

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property that is the subject of an upcoming zoning hearing. For those petitions that require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number:

08-235-SPHA

Petitioner:

Stanley S. Fine

Address or Location:

25 South Charles Street, Suite 2115
Baltimore, Maryland 21201-3305

Please Forward Advertising Bill to:

Name:

Stanley S. Fine

Address:

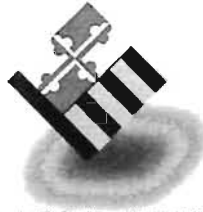
25 South Charles Street

Suite 2115

Baltimore, MD 21201-3305

Telephone:

410-727-6600



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

December 12, 2007
TIMOTHY M. KOTROCO, *Director*
*Department of Permits and
Development Management*

NOTICE OF ZONING 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: 08-235-SPHA

502 Reisterstown Road

S/west side of Reisterstown Road, 270 feet n/west of centerline of Dreher Avenue

3rd Election District – 2nd Councilmanic District

Legal Owners: McDonald's Corporation

Special Hearing for verification that the approval granted in Special Hearing Zoning Case #66-193-SPH is still valid. Variance to permit 35 off-street parking spaces in lieu of the required 62; and to permit 32-foot front yard depth in lieu of the required 43 feet. To permit 5 enterprise signs on the building facades in lieu of the permitted 3 signs; and to permit a "canopy" type directional sign in lieu of the permitted wall-mounted or freestanding sign and to permit erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy.

Hearing: Tuesday, January 22, 2008 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Stanley Fine, 25 S. Charles Street, Ste. 2115, Baltimore 21201
Lee May, McDonalds Corp., 6903 Rockledge Drive, Ste. 1100, Bethesda 20817

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JANUARY 7, 2008.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 8, 2008 Issue - Jeffersonian

Please forward billing to:

Stanley S. Fine
25 South Charles Street, Ste. 2115
Baltimore, MD 21201

410-727-6600

NOTICE OF ZONING HEARING

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S/west side of Reisterstown Road, 270 feet n/west of centerline of Dreher Avenue

3rd Election District – 2nd Councilmanic District

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Special Hearing for verification that the approval granted in Special Hearing Zoning Case #66-193-SPH is still valid. Variance to permit 35 off-street parking spaces in lieu of the required 62; and to permit 32-foot front yard depth in lieu of the required 43 feet. To permit 5 enterprise signs on the building facades in lieu of the permitted 3 signs; and to permit a "canopy" type directional sign in lieu of the permitted wall-mounted or freestanding sign and to permit erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy.

Hearing: Tuesday, January 22, 2008 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

IN RE: PETITIONS FOR SPECIAL
HEARING AND VARIANCE
SW/S Reisterstown Road, 270' S/W
C/line of Dreher Avenue
(502 Reisterstown Road)

3rd Election District
2nd Council District

McDonald's Corporation
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

Case No. 08-235-SPHA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owner of the subject property, McDonald's Corporation, through its attorney, Stanley S. Fine, Esquire, for property located at 502 Reisterstown Road (also known as 500 Reisterstown Road). The Petitioner requests a special hearing to verify that the approval granted in Special Hearing Zoning Case No. 66-193-SPH is still valid. In addition, relief is requested from five (5) sections of the Baltimore County Zoning Regulations (B.C.Z.R.). Specifically, Petitioner requests variance relief as follows: From B.C.Z.R. Section 409.6.A.2 to permit 35 off-street parking spaces in lieu of the required 62 spaces; from B.C.Z.R. Section 303.2 to permit a front yard (depth) setback of 32 feet in lieu of the required 43 feet; from B.C.Z.R. Section 450.4.5.A to permit five (5) enterprise signs on building facades in lieu of the permitted three (3) signs; from B.C.Z.R. Section 450.4.3 to permit a "canopy" style directional sign in lieu of the permitted wall-mounted or free-standing sign; and from B.C.Z.R. Section 450.5.B.3.6 to permit the erection of a sign above the face of the canopy in lieu of its erection on the face of the canopy. The subject property and requested relief are more particularly described on the site plan submitted and the color sign elevation drawings which were accepted into evidence as Petitioner's Exhibits 2 and 5, respectively.

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Date 2-5-08
By [Signature]

Appearing at the requisite public hearing in support of the request were Stanley S. Fine, Esquire and Caroline L. Hecker, Esquire, attorneys for McDonald's; Robert A. Houck, owner-operator of the existing McDonald's at the subject location; Lee May, Area Construction Manager for McDonald's Corporation; and Iwona Rostek-Zarska and Walenty Zarski of Baltimore Land Design Group, Inc., the consulting engineers who prepared the site plan for this property. Peirce Macgill, of the Baltimore County Department of Economic Development, also appeared in support of the request. Although no one appeared as a Protestant or other interested person, it should be noted that Howard L. Alderman, Jr., Esquire entered his appearance on behalf of the owners of the property located at 404 Reisterstown Road which is immediately adjacent to the subject property.

An appreciation of the property's past history and use is relevant and is briefly outlined. The property that is the subject of the instant Petitions is known both as 502 Reisterstown Road and as 500 Reisterstown Road. *See* Petitioner's Exhibit 1. Although the records of the State Department of Assessments and Taxation reflect an address of 500 Reisterstown Road, the physical location of the property has historically been known as 502 Reisterstown Road. For purposes of these Petitions, the property(s) will be referred to as 502 Reisterstown Road. As illustrated on the site plan, two-thirds of the 0.77 acre site immediately adjacent to Reisterstown Road is zoned B.L.; the rear one-third of the property is zoned D.R.5.5. A fast-food restaurant and a drive-thru are permitted uses in the B.L. zone pursuant to B.C.Z.R. Section 230.4. Parking is an accessory use that is not permitted as a matter of right in the D.R.5.5 zone. On October 5, 1966, a use permit was granted by Special Hearing to permit parking on the D.R.5.5 portion of the property in Case No. 66-193-SPH. The existing McDonald's was constructed in 1967 and has operated continuously at this location since that time.

ORDER RECEIVED FOR FILING
Date 2-5-08
By [signature]

Testimony and evidence presented at the hearing discloses that McDonald's proposes to demolish the existing restaurant and rebuild a new restaurant in its place. The existing structure is operationally inadequate and has only one drive-thru window. The proposed structure will occupy approximately the same footprint as the existing structure, and will have an enlarged kitchen area, as well as two drive-thru windows. The proposed restaurant will seat approximately 64 patrons, whereas the existing restaurant seats 76-78 patrons.

Ms. Rostek-Zarska was accepted as an expert in site engineering, and testified that the size and location of the existing building impose certain restraints on the proposed new construction that make the requested variances necessary. The existing McDonald's, shown on the Existing Conditions Sheet (Petitioner's Exhibit 2), is situated 32 feet from Reisterstown Road. The existing building, along with the stacking lane for the drive-thru, occupies most of the lot. In addition, the rear lot line is irregularly shaped, causing the lot to be shallower on one side than the other. Section 303.2 of the B.C.Z.R. provides that the front yard must not be less than the average depth of the front yards of all improved lots within 200 feet on either side of this lot. This would require a 43-foot front yard, which is not feasible given the configuration of the lot. As the lot is shallower on one side than the other, the building cannot be situated further back from Reisterstown Road while maintaining the stacking lane for the drive-thru and the parking spaces in the rear of the building. Moreover, at the recommendation of the Baltimore County Design Review Panel, McDonald's sited the building closer to Reisterstown Road than originally planned, in order to conform to the character of the Pikesville community. In light of the recommendation of the Design Review Panel, a variance from the provisions of Section 303.2 to permit a 32-foot front yard depth in lieu of the required 43-foot front yard is the minimum variance necessary to permit the construction of the new McDonald's.

CHERRY RECEIVED FOR FILING
Date 2-5-08
By 1013

Section 409.6.A.2 of the B.C.Z.R. would require McDonald's to provide 62 parking spaces on the property to accommodate the fast-food restaurant use. McDonald's currently provides 48 off-street parking spaces at this location. In support of its request for a variance from the off-street parking requirements, McDonald's submitted two parking studies conducted by Street Traffic Studies, Ltd. (Petitioner's Exhibits 8 and 9). These studies examined the use of the existing McDonald's parking lot during its peak hours, and found that a maximum of 28 cars were parked in the parking lot at any one time. Both studies therefore concluded that adequate parking exists at this site to accommodate peak demand periods. It is also to be noted that McDonald's does approximately 53% of its business at this location through the one existing drive-thru window. The proposed structure will have two drive-thru windows, which will increase the efficiency of the drive-thru operation and allow McDonald's to do a greater percentage of its business through the drive-thru. Robert A. Houck, owner-operator of the existing McDonald's at this location, testified that he owns and operates 11 McDonald's restaurants and that, in his experience, the addition of a second drive-thru window can be expected to increase the amount of business done at the drive-thru to 60-65%. This increased drive-thru business will lessen the demand for off-street parking. Finally, as the proposed new restaurant will seat fewer patrons than the existing restaurant, the reduction in off-street parking to 35 spaces is expected to sufficiently accommodate the reduced capacity of the restaurant.

Petitioner also seeks variances from B.C.Z.R. Section 450.4.5.A to permit five (5) enterprise signs on building facades in lieu of the permitted three (3) signs; from B.C.Z.R. Section 450.4.3 to permit a "canopy" style directional sign in lieu of the permitted wall-mounted or free-standing sign; and from B.C.Z.R. Section 450.5.B.3.6 to permit the erection of a sign above the face of the canopy in lieu of its erection on the face of the canopy. These signs are McDonald's standard signage plan, and the restaurant at this location would deviate from the

ORDER RECEIVED FOR FILING
Date 2-5-08
By [signature]

standard style of other McDonald's restaurants if the proposed signs were not permitted. McDonald's consulted extensively with the Baltimore County Design Review Panel to ensure that the proposed signs and structure would conform to the character of the Pikesville community, and the proposed signs have been approved by the Panel. In addition, the Office of Planning issued a Zoning Advisory Committee (ZAC) comment indicating that the Petitioner's submittal is consistent with the recommendations of the Design Review Panel, and recommended approval of the requested variances.

After due consideration of the testimony and evidence presented, it is clear that the requested variances meet the standards set forth in B.C.Z.R. Section 307. The property is unique by virtue of its narrow size and irregularly shaped rear lot line. The existing building, located 32 feet from Reisterstown Road, further contributes to the site's uniqueness and imposes certain constraints on the development of the property. These different features of the property and structure drive the need for variance relief and I find that the Petitioner has satisfied its burden at law. The constraints imposed by these features would create a practical difficulty for the Petitioner if strict compliance with the provisions of the B.C.Z.R. were required. I find that the use proposed will not be detrimental to the surrounding locale and will meet the spirit and intent of the B.C.Z.R. I will therefore grant the requested variances.

Additionally, McDonald's has reached an agreement with the owner of the property located at 404 Reisterstown Road immediately adjacent to the subject property. The neighboring property owner has agreed to support McDonald's' Petitions for Variance, provided that three conditions are included in the instant Order. See Attorney Alderman's letter received as Petitioner's Exhibit 7. These conditions relate to the installation of a fence between 502 Reisterstown Road and 404 Reisterstown Road, the erection of appropriate signage on the property at 404 Reisterstown Road regarding parking violations, and the establishment by

ORDER RECEIVED FOR FILING
Date 2-5-08
By [signature]

McDonald's of procedures for resolving any complaints about parking violations arising from 404 Reisterstown Road. McDonald's consents to these conditions and they will therefore be incorporated herein.

In furtherance of the first condition, McDonald's has submitted a redlined version of the Plat to Accompany Zoning Petition showing the requested fence and shrubbery as Petitioner's Exhibit 6. This modified redlined plat also shows the addition of a 9-foot by 20-foot loading area in the rear of the property which, as a practical matter, will not be used. Mr. Houck testified that loading would occur on the side of the restaurant late at night or very early in the morning, so as not to interfere with the normal operation of the restaurant. Similarly, the modified plan also shows a new dumpster, which will replace the existing dumpster at the rear of the site. The dumpster will be unloaded during non-peak hours so as not to interfere with the normal operation of the restaurant. Two parking spaces are shown adjacent to the dumpster area and are counted toward the total parking provided. These two spaces may be designated as employee parking spaces and could be vacated immediately in the rare event that the dumpster must be unloaded during normal operating hours.

Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 5th day of February, 2008, that the Petition for Special Hearing to verify that the approval granted in Special Hearing Zoning Case No. 66-193-SPH is still valid, be and is hereby verified and confirmed; and

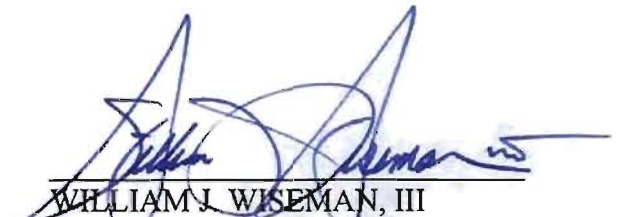
IT IS FURTHER ORDERED that the Petitions for Variance from Section 409.6.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 35 off-street parking spaces in lieu of the required 62 spaces; from B.C.Z.R. Section 303.2 to permit a front yard (depth)

ORDER RECEIVED FOR FILING
Date 2-5-08
BY [signature]

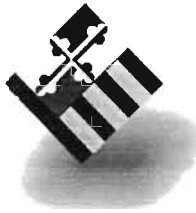
setback of 32 feet in lieu of the required 43 feet; from B.C.Z.R. Section 450.4.5.A to permit five (5) enterprise signs on building facades in lieu of the permitted three (3) signs; from B.C.Z.R. Section 450.4.3 to permit a "canopy" style directional sign in lieu of the permitted wall-mounted or free-standing sign; and from B.C.Z.R. Section 450.5.B.3.6 to permit the erection of a sign above the face of the canopy in lieu of its erection on the face of the canopy, in accordance with Petitioner's Exhibits 4, 5, and 6, be and are hereby GRANTED, subject to the following conditions:

1. An attractive 48-inch tall, black or dark bronze ornamental iron fence with through-the-top-rail flat-top pickets, is to be erected and maintained by current and future owners of the McDonald's store or property. This fence is to be erected on the grassy strip that separates the entire length of the properties located at 404 and 502 Reisterstown Road. This fence is to be supplemented with shrubbery that is no more than 30 inches tall, spanning both sides of the entire length of the fence but taking into consideration existing trees. The style of the fence and the selection of the shrubbery are to be approved by the owners of 404 Reisterstown Road and the Baltimore County Landscape Architect.
2. McDonald's shall provide adequate and appropriate signage on 404 Reisterstown Road in the immediate vicinity of the common property line between the properties, informing parking violators of their infringement on private property and the potential towing, storage, and removal expenses to be borne by the violator. All such signs shall conform to applicable provisions of Baltimore County law and regulation. McDonald's shall, on an as-needed basis, replace signs on the 404 Reisterstown Road property in the event that they become unreadable.
3. McDonald's shall establish and provide McDonald's employees with clearly written procedures on how to handle and resolve any and all parking violation complaints from the 404 Reisterstown Road property.

Any appeal of this decision must be taken in accordance with Section 32-3-401 of the Baltimore County Code.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 2-5-08
By [Signature]



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

February 5, 2008

WILLIAM J. WISEMAN III
Zoning Commissioner

Stanley S. Fine, Esquire
Caroline L. Hecker, Esquire
Rosenberg / Martin / Greenberg, LLP
25 South Charles Street, Suite 2115
Baltimore, MD 21201-3305

RE: **PETITIONS FOR SPECIAL HEARING AND VARIANCE**
SW/S Reisterstown Road, 270' S/W c/line of Dreher Avenue
(502 Reisterstown Road)
3rd Election District - 2nd Council District
McDonald's Corporation - *Petitioner*
Case No. 08-235-SPHA

Dear Counsel:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted with restrictions 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 the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III".

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Robert A. Houck, McDonald's Corporation, 8500 Ft. Smallwood Road,
Pasadena, MD 21122
Lee May, 6903 Rockledge Drive, Suite 1100, Bethesda, MD 20817
Iwona Rostek-Zarska & Walenty Zarski, Baltimore Land Design Group, Inc.,
222 Schilling Circle, Suite 105, Hunt Valley, MD 21031
Howard L. Alderman, Jr., Esquire, Levin & Gann, P.A., Nottingham Centre, 8th Floor,
502 Washington Avenue, Towson, MD 21204
Peirce Macgill, Baltimore County Department of Economic Development
Avery Harden, Baltimore County Landscape Architect, DPDM
People's Counsel; Office of Planning; Development Plans Review; File

Flood



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 502 Reisterstown Road
which is presently zoned BL and DR 5.5

(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)

This Petition shall be filed with the Department of Permits and 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
(This box to be completed by planner)

Verification that the approval granted in Special Hearing Zoning Case
#66-193-SPH is still valid.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. 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/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Stanley S. Fine
Name - Type or Print

Signature

Rosenberg Martin Greenberg, LLP
Company

25 S. Charles Street
Address

410-727-6600
Telephone No.

Suite 2115
Address

Baltimore
City

MD
State

21201
Zip Code

Legal Owner(s):

McDonald's Corporation
Name - Type or Print

Signature

Name - Type or Print

Signature

6903 Rockledge Drive
Address

Suite 1100
Address

240-497-3626
Telephone No.

Bethesda
City

MD
State

20817
Zip Code

Representative to be Contacted:

Lee May, Area Construction Manager
Name

6903 Rockledge Drive
Address

Suite 1100
Address

301-651-9998
Telephone No.

Bethesda
City

MD
State

20817
Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

Case No.

REV 9/15/98

UNAVAILABLE FOR HEARING

Reviewed By

Date

ORDER RECEIVED FOR FILING

Date

By



Flood

Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 502 Reisterstown Road
which is presently zoned BL and DR 5.5

Deed Reference: 5667 / 943 Tax Account # 03-1700008389

This Petition shall be filed with the Department of Permits and 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.A.2 to permit 35 off-street parking spaces in lieu of the required 62; Section 303.2 to permit 32' front yard depth in lieu of the required 43'; Section 450.4.5.A to permit 5 enterprise signs on the building facades in lieu of the permitted 3 signs; Section 450.4.3 to permit a "canopy" type directional sign in lieu of the permitted wall-mounted or free-standing sign; and Section 450.5.B.3.6 to permit erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty.) The property is unique and without the variances being granted, the proposed new restaurant building cannot be built.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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/Lessee:

N/A
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Stanley S. Fine
Name - Type or Print
Stanley S. Fine
Signature
Rosenberg Martin Greenberg, LLP
Company
25 S. Charles St., Suite 2115 410-727-6600
Address Telephone No.
Baltimore MD 21201
City State Zip Code

Legal Owner(s):

McDonald's Corporation
Name - Type or Print
Lee May
Signature

Name - Type or Print

Signature
6903 Rockledge Drive
Suite 1100 240-497-3626
Address Telephone No.
Bethesda MD 20817
City State Zip Code

Representative to be Contacted:

Lee May, Area Construction Manager
Name
6903 Rockledge Drive
Suite 1100 301-651-9998
Address Telephone No.
Bethesda MD 20817
City State Zip Code

Case No. 08-235-SPHA

Office Use Only

Estimated Length of Hearing _____
Unavailable For Hearing _____

Reviewed by A-TSUI

Date 11/20/07

REV 8/20/07

ORDER RECEIVED FOR FILING

Date 2-5-08

By aw

**DESCRIPTION TO ACCOMPANY ZONING PETITIONS
FOR SPECIAL HEARING AND ZONING VARIANCES
MCDONALD'S RESTAURANT
502 REISTERSTOWN ROAD, PIKESVILLE, MARYLAND 21208
3RD ELECTION DISTRICT; 2ND COUNCILMANIC DISTRICT**

November 19, 2007

Beginning at a point on the south side of Reisterstown Road, variable in width, said point being located southeasterly 270 feet, more or less, from the centerline of Dreher Avenue (30' wide) thence running the following courses and distances:

1. South 37° 37' 12" East 153.91 feet, more or less, to a point; thence,
2. South 54° 37' 48" West 236.57 feet, more or less, to a point; thence,
3. North 35° 22' 12" West 107.42 feet, more or less, to a point; thence,
4. North 52° 51' 46" East 32.72' feet, more or less, to a point; thence,
5. North 37° 34' 36" West 38.20' feet, more or less, to a point; thence,
6. North 52° 33' 59" East 199.42 feet, more or less, to the point of beginning.

Containing 30,420 square feet or 0.77 acres of land, more or less.

This description is intended for zoning purposes only and shall not be used for conveyance of land.



08-235-SPHA

NOTICE OF ZONING 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: # 08-235-SPHA

502 Reisterstown Road

S/west side of Reisterstown Road, 270 feet n/west of centerline of Dreher Avenue

3rd Election District - 2nd Councilmanic District

Legal Owner(s): McDonald's Corporation

Special Hearing: for verification that the approval granted in Special Hearing Zoning Case #66-193-SPH is still valid. **Variance:** to permit 35 off-street parking spaces in lieu of the required 62; and to permit 32-foot front yard depth in lieu of the required 43 feet. To permit 5 enterprise signs on the building facades in lieu of the permitted 3 signs; and to permit a 'canopy' type directional sign in lieu of the permitted wall-mounted or freestanding sign and to permit erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy.

