

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
SW/S York Road, 225 ft. SW
of Fairmount Avenue * ZONING COMMISSIONER
934 York Road
9th Election District * OF BALTIMORE COUNTY
4th Councilmanic District
McDonald's Corporation * Case No. 98-72-A
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 934 York Road in Towson. The Petition was filed by McDonald's Corporation, property owner. Variance relief is requested from Section 409.6 of the Baltimore County Zoning Regulations (BCZR) to permit 50 parking spaces in lieu of the required 69 parking spaces. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case was Bharat Parikh, on behalf of McDonald's Corporation. Also present was David L. Martin, from G.W. Stephens, Inc. Mr. Martin is the landscape architect who prepared the site plan. The Petitioner was represented by Stanley S. Fine, Esquire. There were no Protestants or other interested persons present.

The Zoning Commissioner is familiar with the subject property, by view of its location and close proximity to the County seat of government. The subject property is roughly rectangular in shape, approximately .711 acres in area, zoned B.R. The property has frontage on York Road, and is located south of the Baltimore Beltway and near the intersection of Fairmount Avenue and York Road.

The property is owned by the McDonald's Corporation and is the site of a fast food McDonald's restaurant. The restaurant has been at this

location since 1978. The existing restaurant features an eat-in area with tables and chairs, as well as carry-out facilities, including a drive-thru lane.

Mr. Fine proffered testimony that McDonald's wishes to upgrade the building and modernize same. He indicated that a large volume of the restaurant's business was carry-out. He also indicated that in order to accommodate this carry-out business, the drive-thru lane needed to be improved. This is particularly appropriate in view of the fact that the site fronts York Road, a heavily traveled arterial road. As this Zoning Commissioner stated at the hearing, appropriate steps should be taken to prevent the backing of traffic from the restaurant onto York Road.

In any event, several improvements are proposed for the restaurant. These include the addition of another drive-in lane, a modernization of the kitchen facilities, a proposed new area for a freezer/cooler and additional improvements to the appearance to the restaurant building and to increase its utility. All of these improvements are more particularly shown on the site plan.

In that the Petitioner will require appropriate permits to improve the building, the parking variance is requested. In this regard, it is to be noted that no parking spaces will be lost, in fact, seven new spaces will be gained. Although no new parking area is proposed, the gain in spaces will be realized as a result of the re-striping and better use of the existing parking lot. Mr. Fine also noted that the number of seats in the restaurant will be reduced, from the current 116 to 94. He also observed that under the current zoning regulations, a smaller variance would be needed, however, a variance of 19 spaces is required under the regulations which were in effect at the time the original development was approved.

ORDER RECEIVED FOR FILING
10/19/01
Jm. Hark
200

Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded to grant the Petition for Variance. The uniqueness of the property is found in its unusual size, configuration and historic use. Moreover, I am persuaded that the Petitioner would suffer a practical difficulty if variance relief were denied. Also, I believe that relief can be granted without any detrimental impact to the surrounding properties. Thus, the requested variance should and will be granted.

Notwithstanding the grant of the relief, consideration need be given as to whether the variance should be conditioned, specifically, by adopting the Zoning Plans Advisory Committee comment offered by the Office of Planning. That department requested that the grant be conditioned by requiring the Petitioner to plant three deciduous trees along the York Road frontage of the property. To a certain extent, I am in agreement with this recommendation from the Office of Planning. York Road is, indeed, experiencing revitalization efforts and improved landscaping by the businesses which own the properties adjacent to York Road. My only reservation relates to the number and location of the proposed major deciduous trees.

I am familiar with this site by virtue of its location. It is of note that the restaurant building is set back farther from the street than the adjacent businesses (i.e., Towson Ford and Carpet Land). This set-back decreases the visibility of the building, which would be further diminished by the planting of large deciduous trees. Based upon these considerations, I will, therefore, require that the Petitioner plant only two major deciduous trees on the site. These trees should be planted near the side property lines, thereby prohibiting any interference with sight distance. In the center portion of the site, the property should be landscaped, but with a mixture of plants and shrubs which do not decrease

ORDER RECEIVED FOR FILING
DATE 10/1/91
BY [Signature]

visibility. In fact, the Landscape Manual equates major deciduous trees with a specific number of smaller shrubs or bushes. A suitable substitute in accordance therewith should be considered. Therefore, I will order that the Petitioner plant two major deciduous trees on the site and also install landscaping consistent with the comments herein.

