

Legal Owner(s):  
Christiana International Corporation  
Signature: [Signature]  
Address: P.O. Box 2926  
City and State: Henric, CA 92343

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

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
E. Harrison Stone, Esq.  
Ste. 600, 102 W. Pennsylvania Ave.  
Towson, Maryland 21204 (301) 823-1800

ORDERED By The Zoning Commissioner of Baltimore County, this 17 day of April, 1991, 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 4 day of April, 1991, at 2 o'clock P.M.

J. Robert Hines  
Zoning Commissioner of Baltimore County

26 Dec 90

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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 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 variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of April, 1991 that the Petition for Zoning Variance to permit 70 off-street parking spaces in lieu of the required 83, a distance of 3 feet between buildings (cashier's booth and restaurant) in lieu of the minimum required 6 feet, 2 stacking spaces behind the Menu Board in lieu of the required 5, and a parking space within 1.5 feet of the right-of-way line of York Road in lieu of the required minimum of 10 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Prior to the issuance of any permits, Petitioners shall submit a landscape plan for approval by the Deputy Director of Planning. A copy of the approved plan shall be submitted to this office for final approval by the Zoning Commissioner and/or Deputy Zoning Commissioner and inclusion in the case file prior to

the issuance of any permits. Said landscaping shall be maintained at all times and replaced as necessary.

3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

AMN:bjs

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

April 17, 1991

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

RE: PETITION FOR ZONING VARIANCE  
W/S York Road, 376' N of the c/1 of Timonium Road  
(2116 York Road)  
8th Election District - 3rd Councilmanic District  
Christiana International Corp. - Petitioners  
Case No. 91-296-A

Dear Mr. Stone:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

[Signature]  
ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

AMN:bjs

cc: Mr. Wayne Alden  
7127 Harford Road, Baltimore, Md. 21234

Mr. Jeffrey Bartko  
McDonald's Corporation  
8850 Stanford Boulevard, Suite 2000, Columbia, Md. 21045

People's Counsel

File

ORDER RECEIVED FOR FILING  
Date 4/17/91  
By [Signature]

- 4 -

ORDER RECEIVED FOR FILING  
Date 4/17/91  
By [Signature]

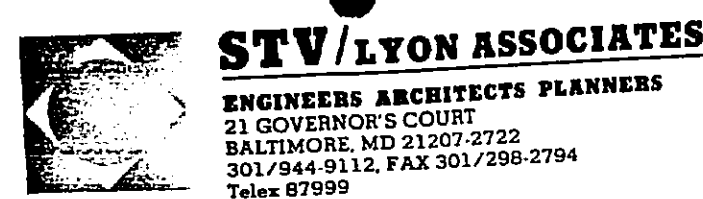
- 3 -



LIST OF VARIANCES

- 409.6 of the Baltimore County Zoning Regulations to allow a total of 70 off-street spaces in lieu of the required 83 spaces.
- Sections 102.2 & 238.2 to permit a distance of 3 feet between buildings (cashier's booth & restaurant building) in lieu of the minimum 6 feet.
- 409.10A to permit 2 stacking spaces behind Menu Board in lieu of the required 5.
- Section 409.8A4 to permit a parking space within 1.5 feet from the R.O.W. line of York Road in lieu of the required 10 feet.

91-296-A



ZONING DESCRIPTION OF  
MCDONALD'S CORPORATION  
2116 YORK ROAD, TIMONIUM  
ELECTION DISTRICT NO. 8  
BALTIMORE COUNTY, MARYLAND

BEGINNING at a point along the westerly side of York Road, Maryland Route No. 45, (66 feet wide), said point being distant North 18°40'00" West 3/6 feet from the centerline of Timonium Road, thence leaving said York Road and running for the three following courses and distances,

- South 70°41'50" West 233.86 feet to a point, thence,
- North 18°47'00" West 184.25 feet to a point, thence,
- North 70°42'35" East 234.23 feet to a point along the aforesaid westerly side of York Road, thence along same,
- South 18°40'00" East 184.20 feet to the point of beginning.

CONTAINING 43,106.98 square feet or 0.9896 acre of land, more or less.