Hearing: Tuesday, January 22, 2008 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

(2) For Information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 1/640 Jan. 8

159711

CERTIFICATE OF PUBLICATION

1/10/, 2008

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/8/, 2008.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **06215**

Date: **11/20/07**

PAID RECEIPT

BUSINESS ACTUAL TIME ORG
 11/21/2007 11/20/2007 14:21:15 2
 REC 002 MAIL JVA JEE
 >>RECEIPT 0 549120 11/20/2007 001M
 Dept 5 520 200100 VERIFICATION
 006215
 Recpt Tot \$650.00
 \$650.00 13 1.00 CA
 Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				650-

Total: **# 650-**

Rec
 From:

For:

505 Reisterstown Rd
08 - 235 - SP11A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No.: 08-235-SPHA

Petitioner/Developer: STANLEY FINE FOR
MCDONALD'S CORP

Date of Hearing/Closing: 1/22/07

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

Attention:

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 _____

502 REISTERSTOWN RD.

CASE # 08-235-SPHA



502 REISTERSTOWN RD.

POSTED 1/17/08

Richard E. Hoffman 1/17/08

POSTED 1/17/08

Richard E. Hoffman 1/17/08

1/17/2008
(Month, Day, Year)

Sincerely,

 1/17/08
(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)



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

January 16, 2008

Stanley S. Fine
Rosenberg Martin Greenberg, LLP
25 S. Charles Street, Suite 2115
Baltimore, MD 21201

Dear Mr. Fine:

RE: Case Number: 08-235-SPHA, 502 Reisterstown Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 20, 2007. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf
Enclosures

c: People's Counsel
McDonald's Corporation Lee May, Area Construction Manager 6903 Rockledge Drive,
Suite 1100 Bethesda 20817

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



John D. Porcari, Secretary
Neil J. Pedersen, Administrator

December 6, 2007

Ms. Kristen Matthews.
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 8-235-SPHA
MD 140 (Reisterstown Road)
s/e Slade Avenue
McDonald's -Pikesville
Special Hearing
Variance

Dear Ms. Matthews:

Thank you for the opportunity to review the ZAC Agenda Case Number 8-163-SPHXA for the above captioned, which was received on December 3, 2007. We understand that his application illustrates a proposal to redevelop an existing fast food restaurant with drive thru and surface parking as depicted on the plat to accompany zoning petitions dated November 19, 2007.

We have completed a review of the referenced plan and as well as a field inspection. The results of the review reveal that a permit is not required for improvements along the subject property fronting MD 140 (Reisterstown Road). Therefore, this office has no objection to Special Hearing and Variance Case No. 8-235-SPHA approval for McDonald's 502 Reisterstown Road location. Please include our comments in staff report to the Zoning Hearing Officer.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us). Thank you for your attention.

Very truly yours,


Steven D. Foster, Chief
for Engineering Access Permits
Division

SDF/MB

Cc: McDonald Corporation, Owner/Applicant
Mr. David Malkowski, District Engineer, SHA
Ms. Iwona Rostek-Zarska, Consultant Engineer, Building Land Design Group, Inc.
Mr. Joseph Merrey, Department of Permits & Development Management, Baltimore County

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street · Baltimore, Maryland 21202 · Phone: 410.545.0300 · www.marylandroads.com

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: December 12, 2007

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 10, 2007
Item Nos. 08-235, 236, 237, 238, 239,
241, 243, 244, 245, 246, 247 and 07-541

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-121207.doc



Baltimore County
Fire Department

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

County Office Building, Room 111
, 2007
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

December 3, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 3, 2007

Item Number: 231,235,243,245

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

BW 1/22
9am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: December 6, 2007

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

SUBJECT: 502 Reisterstown Road

INFORMATION:

Item Number: 8-235

Petitioner: McDonald's Corporation

Zoning: BL and DR 5.5

Requested Action: Variance

RECEIVED
DEC 10 2007

BY:.....

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and accompanying site plan. The Applicant's submittal is consistent with the recommendations of the Design Review Panel. Therefore, this office recommends approval of the requested variances.

For further information concerning the matters stated here in, please contact Jeff Mayhew at 410-887-3480.

Reviewed by: 

Division Chief:
AFK/LL: CM





BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DESIGN REVIEW COMMENTS

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: November 28, 2007

FROM: Lynn Lanham
Design Review Panel

SUBJECT: Design Review Panel – Approval Letter

PROJECT NAME: McDonald's – 502 Reisterstown Road

PROJECT: DRP # 481

PROJECT TYPE: Commercial, Pikesville

PROJECT DESCRIPTION:

The proposed project calls for the rebuilding of the existing freestanding McDonald's restaurant with a drive-thru at this location. The proposed building location, orientation, and overall site circulation will be similar to the existing. The two existing entrances on Reisterstown Road will be utilized for access to the site. The northwestern entrance is shared with the adjoining strip center. The entrance and the access aisle along the northwest side of the site are encumbered by a 20-foot wide easement and right-of-way area. No changes to the easement area are proposed with the redevelopment of the site.

The project was previously reviewed by the Design Review Panel at the July 11, 2007 meeting. At that time the project was denied. The project was resubmitted to the Panel at the September 17, 2007 Meeting and the project was approved with the following conditions:

1. Remove front drive lane and replace with pedestrian space.
2. Revise sign – put sign on brick column, no advertising board is needed.
3. Revise elevations to show extension of parapet on non drive-thru side and larger punched windows (as shown on the alternate).

The revised plans were to be submitted to the Office of Planning for final approval.

APPROVAL UPDATE:

As of November 14, 2007 the Office of Planning has received revised drawings for the project and the Planning Office grants final approval.



Lynn Lanham

KP:File

CC: DRP members in attendance

Lee May, Architect

Robert Houck, Owner

Stanley Fine, Rosenberg Martin Greenberg LLP

Valek Zarska, Baltimore Land Design Group, Inc.

Melanie Anson, Sudbrook Park Inc.

*For complete Design Review Panel minutes visit
<http://www.baltimorecountymd.gov/Agencies/planning/DRP/meetings.html>.*

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE *
502 Reisterstown Road; SW/S Reisterstown Rd,* ZONING COMMISSIONER
270' NW c/line Dreher Avenue *
3rd Election & 2nd Councilmanic Districts * FOR
Legal Owner(s): McDonald's Corporation *
Petitioner(s) * BALTIMORE COUNTY
* 08-235-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of December, 2007, a copy of the foregoing Entry of Appearance was mailed Lee May, 6903 Rockledge Drive, Suite 1100, Bethesda, MD 20817 and Stanley S. Fine, Esquire, 25 S. Charles Street, Suite 2115, Baltimore, MD 21201, Attorney for Petitioner(s).

RECEIVED

DEC 03 2007

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BW 1/22
9am

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
8th Floor
TOWSON, MARYLAND 21204
410-321-0600
TELEFAX 410-296-2801

HOWARD L. ALDERMAN, JR.
halderman@LevinGann.com

DIRECT DIAL
410-321-4640

ELLIS LEVIN (1893-1960)
CALMAN A. LEVIN (1930-2003)

January 21, 2008

RECEIVED
JAN 23 2008

BY:

VIA TELEFAX & REGULAR MAIL

William J. Wiseman, III, Zoning Commissioner
Baltimore County Hearing Officer
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

RE: 502 Reisterstown Road - Case No. 08-235-SPHA
Tax Map No. 78, Parcel No. 674

Dear Mr. Wiseman:

I represent the owners of the property located at 404 Reisterstown Road which is immediately adjacent to the above-referenced property. My clients have been made aware of the proposed expansion of the existing McDonald's on the subject property and the variance request for a reduction in the number of required parking spaces. After discussing their concerns with the owner/operator of the McDonald's property, the parties have reached an agreed upon series of conditions that, if incorporated as a material part of your order and conditioning any relief granted on the Petitioner meeting and maintaining compliance with these conditions, my clients' concerns will have been addressed and they will support the relief requested. The agreed upon conditions are as follows:

1. An attractive 48 inch tall, black or dark bronze ornamental iron fence with through-the-top-rail flat-top pickets, is to be erected and maintained by current and future owners of the McDonald's store or property. This fence is to be erected on the grassy strip that separates the entire length of the properties located at 404 and 502 Reisterstown Road. This fence is to be supplemented with shrubbery that is no more than 30 inches tall, spanning both sides of the entire length of the fence but taking into consideration existing trees. The Plan/Plat that accompanies the Petition for Variance shall be redlined to show the location and extent of the fence and the required shrubbery. The style of the fence and the selection of the shrubbery are to be approved by the owners of 404 Reisterstown Road and the Baltimore County Landscape Architect.
2. McDonald's shall provide adequate and appropriate signage on 404 Reisterstown Road in the immediate vicinity of the common property line between the properties, informing parking violators of their infringement on private property and the

William J. Wiseman, III, Zoning Commissioner
January 21, 2008
Page 2

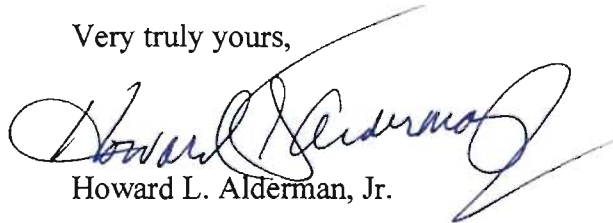
potential towing, storage and removal expenses to be borne by the violator. All such signs shall conform with applicable provisions of Baltimore County law and regulation. McDonald's shall, on an as needed basis, replace the signs on the 404 Reisterstown Road property in the event that they become unreadable.

3. McDonald's shall establish and provide McDonald's employees with clearly written procedures on how to handle and resolve any and all parking violation complaints from the 404 Reisterstown Road property.

If you intend to grant the relief requested, my clients support such relief only if it is expressly conditioned on the above-described, three conditions. Should you grant the relief requested but not incorporate the above-described, three conditions, my clients reserve their right to withdraw their support for the zoning variance relief and reserve their right to note an appeal of any such Order that fails to incorporate these conditions.

Should you need any additional information to clarify my clients' position or on the agreements reached, please do not hesitate to contact me.

Very truly yours,



Howard L. Alderman, Jr.

HLA/gk

c: Dr. Henry Tyrangiel
Carole S. Gould, Esquire
Stanley S. Fine, Esquire

BW 1/22
9AMHOWARD L. ALDERMAN, JR.
haldeman@LevinGann.comDIRECT DIAL
410-321-4640LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
8th Floor
TOWSON, MARYLAND 21204
410-321-0600
TELEFAX 410-296-2801ELLIS LEVIN (1893-1960)
CALMAN A. LEVIN (1930-2003)

January 21, 2008

PLEASE DELIVER THE FOLLOWING PAGES TO:

NAME	TELEFAX NO.
William J. Wiseman, III, Zoning Commissioner	410-887-3468

FROM: HOWARD L. ALDERMAN, JR., ESQUIRE

NUMBER OF PAGES (INCLUDING THIS COVER PAGE): 3

CLIENT/MATTER: 9:00 a.m. Hearing - Case No. 08-235-SPHA - 502 Reisterstown Road

COMMENTS: Commissioner Wiseman: a copy of my client's appearance and position on the relief requested follows. The original will be mailed to your office and a copy has been sent via email.

[x] ORIGINAL WILL BE MAILED

If you do not receive all of the pages indicated above, please call 321-0600 as soon as possible.
My return FAX Number is (410) 296-2801.WARNING: UNAUTHORIZED INTERCEPTION OF THIS TELEFAX COMMUNICATION
COULD BE A VIOLATION OF FEDERAL AND MARYLAND LAW.

The information contained in this transmission is attorney privileged and confidential. It is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone collect and return the original message to us at the above address via the U.S. Postal Service. We will reimburse you for expenses. Thank You

CASE NAME _____
CASE NUMBER 08-235-SHA
DATE 1-22-08

[illegible]

* Economic Development.

66-193-SPH

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Estate of Irvin Keyser legal owner 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 Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in a residential (R-6) zone.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing 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.

Contract Purchaser

Address

Atty for the Petitioner
Estate of Irvin Keyser Legal Owner

Address

Petitioner's Attorney

Address

Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 18th day of January, 1966, 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 7th day of March, 1966, at 11:00 o'clock A. M.



Zoning Commissioner of Baltimore County

(over)

TELEPHONE
823-3000

Per
des
dat
app
Pla

193-SPH

RE: PETITION FOR SPECIAL HEARING : BEFORE THE
SW/Corner of Reisterstown Road :
and Linden Terrace - 3rd District : DEPUTY ZONING
Estate of Irvin Keyser, Petitioner : COMMISSIONER OF
: BALTIMORE COUNTY
: NO. 66-193-SPH
: : : : : :

The Petitioner has requested permission to use a residential tract for off-street parking. The subject tract is described as follows:

Beginning for the same at a point in the center line of Linden Terrace, at the distance of 175 feet, as measured along said center line, from its intersection with the center line of Reisterstown Road, running thence by a line parallel to and 175 feet from the center line of Reisterstown Road, and binding on the existing zoning line, which divided the "R-6" and "B-L" areas, S 37° 05'00" E., 338 feet, more or less, thence leaving said zoning line and running the four following courses and distances, (1) S 54° 32'15" W., 89 feet, more or less, (2) N 34° 49'00" W., 107.51 feet, (3) N 52° 46'10" E., 32.59 feet and (4) N 37° 13' 50" W., 227.50 feet to the center line of Linden Terrace, thence binding thereon, N 52° 46'10" E., 53 feet, more or less to the place of beginning.

Containing 0.57, more or less, of an acre of land.

Following a public hearing on the matter, it appearing the health, safety and welfare of the neighborhood will not be adversely effected, a special permit for off-street parking on the above described tract should be Granted subject to the following restrictions:

1. The area to be used shall be of a durable and dustless surface and shall be properly drained.
2. All lighting shall be so arranged as not to reflect on neighboring residential properties.
3. Shrubbyery at least four (4) feet in height shall be planted on the Western boundary of said tract.
4. There shall be no traffic access to the property from Linden Terrace.

It is ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 5 day of October, 1966, that a Special

ORDER RECEIVED FOR IRVING

DATE 10/6/66

BY [Signature]
[Signature]
[Signature]

ESTATE OF IRVIN KEYSER #66-193-SPH
SW/Cor. of Reisterstown Rd. & Linden
Terrace 3rd

66-193-SPH

193-SFH

Beginning for the same at a point in the center line of Linden Terrace, at the distance of 175 feet, as measured along said center line, from its intersection with the center line of Reisterstown Road, running thence by a line parallel to and 175 feet from the center line of Reisterstown Road, and binding on the existing zoning line, which divided the "R-6" and "B-L" areas, S 37° 05'00" E., 338 feet, more or less, thence leaving said zoning line and running the four following courses and distances, (1) S 54° 32'15" W., 89 feet, more or less, (2) N 34° 49'00" W., 107.51 feet, (3) N 52° 46'10" E., 32.59 feet and (4) N 37° 13' 50" W., 227.50 feet to the center line of Linden Terrace, thence binding thereon, N 52° 46'10" E., 53 feet, more or less to the place of beginning.

Following a public hearing on the matter, it appearing the health, safety and welfare of the neighborhood will not be adversely effected, a special permit for off-street parking on the above described tract should be Granted subject to the following restrictions:

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2. All lighting shall be so arranged as not to reflect on neighboring residential properties.
3. Shrubbery at least four (4) feet in height shall be planted on the Western boundary of said tract.
4. There shall be no traffic access to the property from Linden Terrace.

ESTATE OF IRVIN KEYSER #66-193-SPH
SW/cor. of Raisterstown Rd. & Linden
Terrace
3rd

66-193-SPH

ORDER RECEIVED FOR FURNITURE

DATE 10/6/66

BY GC/Kern
ADMINISTRATIVE AS

66-193-SPH

Permit for off-street parking in a residential zone (as is more particularly described above) should be and the same is GRANTED from and after the date of this Order, subject to the restrictions as above imposed and approval of the site plan by the Bureau of Public Services, the Office of Planning and Zoning, and the State Roads Commission.

Edward D. Hardisty
DEPUTY ZONING COMMISSIONER

ESTATE OF IRVIN KEYSER #66-193-SPH
SW/cor. of Reisterstown Rd. & Linden
Terrace 3rd

66-193-SPH

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GENERAL NOTES

1. All on-site utilities to be built under Baltimore County Specifications or approved equal and by a qualified Utility Contractor.
2. Contractor making tie-in to existing utilities in Linden Terrace will be responsible for obtaining permits and any charges required.
3. Proposed 1 1/2" Water Main shall have a minimum of 4'-0" cover from finished grade. Main shall have a minimum of 0.5 clearance under all storm drains & a 1.0 minimum clearance under all sanitary sewers at crossings.
4. Contractor shall take all necessary precautions during grading operations to prevent silt over flow and/or damage to adjacent properties.
5. Area of Tract equals 1.0175 Acres
Area = 13,302.5 Sq. Ft.
6. Existing Tracing of Tract B.L. & K.G. With Special Permit for Off-street Parking."
7. Contractor shall contact Balto. Gas & Elect. Co. for G & E. Services to all stores.
8. 486.5 Indicates existing grades; 486.50 Indicates Proposed Grades.
9. Exterior Light Standards will be directed away from public roads and adjacent residential properties. See Sheet ME 1 for details.
10. Parking permitted in a residential zone by Petition * G.G. 193 Sph. Parking shall be restricted to passenger vehicles (excluding buses) only.
11. Basement area of structure shall be used for storage of merchandise.



ROSENBERG | MARTIN | GREENBERG, LLP

25 South Charles Street, Suite 2115 Baltimore, Maryland 21201-3305 T 410.727.6600 F 410.727.1115

FROM: *Caroline Hecker*
Stanley S. Fine
e-mail: sfine@rosenbergmartin.com

DATE: *2/4/08*

To: *Commissioner Heiseman*

- ☐ For Your Information
- ☐ As You Requested
- ☐ Please Handle
- ☐ Please Review and Comment
- ☐ Please Review and File
- ☐ Please Review and Forward to _____

Per my e-mail. Thank you!



ROSENBERG | MARTIN | GREENBERG, LLP

Caroline L. Hecker

oline

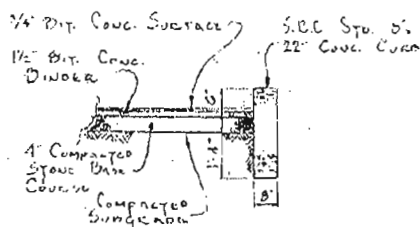
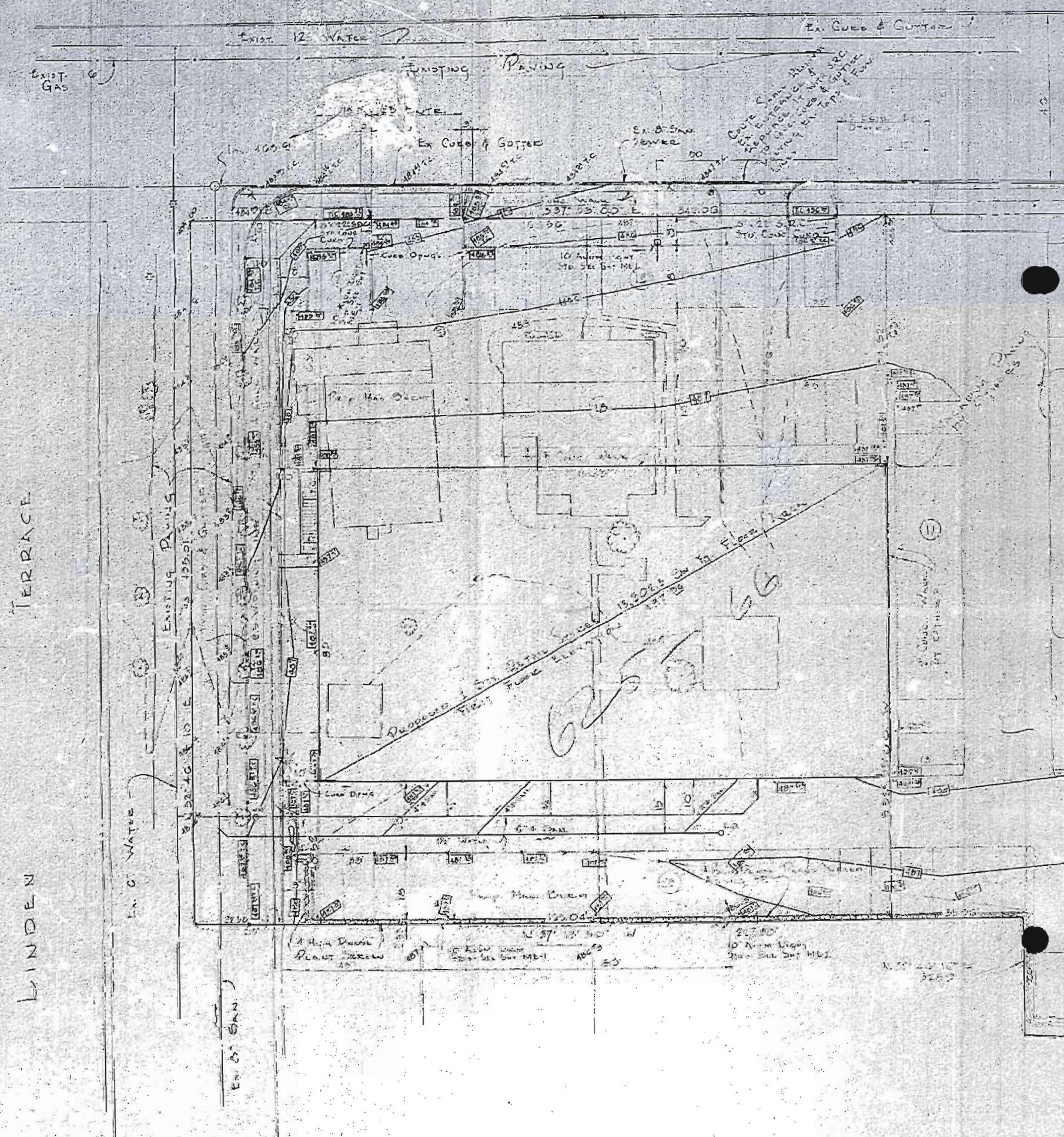
25 South Charles Street, Suite 2115
Baltimore, Maryland 21201-3305
T 410.727.6676
F 410.727.1115
E checker@rosenbergmartin.com

rosenbergmartin.com

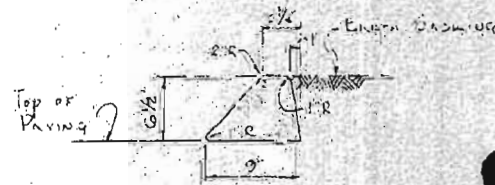
www.rosenbergmartin.com

REISTERSTOWN

ROAD



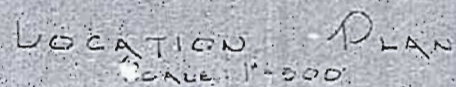
CURB & PAVING DETAIL
SCALE: 3/8"=1'-0"



BITUMINOUS BERM DETAIL
SCALE: 1"=1'-0"

PAULS & ASSOCIATES
1000 W. BIRCH ROAD
ANNAPOLIS, MARYLAND 21403
PHONE (410) 261-1111
FAX (410) 261-1112



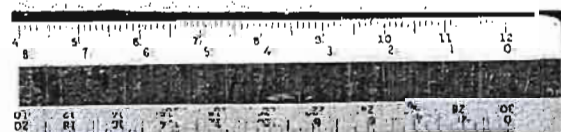


1. All work shall be in accordance with Baltimore County Specifications as approved equal and by a qualified Utility Contractor.
2. Contractor shall be responsible for obtaining permits and any charges required.
3. Proposed 1/2" water main shall have a minimum of 4'-0" cover from finished grade. It shall have a minimum of 36" clearance under all storm drains. It shall maintain clearance under all existing sewers at crossings.
4. Contractor shall take all necessary precautions during grading operations to prevent any erosion or damage to adjacent properties.
5. Notes on this sheet are as follows:
 - a. See Sheet 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 81

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY George E. Parkman
DATE 11/28/67

DEVELOPER
MR. ALLAN PERMAN
16 N. HOWARD STREET
BALTIMORE MARYLAND 21201

107 STREET		Pine		Pine	
Site	Area	Acres	Acres	Acres	Acres
M. Pine	1285 A.	1285 A.	1285 A.	1285 A.	1285 A.
W. Pine	1285 A.	1285 A.	1285 A.	1285 A.	1285 A.
TOTAL	1285 A.	1285 A.	1285 A.	1285 A.	1285 A.