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 15th day of October 1997, that a variance from Section 409.6 of the Baltimore County Zoning Regulations (BCZR) to permit 50 parking spaces in lieu of the required 69 parking spaces, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at its 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.

2. As a condition precedent to the grant of the variance relief, the Petitioner shall landscape the property in accordance with the above comments.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mnn



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

October 1, 1997

Stanley S. Fine, Esquire
20 S. Charles Street
Baltimore, Maryland 21201

RE: Petition for Variance
Case No. 98-72-A
Property Location: 934 York Road, Towson
McDonald's Corporation, Petitioner

Dear Mr. Fine:

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

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

c: Mr. Bharat Parikh
McDonald's Corporation
250 W. Pratt Street, Suite 1700
Baltimore, Maryland 21201



72



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

934 York Road

which is presently zoned BR

98-72-A

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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(s) 409.6 -- to permit 50 parking spaces in lieu of the required 69 parking spaces.

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

Additions to existing building will increase efficiency of restaurant operations but require additional parking even though no new seating is being added to existing restaurant.

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.

(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/Lessee:

N/A

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Stanley S. Fine

(Type or Print Name)

Signature

20 S. Charles Street (410) 539-6967

Address

Phone No.

Baltimore

MD

21201

City

State

Zipcode

Legal Owner(s):

McDonald's Corporation

(Type or Print Name)

By:

Signature

Charles Twill

(Type or Print Name)

Real Estate Rep

Signature

250 West Pratt Street (410) 234-2772

Address

Phone No.

Baltimore

MD

21201

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Bharat Parikh

Name

250 West Pratt St. 21201 (410) 234-2772

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

8/21/97



Printed with Soybean Ink
on Recycled Paper

72

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.
ENGINEERS
658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Description to accompany Zoning Petition
"McDonald's" - 934 York Road

August 14., 1997

Beginning for the same at a point on the southwestern side of York Road - Maryland Route No. 45, 66 foot wide, said point of beginning being southeast 225 feet more or less from the intersection formed by the extension of the centerline of Fairmount Avenue with said southwestern side of York Road, running thence leaving said point of beginning binding on part of said southwestern side of York Road,

1) South 31 degrees 38 minutes 19 seconds East 155.00 feet, running thence leaving said southwestern side of York Road, binding on the Zoning Petition lines now being described, the three following courses;

2) South 56 degrees 51 minutes 41 seconds West 211.20 feet,

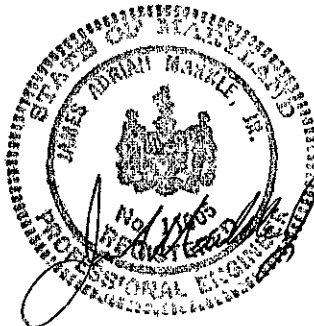
3) North 23 degrees 22 minutes 36 seconds West 157.22 feet and

4) North 56 degrees 51 minutes 41 seconds East 188.60 feet to the point of beginning.

Containing 30971 Sq. Ft. or 0.711 Acres of land more or less.

(NOTE: The above description is for zoning purposes only and is not to be used for conveyances or agreements).

98-72-A



CERTIFICATE OF PUBLICATION

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 in Towson, Maryland on the property identified herein as follows:

Case: #98-72-A
934 York Road
SW/S York Road, 225' SW of
Fairmount Avenue
9th Election District
4th Councilmanic
Legal Owner(s) McDonald's
Corporation

Variance: to permit 50 parking spaces in lieu of the required 69 parking spaces.

Hearing: Thursday, September 25, 1997 at 9:00 a.m., Room 407 Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

9/071 Sept 4 C170905

TOWSON, MD.,

Sept. 4, 19 97

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 Sept. 4, 19 97.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

SCCELLANEOUS RECEIPT

No.