Mark A. Riddle  
STV/LYON ASSOCIATES  
Mark A. Riddle  
MD Professional Land Surveyor No. 10899

March 27, 1990



263

STV ENGINEERS, Engineers, Architects, Planners, Interior Designers, Professional Member Firm  
STV/Michael Lynn & Associates, STV/Lyon Associates, STV/H.D. Nottingham, STV/Sanders & Thomas, STV/Seelye Stevenson Value & Knecht

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 8th Date of Posting: March 14, 1991  
Posted for: Variance  
Petitioner: Christiana International Corporation  
Location of property: W/S York Road, 376' N of c/l Timonium Road  
2116 York Road  
Location of Sign: In front of 2116 York Road  
Remarks:  
Posted by: S.J. Haines Date of return: March 15, 1991  
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3-8, 1991  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3-7, 1991

THE JEFFERSONIAN,

S. J. Haines  
Publisher

\$ 106.77

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3-8, 1991  
THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3-7, 1991

TOWSON TIMES,

S. Zehe Olson  
Publisher

\$ 106.77

NOTICE OF HEARING  
The Zoning Commission 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 21204 at 2:00 p.m.  
Case Number: 91-296-A  
W/S York Road, 376' N of c/l Timonium Road  
2116 York Road  
8th Election District  
3rd Councilmanic  
Legal Owner(s):  
Christiana International Corporation  
McDonald's Corporation  
Hearing Date: Thursday, March 15, 1991  
Variance(s) allow a total of 70 off-street spaces in lieu of the required 83 spaces; to permit a distance of 3 feet between buildings (cashier's booth & restaurant building) in lieu of the required 6 feet; to permit 2 stacking spaces behind menu board in lieu of the required 5; and to permit a parking space within 1.5 feet from the right-of-way line of York Road in lieu of the required 10 feet.  
J. ROBERT HAINES  
Zoning Commissioner of Baltimore County  
TOWSON, MD. 7.

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6130  
Number

receipt

Please Make Checks Payable To: Baltimore County-9136612-03-90 \$175.00

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

DATE: 3-12-91

McDonald's Corporation  
Columbia Corporate Park  
8850 Stamford Boulevard  
Columbia, Maryland 21045

RE:  
Case Number: 91-296-A  
W/S York Road, 376' N of c/l Timonium Road  
2116 York Road  
8th Election District - 3rd Councilmanic  
Legal Owner(s): Christiana International Corporation  
Lessee: McDonald's Corporation  
HEARING: THURSDAY, APRIL 4, 1991 at 2:00 p.m.

Dear Petitioner(s):

Please be advised that \$ 131.77 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 DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. Robert Haines

J. ROBERT HAINES  
ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

cc: E. Harrison Stone, Esq.

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

February 11, 1991

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

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 21204 as follows:

Case Number: 91-296-A  
W/S York Road, 376' N of c/l Timonium Road  
2116 York Road  
8th Election District - 3rd Councilmanic  
Legal Owner(s): Christiana International Corporation  
Lessee: McDonald's Corporation  
HEARING: THURSDAY, APRIL 4, 1991 at 2:00 p.m.

Variance to allow a total of 70 off-street spaces in lieu of the required 83 spaces; to permit a distance of 3 feet between buildings (cashier's booth & restaurant building) in lieu of the minimum 6 feet; to permit 2 stacking spaces behind menu board in lieu of the required 5; and to permit a parking space within 1.5 feet from the right-of-way line of York Road in lieu of the required 10 feet.

J. Robert Haines

J. ROBERT HAINES  
Zoning Commissioner of Baltimore County

cc: Christiana International Corporation  
McDonald's Corporation  
E. Harrison Stone, Esq.

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

March 27, 1991

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

RE: Item No. 263, Case No. 91-296-A  
Petitioner: Christiana International  
Petition for Zoning Variance

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. 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.

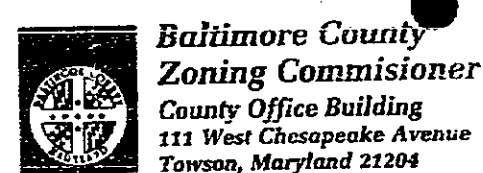
IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,  
James E. Dyer  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. John B. Berthelet  
McDonald's Corporation



Account: R-001-6150  
Number

91-296

49100894

PUBLICATION FEES  
BY: PRICE  
FOR POSTING SIGNS / ADVERTISING: \$131.77  
TOTAL: \$131.77  
LAST NAME OF OWNER: CHRISTIANA INTL INC