Case No.: 08-235-SPH A 502 Reisterstown Rd

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	TAX MAP 78 Parcel 674 Real Property Data Sheet	
No. 2	Color Plat - Existing Conditions.	
No. 3	Existing Conditions Photo's	
No. 4	Proposed Conditions	
No. 5	Collectively - Bldg Elevations Sign Package	
No. 6	Revised Red Line PLAN	
No. 7	Agreement as indicated by Alderman's Letter	
No. 8	7/2/07 Street Traffic Study	
No. 9	8/2/07 Street Traffic Study	
No. 10	Summary of Presentation	
No. 11		
No. 12		



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 03 Account Number - 1700008389

Owner Information

Owner Name: MCDONALDS CORPORATION **Use:** COMMERCIAL
Principal Residence: NO
Mailing Address: 8500 FT SMALLWOOD RD **Deed Reference:** 1) / 5667/ 943
PASADENA MD 21122-2608 2)

Location & Structure Information

Premises Address **Legal Description**
500 REISTERSTOWN RD SWS REISTERSTOWN RD
.7746 AC
100 NW DREHER AV

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
78	9	674						1	Plat Ref:

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1966	3,392 SF	30,420.00 SF	24
Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2007	07/01/2008
Land	318,700	502,100		
Improvements:	378,900	296,200		
Total:	697,600	798,300	731,166	764,732
Preferential Land:	0	0	0	0

Transfer Information

Seller: B & A REAL ESTAT E CORP,ET AL	Date: 08/20/1976	Price: \$222,353
Type: IMPROVED ARMS-LENGTH	Deed1: / 5667/ 943	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

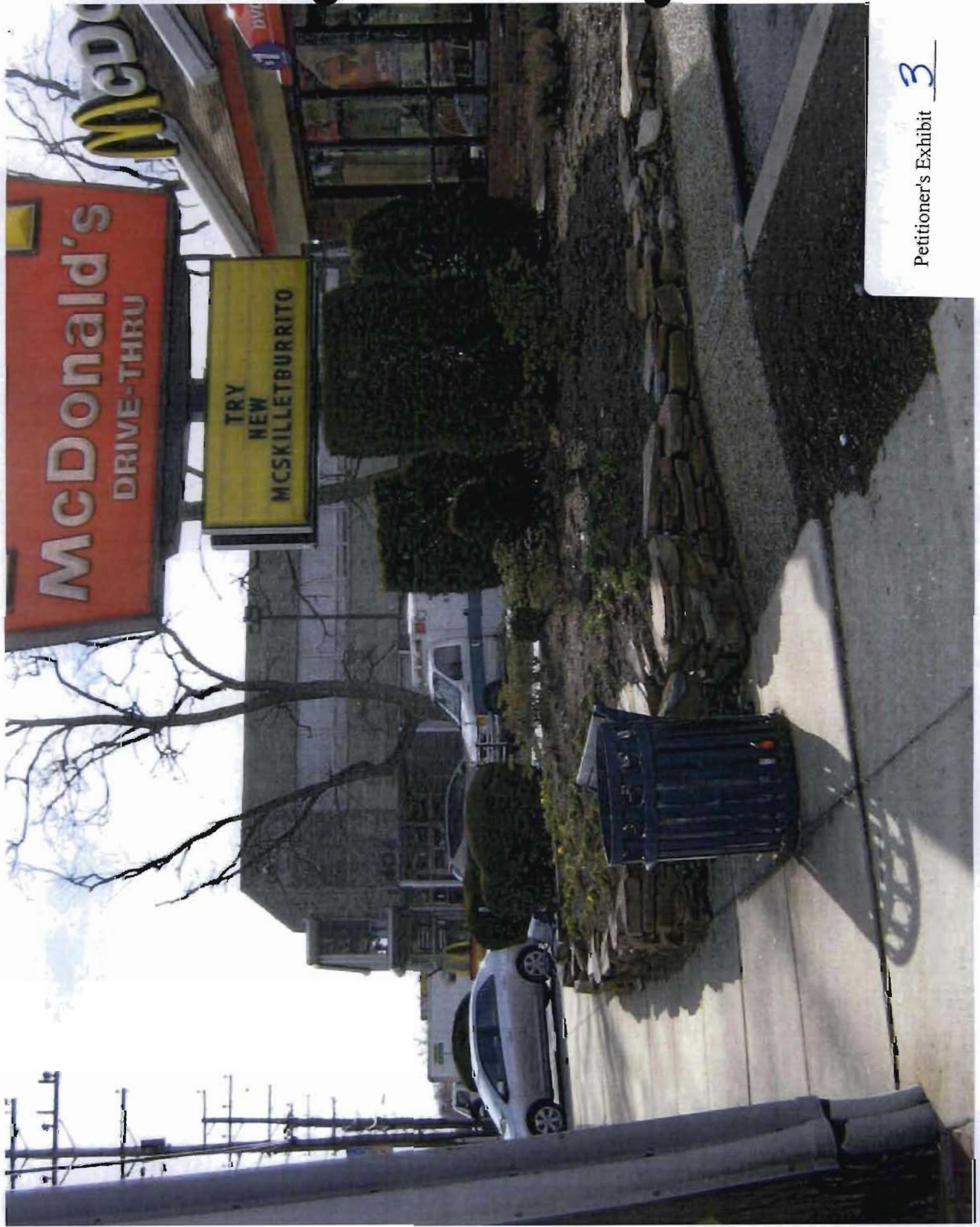
Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

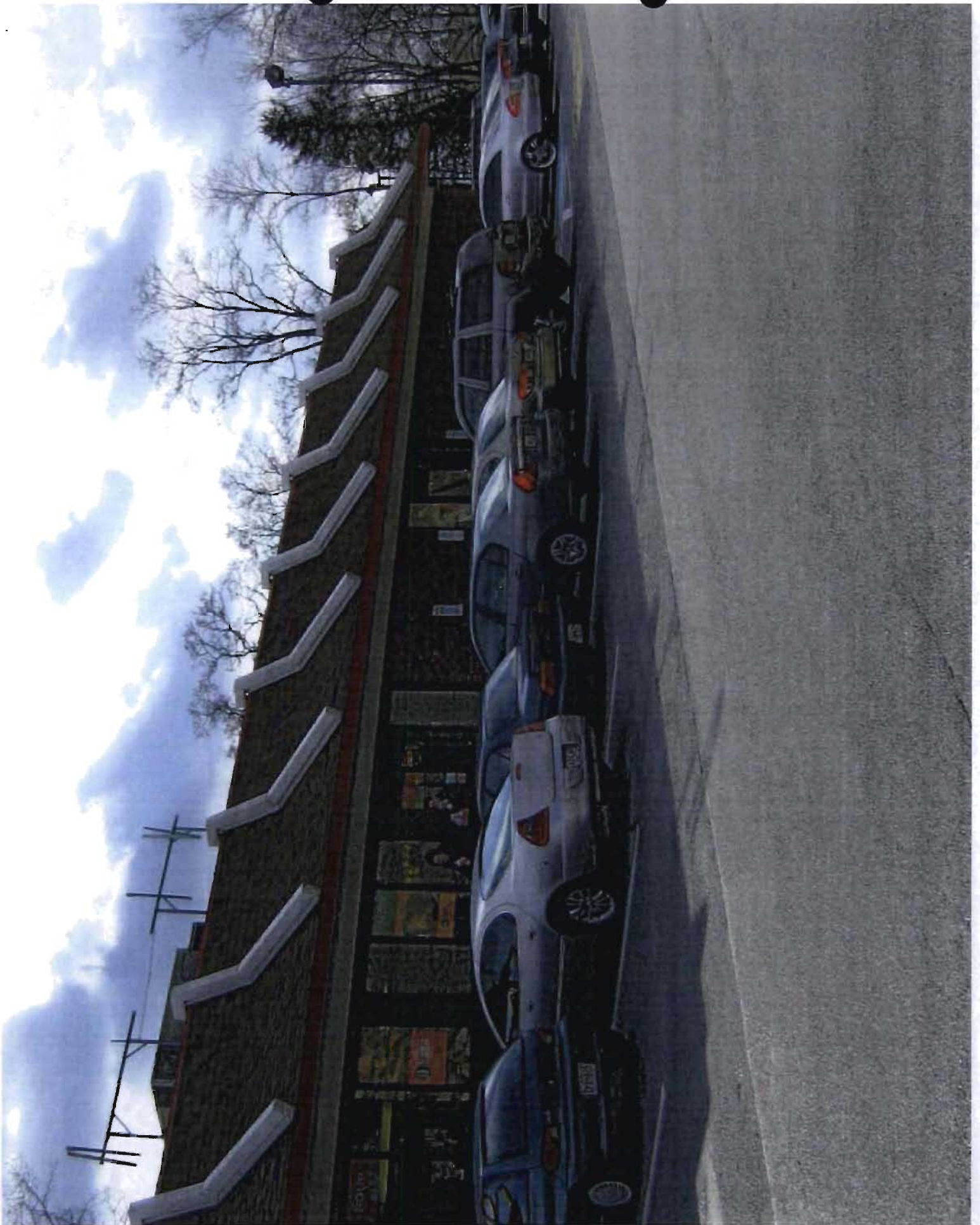
Tax Exempt: NO
Exempt Class:

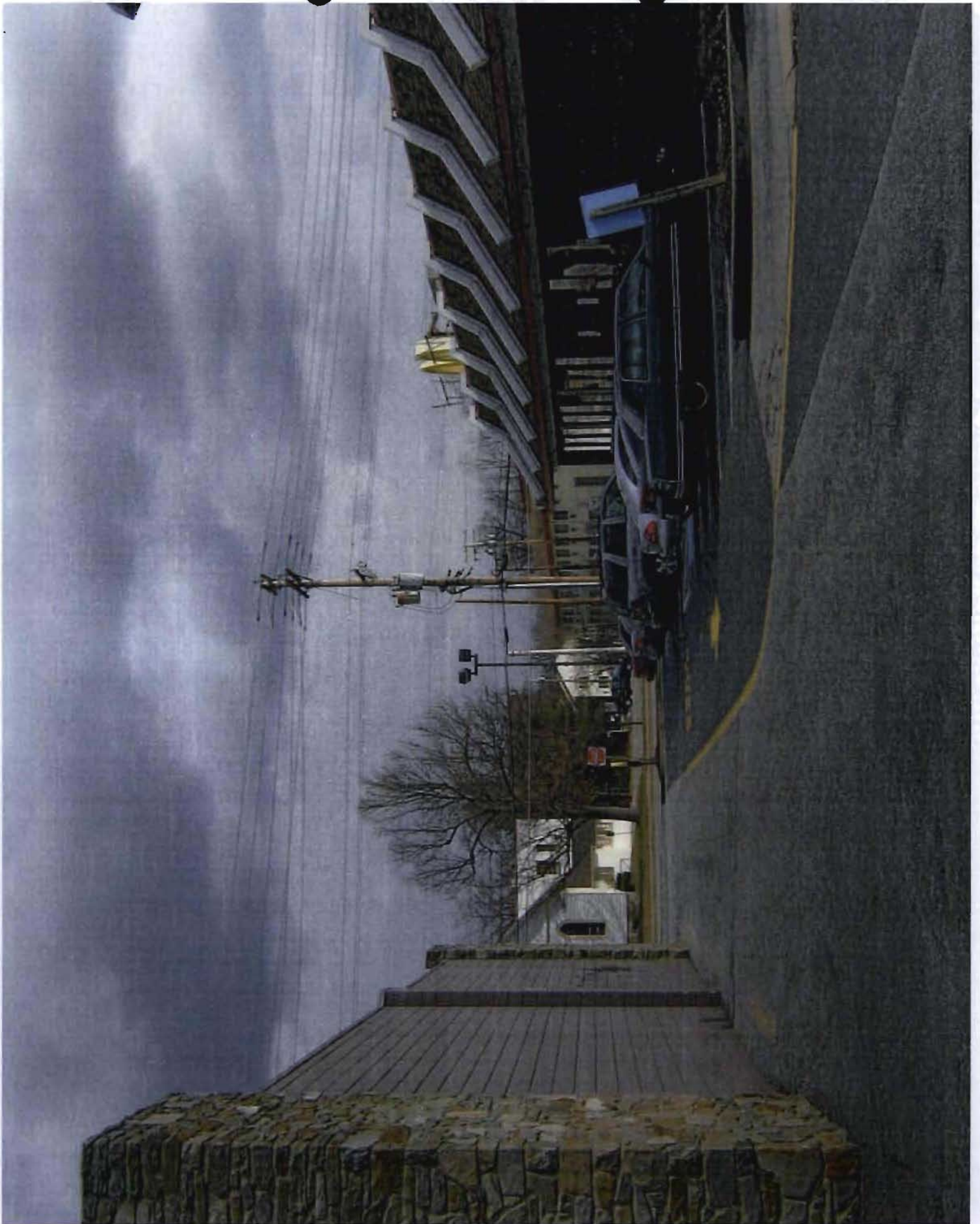
Special Tax Recapture:
* NONE *

Petitioner's Exhibit 1

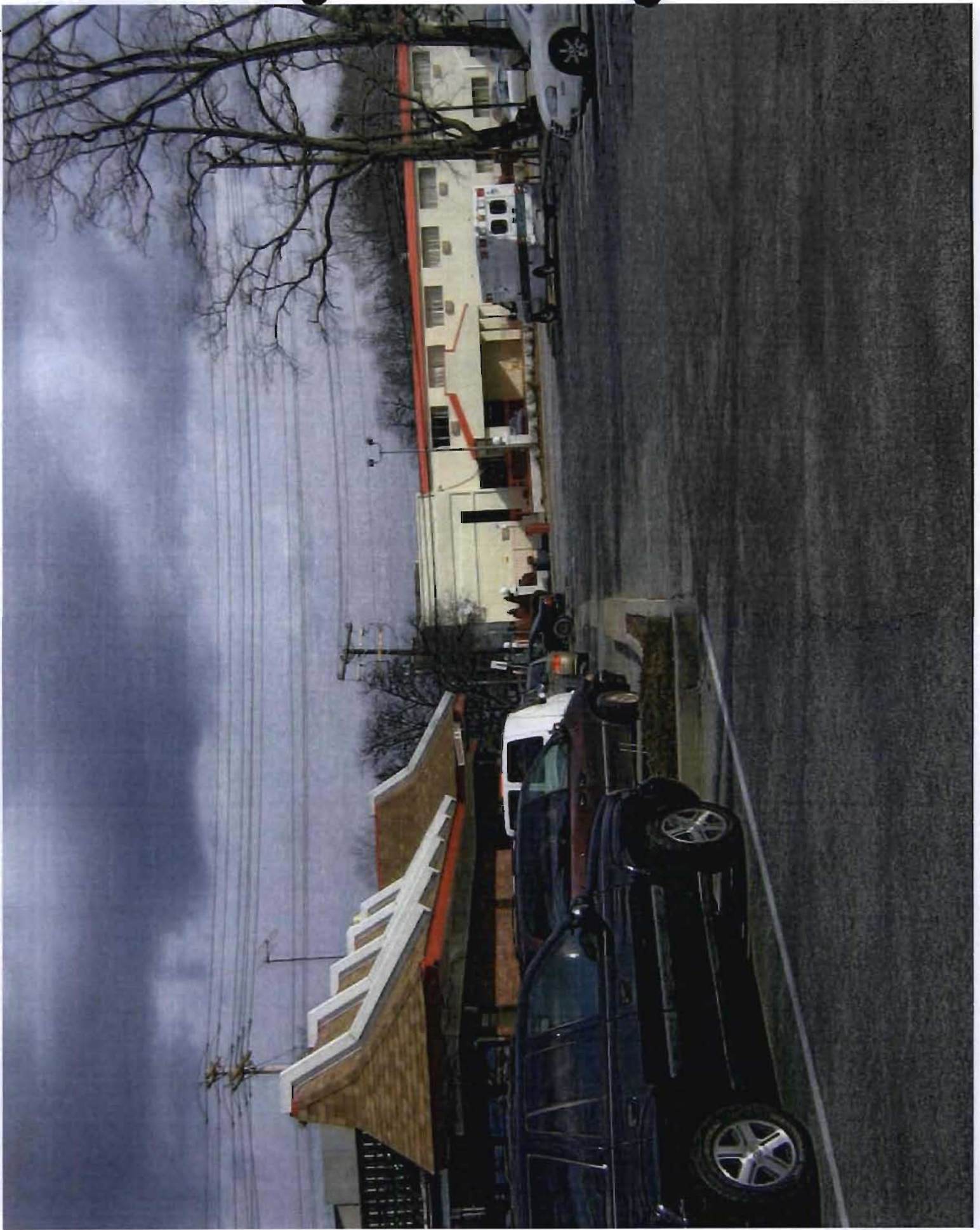
















ZONING NOTICE

CASE # 08-235-SPHA

ALL DECISIONS WILL BE MADE BY





FRONT ELEVATION



REAR ELEVATION

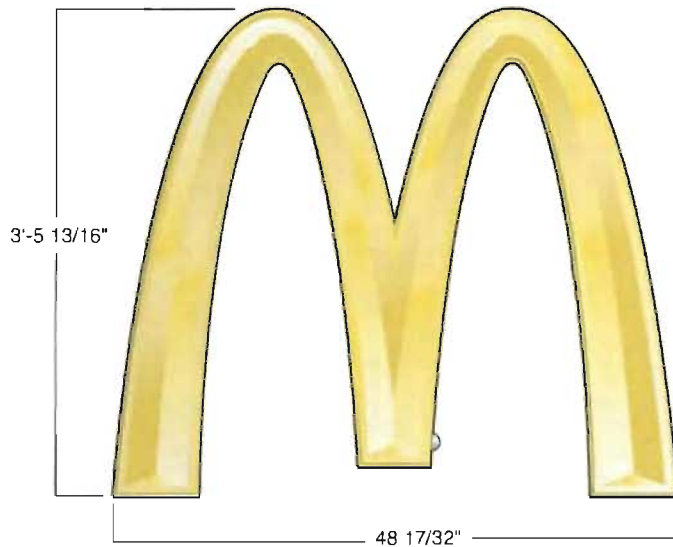


NON DRIVE-THRU SIDE ELEVATION



DRIVE-THRU SIDE ELEVATION

48" Illuminated Arch Logo



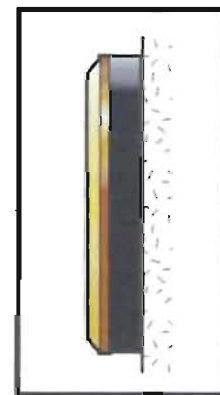
Front



Side

SPECIFICATIONS

Lamping: 13mm Neon (white)
Transformer: (1) France OE1G 75/30
Load: 0.75 amps
Circuit: (1) 20 amp
Sq. Ft.: Boxed 14.2