043331

DATE

8/21/97

ACCOUNT

R0016150

AMOUNT

\$ 250.00

RECEIVED

FROM:

GWS,

FOR:

CV filing

DISTRIBUTION

E - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS

ACTUAL

TIME

8/21/1997

8/21/1997

10:02:42

REG

WS02

CASHIER

JRIC JMR

DRAMER

5 MISCELLANEOUS CASH RECEIPT

Receipt N

010982

DELT

CR NO. 043331

250.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

65

RE: Case No.: 98-72-A

Petitioner/Developer: McDonald's Corp

% STANLEY S. FINE, ATTY.

Date of Hearing/Closing: 9/25/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

9/15/97
8

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 934 YORK ROAD

The sign(s) were posted on 9 / 8 / 97
(Month, Day, Year)

Sincerely,

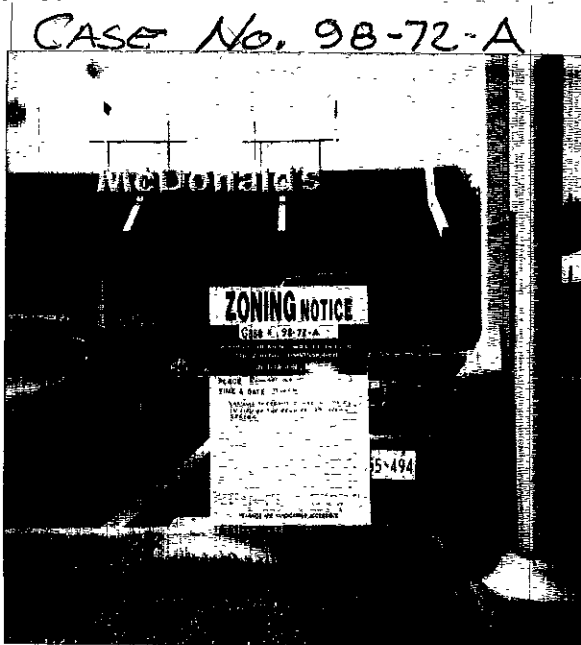
Richard E. Hoffman 9/8/97
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



934 YORK ROAD
POSTED SEPT. 8, 1997

Richard E. Hoffman 9/8/97

CERTIFICATE OF POSTING

RE: Case No.: 98-72-A

Petitioner/Developer: MCDONALDS CORP

% STANLEY S. FINE, ATTY.

Date of Hearing/Closing: 9/25/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 934 YORK ROAD

The sign(s) were posted on 9/8/97
(Month, Day, Year)

Sincerely,

Richard E. Hoffman 9/8/97
(Signature of Sign Poster and Date)

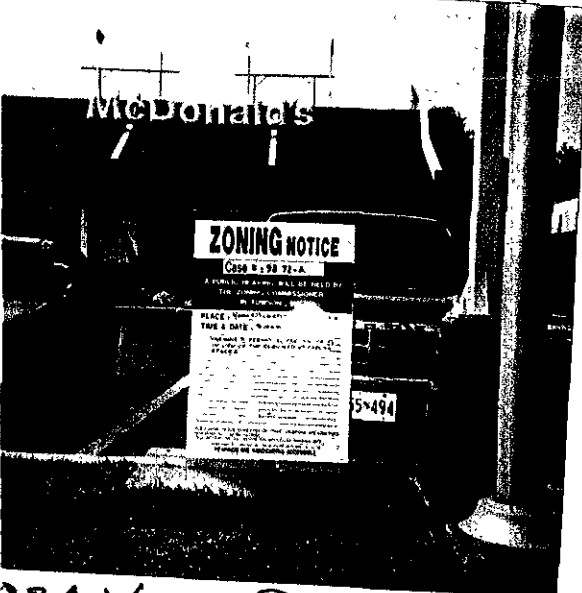
RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD. 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

CASE No. 98-72-A



934 YORK ROAD
POSTED SEPT. 8, 1997
Richard E. Hoffman 9/8/97



ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 72

Petitioner: MCDONALD'S CORPORATION

Location: 934 YORK ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: STANLEY S. FINE

ADDRESS: 10th FLOOR - 20 S. CHARLES ST.