04040117M1CHRC  
Please Make Checks Payable To: Baltimore County-9136612-04-91 \$131.77

Cashier Validation



Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this  
17th day of January, 1991.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:

*James E. Ogle*  
James E. Ogle  
Chairman  
Zoning Plans Advisory Committee

Petitioner: Christina International Corp., et al

Petitioner's Attorney: E. Harrison Stone



Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

January 21, 1991

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204  
Attn: James Dyer  
Re: Baltimore County  
McDonalds Corporation  
Zoning Meeting 1/14/91  
W/S York Road  
MD 45  
376' north of Timonium Road  
Item # 263

Dear Mr. Haines:

We have reviewed the submittal for a variance to allow a total of 70 off-street parking spaces in lieu of the required 83 and find the plan acceptable.

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

Very truly yours,

*John Contestabile*  
John Contestabile, Chief  
Engineering Access Permits  
Division

LB/es

cc: STV/Lyon Associates  
Mr. J. Ogle

RECEIVED  
JAN 25 1991  
ZONING OFFICE

My telephone number is 333-1350

Toll-free for impaired hearing or speech: 1-800-456-5082  
383-7555 Baltimore Metro - 1-800-456-5082 D.C. Metro - 1-800-456-5082 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL  
PROTECTION AND RESOURCE MANAGEMENT

1/23/91  
Date

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

Zoning Item # 263, Zoning Advisory Committee Meeting of January 14, 1991

Property Owner: Christina International Corporation

Location: 2116 York Road District: 8

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, 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 charcoal 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 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 amusements 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 \_\_\_\_\_
  - ( ) 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 portability 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 887-3980.
- ( ) 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 887-2762.
- ( ) Others \_\_\_\_\_

*Nancy Partridge*  
NANCY PARTRIDGE  
BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: February 7, 1991  
Zoning Commissioner

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Christina International Corporation, Item No. 263

The petitioner requests a Variance to permit a total of 70 off-street spaces; to permit 3 ft. between buildings (cashier's booth and restaurant building) to permit two stacking spaces; and to permit a parking space within 1.5 ft. of the R.O.W. line of York Road.

In reference to the applicant's request, staff offers the following comments:

- This site is located within the Hunt Valley/Timonium study area. The Maryland State Fairgrounds, a major potential redevelopment parcel, is immediately adjacent to the north and west.
- The Baltimore County Master Plan characterizes the segment of York Road between Ridgely and Shawan Road as "disappointing in general appearance. Future development should not only provide consistently attractive streetscaping and signage control but should also attempt to establish a series of distinctive commercial nodes as at Timonium Road."
- A site visit of the property revealed that landscaping is minimal and does not appear to meet the intent of the Master Plan.

Staff opposes the proposed variance for parking within 1.5 ft. of the R.O.W. This area should be maintained as a landscaped area utilizing the entire 10 ft.

This office does not oppose the building-to-building setback or the parking variance. Since no off-site parking is available to this site, the request should not negatively impact any community or business use.

received  
2/8

Christina International Corporation, Item No. 263  
Page 2  
February 7, 1991

Should the petitioner's request be granted, a landscape plan shall be submitted to the deputy director of the Office of Planning and Zoning prior to the issuance of any permits. Said plan shall incorporate an enhanced landscape treatment along York Road in keeping with the intent of the Baltimore County Master Plan.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM263/2AC1

received  
2/8

401 Bosley Avenue Suite 405  
Towson, MD 21204

887-3554  
Fax 887-5784

February 14, 1991

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

Item No. 263  
Property Owner: Christina International Corporation  
Location: West side of York Road, 376' north of centerline Timonium Road.  
Existing Zoning: B.R.-I.M.  
Proposed Zoning: Variance to allow a total of 70 off-street spaces in lieu of the required 83 spaces; to permit a distance of 3' between buildings in lieu of the minimum 6'; to permit 2 stacking spaces behind menu board in lieu of the required 5'; and to permit a parking space within 1.5' from the right-of-way line of York Road in lieu of the required 10'.  
Area: 0.9806 acre  
District: 8th Election District  
3rd Councilmanic District

Dear Mr. Haines:

The requested variance to parking may cause some parking problems.