Optional Black Housing

Account	McDonald's	Drawn By	B. Smith
Project Title	48" Illuminated Logo Arch	IP Rep.	D. Denton
Scale	1:16	Approved By	
Date Created	6 July 06	Date Revised	

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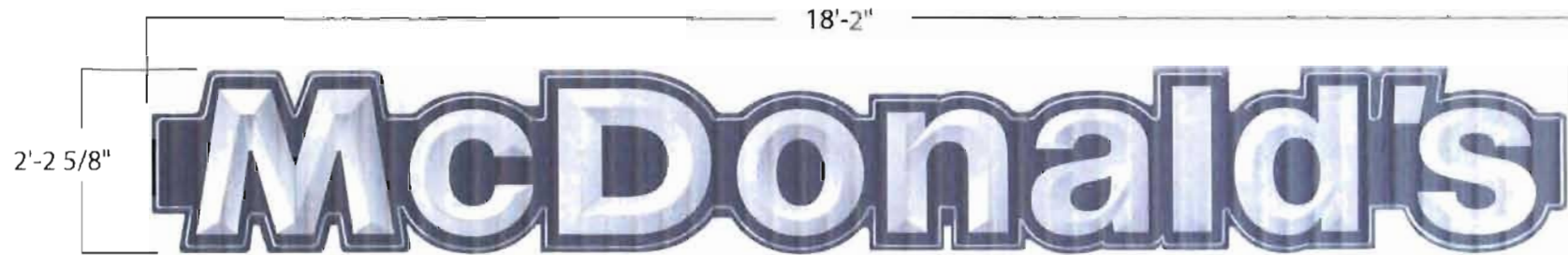
PO Box 59043
Knoxville, TN 37950-9043
1-800-444-7446
www.imagepoint.com

06-0720

Pg 1 of 1

UNIBODY ELEMENT

Front & Drive Thru Elevations



- Raceway Mount Formed Kydex Housing
- Formed Polycarbonate Faces
- H.O. Fluorescent Illumination
- Raceway Painted Grey



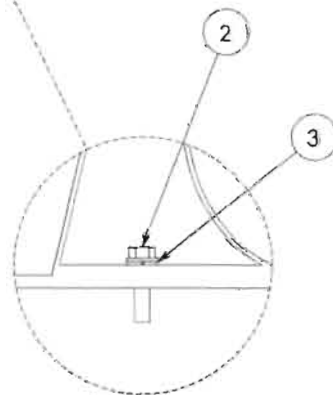
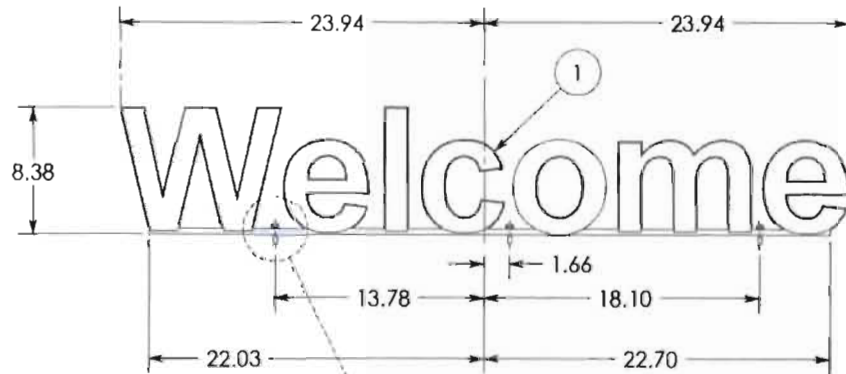
Actual Square Footage: 31.32

Account	McDonalds High Impact	Drawn By	B. Smith
Project Title	Unibody Fascia Element	ImagePoint Rep.	Ann Baker
Scale	nts	Approved By	
Date Created	25 Mar 04	Date Revised	10 Nov 06

ImagePoint.

6/1/2007 S:\secure\USD\Engineering\Drawings\4 Production unknown drawings\Previously RELEASED\McDonalds\Hi-Impact\Trellis\IN449144S

ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	PL217900S	SILVER VINYL WELCOME LETTERS	1
2	SC045609	1/4-20 x 1" IN HXHD MS BLACK	3
3	LW 0.25	1/4" LOCK WASHER	3



DETAIL A
SCALE 1 : 2

NOTES:

1. MARK CENTER OF LOCATION WHERE TO BE MOUNTED
2. USE DIMENSIONS ON PRINT TO LAY OUT HOLE PATTERN
3. DRILL (3) HOLES #7 (.201) AT THE MARKED LOCATIONS
4. TAP THE (3) HOLES WITH A 1/4-20 TAP
5. PLACE WELCOME LETTERS OVER HOLES
6. SECURELY FASTEN WITH HARDWARE PROVIDED:
(3) SC045609 ~ 1/4-20 X 1" IN HXHD MS BLACK
(3) WA000501 ~ 1/4" LOCK WASHER

UNLESS OTHERWISE SPECIFIED:		NAME	DATE
DRAWINGS ARE IN INCHES	☒ DEC	DRAWN	TRB
TOLERANCES	☒ FRACTIONAL 1/8	CHECKED	TRB
$\pm .015$	$\pm .01$	DESIGNED	TRB
$\pm .015$	$\pm .01$	DATE	3/28/07
MACHINED $\pm .01$	SEND $\pm .01$	CUSTOMER	
FINISH		BYG APPR.	
Everbrite Identity Systems Division			
PROPERTY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF EVERBRITE, LLC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF EVERBRITE, LLC, IS EXPRESSLY PROHIBITED.			

PRODUCT: MCD HI IMPACT
ARCADE BUILDING

TITLE: NON-ILLUM WELCOME LETTERS
ASSEMBLY

SIZE DWG. NO.
B IN449144S

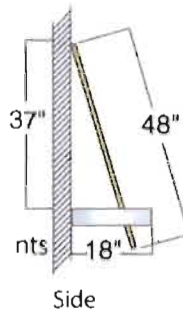
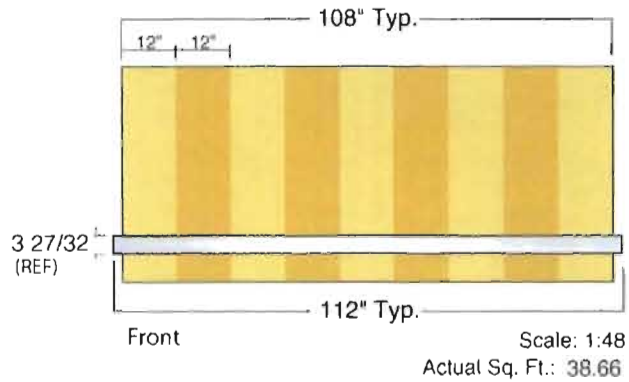
SCALE: 1:16 TYPE: INSTALL SHEET 1 OF 1

REV
A

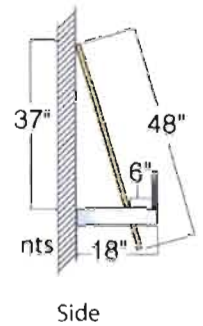
Welcome Letters



48" Awning

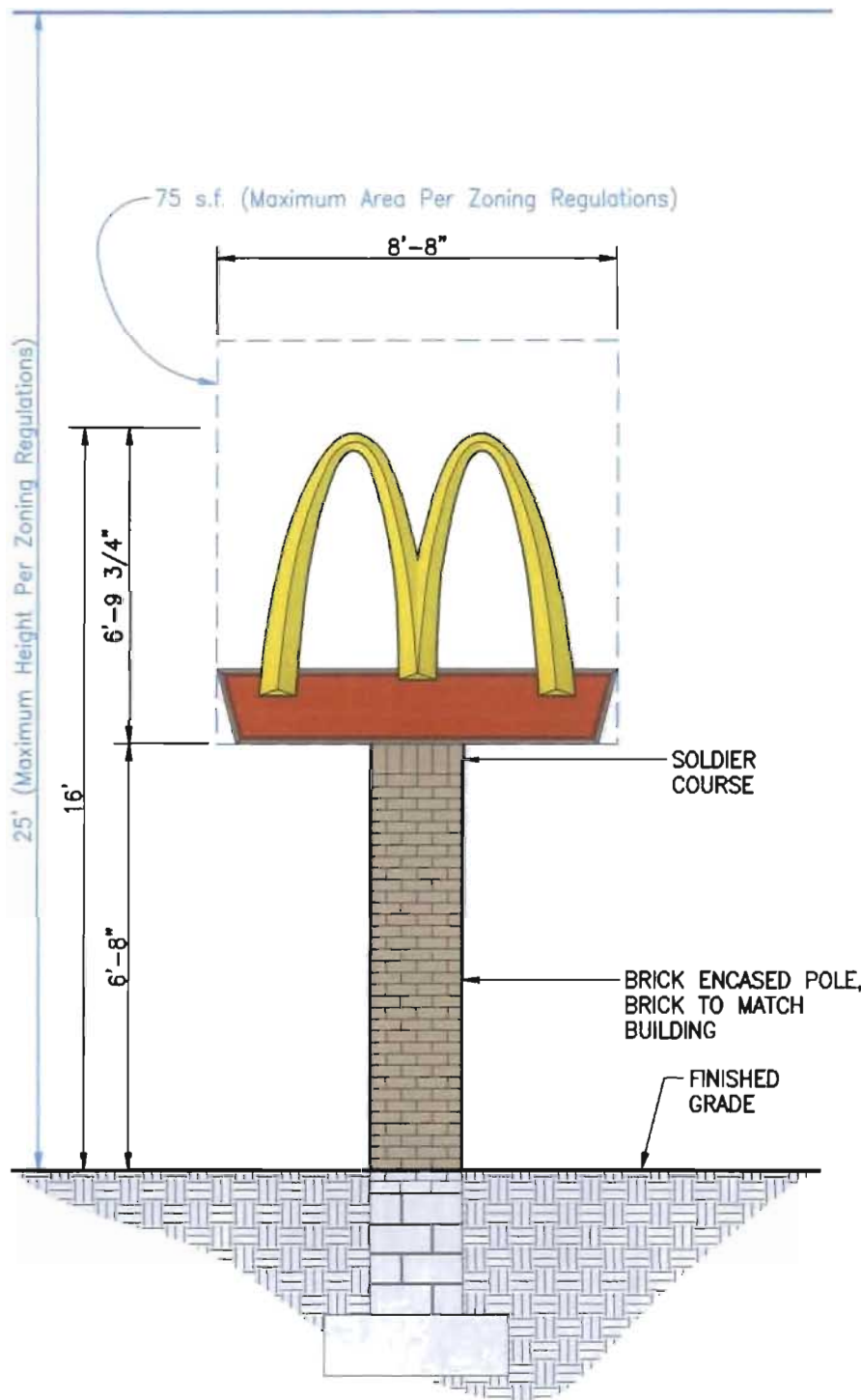


48" Awning / "Welcome" Copy



SPECIFICATIONS

- Custom Fabricated Metal
- Painted to Match:
McDonald's Yellow
Sunflower Yellow (3632-25)
- "Welcome" Letters,
Silver
- Light Bar,
Fluorescent Illumination



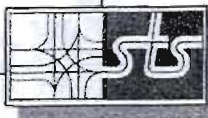
90-40 Road Sign

Sign Area
Actual 26 s.f.
Boxed 59 s.f.

Proposed Sign
502 Reisterstown Road
Baltimore, Maryland



scale	1/4" = 1'
date	27 SEP 2007
location code	19 MD-0025



Street Traffic Studies, Ltd.

October 2, 2007

Lee May
Area Construction Manager
McDonald's USA, LLC.
2708 Mount Olive Court
Mount Airy, Maryland 21771

RE: 502 Reisterstown Road McDonald's
STS No.: 11866

Dear Mr. May:

Enclosed are the parking lot summaries for the inventory conducted on Friday and Saturday, September 28 and 29, 2007 at the existing McDonald's Restaurant at 502 Reisterstown Road.

The parking inventory revealed that there are 48 marked parking spaces available at the existing site. A parking survey conducted on Friday, September 28, 2007 between the hours of 10:00 AM to 3:00 PM revealed that no more than 28 of the available 48 spaces were occupied at any one time. During the parking survey on Saturday, September 29, 2007 conducted between the hours of 7:00 AM to 2:00 PM, no more than 22 parking spaces were ever occupied at any one time.

In view of the available data, it is concluded that adequate parking exists on site to accommodate the peak demand periods.

Please review the enclosed summaries and let me know if you have any questions or comments.

Sincerely,

Mike Nalepa
Senior Traffic Engineer

Enclosure

Petitioner's Exhibit

9

STSLTD STSLTD STSLTD STSLTD STSLTD STSLTD
VEHICLE TURNING MOVEMENT COUNT - SUMMARY

STSLTD STSLTD STSLTD STSLTD STSLTD STSLTD

STSLTD STSLTD STSLTD STSLTD STSLTD

Intersection of
and:
Counted by:

McDonald's Parking Lot Occupancy Study
502 Reisterstown Rd
PWC

(46 SPACES TOTAL)

Location
Date
Weather
Entered by:

Baltimore Co
6/28/07
Clear
CFC

Day Friday

STREET
TRAFFIC
STUDIES
LTD

TIME	Total number of Occupied Spaces																TOTAL
					on				on				on				N + S
	TOTAL				TOTAL				TOTAL				TOTAL				E + W
AM																	
10:00-15	20	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	20
15-30	16	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	16
30-45	15	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	15
45-00	11	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	11
11:00-15	14	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14
15-30	14	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14
30-45	13	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	13
45-00	18	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	18
12:00-15	19	0	0	19	0	0	0	0	0	0	0	0	0	0	0	0	19
15-30	20	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	20
30-45	17	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	17
45-00	28	0	0	28	0	0	0	0	0	0	0	0	0	0	0	0	28
01:00-15	25	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	25
15-30	22	0	0	22	0	0	0	0	0	0	0	0	0	0	0	0	22
30-45	17	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	17
45-00	16	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	16
02:00-15	14	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14
15-30	14	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14
30-45	12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	12
45-00	15	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	15
PM																	
5 HOUR																	
TOTALS	340	0	0	340	0	0	0	0	0	0	0	0	0	0	0	0	340
1 HOUR																	
TOTALS																	
10-11	62	0	0	62	0	0	0	0	0	0	0	0	0	0	0	0	62
1015-1115	56	0	0	56	0	0	0	0	0	0	0	0	0	0	0	0	56
1030-1130	54	0	0	54	0	0	0	0	0	0	0	0	0	0	0	0	54
1045-1145	52	0	0	52	0	0	0	0	0	0	0	0	0	0	0	0	52
11-12	59	0	0	59	0	0	0	0	0	0	0	0	0	0	0	0	59
1115-1215	64	0	0	64	0	0	0	0	0	0	0	0	0	0	0	0	64
1130-1230	70	0	0	70	0	0	0	0	0	0	0	0	0	0	0	0	70
1145-1245	74	0	0	74	0	0	0	0	0	0	0	0	0	0	0	0	74
12-01	84	0	0	84	0	0	0	0	0	0	0	0	0	0	0	0	84
1215-115	90	0	0	90	0	0	0	0	0	0	0	0	0	0	0	0	90
1230-130	92	0	0	92	0	0	0	0	0	0	0	0	0	0	0	0	92
1245-145	92	0	0	92	0	0	0	0	0	0	0	0	0	0	0	0	92
01-02	80	0	0	80	0	0	0	0	0	0	0	0	0	0	0	0	80
115-215	69	0	0	69	0	0	0	0	0	0	0	0	0	0	0	0	69
130-230	61	0	0	61	0	0	0	0	0	0	0	0	0	0	0	0	61
145-245	56	0	0	56	0	0	0	0	0	0	0	0	0	0	0	0	56
02-03	55	0	0	55	0	0	0	0	0	0	0	0	0	0	0	0	55
PEAK HOUR																	
1230-130	92	0	0	92	0	0	0	0	0	0	0	0	0	0	0	0	92

STSLTD STSLTD STSLTD STSLTD STSLTD STSLTD

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VEHICLE TURNING MOVEMENT COUNT - SUMMARY

STSLTD STSLTD STSLTD STSLTD STSLTD STSLTD

STSLTD STSLTD STSLTD STSLTD STSLTD

Intersection of: McDonald's Parking Lot Occupancy Study
and: 502 Reisterstown Rd
Counted by: PWC

(48 SPACES TOTAL)

Location: Baltimore Co
Date: 9/29/07
Weather: Clear
Entered by: CFC

Day: Saturday

STREET
TRAFFIC
STUDIES
LTD

TIME	Total number of Occupied Spaces																TOTAL
					on				on				on				N + S
	TOTAL				TOTAL				TOTAL				TOTAL				E + W
AM																	
07:00-15	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	5
15-30	6	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	6
30-45	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10
45-00	11	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	11
08:00-15	11	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	11
15-30	9	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	9
30-45	7	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	7
45-00	12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	12
09:00-15	13	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	13
15-30	11	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	11
30-45	11	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	11
45-00	14	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14
10:00-15	16	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	16
15-30	19	0	0	19	0	0	0	0	0	0	0	0	0	0	0	0	19
30-45	22	0	0	22	0	0	0	0	0	0	0	0	0	0	0	0	22
45-00	18	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	18
11:00-15	14	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14
15-30	14	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14
30-45	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10
45-00	9	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	9
12:00-15	13	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	13
15-30	21	0	0	21	0	0	0	0	0	0	0	0	0	0	0	0	21
30-45	19	0	0	19	0	0	0	0	0	0	0	0	0	0	0	0	19
45-00	14	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14
01:00-15	13	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	13
15-30	13	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	13
30-45	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10
45-00	9	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	9
PM																	
7 HOUR TOTALS	354	0	0	354	0	0	0	0	0	0	0	0	0	0	0	0	354
1 HOUR TOTALS																	
07-08	32	0	0	32	0	0	0	0	0	0	0	0	0	0	0	0	32
715-815	38	0	0	38	0	0	0	0	0	0	0	0	0	0	0	0	38
730-830	41	0	0	41	0	0	0	0	0	0	0	0	0	0	0	0	41
745-845	38	0	0	38	0	0	0	0	0	0	0	0	0	0	0	0	38
08-09	39	0	0	39	0	0	0	0	0	0	0	0	0	0	0	0	39
815-915	41	0	0	41	0	0	0	0	0	0	0	0	0	0	0	0	41
830-930	43	0	0	43	0	0	0	0	0	0	0	0	0	0	0	0	43
845-945	47	0	0	47	0	0	0	0	0	0	0	0	0	0	0	0	47
09-10	49	0	0	49	0	0	0	0	0	0	0	0	0	0	0	0	49
915-1015	52	0	0	52	0	0	0	0	0	0	0	0	0	0	0	0	52
930-1030	60	0	0	60	0	0	0	0	0	0	0	0	0	0	0	0	60
945-1045	71	0	0	71	0	0	0	0	0	0	0	0	0	0	0	0	71
10-11	75	0	0	75	0	0	0	0	0	0	0	0	0	0	0	0	75
1015-1115	73	0	0	73	0	0	0	0	0	0	0	0	0	0	0	0	73
1030-1130	68	0	0	68	0	0	0	0	0	0	0	0	0	0	0	0	68
1045-1145	56	0	0	56	0	0	0	0	0	0	0	0	0	0	0	0	56
11-12	47	0	0	47	0	0	0	0	0	0	0	0	0	0	0	0	47
1115-1215	46	0	0	46	0	0	0	0	0	0	0	0	0	0	0	0	46
1130-1230	53	0	0	53	0	0	0	0	0	0	0	0	0	0	0	0	53
1145-1245	62	0	0	62	0	0	0	0	0	0	0	0	0	0	0	0	62
12-01	67	0	0	67	0	0	0	0	0	0	0	0	0	0	0	0	67
1215-1315	67	0	0	67	0	0	0	0	0	0	0	0	0	0	0	0	67
1230-1330	59	0	0	59	0	0	0	0	0	0	0	0	0	0	0	0	59
1245-145	50	0	0	50	0	0	0	0	0	0	0	0	0	0	0	0	50
01-02	45	0	0	45	0	0	0	0	0	0	0	0	0	0	0	0	45
PEAK HOUR																	
10-11	75	0	0	75	0	0	0	0	0	0	0	0	0	0	0	0	75

STSLTD STSLTD STSLTD STSLTD STSLTD STSLTD

STSLTD STSLTD STSLTD STSLTD STSLTD STSLTD

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BALTIMORE COUNTY ZONING HEARING OUTLINE

MCDONALD'S – 502 REISTERSTOWN ROAD

January 22, 2008

LEE MAY – TESTIMONY

Name: Lee May

Address:

Employer, employer's address: McDonald's Corporation
6903 Rockledge Drive, Ste. 1100
Bethesda, MD 20817

Your job title and responsibilities at McDonalds: Area Construction Manager

Are you familiar with the petition before the Zoning Commissioner? Yes

What is the location that is the subject of the petition? 502 Reisterstown Road

What is your interest in the property? McDonald's Corp. owns the property.