BALTIMORE, MD 21201

PHONE NUMBER: 410-539-6967

AJ:ggs

(Revised 09/24/96)

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than *

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-72- ~~511~~ A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE: *

DATE AND TIME: *

REQUEST: TO PERMIT 50 PARKING-SPACES IN LIEU OF THE
REQUIRED 69 PARKING- SPACES.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 29, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-72-A
934 York Road
SW/S York Road, 225' SW of Fairmount Avenue
9th Election District - 4th Councilmanic
Legal Owner(s): McDonald's Corporation

Variance to permit 50 parking spaces in lieu of the required 69 parking spaces.

HEARING: THURSDAY, SEPTEMBER 25, 1997 at 9:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: McDonald's Corporation
Bharat Parikh
Stanley S. Fine, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY SEPTEMBER 8, 1997
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 22, 1997

Stanley S. Fine, Esquire
20 S. Charles Street
Baltimore, MD 21201

RE: Item No.: 72
Case No.: 98-72-A
Petitioner: McDonald's Corporation

Dear Mr. Fine:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 21, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a printed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



9/25
JTS

SEP 11 1997

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

Date: September 9, 1997

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 934 York Road

INFORMATION

Item Number: 72

Petitioner: McDonald's Corporation

Zoning: BR

The Office of Planning would like to see three major deciduous trees planted in the existing planting islands located along the York Road frontage of this property. One tree to be planted in the island on the north end of the property and one tree in each of the existing flower beds located in the center landscape island.

York Road is experiencing revitalization efforts, and it is particularly important to make use of opportunities for improving its appearance in conjunction with conferring advantages through special implementation of the Baltimore County Zoning Regulations.

Prepared by: Jeff W. Ly
Division Chief: Gary L. Kerns

AFK/JL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley. *RBS/SP*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Sept 2, 97

DATE: 8/29/97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	66	74
	67	75
	69	76
	71	77
	72	
	73	

RBS:sp

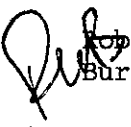
BRUCE2/DEPRM/TXTSBP

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: Sept. 8, 1997

FROM:  Robert W. Bowling, Chief
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for September 8, 1997
 Item Nos. 066, 068, 070, 071, 072,
 074, 075, 076, and 077

 The Bureau of Developer's Plans Review has reviewed the subject
zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE908.NOC



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

9-5-97

Ms Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building
Room 109
Towson MD 21204

RE: Baltimore County
Item No. 072 (JLL)

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US ~~45~~ **45 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.
Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County
Fire Department

8 1997

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF SEPTEMBER 2, 1997

Item No.: Zoning Agenda:

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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

066, 070, 071, 072, 074

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



RE: PETITION FOR VARIANCE
934 York Road, SW/S York Road,
225' SW of Fairmount Avenue
9th Election District, 4th Councilmanic

McDonald's Corporation
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-72-A