Very truly yours,

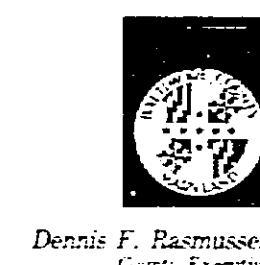
*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Associate II

MSP/lvd

received  
3/7/91

Baltimore County  
Fire Department  
700 East Joppa Road, Suite 901  
Towson, Maryland 21204-5500  
(801) 887-4500  
Paul H. Reincke  
Chief

JANUARY 4, 1991



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

RE: Property Owner: CHRISTIANA INTERNATIONAL CORPORATION

Location: #2116 YORK ROAD

Item No.: 263 Zoning Agency: JANUARY 16, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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", 1988 edition prior to occupancy.

REVIEWER: *Ch. J. Kelly* 1-57 Noted and Approved: *Paul H. Reincke*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/KEK

received  
1/10/91

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: January 14, 1991

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for January 16, 1991

The Developers Engineering Division has reviewed the subject zoning item and we have no comments for Items 263 revised, 261, and 268.

For 21 34 SEH (1/14/91), the previous County Review Group comments are applicable.

For Item 264, a County Review Group Meeting is required.

*Robert W. Bowling*  
Robert W. Bowling, P.E., Chief  
Developers Engineering Division

RWB:f



BALTIMORE COUNTY, MARYLAND  
Inter-Office Correspondence

TO: Pat Keller  
Deputy Director of Planning

DATE: April 17, 1991

FROM: Ann M. Nastarowicz  
Deputy Zoning Commissioner

SUBJECT: Landscape Plans  
Christiana International Corp. - Case No. 91-296-A  
Hill Limited Partnership - Case No. 91-297-X

Enclosed please find copies of the Orders issued in the above-captioned matters. In previous telephone conversations with Jeff Long, it was agreed that your office would work with the Petitioners in both cases to develop a high-quality landscape plan and the possibility of their phasing in the landscaping required over a period of time to offset the cost.

The type of landscaping I'm looking for in the Christiana International Corporation case (McDonalds) is that similar to the landscaping required in the McDonald's case on Cranbrook Road, Case No. 90-491-A. In my opinion, the most visible areas to the public should be landscaped first, if done in phases.

Should you have any questions on the subject, please feel free to contact me. Thank you for your attention in this matter.

JRH:bjs

cc: Jeff Long  
Case Files (2)

File  
ROYSTON, MUELLER, McLEAN & REID  
ATTORNEYS AT LAW

SUITE 600  
102 WEST HENRIETTA AVENUE  
TOWSON, MARYLAND 21204-4575  
QBR 853-1800  
TELEPHONE FAX 1200 828-7890

C. LARRY HOFMEISTER, JR.  
TERRY E. ROSSNER  
JOHN W. BROWNING  
STEPHEN J. KARINA  
JULIA CHAKRA BEKA

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

May 7, 1991

Ms. Ann M. Nastarowicz  
Deputy Zoning Commissioner  
for Baltimore County  
Office of Planning and Zoning  
111 West Chesapeake Avenue  
Towson, Maryland 21204

RE: McDonald's Restaurant (2116 York Road)  
Case No.: 91-296-A

Dear Ann:

This is just a note to thank you for correcting (by Amended Order) the typo contained in our original Petition.

It's nice to know that you are on the job and on the ball.

Best regards.

Sincerely,

E. Harrison Stone

EHS/mlw  
3081g

RECEIVED  
MAY 8 1991  
ZONING OFFICE

BALTIMORE OFFICE  
MERCANTILE BANK & TRUST BUILDING  
2 HOPKINS PLAZA  
9TH FLOOR  
BALTIMORE, MARYLAND 21201  
301-536-3700  
TELECOPIER 301-625-9050

LAW OFFICES  
LEVIN & CANN  
A PROFESSIONAL ASSOCIATION  
305 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
301-321-0600  
TELECOPIER 301-296-2801

12-92 Rec'd 9/13/91  
9/13/91  
S  
ELLIS LEVIN (800) 3-0800  
CARROLL COUNTY OFFICE  
1137 LIBERTY ROAD  
SYKESVILLE, MD 21784

HOWARD L. ALDERMAN, JR.