What is at this location currently? There is an existing McDonald's restaurant at this location.

How long has that McDonald's been operating at that location? Since 1967, over 40 years.

What is McDonald's proposing to do at this location? Demolish the existing restaurant and build a new McDonald's restaurant.

Describe existing conditions at the McDonalds. Use site plan – existing conditions; rendered site plan showing proposed conditions in color

(Explain access, parking, location of improvements, size and shape of property)

Identify photographs of McDonald's at 502 Reisterstown Road.

What are the adjoining properties to the McDonald's at this location?

404 Reisterstown Road: Office building

504 Reisterstown Road: Retail use

Why are you proposing a new McDonald's? The existing structure is over 40 years old and is operationally inadequate. The kitchen is too small, and we only have one drive-thru window.

What is being proposed at this location? Use site plan. We are proposing to demolish the existing McDonald's restaurant and rebuild a new McDonald's restaurant in the same location, with 2 drive-thru windows.

Show elevations of new McDonald's – highlight the features of the new building.

Explain the sign package:

What is existing?

What is proposed?

Why?

Describe how proposed construction will improve the operation.

The proposed construction will modernize the building and make it function better.

How many parking spaces are you proposing with the new structure? 35 spaces. Although the building will increase in size, the additional space will be in the kitchen, and the restaurant will therefore not accommodate any more seats due to the increase.

Additionally, 53 % of our business is currently done through the one existing drive-thru window. The proposed structure will have two drive-thru windows, which will make our drive-thru business more efficient and increase the amount of business we do through the drive-thru. Other McDonald's restaurants with two drive-thru windows typically do 60-65% of their business through the drive-thru. Obviously, drive-thru service does not require customers to park, which reduces the number of parking spaces we will require.

How many seats are there in the existing restaurant? 76-78

How many seats will there be in the proposed restaurant? 64

Did you meet with the adjoining property owner at 404 Reisterstown Road? Yes.

Did McDonald's and the adjoining property owner come to an agreement? Yes.

What is that agreement?

Exhibit – conditions

Explain the conditions.

What is the amount of capital investment for this project? Approximately \$2 million

If the petitions are approved, what is the plan for implementation?

Construction is slated to commence in Spring 2008 and take about 4 months to complete.



BALTIMORE COUNTY ZONING HEARING OUTLINE

MCDONALD'S – 502 REISTERSTOWN ROAD

January 22, 2008

BOB HOUCK – TESTIMONY

Name: Robert Houck

Address:

Employer, employer's address: McDonald's
502 Reisterstown Road
Pikesville, MD 21208

Your job title and responsibilities at McDonalds: Owner/operator of 11 McDonald's restaurants, one of which is located at 502 Reisterstown Road.

How long have you owned and operated the McDonald's at 502 Reisterstown Road?
18 years.

Have any parking studies been completed relating to the existing McDonald's?

Yes, we have done two parking studies relating to the existing McDonald's.

[Exhibits - 2 parking studies – June 2007; September 2007]

What did these parking studies reveal?

This McDonald's does the largest amount of business at lunchtime on Friday and at breakfast on Saturday mornings. Street Traffic Studies, Ltd. did a parking survey on Friday and Saturday, June 29 and 30, 2007, which found that on Friday, June 29, 2007, no more than 26 of the available 48 spaces were occupied at any one time between the hours of 10:00 AM and 2:00 PM. Similarly, on Saturday, June 30, 2007, no more than 26 parking spaces were occupied between the hours of 7:00 AM and 11:00 AM. This parking study concluded that adequate parking exists on site to accommodate the peak demand periods.

Due to concerns that this parking study might have yielded inaccurate results because it was done in the summertime, when many people are out of town, a second parking survey was conducted on September 28 and 29, 2007. This parking survey found that no more than 28 spaces were occupied at any one time between the hours of 10:00 AM and 3:00 PM on Friday, September 28, 2007, and that no more than 22 parking spaces were occupied at any one time between the hours of 7:00 AM and 2:00 PM on Saturday, September 29, 2007. Like the first study, this study concluded that adequate parking exists on site to accommodate the peak demand periods.



BALTIMORE COUNTY ZONING HEARING OUTLINE

MCDONALD'S – 502 REISTERSTOWN ROAD

January 22, 2008

IWONA ZARSKA – TESTIMONY

Name: Iwona Zarska

Address:

Employer, employer's address: Baltimore Land Design Group
222 Schilling Circle, Ste. 105
Hunt Valley, MD 21030

What is your job title?

Please describe the nature of the services you provide.

Have you ever testified as an expert witness in the field of site engineering before the Zoning Commissioner of Baltimore County?

Have you ever been accepted an approved as such an expert witness?

I offer Ms. Zarski as an expert witness in site engineering.

Are you familiar with the petition before the Zoning Commissioner? Yes.

What has been your involvement with this project?

As a result of the Petitioner's application, what variances are being requested?

- 1 Section 409.6.A.2 to permit 35 off-street parking spaces in lieu of the required 62;
2. Section 303.2 to permit a 32' front yard depth in lieu of the required 43';
3. Section 450.4.5.A to permit 5 enterprise signs on the building facades in lieu of the permitted 3 signs;
4. Section 450.4.3 to permit a "canopy" type directional sign in Lieu of the permitted wall-mounted or free-standing sign;

5. Section 450.5.B.3.6 to permit the erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy.

Please discuss the existing zoning of the property.

The front two-thirds of the property is zoned BL (Business Local), which allows a restaurant. The rear one-third of the property is zoned DR 5.5 (Density Residential, 5.5 units per acre). A fast-food restaurant and a drive-thru are permitted uses in the BL Zone (§230.4). Parking as an accessory use is not permitted by right in the DR 5.5 zone. A Special Exception for the parking in the residential zone was granted to McDonald's on October 5, 1966 (Case No. 66-1935PH)

Please identify the variances on the site plan.

Is the subject property peculiar, unusual, or unique when compared to other properties in the neighborhood?

Yes. The subject property is improved with an existing structure, which McDonald's proposes to demolish and replace with a new restaurant in the same location as the existing one. However, the size and location of the existing building impose certain constraints on the proposed new construction. The existing building is located close to Reisterstown Road and, with the stacking lane for the drive-thru, occupies most of the lot. Additionally, the rear lot line is irregularly shaped, causing the lot to be shallower on one side than the other.

Since you have indicated that the property is peculiar, unusual, or unique, would strict compliance with the Baltimore County Zoning Regulations result in a practical difficulty or unreasonable hardship to the Petitioner?

Yes.

Parking: The Zoning Regulations would require 62 parking spaces; however, the dimensions of the property only permit 35 off-street parking spaces, including 2 handicapped spaces. Without the parking variance, McDonald's would not be able to reconstruct a restaurant on this property.

Front Yard: The Zoning Regulations would require that the front yard not be less than the average depth of the front yards of all improved lots within 200 feet on either side of this lot, which would be 43 feet. A 43-foot front yard is not feasible on this property, however, due to the irregularly shaped rear lot line. In fact, the existing building has a front yard of only 32 feet. Additionally, the building cannot be set back any further from Reisterstown Road if parking spaces are to be maintained in the rear.

Signs:

- The Zoning Regulations permit 3 enterprise signs on the building facades; McDonald's, however, is proposing 5 enterprise signs on the building facades.
- The Zoning Regulations permit wall-mounted or free-standing directional signs; McDonald's, however, proposes a "canopy"-type directional sign.
- The Zoning Regulations permit a sign to be erected on the face of a canopy; McDonald's, however, proposes to erect a sign above the face of the canopy.

The strict application of the Zoning Regulations would create practical difficulties for McDonald's, as this restaurant would deviate from the standard style of other McDonald's restaurants if the proposed signs were not permitted.

Would the granting of the variance be injurious to the use and enjoyment of the other property owners in the immediate vicinity, or substantially diminish and impair property values in the neighborhood?

The granting of the variance will likely improve property values in the neighborhood, as the new restaurant will be more modern and attractive than the existing one. As the requested variances will permit McDonald's to rebuild a new restaurant in the same location as the existing one, there will be no greater impact on the use and enjoyment of the neighboring properties than that created by the existing restaurant.

Would the granting of the variances impair an adequate supply of light and air to adjacent property, or overcrowd the land, or create an undue concentration of population, or substantially increase the congestion of the streets, or create hazardous traffic conditions, or increase the danger of fire, or otherwise endanger the public safety?

The granting of the variances will not impair the supply of light and air to the adjacent properties any more than the existing restaurant does, nor will these variances cause an overcrowding of the land. Similarly, the granting of the variances will have no affect on the concentration of population, congestion of the streets, traffic conditions, or the danger of fire, nor will they endanger the public safety in any manner.

Would the granting of the variances adversely affect transportation or unduly burden water, sewers, school, park, or other public facilities?

The granting of the variances will not have any impact on transportation, nor will they burden water, sewers, school, park, or other public facilities.

Would the granting of the variances be in strict harmony with the spirit and intent of the BCZR?

The granting of these variances is in harmony with the purpose of the Zoning Regulations, as they will promote the health, security, comfort, convenience, orderly development and other aspects of the general welfare of the community by permitting McDonald's to replace an outdated restaurant with a more modern, attractive one. This will improve the general welfare of the surrounding neighborhood.

Would the granting of the variances cause any injury to the public health, safety, or general welfare?

The granting of the variances will not cause any injury to the public health, safety, or general welfare.



ROSENBERG | MARTIN | GREENBERG, LLP

25 South Charles Street, Suite 2115 Baltimore, Maryland 21201-3305 410-727-6600

BALTIMORE COUNTY ZONING HEARING OUTLINE

MCDONALD'S – 502 REISTERSTOWN ROAD

January 22, 2008

PIERCE MCGILL – TESTIMONY

Name: Pierce McGill

Address:

Current Employment: Department of Economic and Community Development

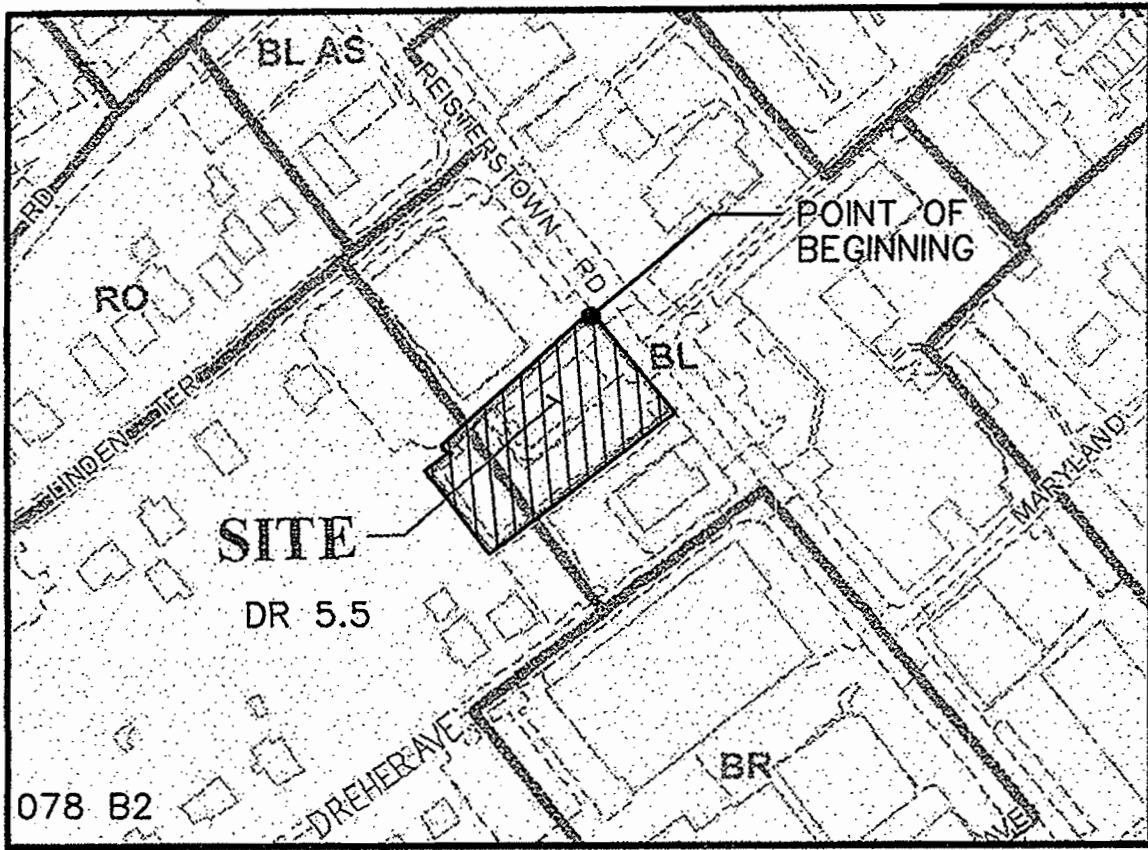
Are you familiar with the subject property, the business and the proposal before the Zoning Commissioner? Yes.

Have you visited and inspected the property? Yes.

Does the Baltimore County Department of Economic Development have a position on the Petition for Variance in front of the Zoning Commissioner today? Yes.

What is that position? We support McDonald's and the approval of the variances.

Why?



ZONING MAP
SCALE: 1" = 200'

LEGEND

- PROPERTY LINE
EX. ZONING LINE
EX. BUILDING
EX. PARKING SPACES
EX. TREES
EX. STORM DRAIN, MANHOLE & INLET
EX. SANITARY SEWER, MANHOLE & CLEANOUT
EX. WATER MAIN, VALVE & FIRE HYDRANT
EX. CONCRETE CURB & GUTTER
EX. CONCRETE C&G TO REMAIN
EX. CONCRETE CURB & GUTTER TO BE REMOVED
PR. BUILDING
PR. CONCRETE CURB & GUTTER
PR. PARKING SPACES

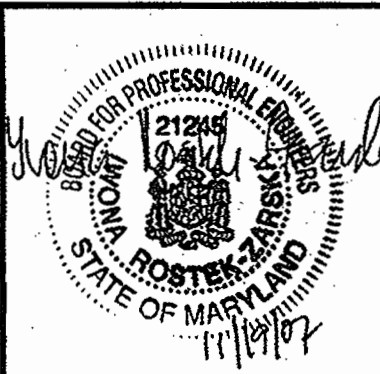
ZONING HEARING REQUESTS

- I. SPECIAL HEARING
1. VERIFICATION THAT APPROVAL GRANTED IN SPECIAL HEARING ZONING CASE #66-193-SPH IS STILL VALID.
- II. HEARING FOR ZONING VARIANCES
1. VARIANCE FOR PARKING REGULATIONS
1.1 VARIANCE FROM SECTION 409.6.A.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW 35 SPACES IN LIEU OF THE REQUIRED 62 SPACES.
2. VARIANCE FOR B.L. ZONE AREA REGULATIONS
2.1 VARIANCE FROM SECTION 303.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW 32' FRONT YARD DEPTH IN LIEU OF THE REQUIRED 43' (AVERAGE OF THE FRONT YARD DEPTHS OF THE ADJACENT LOTS).
3. VARIANCE FOR SIGN REGULATIONS
3.1 VARIANCE FROM SECTION 450.4.5.A OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW FIVE (5) ENTERPRISE SIGNS ON THE BUILDING FACADES IN LIEU OF THE ALLOWED THREE (3) SIGNS. (SIGNS #1, #2, #3, #4, AND #5)
3.2 VARIANCE FROM SECTION 450.4.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW A "CANOPY" TYPE DIRECTIONAL SIGN IN LIEU OF THE ALLOWED WALL MOUNTED OR FREESTANDING SIGN. (SIGNS #6 & #7)
3.3 VARIANCE FROM SECTION 450.5.B.3.B OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW ERECTION OF THE SIGN ABOVE FACE OF THE CANOPY IN LIEU OF ITS ERECTION ON THE FACE OF CANOPY. (SIGNS #6 & #7)

NOTE:
THIS PLAT IS INTENDED FOR ZONING PURPOSES ONLY
AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.

BLDG
Baltimore Land Design Group Inc.

Consulting Engineers
222 SCHILLING CIRCLE SUITE 105 HUNT VALLEY, MARYLAND 21160
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGC.COM



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21245, EXPIRATION DATE: JUNE 9, 2008.

DEVELOPER / APPLICANT

MCDONALD'S CORPORATION

8500 FORT SMALLWOOD ROAD
PASADENA, MARYLAND 21122-2608
PHONE (410) 437-4455
FAX (410) 799-1542

DATE	ITEM

PLAT TO ACCOMPANY ZONING PETITIONS

MCDONALD'S
502 REISTERSTOWN ROAD
BALTIMORE, MARYLAND

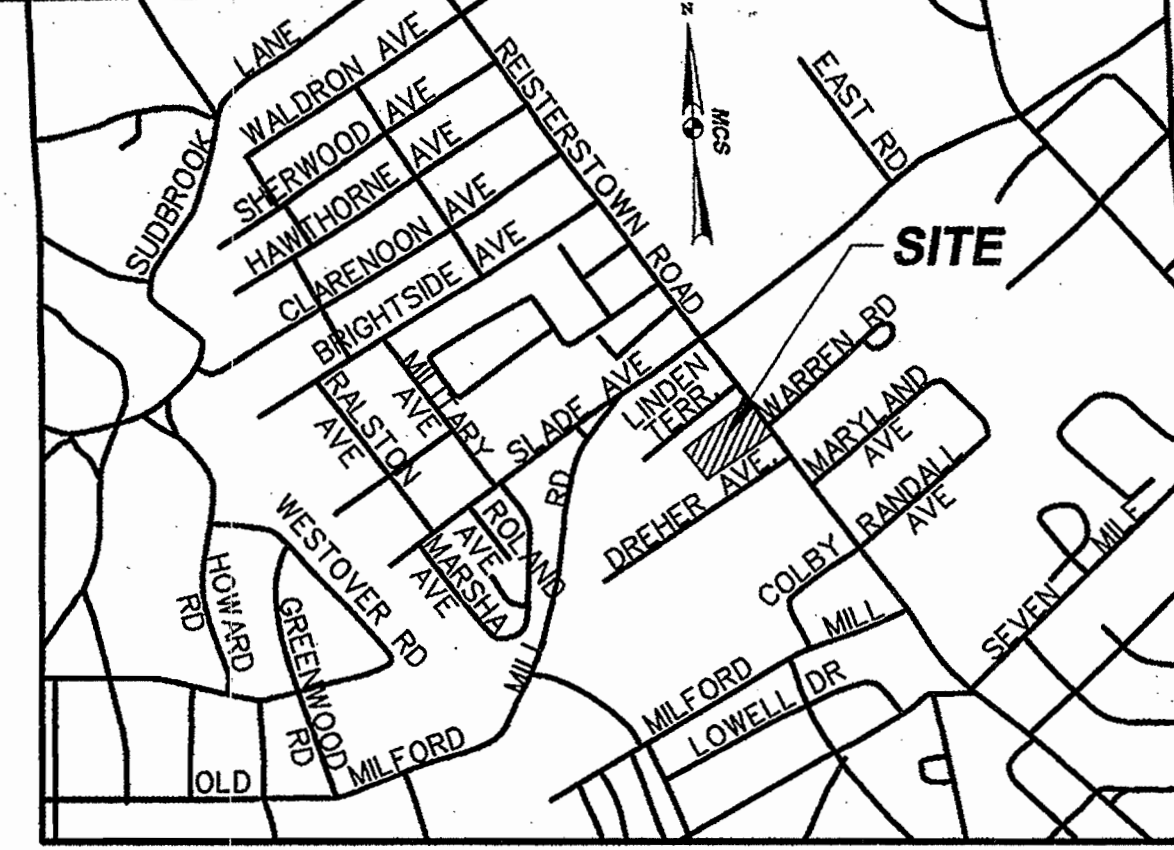
BALTIMORE CO., MARYLAND
SCALE: 1" = 20'

ELECTION DISTRICT: 3, C2
DATE: NOVEMBER 19, 2007

DRAWING NO.

C-1

SHEET 1 OF 3



VICINITY MAP
SCALE: 1" = 1,000'

BENCH MARK

HUB 4X-8811-B - ELEV. 485.584
3/8" IRON PIN IN SEAM OF CONCRETE WALK SOUTHSIDE OF REISTERSTOWN RD
IN FRONT OF MCDONALD'S 500' +/- EAST OF SLADE AVE.