* * * * *

ENTRY OF APPEARANCE

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

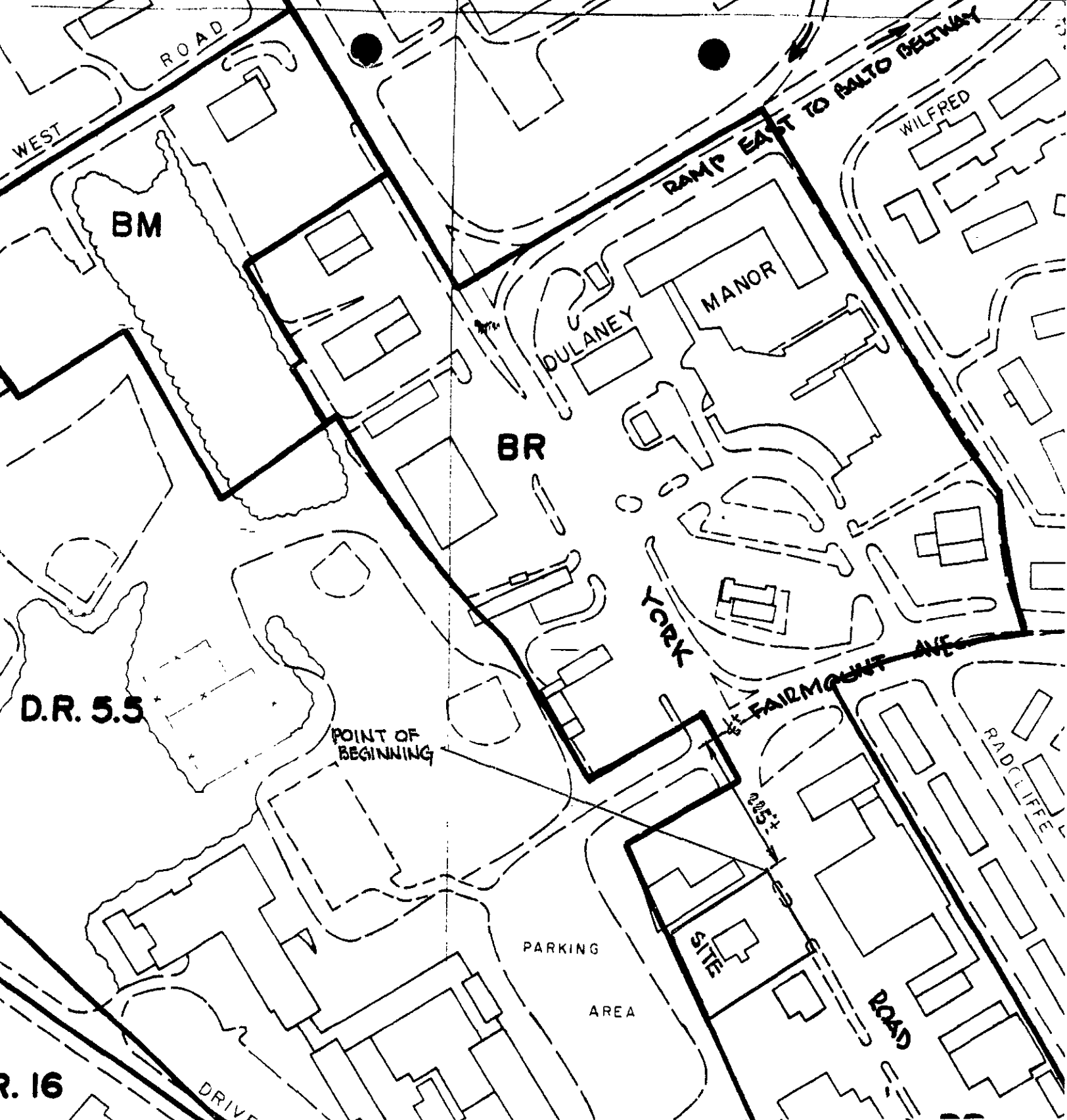
Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of September, 1997, a copy of the foregoing Entry of Appearance was mailed to Stanley S. Fine, Esq., 20 S. Charles Street, Baltimore, MD 21201, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



SCALE

1" = 200' ±

DATE OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

98-72-A
TOWSON

SHEET

N.E.