September 13, 1991

HAND DELIVERED

Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management  
Room 109  
111 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Copy of Taped Zoning Proceedings  
Stephen H. Littman, Petitioner  
Case No. 90-296-SPH

Dear Mr. Jablon:

I have enclosed herewith our check in the amount of \$15.00 to cover the cost of obtaining a copy of the audio tape in the above-referenced case. It would be most appreciated if a member of your staff could notify me when the tape is ready for pick up.

Thank you for your attention to this matter.

Very truly yours,

Howard L. Alderman, Jr.

HIAJr/lis

Enclosure

cc: Dr. Stephen H. Littman

BALTIMORE OFFICE  
MERCANTILE BANK & TRUST BUILDING  
2 HOPKINS PLAZA  
9TH FLOOR  
BALTIMORE, MARYLAND 21201  
301-536-3700  
TELECOPIER 301-625-9050

LAW OFFICES  
LEVIN & CANN  
A PROFESSIONAL ASSOCIATION  
305 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
301-321-0600  
TELECOPIER 301-296-2801

ELLIS LEVIN (800) 3-0800  
CARROLL COUNTY OFFICE  
1137 LIBERTY ROAD  
SYKESVILLE, MD 21784

HOWARD L. ALDERMAN, JR.

September 19, 1991

HAND DELIVERED

Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management  
Room 109  
111 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Copy of Taped Zoning Proceedings  
Stephen H. Littman, Petitioner  
Case No. 90-296-SPH

Dear Mr. Jablon:

I have enclosed herewith our second check in the amount of \$15.00 to cover the cost of obtaining a copy of the audio tapes in the above-referenced case. I understand that this second check is necessary due to the fact that the taped proceedings would not fit on a single tape.

Thank you for your prompt processing of this request.

Very truly yours,

Howard L. Alderman, Jr.

HIAJr/lis

Enclosure

cc: Dr. Stephen H. Littman

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

| NAME              | ADDRESS                                                    |
|-------------------|------------------------------------------------------------|
| E. HARRISON STONE | 102 W. PENNA. AVE<br>TOWSON, MD 21204                      |
| WAYNE ALDEN       | 7187 HANSON RD. BALTIMORE, MD 21234                        |
| JEFFREY BARTKO    | 8850 STANFORD BLVD. SUITE 2000<br>COLUMBIA, MARYLAND 21045 |