SITE DATA

- SITE AREA - 30,420 SF OR 0.77AC
- OWNER:
MCDONALD'S CORPORATION
8500 FORT SMALLWOOD ROAD
PASADENA, MD 21122-2608
PHONE: 410-437-4455
- TAX MAP REFERENCES:
- TAX ACCT.: 1700008389
- MAP: 78
- GRID: 09
- PARCEL: 874
- DEED REFERENCE: 5667 / 973
- ELECTION DISTRICT: 3; COUNCILMANIC DISTRICT: 2
- EXISTING ZONING: BL; DR5.5 MAP # 078 B2
- EXISTING USE: MCDONALD'S RESTAURANT - TO BE RAZED
PROPOSED USE: MCDONALD'S RESTAURANT
- CENSUS TRACT: 4034.00
WATERSHED: 8
SUBWERSHED: 71
- MINIMUM SETBACK REQUIREMENTS (BL ZONE):
FRONT: 10 FT FROM THE FRONT PROPERTY LINE AND NOT LESS THAN 40 FT FROM THE AVERAGE OF THE STREET. ALSO, THE AVERAGE OF THE FRONT YARDS AS PER BALTIMORE COUNTY ZONING REGULATIONS SECTION 303.2.
SIDE: NONE REQUIRED ON INTERIOR LOTS, EXCEPT THAT WHERE THE LOT ABUTS A LOT IN A RESIDENCE ZONE THERE MUST BE A SIDE YARD NOT LESS THAN THE GREATER MINIMUM WIDTH REQUIRED FOR A DWELLING ON THE ADJUTING LOT AND ON CORNER LOTS THE SIDE YARD ON THE STREET SIDE SHALL BE NOT LESS THAN 10 FT IN WIDTH.
REAR: NONE REQUIRED, EXCEPT THAT WHERE THE REAR LOT LINE ABUTS A LOT IN A RESIDENCE ZONE THERE SHALL BE A REAR YARD NOT LESS THAN 20 FT DEEP.
- BUILDING HEIGHT:
PERMITTED: 40 FT
PROPOSED: 20 FT
- FLOOR AREA RATIO:
MAX. PERMITTED: 3.0
PROPOSED: 3,858 SF / 30,420 SF = 0.13
- ADT:
850 / 1,000 SF GROSS LEASABLE AREA -
(3,858 SF) = 2,122 DAILY TRIPS
- LANDSCAPE REQUIREMENTS:
LANDSCAPING WILL BE PROVIDED AS PER THE MOST RECENT BALTIMORE COUNTY LANDSCAPE MANUAL, SEE SHEET 3 OF 3 FOR LANDSCAPE PLAN.
- STORM WATER MANAGEMENT:
THIS SITE IS A RE-DEVELOPMENT. EXISTING IMPERVIOUS AREAS WITHIN THE LIMIT OF DISTURBANCE WILL BE REDUCED AT LEAST 20% TO MEET WATER QUALITY VOLUME (WQV) REQUIREMENTS
- THERE ARE NO EXISTING OR PROPOSED WELL OR SEPTIC AREAS.
- PUBLIC WATER AND SANITARY SEWER FACILITIES EXIST.
- THERE ARE NO KNOWN WETLANDS REQUIRING REGULATION, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON SITE.
- FOREST CONSERVATION REQUIREMENTS:
EXCEPT THE PROPOSED DEVELOPMENT IS LOCATED ON A SINGLE LOT THAT HAS EXISTED BEFORE JANUARY 1, 1993 AND IS LESS THAN 40,000 SF.
- ANY SIGNS SHALL COMPLY WITH SECTION 450 OF THE B.C.Z.R. AND ALL SIGN POLICIES, EXCEPT THOSE LISTED UNDER "ZONING HEARING REQUESTS" ON THIS SHEET.
- THERE ARE NO HISTORIC BUILDINGS ON THIS PROPERTY.
- FLOOD MAP INFORMATION:
PERMITS IS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BALTIMORE COUNTY, MARYLAND COMMUNITY PANEL NUMBER 240001 0235 B EFFECTIVE DATE MARCH 2, 1991 AND DESIGNATED AS ZONE C (AREAS OF MINIMAL FLOODING).
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- LIGHTING SHALL BE ERECTED AS NOT TO REFLECT INTO ANY ADJOINING RESIDENTIAL AREAS AND PUBLIC ROADS.
- THE BOUNDARY SHOWN HEREON WAS TAKEN FROM A BOUNDARY SURVEY PREPARED BY SURVEY SERVICES OF MD, DATED MARCH, 2007.
- THIS SITE IS LOCATED IN PIKEVILLE AND IS SUBJECT TO PIKEVILLE DESIGN GUIDELINES. THE PROPOSED DEVELOPMENT WAS REVIEWED AND APPROVED BY THE DESIGN REVIEW PANEL (DRP) #491.
- THE SITE IS LOCATED IN GWYNNS FALLS WATERSHED.

PARKING REQUIREMENTS

PARKING SPACES REQUIRED:
3,858 SF @ 16 PS / 1,000 SF = 62 P.S.
PARKING SPACES PROVIDED: 35 PS (INCL. 2 HDGP)
SEE "ZONING HEARING REQUESTS" THIS SHEET

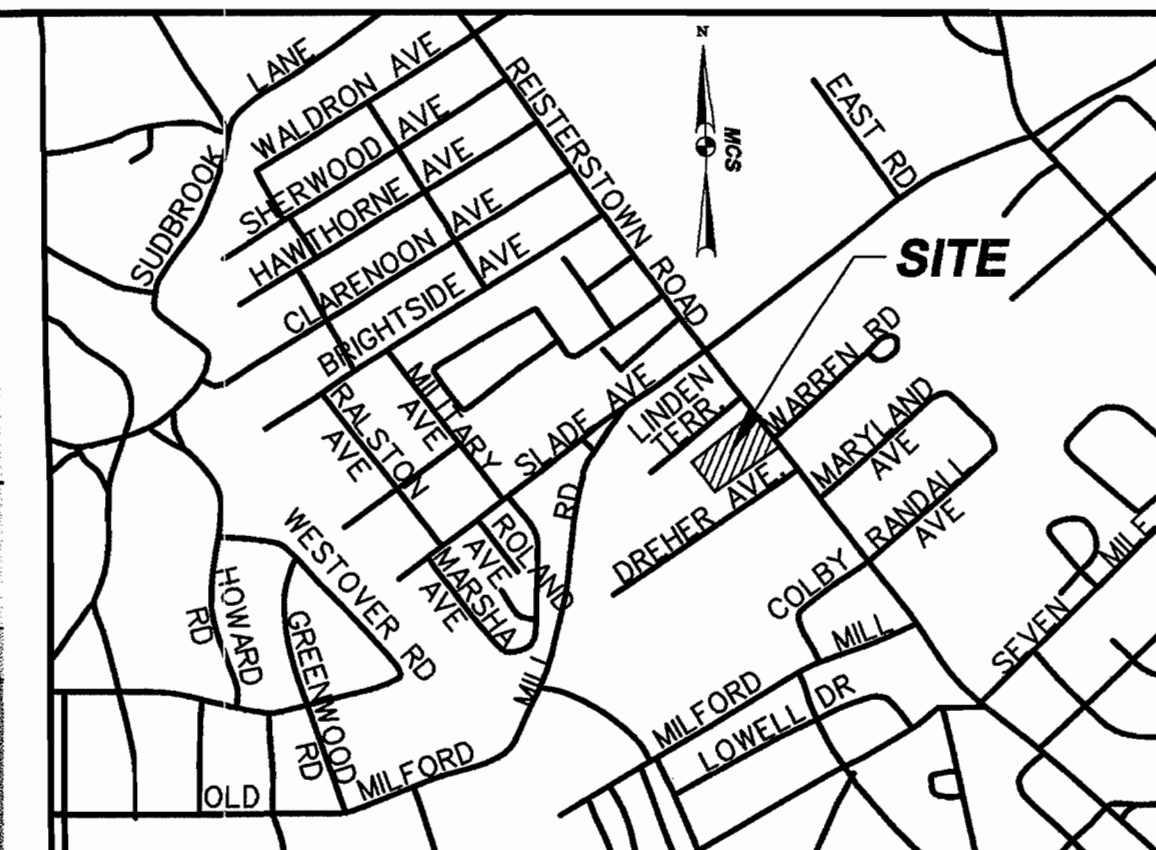
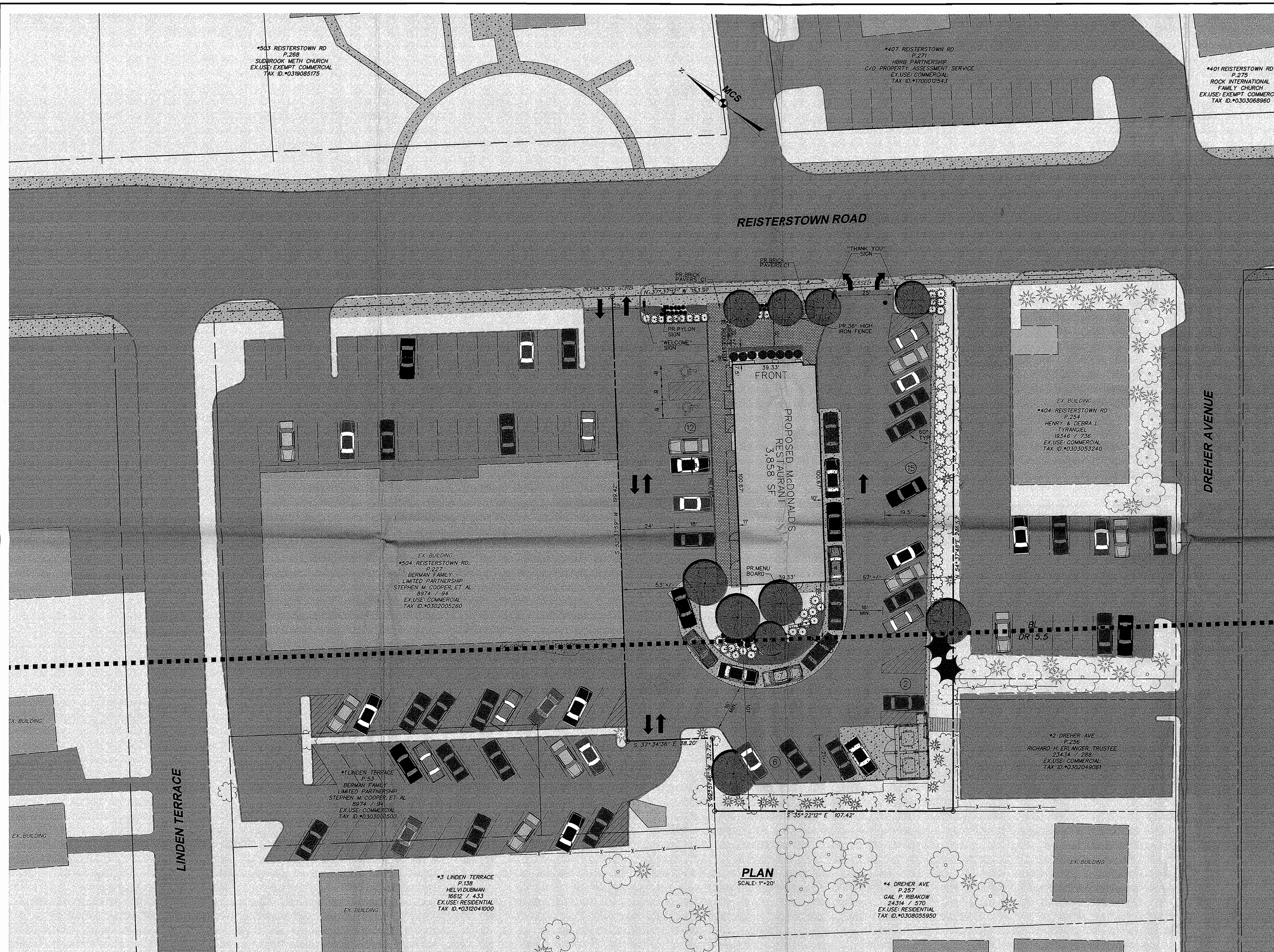
PREVIOUS ZONING HISTORY

CASE #66-193SPH:
SPECIAL HEARING TO PERMIT OFF-STREET PARKING IN A RESIDENTIAL ZONE GRANTED ON OCTOBER 5, 1986. (SEE SHEET 2 OF 3 FOR DETAILS)

PETITIONER'S

EXHIBIT NO. 6

DESIGN & DRAWINGS ARE
BASED ON MARYLAND
COORDINATE SYSTEM



VICINITY MAP
SCALE: 1" = 1,000'

PETITIONER'S
EXHIBIT NO. 4

BLDG

Baltimore Land Design Group Inc.
Consulting Engineers

222 SCHILLING CIRCLE SUITE 105 • HUNT VALLEY, MARYLAND 21030
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM

FILENAME: B05-030_Tblack.dgn

DEVELOPER / APPLICANT

MCDONALD'S CORPORATION

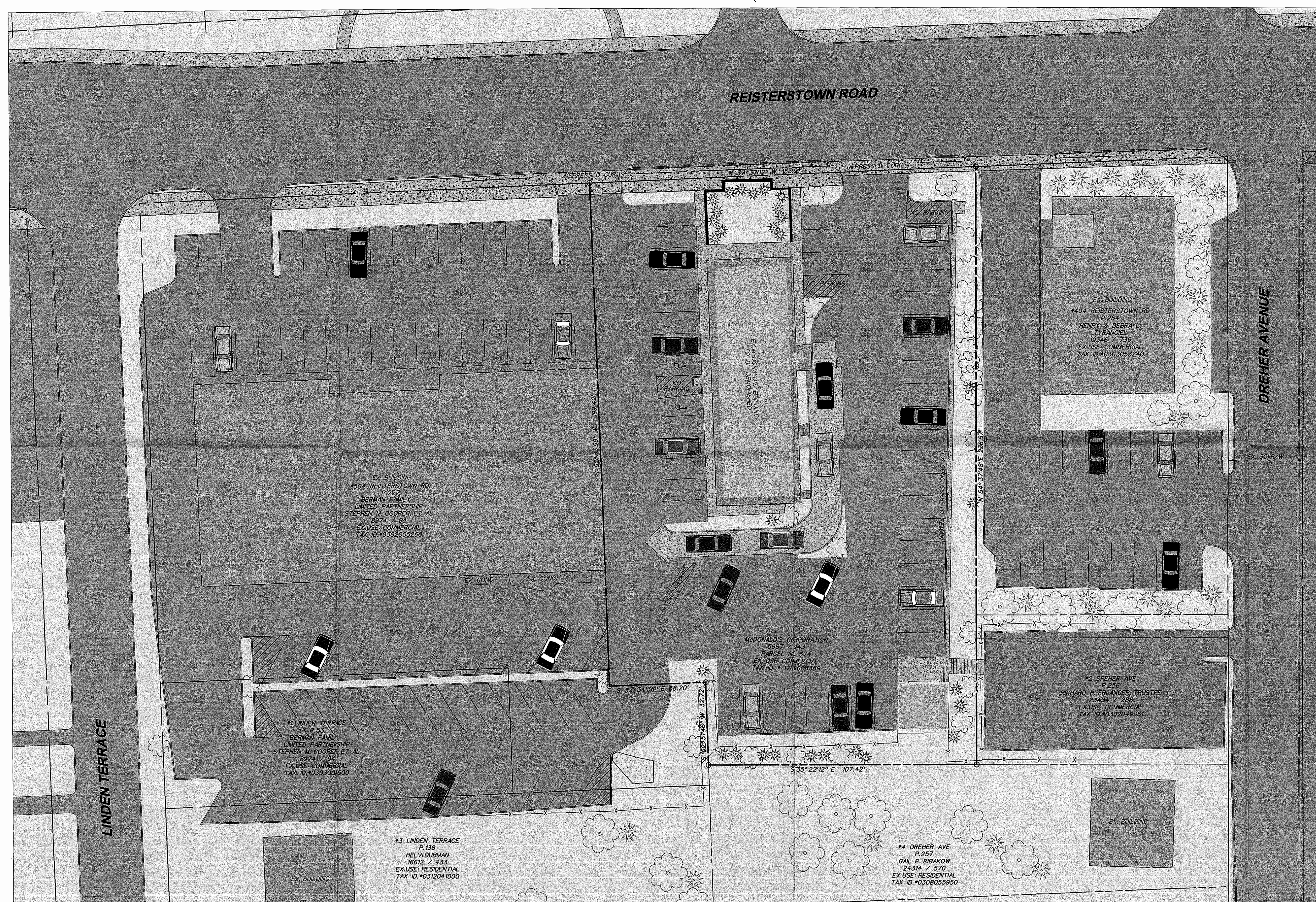
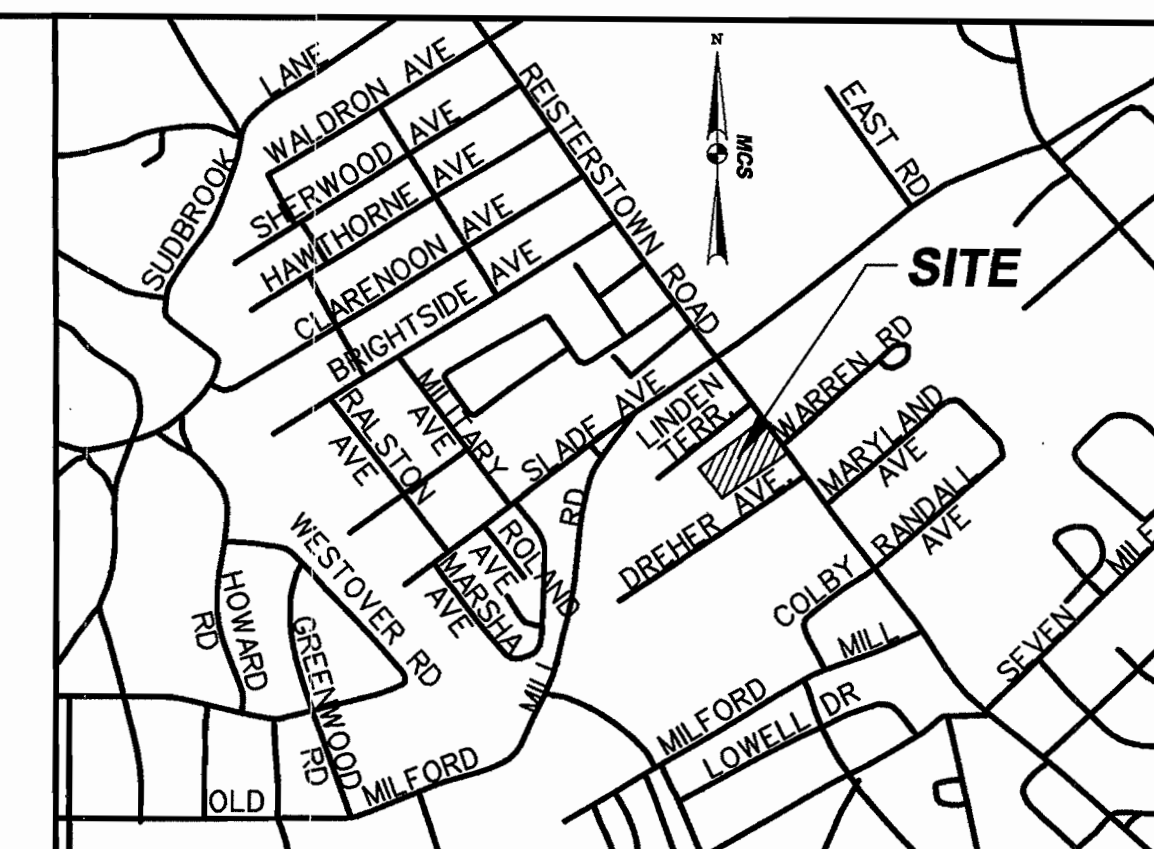
BALTIMORE - WASHINGTON REGION
7600 WISCONSIN AVENUE, 9TH FLOOR
BETHESDA, MARYLAND 20814
PHONE (240) 497-3627
FAX (410) 799-1542

PROPOSED CONDITIONS COLOR EXHIBIT
FOR

MCDONALD'S
500 REISTERSTOWN ROAD
BALTIMORE, MARYLAND

BALTIMORE CO., MARYLAND
SCALE: 1" = 20'

ELECTION DISTRICT: C3
DATE: NOVEMBER, 2007



Petitioner's Exhibit 2

BLDG
Baltimore Land Design Group Inc.
Consulting Engineers
222 SCHILLING CIRCLE SUITE 105 • HUNT VALLEY, MARYLAND 21030
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM

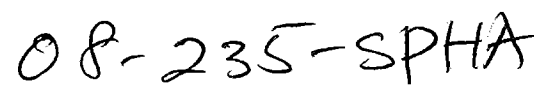
DEVELOPER / APPLICANT
MCDONALD'S CORPORATION
BALTIMORE - WASHINGTON REGION
7600 WISCONSIN AVENUE, 9TH FLOOR
BETHESDA, MARYLAND 20814
PHONE (240) 497-3627
FAX (410) 799-1542

EXISTING CONDITIONS COLOR EXHIBIT
FOR
MCDONALD'S
500 REISTERSTOWN ROAD
BALTIMORE, MARYLAND

BALTIMORE CO., MARYLAND
SCALE: 1" = 20'

ELECTION DISTRICT: C3
DATE: NOVEMBER, 2007

FILENAME: B05-039 Tblock.dan



Note:
The zoning depicted in this application incorporates the actions associated with County Council Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04 adopted by the County Council on August 31, 2004. The action associated with County Council Bill 130-04 adopted on December 6, 2004 is also depicted. In addition, County Board of Appeals actions from MC 05-01, MC 05-02, MC 05-03, and MC 05-04 on February 9, 2005 are represented in this application.