11-A

934 York Rd - I km72

Petitioner

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Bharat K. Pazikh

250 W. Pratt St., Suite 1700,
Baltimore, MD, 21201

DAVID L. MARTIN

611 W. STEPHENS, 658 KENILWORTH DR.
~~RA~~ TOWSON, MD 21204

STANLEY S. FINE

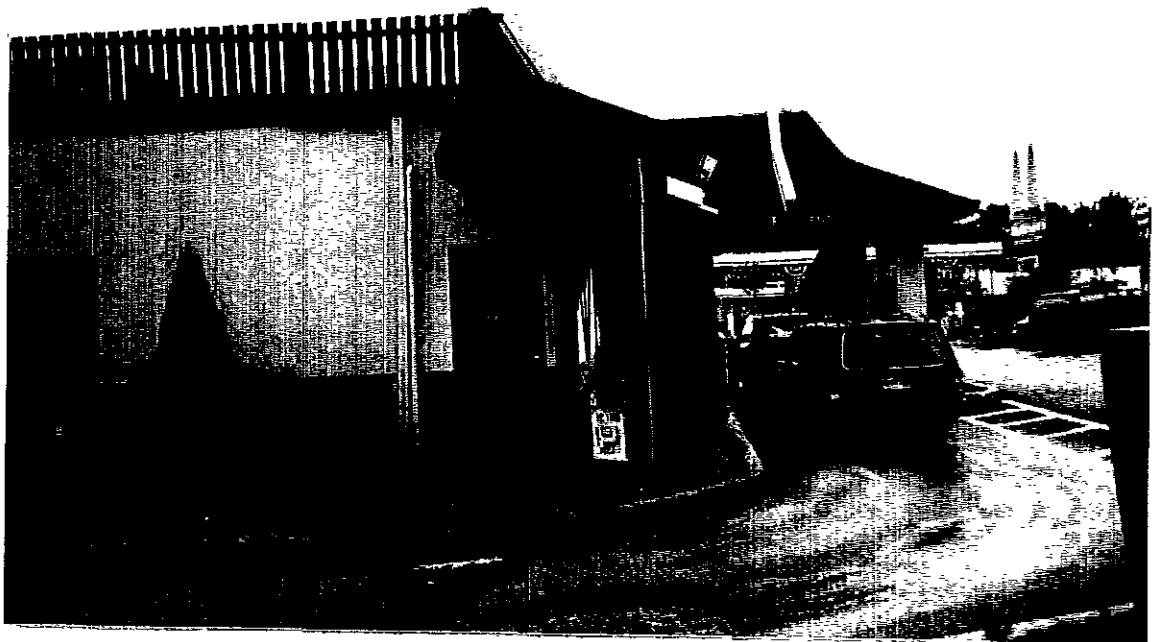
20 S. CHAS ST
BALTO, MD 21201





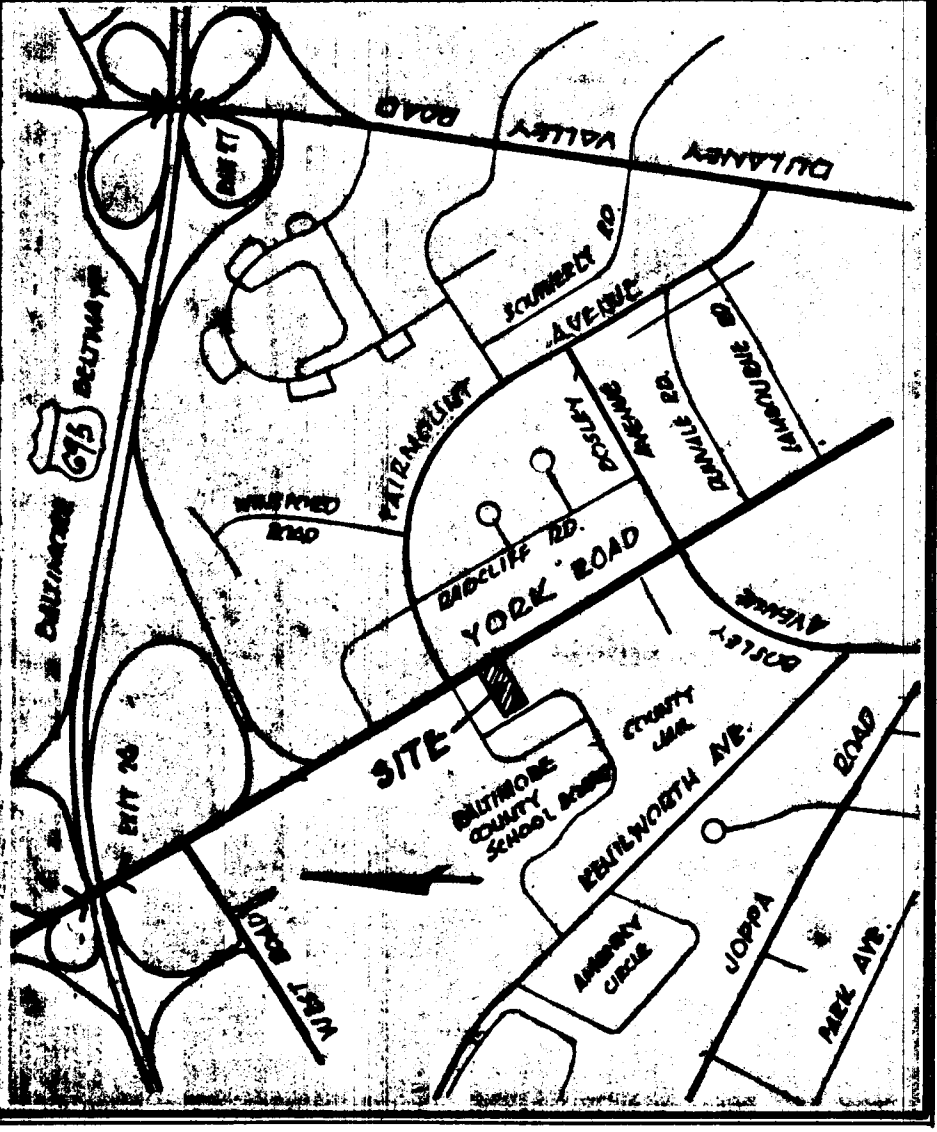












VICINITY MAP
SCALE: 1"=1000'

BENCH MARK
B.M. NO. X-3222 ELEV. 369.77 (BALTIMORE CITY DATUM)
CL. CROSSCUT W/ PARAPET WALL 2.0' N. OF S. END
CULVERT YORK ENTRANCE TO RICHESCHOOL.

NOTE: COORDINATES ARE ON BALTIMORE COUNTY GRID (NAD83)
REFERENCE POINT TAKEN FROM TRANSVERSE POINT X 346.6 X 331.6

SITE DATA

OWNER: MC DONALD'S CORP.
SUBJECT: YORK ROAD RESTAURANT
PROJECT: YORK ROAD RESTAURANT
PROPOSED USE: RESTAURANT
ZONED: PD
SITE AREA: 0.711 AC.
FAIR: 3440.1 SF ± 0.11
203711 SF