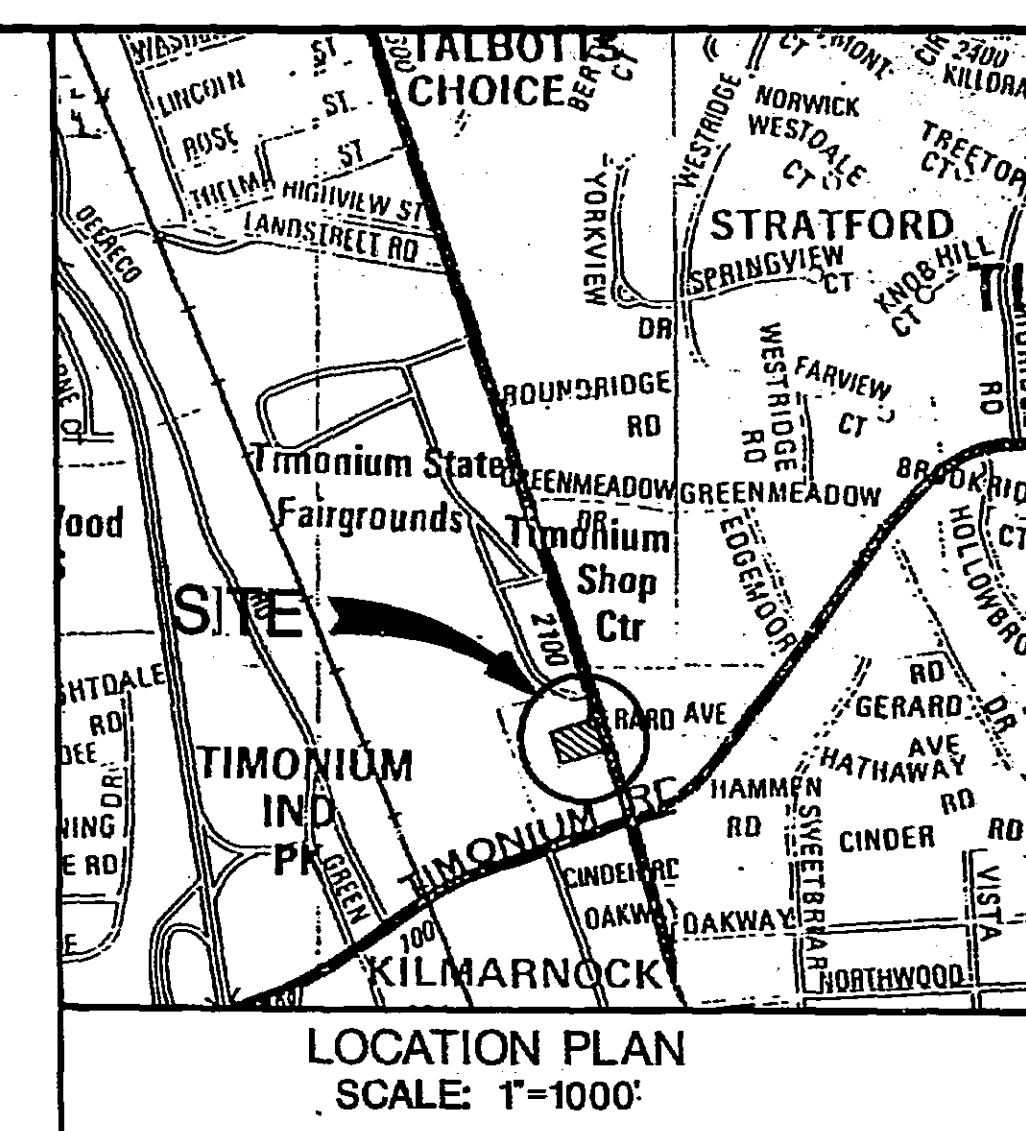
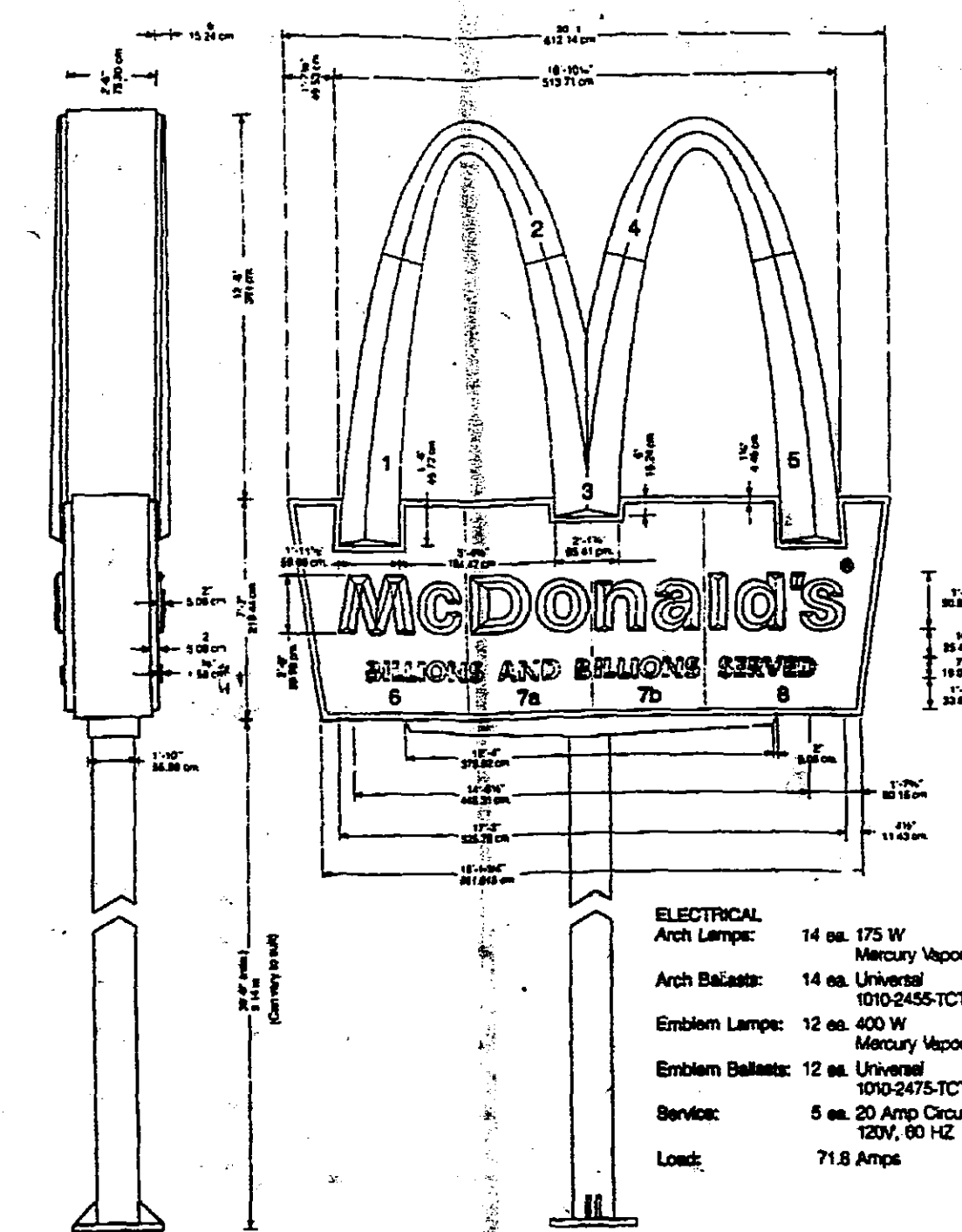