Legend

 Zoning  Streams  Vegetation
 Buildings  Roads  Rail Lines

Baltimore County Office of Planning and Zoning Official Zoning Map

077C1	078A1	078B1	078C1	079A1
077C2	078A2	078B2		
077C3	078A3	078B3		

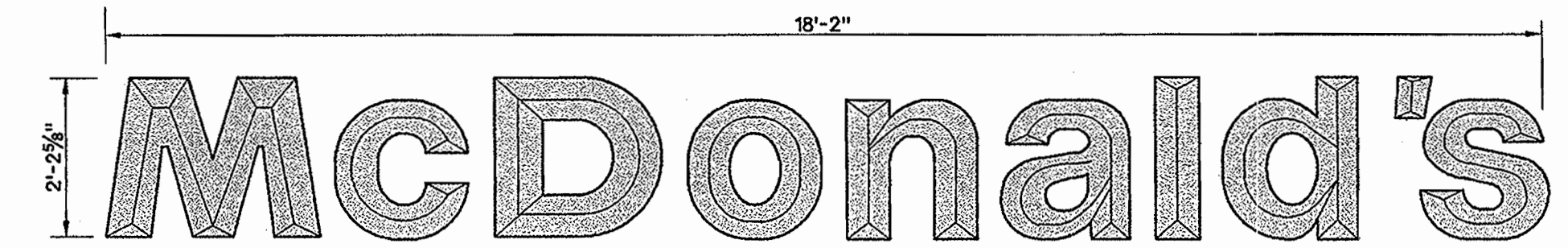
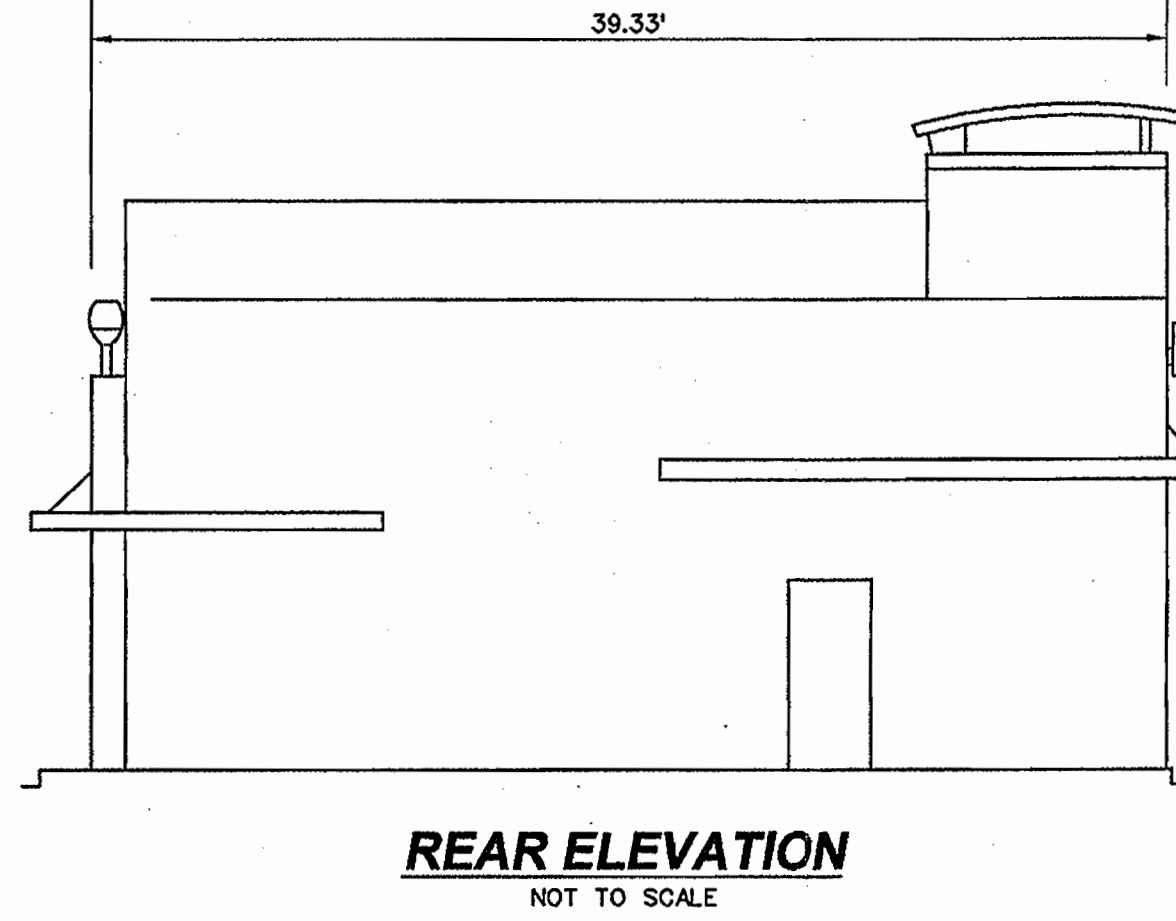
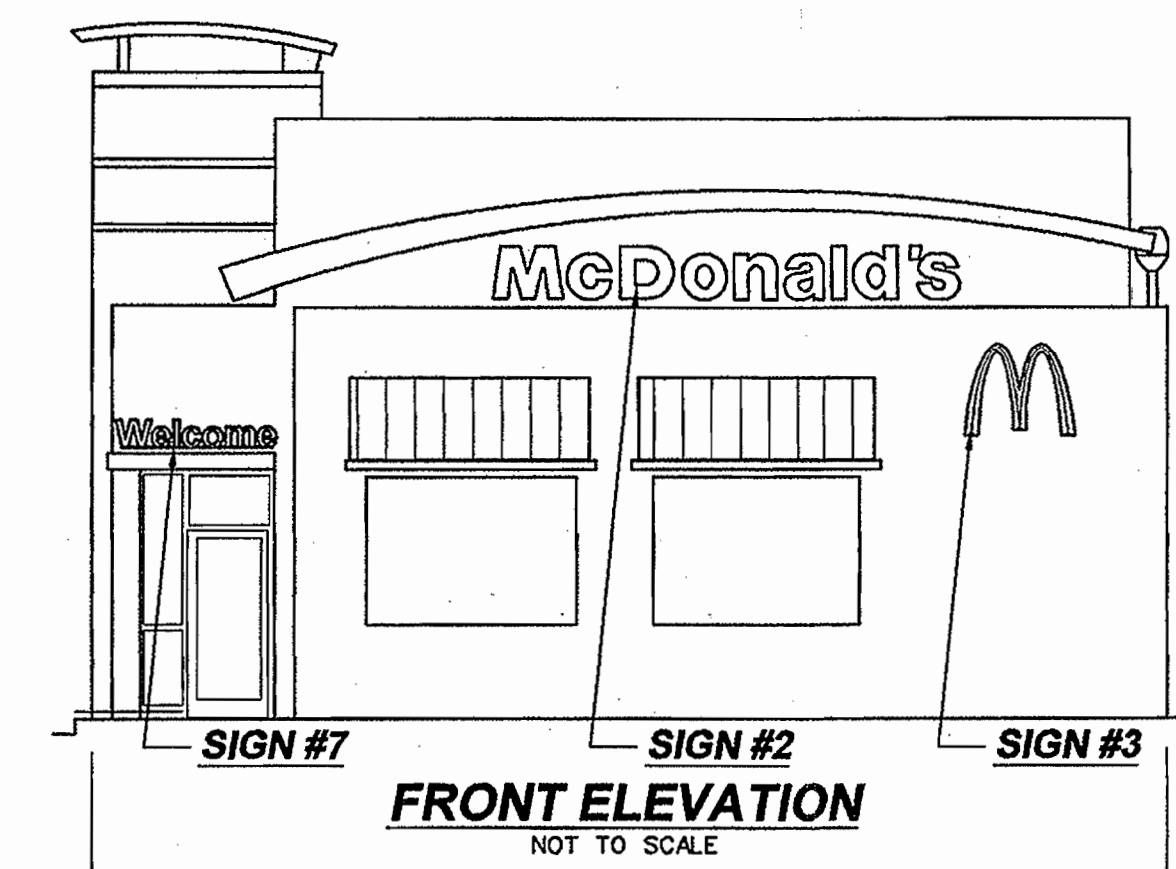
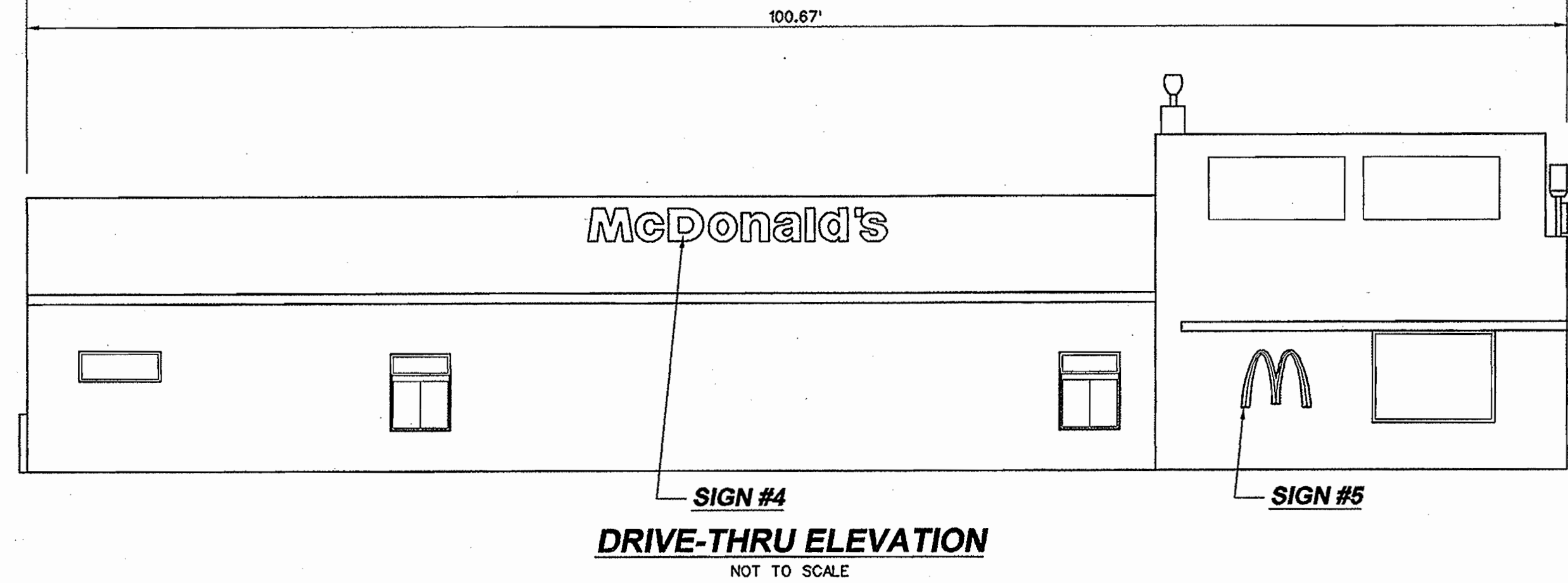
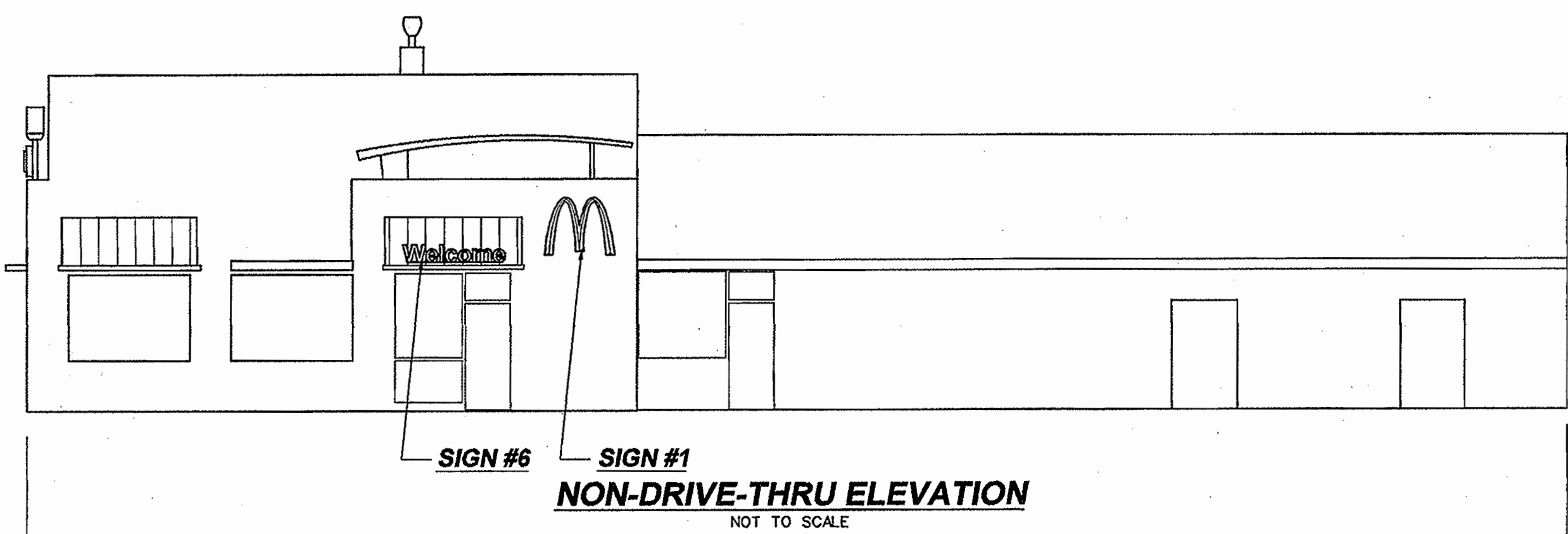
Scale

$$1'' = 200'$$


1

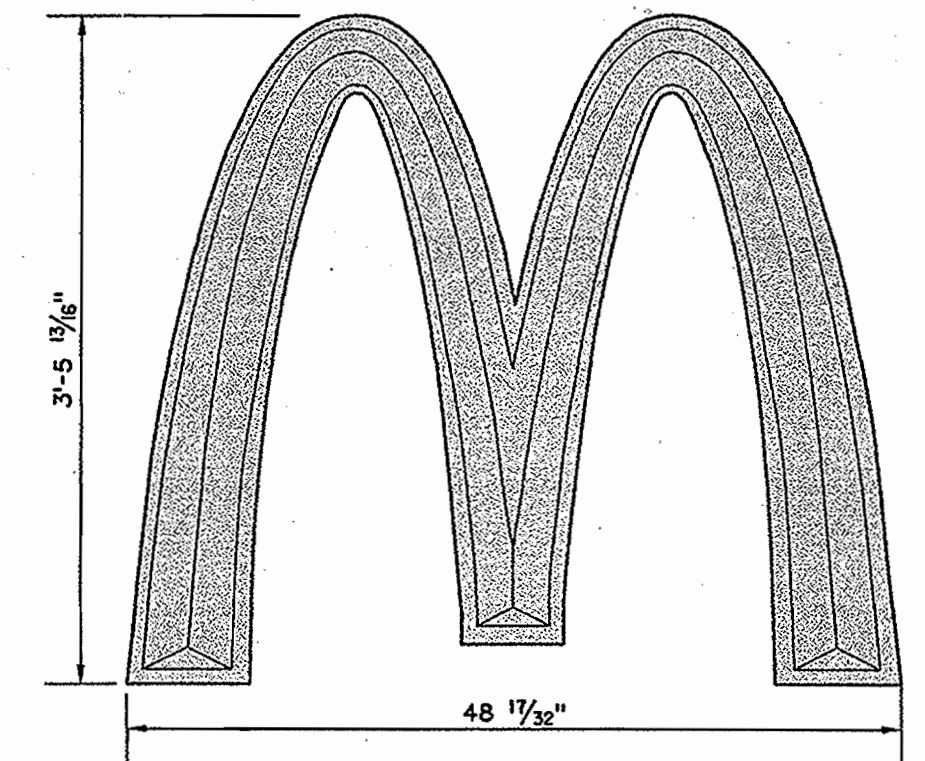
Data Sources:
Planametric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004

SHEET 3 OF 3



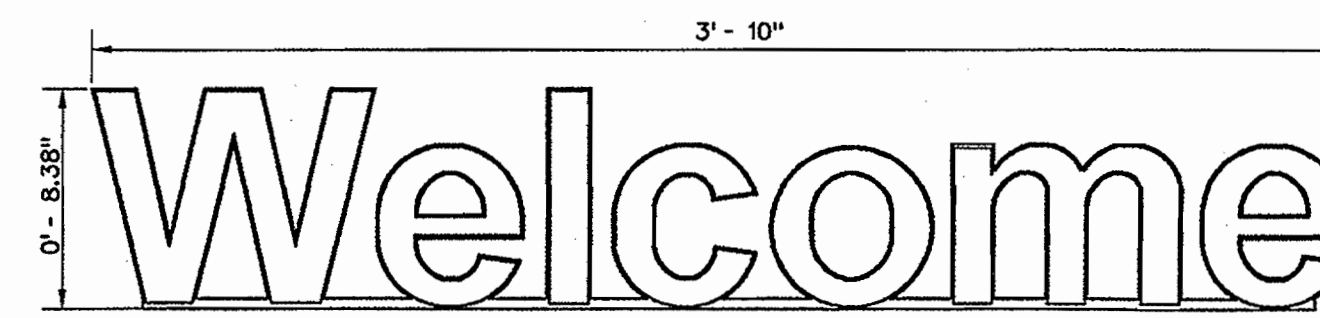
SPECIFICATIONS
RACEWAY MOUNT FORMED KYDEX HOUSING
FORMED POLYCARBONATE FACES
H.O. FLUORESCENT ILLUMINATION
RACEWAY PAINTED GREY
40.29 SF

SIGN #2 & #4
NOT TO SCALE
UNIBODY ELEMENT
FRONT & DRIVE THRU ELEVATIONS
- ENTERPRISE SIGN
- WALL-MOUNTED



SPECIFICATIONS
LAMPING: 13 MM NEON (WHITE)
TRANSFORMER: (1) FRANCE OETG 75/30
LOAD: 0.75 AMPS
CIRCUIT: (1) 20 AMP
SQ.FT.: BOXED 14.09

SIGN #1, SIGN #3 AND SIGN #5
NOT TO SCALE
48" ILLUMINATED ARCH LOGO
- ENTERPRISE SIGN
- WALL-MOUNTED



SIGN #6 & #7
NOT TO SCALE
NON-ILLUMINATED WELCOME LETTERS
2.79 SF
- DIRECTIONAL SIGN
- MAX. ALL < 3 SF

ZONING HISTORY

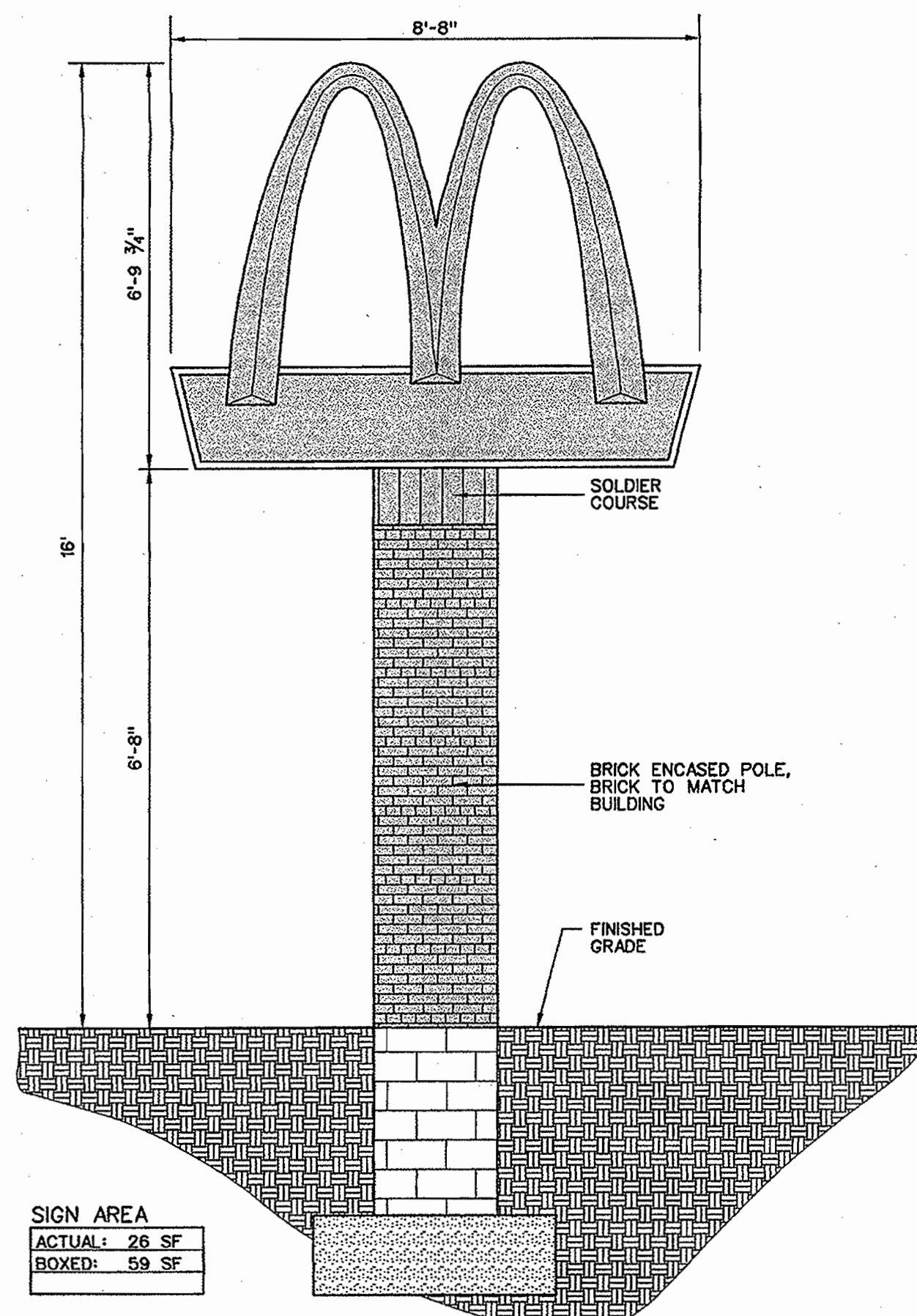
CASE NO. 66-193-SPH

Following a public hearing on the matter, it appearing the health, safety and welfare of the neighborhood will not be adversely affected, a special permit for off-street parking on the above described tract should be granted subject to the following restrictions:

1. The area to be used shall be of a durable and distress surface and shall be properly drained.
2. All lighting shall be so arranged as not to reflect on neighboring residential properties.
3. Shrubbery at least four (4) feet in height shall be planted on the Western boundary of said tract.
4. There shall be no traffic access to the property from Linden St. road.