MC COMAS ASSOCIATES
9409 / 245

ONNEN FERRINANO H./R
7488 / 743
PARCEL 157

EX. PAVED PARKING LOT

EXISTING 1 STORY
CONC. BLK. BUILDING

EX. 1 STORY
CONC. BLK. BUILDING

EX. 5' SANITARY
ENTRANCE

EX. 5' SANITARY
ENTRANCE

EX. 5' SANITARY
ENTRANCE

EX. 5' SANITARY
ENTRANCE

EX. 5' SANITARY
ENTRANCE

EX. 5' SANITARY
ENTRANCE

EX. 5' SANITARY
ENTRANCE

EX. 5' SANITARY
ENTRANCE

EX. 5' SANITARY
ENTRANCE

YORK ROAD - MD ROUTE 45

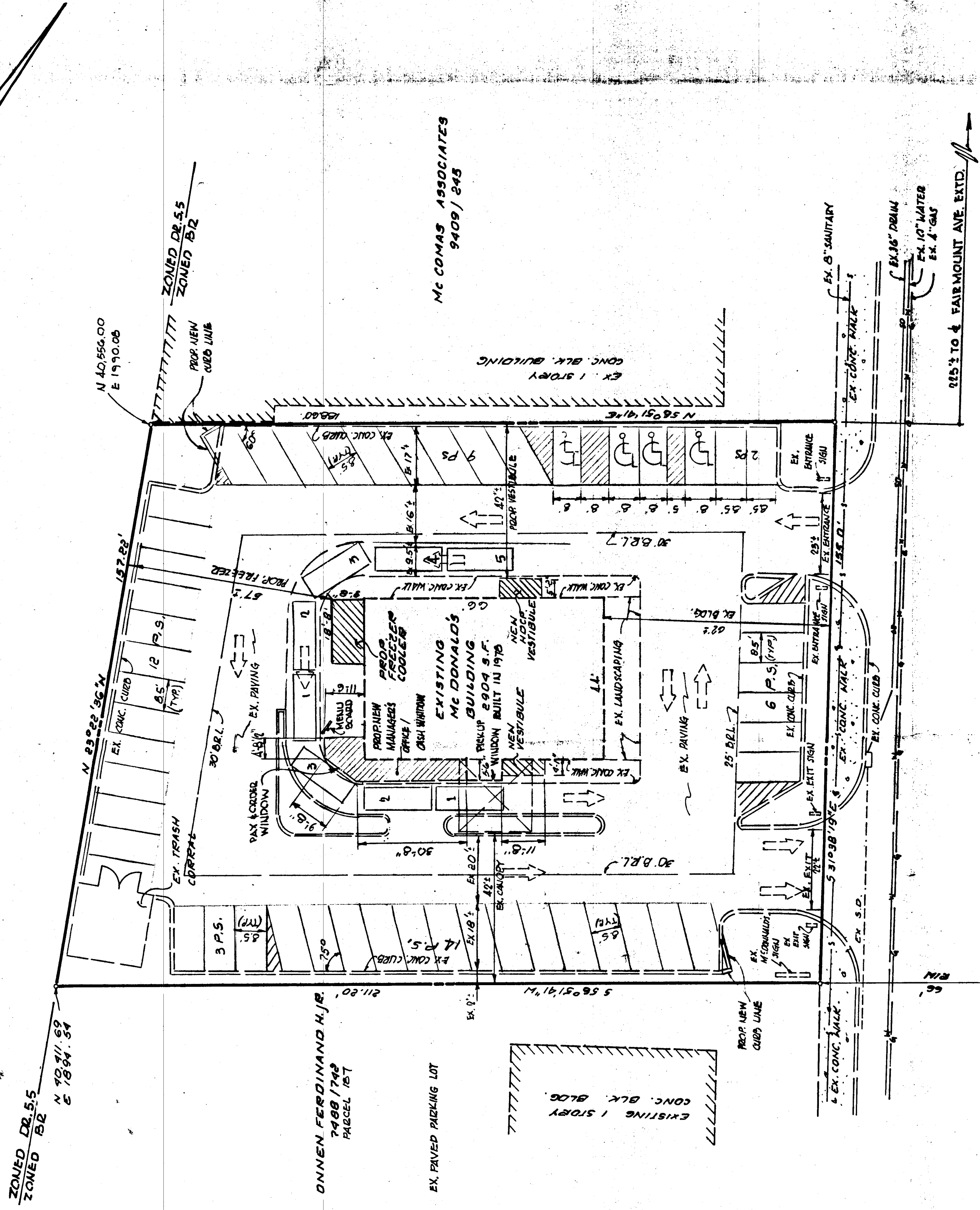
PARKING TABULATION

EXISTING BUILDING	2904 SF
NEW VESTIBULE	472 SF
NEW HANDICAP VESTIBULE	602 SF
NEW HANDICAP OFFICE/STORAGE	840 SF
NEW FREEZER/COOLER ADDITION	1605 SF
TOTAL	3440.1 SF

PARKING SPACES REQUIRED 3440.1 SF @ 100 SF / 1000 SF = 34.40 SF ≈ 35 SF
PARKING SPACES PROVIDED 35 SF (INCL. 4 BAY)

ALL STANDARD PARKING SPACES ARE MIN. 8.5' x 10'.
HANDICAP PARKING SPACES ARE MIN. 9' x 10' (SEE BY SIGN)
"MIN. ACCESSIBLE" PARKING SPACES ARE MIN. 24' x 30' (SEE BY SIGN)

PLAN
SCALE: 1"=80'



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 825-8120



McDONALD'S RESTAURANT EXPANSION
934 YORK ROAD, TOWSON
BALTIMORE COUNTY, MD.
ELECTION DISTRICT 9C4
AUGUST 4, 1997
SHEET 1 OF 1

PLAT TO ACCOMPANY PETITION
FOR
PARKING VARIANCE

Petitioner's Exhibit
No. 1

REGION

PLANNED

PRELIMINARY

STATUS

DATE

BY

CONTRACTOR

OWNER

REGIONAL

CONTRACTOR

OWNER

REGIONAL

CONTRACTOR

OWNER

REGIONAL

CONTRACTOR

OWNER

REGIONAL

CONTRACTOR

OWNER

REGIONAL

CONTRACTOR

OWNER

REGIONAL

CONTRACTOR

OWNER

REGIONAL

CONTRACTOR

OWNER

REGIONAL

CONTRACTOR

OWNER

REGIONAL

CONTRACTOR

OWNER

REGIONAL

CONTRACTOR

OWNER

REGIONAL

CONTRACTOR

OWNER

REGIONAL

CONTRACTOR

OWNER