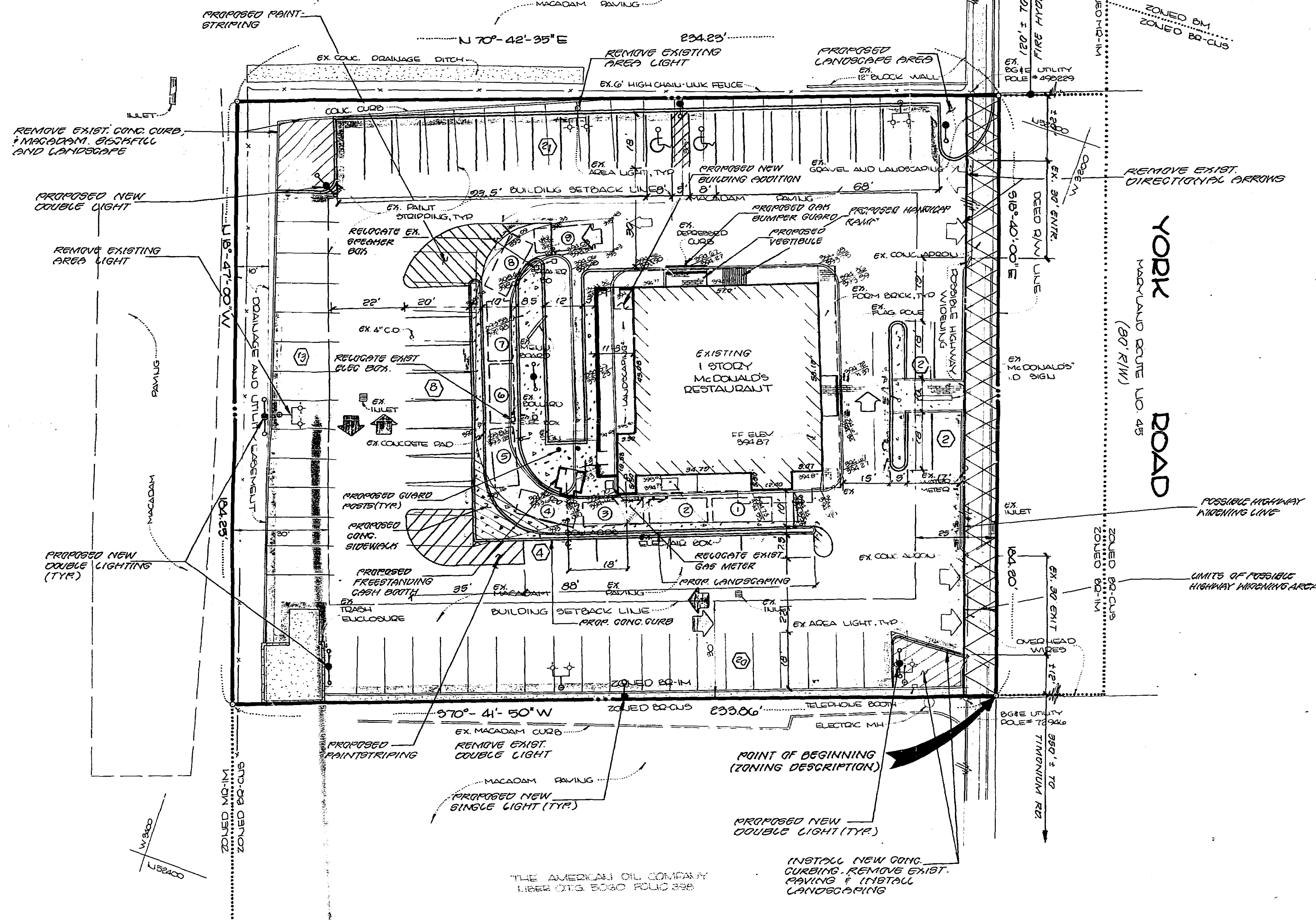