It is ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 21st day of October, 1966, that a Special Permit for off-street parking in a residential zone (as herein particularly described above) should be and the same is GRANTED from and after the date of this Order, subject to the restrictions and the provisions of the approval of the site plan by the Baltimore County Planning and Zoning, and the State Roads Commission.

James M. Smith
DEPUTY ZONING COMMISSIONER



PYLON SIGN

90-40 ROAD SIGN
NOT TO SCALE
- ENTERPRISE SIGN
- FREESTANDING

SIGNAGE DATA

- I. ENTERPRISE SIGN ON THE BUILDING FACADES**
1. AREA / FACE OF THE ENTERPRISE SIGNS ON THE SINGLE FACADE:
 - A. FRONT FACADE (LENGTH = 39.33')
MAXIMUM AREA / FACE ALLOWED: 2 x 39.33 = 78.66 SF
AREA / FACE PROPOSED:
SIGN #2 = 40.29 SF
SIGN #3 = 14.09 SF
TOTAL = 54.38 SF < 78.66 SF
 - B. NON-DRIVE-THRU FACADE (LENGTH = 100.67')
MAXIMUM AREA / FACE ALLOWED: 2 x 100.67 = 201.34 SF
AREA / FACE PROPOSED:
SIGN #1 = 14.09 SF
TOTAL = 14.09 SF < 201.34 SF
 - C. DRIVE-THRU FACADE (LENGTH = 100.67')
MAXIMUM AREA / FACE ALLOWED: 2 x 100.67 = 201.34 SF
AREA / FACE PROPOSED:
SIGN #4 = 40.29 SF
SIGN #5 = 14.09 SF
TOTAL = 54.38 SF < 201.34 SF
 2. NUMBER OF ENTERPRISE SIGNS:
 - A. NUMBER OF SIGNS PERMITTED:
THREE (3) ON PREMISES, NO MORE THAN TWO ON EACH FACADE.
 - B. NUMBER OF ENTERPRISE SIGNS PROPOSED:
SIGNS ON FRONT FACADE: 2 (SIGNS #2 & #3)
SIGNS ON NON-DRIVE-THRU FACADE: 1 (SIGN #1)
SIGNS ON DRIVE-THRU FACADE: 2 (SIGNS #4 & #5)
TOTAL NUMBER OF PROPOSED ENTERPRISE SIGNS: 5
- II. ENTERPRISE FREESTANDING SIGN:**
1. MAX. AREA / FACE ALLOWED: 75 SF
 2. PROP. AREA / FACE PROPOSED: 59 SF
 3. MAX. HEIGHT ALLOWED: 25 SF
 4. HEIGHT OF SIGN PROPOSED: 18 SF
 5. MAX. NUMBER / PREMISES ALLOWED: 1 PER FRONTAGE
 6. NUMBER OF SIGNS PROPOSED: 1 PER PREMISE
- III. DIRECTIONAL SIGNS ON THE BUILDING FACADES**
1. MAX. AREA / FACE ALLOWED - 3 SF / SIGN
 2. AREA / FACE PROPOSED:
SIGN #6 = 2.79 SF < 3 SF ALLOWED
SIGN #7 = 2.79 SF < 3 SF ALLOWED
 3. STRUCTURAL TYPE ALLOWED: WALL-MOUNTED AND FREESTANDING
STRUCTURAL TYPE PROPOSED: CANOPY (SIGN #6 & #7)

DESIGN & DRAWINGS ARE
BASED ON MARYLAND
COORDINATE SYSTEM

DRAWING NO.

C-2

SHEET 2 OF 3

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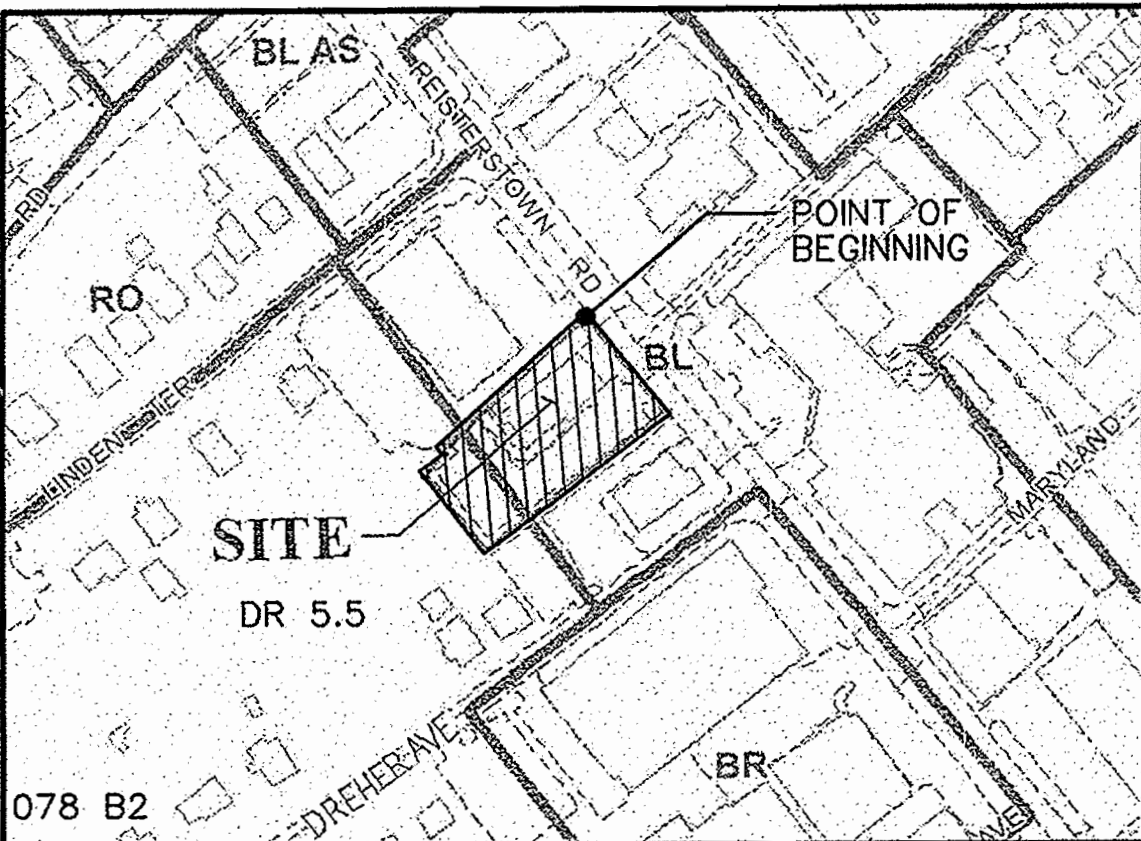
DEVELOPER / APPLICANT
MCDONALD'S CORPORATION
8500 FORT SMALLWOOD ROAD
PASADENA, MARYLAND 21122-2608
PHONE (410) 437-4455
FAX (410) 799-1542

DATE	ITEM

PLAT TO ACCOMPANY ZONING PETITIONS
MCDONALD'S
502 REISTERSTOWN ROAD
BALTIMORE, MARYLAND

BALTIMORE CO., MARYLAND
SCALE: 1" = 20'

ELECTION DISTRICT: 3, C2
DATE: NOVEMBER 16, 2007



ZONING MAP
SCALE: 1" = 200'

LEGEND

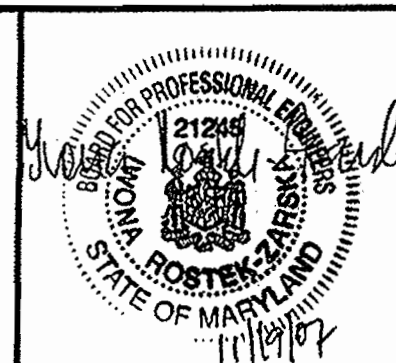
PROPERTY LINE	-----
EX. ZONING LINE	----- BL DR 5.5
EX. BUILDING	12
EX. PARKING SPACES	15
EX. TREES	16
EX. STORM DRAIN, MANHOLE & INLET	EX. 15" D
EX. SANITARY SEWER, MANHOLE & CLEANOUT	EX. 8" S
EX. WATER MAIN, VALVE & FIRE HYDRANT	EX. 8" W
EX. CONCRETE CURB & GUTTER	EX. C&G
EX. CONCRETE C&G TO REMAIN	EX. C&G TO REMAIN
EX. CONCRETE CURB & GUTTER TO BE REMOVED	XXXXXXXXXXXX
PR. BUILDING	PR. CONC. C&G
PR. CONCRETE CURB & GUTTER	PR. CONC. C&G
PR. PARKING SPACES	15

ZONING HEARING REQUESTS

- SPECIAL HEARING
- VERIFICATION THAT APPROVAL GRANTED IN SPECIAL HEARING ZONING CASE #66-193-SPH IS STILL VALID.
- HEARING FOR ZONING VARIANCES
- VARIANCE FOR PARKING REGULATIONS
 - VARIANCE FROM SECTION 409.6.A.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW 35 SPACES IN LIEU OF THE REQUIRED 62 SPACES.
- VARIANCE FOR B.L. ZONE AREA REGULATIONS
 - VARIANCE FROM SECTION 303.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW 32' FRONT YARD DEPTH IN LIEU OF THE REQUIRED 43' (AVERAGE OF THE FRONT YARD DEPTHS OF THE ADJACENT LOTS).
- VARIANCE FOR SIGN REGULATIONS
 - VARIANCE FROM SECTION 450.4.5.A OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW FIVE (5) ENTERPRISE SIGNS ON THE BUILDING FACADES IN LIEU OF THE ALLOWED THREE (3) SIGNS. (SIGNS #1, #2, #3, #4, AND #5)
 - VARIANCE FROM SECTION 450.4.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW A "CANOPY" TYPE DIRECTIONAL SIGN IN LIEU OF THE ALLOWED WALL MOUNTED OR FREESTANDING SIGN. (SIGNS #6 & #7)
 - VARIANCE FROM SECTION 450.5.B.3.b OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW ERECTION OF THE SIGN ABOVE FACE OF THE CANOPY IN LIEU OF ITS ERECTION ON THE FACE OF CANOPY. (SIGNS #6 & #7)

NOTE:
THIS PLAT IS INTENDED FOR ZONING PURPOSES ONLY
AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.

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PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12124, EXPIRATION DATE: JUNE 9, 2008.

DEVELOPER / APPLICANT

MCDONALD'S CORPORATION

8500 FORT SMALLWOOD ROAD
PASADENA, MARYLAND 21222-2608
PHONE (410) 437-4455
FAX (410) 799-1542

DATE

ITEM

PLAT TO ACCOMPANY ZONING PETITIONS

MCDONALD'S
502 REISTERSTOWN ROAD
BALTIMORE, MARYLAND

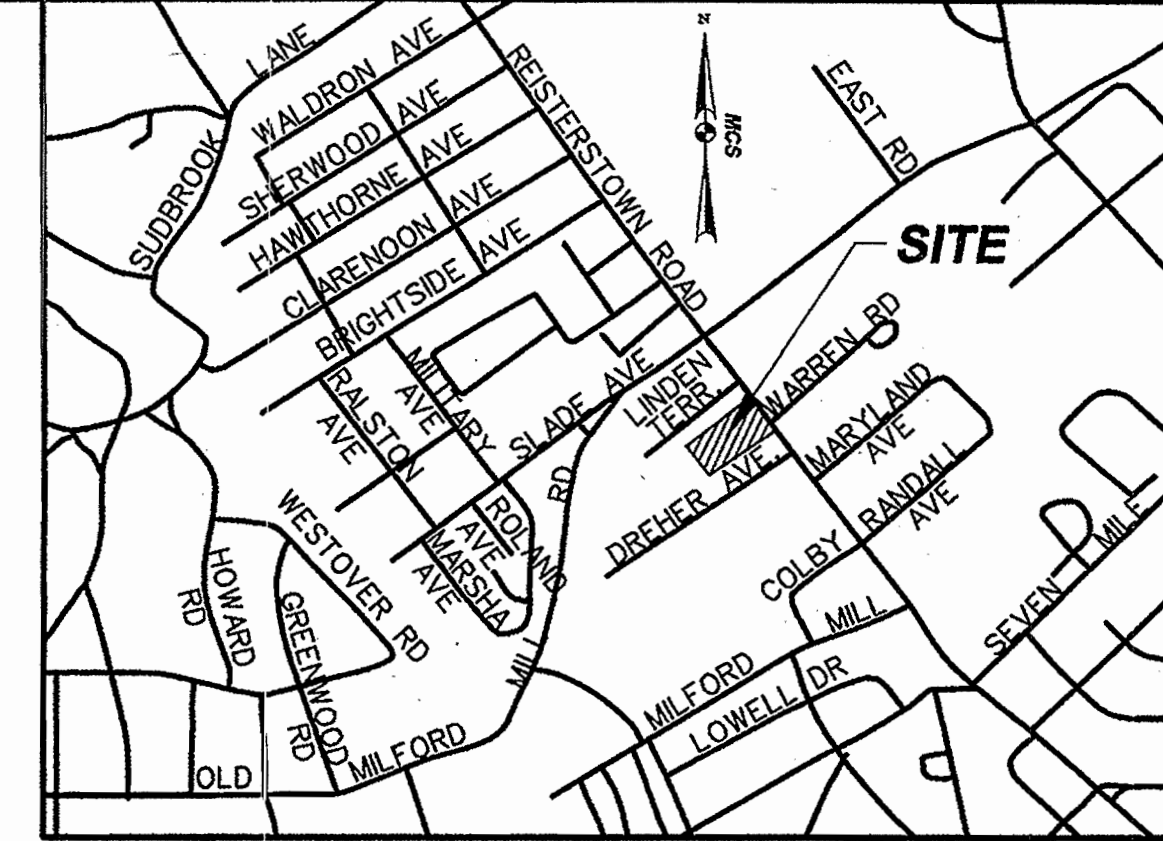
BALTIMORE CO., MARYLAND
SCALE: 1" = 20'

ELECTION DISTRICT: 3, C2
DATE: NOVEMBER 19, 2007

DRAWING NO.

C-1

SHEET 1 OF 3



VICINITY MAP
SCALE: 1" = 1,000'

BENCH MARK

HUB *X-991-B - ELEV. 485.564
3/8" IRON PIN IN SEAM OF CONCRETE WALK SOUTHSIDE OF REISTERSTOWN RD
IN FRONT OF MCDONALD'S 500' +/- EAST OF SLADE AVE.

SITE DATA

- SITE AREA = 30,420 SF OR 0.77AC
- OWNER:
MCDONALD'S CORPORATION
8500 FT SMALLWOOD ROAD
PASADENA, MD 21222-2608
PHONE: 410-437-4455
- TAX MAP REFERENCES:
- TAX ACCT. #: 1700008389
- MAP: 78
- GRID: 09
- PARCEL: 674
- DEED REFERENCE: 5667 / 973
- ELECTION DISTRICT: 3; COUNCILMANIC DISTRICT: 2
- EXISTING ZONING: BL DR 5.5 MAP # 078 B2
- EXISTING USE: MCDONALD'S RESTAURANT - TO BE RAZED
PROPOSED USE: MCDONALD'S RESTAURANT
- CENSUS TRACT: 4034.00
WATERSHED: 8
SUBWATERSHED: 71
- MINIMUM SETBACK REQUIREMENTS (BL ZONE):
FRONT: 10 FT FROM THE FRONT PROPERTY LINE AND NOT LESS THAN 40 FT FROM THE CENTERLINE OF THE STREET. ALSO, THE AVERAGE OF THE FRONT YARDS AS PER BALTIMORE COUNTY ZONING REGULATIONS SECTION 303.2
SIDE: NONE REQUIRED ON INTERIOR LOTS, EXCEPT THAT WHERE THE LOT ABUTS A LOT IN A RESIDENCE ZONE THERE MUST BE A SIDE YARD NOT LESS THAN THE GREATER MINIMUM WIDTH REQUIRED FOR A DWELLING ON THE ADJUTING LOT AND ON CORNER LOTS, THE SIDE YARD ON THE STREET SIDE SHALL BE NOT LESS THAN 10 FT IN WIDTH.
REAR: NONE REQUIRED, EXCEPT THAT WHERE THE REAR LOT LINE ABUTS A LOT IN A RESIDENCE ZONE THERE SHALL BE A REAR YARD NOT LESS THAN 20 FT DEEP.
- BUILDING HEIGHT:
PERMITTED: 40 FT
PROPOSED: 20 FT
- FLOOR AREA RATIO:
MAX. PERMITTED: 3.0
PROPOSED: 3,858 SF / 30,420 SF = 0.13
- ADT:
550 / 1,000 SF GROSS LEASABLE AREA -
(3,858 SF) / 2,122 DAILY TRIPS
- LANDSCAPE REQUIREMENTS:
LANDSCAPING WILL BE PROVIDED AS PER THE MOST RECENT BALTIMORE COUNTY LANDSCAPE MANUAL, SEE SHEET 3 OF 3 FOR LANDSCAPE PLAN.
- STORM WATER MANAGEMENT:
THIS SITE IS A RE-DEVELOPMENT, EXISTING IMPERVIOUS AREAS WITHIN THE LIMIT OF DISTURBANCE WILL BE REDUCED AT LEAST 20% TO MEET WATER QUALITY VOLUME (WQV) REQUIREMENTS
- THERE ARE NO EXISTING OR PROPOSED WELL OR SEPTIC AREAS.
- PUBLIC WATER AND SANITARY SEWER FACILITIES EXIST.
- THERE ARE NO KNOWN WETLANDS REQUIRING REGULATION, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON SITE.
- FOREST CONSERVATION REQUIREMENTS:
EXEMPT: THE PROPOSED DEVELOPMENT IS LOCATED ON A SINGLE LOT THAT HAS EXISTED BEFORE JANUARY 1, 1993 AND IS LESS THAN 40,000 SF.
- ANY SIGNS SHALL COMPLY WITH SECTION 450 OF THE B.C.Z.R. AND ALL SIGN POLICIES, EXCEPT THOSE LISTED UNDER "ZONING HEARING REQUESTS" ON THIS SHEET.
- THERE ARE NO HISTORIC BUILDINGS ON THIS PROPERTY.
- FLOOD MAP INFORMATION:
PERMITS: IS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP F-212, BALTIMORE COUNTY, MARYLAND COMMUNITY PANEL NUMBER 240010 0235 B, EFFECTIVE DATE MARCH 2, 1981 AND DESIGNATED AS ZONE C (AREAS OF MINIMAL FLOODING).
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- LIGHTING SHALL BE ERECTED AS NOT TO REFLECT INTO ANY ADJOINING RESIDENTIAL AREAS AND PUBLIC ROADS.
- THE BOUNDARY SHOWN HEREON WAS TAKEN FROM A BOUNDARY SURVEY PREPARED BY SURVEY SERVICES OF MD, DATED MARCH, 2007.
- THIS SITE IS LOCATED IN POKESVILLE AND IS SUBJECT TO POKESVILLE DESIGN GUIDELINES. THE PROPOSED DEVELOPMENT WAS REVIEWED AND APPROVED BY THE DESIGN REVIEW PANEL (DRP #481).
- THE SITE IS LOCATED IN GWYNNS FALLS WATERSHED.

PARKING REQUIREMENTS

PARKING SPACES REQUIRED:
3,858 SF @ 16 PS, 1,000 SF - 62 P.S.
PARKING SPACES PROVIDED: 35 PS (INCL. 2 HOC)
SEE "ZONING HEARING REQUESTS" THIS SHEET

PREVIOUS ZONING HISTORY

CASE #66-193SPH:
SPECIAL HEARING TO PERMIT OFF-STREET PARKING IN A RESIDENTIAL ZONE GRANTED ON OCTOBER 5, 1966. (SEE SHEET 2 OF 3 FOR DETAILS)

DESIGN & DRAWINGS ARE
BASED ON MARYLAND
COORDINATE SYSTEM

08-235-SPHA