[illegible][illegible][illegible][illegible]

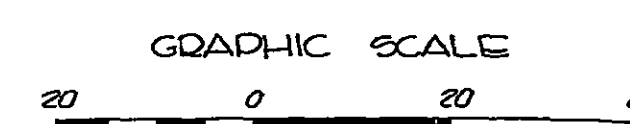


MARYLAND STATE FAIR AND  
AGRICULTURAL SOCIETY, INC.  
LIBER 178-1901 FOLIO 819



- GENERAL NOTES:**
- Deed Reference: Christiana International Corporation Liber 178-1901, Folio 819
  - Leased to: McDonald's Corporation Liber 178-1901, Folio 819
  - Site Area = 42,106.38 Sq. Ft. ± or 0.966 Acres
  - Existing Zoning: BR-1M ELECTRAVACUUM DISTRICT - B
  - Existing Use: McDonald's Restaurant  
Proposed Use: McDonald's Restaurant Building Addition
  - Building Area = 4128 Sq. Ft.
  - Parking Requirements:  
20 Spaces per 1000 Sq. Ft. of gross floor area  
Parking Required: RESTAURANT - 2000 SQ. FT. CASH BOOTH - 650 SQ. FT.  
TOTAL: 4100 SQ. FT. ± 1000' x 410' x 20' BEAR USE 84'0000
  - Parking Provided: 70 Spaces incl. 2 Handicap
  - All existing conditions to remain except as otherwise noted.
  - Floor area ratio: Allowed = 2.0  
Proposed .19
  - VARIANCE: A) FROM SECTION 409.6 TO ALLOW 70 PARKING SPACES IN LEU OF THE REQUIRED 82  
B) FROM SECTION 102.2 & 238.2 TO PERMIT A DISTANCE OF 3 FEET IN LEU OF THE REQUIRED DISTANCE BETWEEN BUILDINGS.  
C) FROM SECTION 402.10A TO PERMIT TWO STACKING SPACES BEHIND MENU BOARD IN LEU OF THE REQUIRED FIVE.  
D) FROM SECTION 402.10A TO PERMIT A PARKING SPACE WITHIN 1.5 FEET FROM THE R.O.W. LINE OF YORK RD. IN LEU OF THE REQUIRED 20 FEET.
  - ALL SIGNS ARE EXISTING AND WILL NOT CHANGE.
  - ZONING HEARING 70-67-R, (RE-CLASSIFICATION).
  - PREVIOUS PERMIT NO. 18231 DATED 1/7/80.
  - NO CRG VALVES

91-296-A



PLAT TO ACCOMPANY PETITION

263

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

| REVISIONS |      |                    |
|-----------|------|--------------------|
| NO.       | DATE | DESCRIPTION        |
| 1         | 8/15 | PER OWNER COMMENTS |
| 2         | 8/16 | PER OWNER COMMENTS |
| 3         | 8/16 | PER OWNER COMMENTS |
| 4         | 8/16 | PER OWNER COMMENTS |

| PLAN PREPARATION |     |              |
|------------------|-----|--------------|
| DRAWN BY         | TLB | DATE 3/28/90 |
| DESIGNED BY      | TLB | SCALE 1"=20' |
| CHECKED BY       | TLB | NOV 08 1989  |

**FOR ZONING VARIANCE**  
McDONALD'S CORPORATION  
2118 YORK ROAD  
TIMONUM  
ELECTION DISTRICT NO. 8  
BALTIMORE COUNTY, MD.

**DRAWING NO.**  
P-1  
**SHEET NO.**  
1 of 1